

INTABA RIDGE

— SECURE ECO - ESTATE —

A LIFESTYLE INSPIRED
BY BUSH-LODGE LUXURY

LOCAL SCHOOLS
MARITZBURG COLLEGE &
ST. JOHNS D.S.G

MEET THE
GOVENDER FAMILY

INSPIRED LIVING **NATURALLY**



59 INTABA DRIVE R4 800 000



Beautiful home with breathtaking views from the upstairs 4 bedrooms and cinema rooms. Spacious lounge flowing onto patio and pool. Separate dining room adjoining top-class kitchen. Massive downstairs study. Outside room currently being used as a gym.

3 INTABA DRIVE R3 975 000



The open-plan lounge flows onto the wooden deck overlooking your own private rim flow pool, fire pit and dam in the Estate. The 4 bedrooms are spacious and all en-suite. Upon completion this home will offer luxury at its best.

9 INTABA DRIVE R3 450 000



3 or 4 bedroomed home on a level 2,500 m² property with large open-plan living spaces. Beautiful views and the wildlife roams at your front door. This home is beautifully finished with modern touches. Own this gem today!

VARIOUS PLOTS FROM R645 000



Land available from R645 000 or choose from 5 gorgeous plot & plan designs from R3 260 825. Contact Drew or Madalo for further detail on these great options.

7 INTABA DRIVE R3 700 000



3 Bedroom (all en-suite) with open-plan living area flowing out onto a Balau deck with fire pit, built-in braai and rim-flow pool to soak away the stresses of modern day life!

13 INTABA DRIVE R4 200 000



Stunning 4 bedroom (all en-suite) family home with lovely internal flow through the living areas onto a Balau deck, fire-pit and rim-flow pool. Set on a prime plot in this beautiful estate.



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LET IT RAIN!

Intaba Ridge is all about saving water!



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— SECURE ECO - ESTATE —



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We specialise in insurance solutions for Residential Estates and we are extremely proud to confirm that we are Brokers to the following notable Estates in KZN:

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FROM THE DEVELOPER



The year has started with huge political changes and a new sense of optimism is sweeping through South Africa.

Talking of change, Intaba Ridge has undergone some exciting changes of its own. On the architectural side, Sagnelli architects have provided some amazing examples of what verandah architecture, inspired by bush-lodge luxury, can look like. In our main article, we discuss the estates architecture in more detail and introduce our newly appointed Design Review Committee architect, Justin Bates from JBA. I am extremely excited to see the home packages that these two firms have come up with. A huge benefit of building at Intaba Ridge, is these packages have been designed to be used on almost any site at Intaba Ridge, with only minor modifications required. A client is then able to choose one of the designs that closely fits their brief

and with some minor changes the design can be made to look and feel like their dream home. This provides significant time and cost savings over going the traditional route and designing a custom-designed home from scratch.

Climate change is also something we are all having to deal with. We've all seen what is happening in Cape Town, and most South Africans now realise how important water conservation is. On this front, we have included a short article with some tips and benefits to rain-water harvesting. The estate is also planning for future water restrictions, by upgrading our infrastructure to cater for this. During the latter half of 2017, we have spent almost half a million Rand upgrading the estates water infrastructure, with a new pumphouse, 6 new air-valves and additional strength piping. The estate now has the ability to supply 3-4 days worth of emergency

water from our reservoir, in case of a complete supply shut down. In addition, a further R500, 000 was spent on our electrical infrastructure, including servicing and maintaining all five of the estates mini-sub stations and installing a new electrical 11kv main switch.

Finally, we look forward to a busy year in 2018, with the finalization of our phase 2 application and the completion of a further 10-12 homes under construction. I can't believe that there are already 51 homes completed or under construction. Intaba Ridge is truly becoming an estate that sets the standard for inspired eco-living in KwaZulu-Natal.

