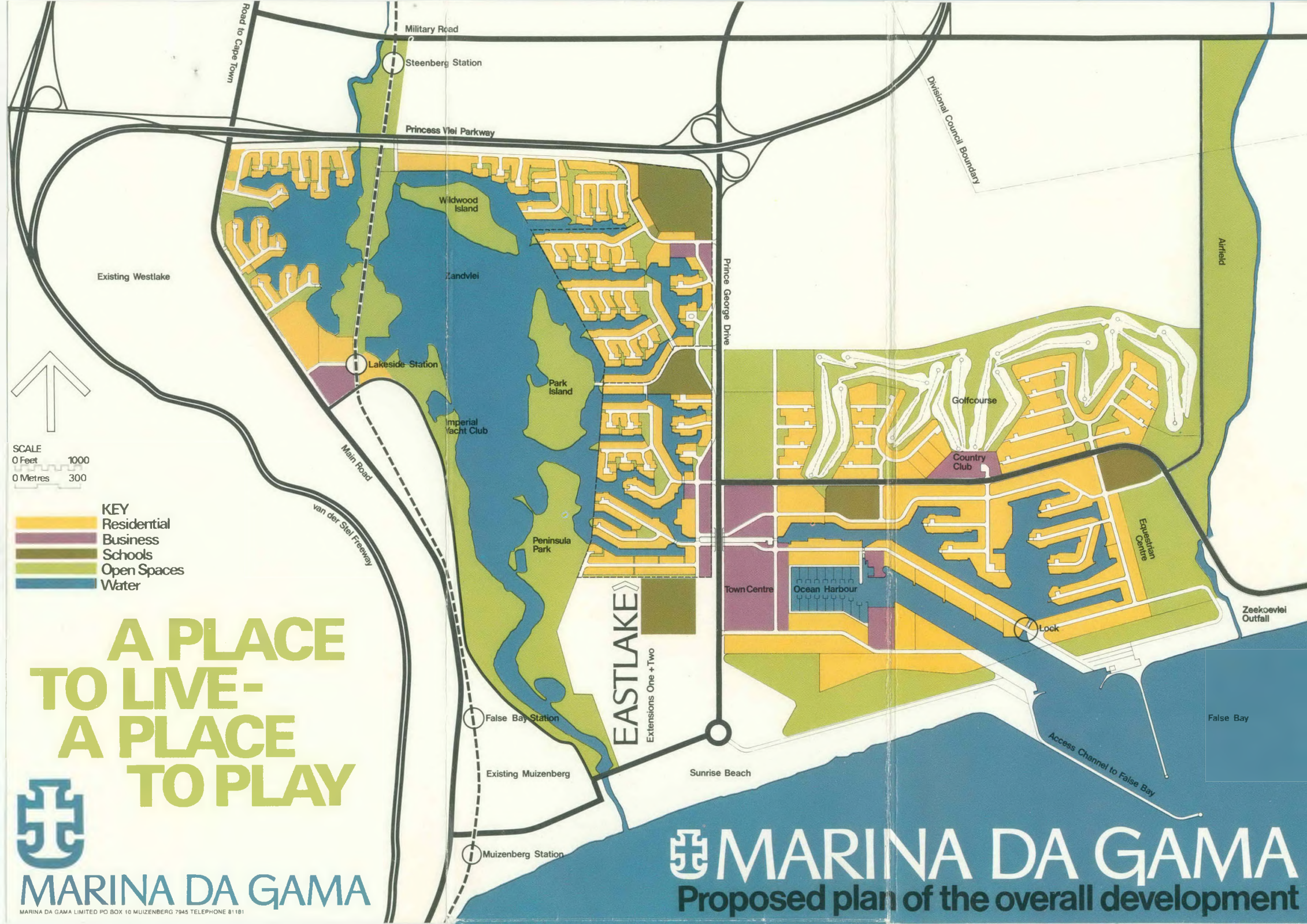




CU





SCALE  
 0 Feet 1000  
 0 Metres 300

- KEY**
- Residential
  - Business
  - Schools
  - Open Spaces
  - Water

**A PLACE  
 TO LIVE-  
 A PLACE  
 TO PLAY**

**MARINA DA GAMA**

MARINA DA GAMA LIMITED PO BOX 10 MUIZENBERG 7945 TELEPHONE 81 181

**EASTLAKE**  
 Extensions One + Two

**MARINA DA GAMA**  
 Proposed plan of the overall development





**A PLACE TO LIVE  
A PLACE TO PLAY**



**SALES ENQUIRIES 81181**

VISITORS-CENTRE  
SANDOWN  
EASTLAKE  
PRINCE GEORGE DRIVE  
MARINA DA GAMA 7945  
TELEX 7507 CT  
TELEGRAMS MARINAGAMA  
CAPE TOWN  
TELEPHONE 81181

VISITORS-CENTRE  
SANDOWN  
EASTLAKE  
PRINCE GEORGE DRIVE  
MARINA DA GAMA 7945  
TELEX 7507 CT  
TELEGRAMS MARINAGAMA  
CAPE TOWN  
TELEPHONE 88906