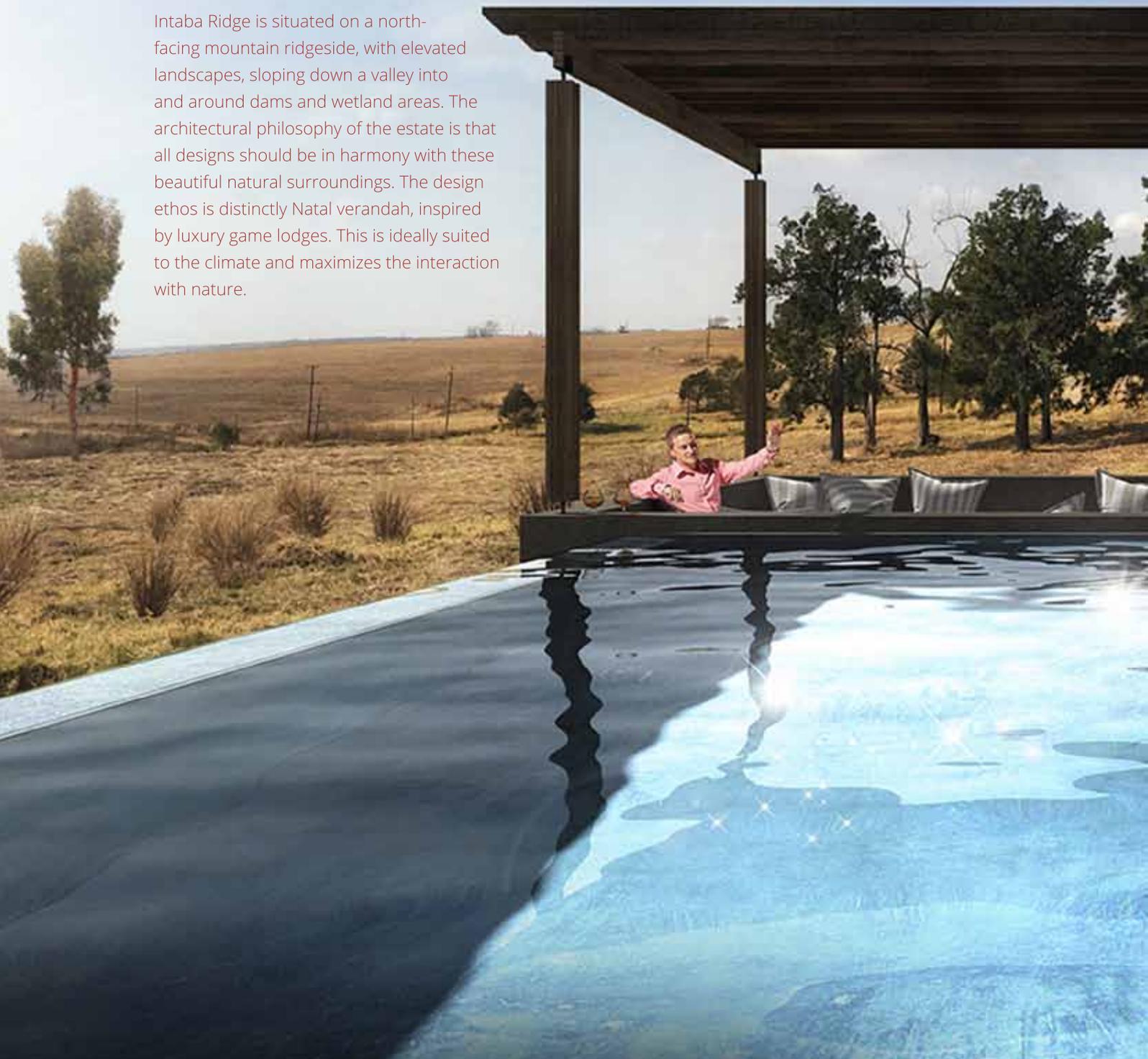
Brendan Falkson

**Director of Sign Power Investments,
the developer of Intaba Ridge Secure
Eco - Estate.**

Designer Living...

INSPIRED BY NATURE.

Intaba Ridge is situated on a north-facing mountain ridgeside, with elevated landscapes, sloping down a valley into and around dams and wetland areas. The architectural philosophy of the estate is that all designs should be in harmony with these beautiful natural surroundings. The design ethos is distinctly Natal verandah, inspired by luxury game lodges. This is ideally suited to the climate and maximizes the interaction with nature.





dare to bring your dreams to

Life



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WORDS BRENDAN FALKSON

Recently Intaba Ridge employed the services of Sagnelli Architects, to update the development manual and create a series of home packages, that reflect verandah architecture, inspired by modern bush-lodge luxury.

Sagnelli Associate Architects was established in 1993 and has grown to become a leading architectural practice in KZN, specializing in residential estate architecture. During this time, Sagnelli have been actively involved as Design Review Committee of architects or approved architects in some of KZN's best known developments including Mt. Edgecombe, Zimbali, Izinga Estate and The Executive. They are currently

on the Design Review Committee of Zimbali and Izinga Estate, where they wrote up the design guidelines. They have featured in various national magazines, with three homes having been featured on Top Billing. They have also won the DHS Media Centre, Architectural award in 2001 and the Bloomberg African Property Award for Architecture in 2010.