No Documents

475

# MARINA DA GAMA

- Developers** Marina da Gama Limited, backed by Anglo American Properties Limited and Creative Homes Limited.
- Concept** Marina da Gama offers a new urban life-style. The planned development will provide residential and recreational facilities for a community of 15 000 to 17 000 people. It has three major features: an ocean harbour with a full range of services and facilities for 500 ocean-going boats, linked to a waterfront residential area with mooring for another 1 000 boats; an 18-hole golf course with a country club and country homes set round the fairways; and a tranquil lake surrounded by houses and parks in a landscaped environment.
- Location** The marina is located on the False Bay coast at Sandvlei, south of Cape Town.
- Size of Site** The 600 hectare (1 500 acre) site includes waterways, parks and landscaped open space with magnificent views of Muizenberg Mountain, Constantiaberg and Table Mountain.
- Planning** The concept of Marina da Gama dates back to 1969. Since then the developers have been involved in an intensive research programme. This has included extensive study tours of the United States, Europe and Australia. Research and planning embraced ecology, environmental control and community needs such as shopping centres, schools and recreation. The best in overseas marina development has been incorporated in Marina da Gama and adapted for local conditions.
- Proposed Development** Marina da Gama is designed primarily for permanent home owners. There are five phases of development, each forming a complete entity. The overall project, which makes provision for 5 000 homes, is due to be completed in 1982.
- Eastlake** Eastlake will be the first Marina village, providing a unique setting on inland waterways linked to Sandvlei. A variety of plots will be available with park or water frontage. A demonstration area is under construction, with 19 Island Houses (mainly single-storied and free-standing) and 21 Marina Houses (generally two-storied with common walls). These houses vary from two to four bedrooms, many with bathrooms en suite. A number of houses will have full servants' quarters, and a minimum of one lock-up garage. The first residents are expected to move in early in 1974. A visitors' information centre and shopping centre form part of Eastlake village. To ensure open skies and vistas, electrical and telephone cables will be installed underground.
- Sandvlei** Sandvlei will be increased in area to 121 hectares (300 acres) and dredged to 2 m. (6 ft.), providing improved sailing conditions all year round. The water level and water quality will be maintained through a radial well. The bank edge will be stabilised and landscaped, and the established park areas round the lake will be extended and improved.
- Ocean Marina** Existing moorage and service facilities for private craft in the Cape Peninsula are totally inadequate. Not enough boat storage can be provided, nor is there adequate shelter. Marina da Gama will offer berthing for 500 boats (sailing, power and fishing) with facilities such as launching, repairs and maintenance, out of season storage, marine supplies and fuel. There will also be connections for dockside electricity and fresh water, telephones and restrooms. Yachts will have access to False Bay through a deep water channel protected by a breakwater. The location and design of this breakwater was determined by engineering consultants in collaboration with the hydraulics laboratory of the CSIR.

<b>Sports and Recreation</b>	The sea bathing at Muizenberg is amongst the safest on the South African coast, and there is excellent surfing. Natural attractions include miles of beach and mountain reserves for walking, hiking and picnics. Apart from inland sailing and the use of the ocean harbour as a base for deep sea cruising and fishing, there will be a complete range of land-based recreation within Marina da Gama. This includes a country club, 18-hole golf course, tennis and squash courts, bowling greens, swimming pools and an equestrian centre.
<b>Hotels</b>	One hotel will be linked to the golf course and country club and one international-class hotel on the deep water basin will have berthing in the ocean marina.
<b>Entertainment</b>	There is provision for cinemas, an oceanarium and a children's playground at the town centre. An open-air theatre and mashie golf course are planned for the parkland surrounding Sandvlei.
<b>Ecology</b>	The entire project will be carefully landscaped for aesthetic appeal, shelter and shade. A 14 hectare (35 acre) nursery has been established to propagate ground cover, shrubs and trees which will provide greenery and privacy. At present the nursery contains over 1 000 000 trees and shrubs ready for transplanting. An enlarged northern island in Sandvlei will be set aside as a wild bird reserve.
<b>Climate</b>	The climate is mild throughout the year, with more sunshine than many of the southern suburbs. The area has the lowest rainfall in the Cape Peninsula. Wind will be deflected by a series of windbreaks, including 1 000 000 trees planted in the project area. Wind has been controlled successfully using these techniques at coastal marinas in the United States.
<b>Access: Road</b>	Two major freeways, the Princess Vlei Parkway and Van der Stel Freeway, are planned to link Marina da Gama with Cape Town city centre, bringing residents within 15 minutes of established schools and the University of Cape Town, and 25 minutes of Adderley Street.
<b>Rail</b>	Lakeside Station, at Sandvlei, is 30 minutes by regular train service to Cape Town.
<b>Air</b>	D. F. Malan international airport is within 30 minutes of the Marina. An airstrip for light aircraft is planned adjacent to the ocean marina.
<b>Shops</b>	Three convenient neighbourhood shopping centres are planned within a few minutes' walk of all houses or apartments in the project. The first of these will open at Eastlake in June. A town centre with a department store, supermarket and selection of speciality shops and restaurants will be built overlooking the ocean marina.
<b>Schools</b>	Two high schools and five junior schools are planned, and the possibility of a nursery school is being investigated. The new Muizenberg High School has gone out to tender, and will be built immediately south of Eastlake. The developers are negotiating for the construction of a primary school in Eastlake which they will build and fund.
<b>Religious Buildings</b>	Sites will be made available for places of worship.
<b>Home Owners' Association</b>	Every purchaser will become a member of the Home Owners' Association. This association will protect the interests of residents as well as control the standard and quality of the architecture and environment to ensure overall harmony of development.
<b>Municipality</b>	The entire project falls within the Cape Town municipal area.
<b>General Enquiries</b>	Marina da Gama Limited, <del>21 Parliament Street, Cape Town</del> , Tel. 43-4661. Visitors Centre, Eastlake 8-1181.



Directorate: D. B. Hoffe (Chairman), A. Martin Buss (Managing Director), A. J. de Knoop (British), M. C. Felling, C. D. M. Melville, A. D. P. Ovenshine, J. E. Sunley (British), D. L. Titlestad.

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