The packages were created to ensure flexibility through simplicity, using cost effective building finishes and designs. Due to the elegantly simple roof-lines and modern open plan design, each home package can be adapted to increase or decrease accommodation to suit. In addition, by making minor changes, the look

and feel can be customized to match a wide range of tastes and budgets, ensuring that no two houses look the same. To date, there are four different Sagnelli packages:

The entry level, 3-bedroom **Duiker** unit, incorporates large areas of glazing and open plan living. Large windows and glass doors enable this home to take advantage of the spectacular views. The extended covered verandah assists in protecting these large glazed areas from sun, while not affecting sight lines. The simple roof shapes make it easy to add-on a 4th bedroom, children's playroom or servant's quarters, making this the ideal package for a young, growing family.



Duiker unit, a 3 bedroom en-suite open plan home, ideal for a young growing family

Naturally Grounded...

Locally sourced materials and efficient design cause this home to touch the earth as delicately as possible



The 4- bedroom, all with en-suite bathrooms, **Idube** unit takes full advantage of the magnificent views, whilst creating a sense of privacy. Once again the large verandah helps protect the home from extremely hot weather and also provides an insulation layer against extreme cold.

The shaded areas create a cool shelter on hot summer days while fire places, sliding doors and screens provide warmth on cold winter nights. The flexibility of design allows for the addition of an extra lounge, granny flat or servants quarters. The open glazed roof gables and exposed

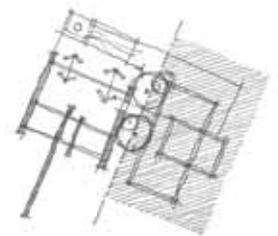
trusses, can also be changed to dutch gables with open-glazing or a hipped roof, to dramatically change the look and feel of the home and to suite the required budget.



Open and Private

Nestled on 2500m² plots, each home takes advantage of the expansive corridors between neighbouring sites, all while preserving the privacy required of a family home.

The accomodation module is separate from the living areas but still open up to stunning views of the estate - a delicate balance made possible by the architects



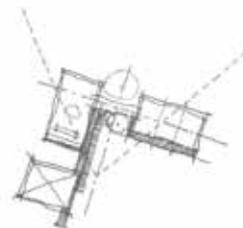
Idube 4 bedroom en-suite home using clever design to maximise views but also create a sense of privacy



Quality Design...

Specifically designed by Segnell for Intaba Ridge Private Game Estate, each unit aims to capitalise on the luxurious location unique to this part of KZN.

Focused attention to primary spaces ensure perfect views into the rolling valley.



Impala unit uses exposed trusses and natural materials with a fire-pit and boma to capture bush-lodge luxury

The signature **Impala** unit is based on a very similar floor plan to the Idube unit but makes use of natural materials and finishes such as heavily clad stone walls and timber decks and screens to capture bush-lodge luxury. The interior design has large stack doors and exposed roof trusses that open up to an outdoor dining boma, rim-flow pool and fire-pit, creating a seamless blend of indoor and outdoor spaces. The perfect

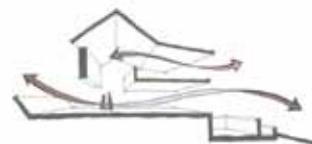
place to enjoy sundowners or entertain guests as you watch the sun dip below the horizon to be replaced by a star-lit African night sky and the twinkling city lights, far down the valley below. For those that require a double-storey larger executive home, the top of the range **Wildebeest** unit, has all the bells and whistles. This magnificent, two level, 4-bed en-suite home can be adapted to include a cinema room/

gym or a 5th downstairs guest suite. An additional upstairs pyjama lounge and total of 4 garages, will ensure that this executive home can cater for the largest of extended families. From a design point of view, the style is open and free flowing, with large verandas and outside living areas. Screens and doors allow for an energy efficient flow.



Breathe Easy

Strategically placed openings together with high level windows allow the home to ventilate naturally, with the aim of keeping energy bills to a minimum.



Wildebeest Unit, a double storey executive home with an open free flowing design and all the bells and whistles



Justin Bate from JBA have just been appointed to the Intaba Ridge Design Review Committee





*The **Aloe** Home package by JBA, uses large glass panels and exposed trusses to "bring the outside in".*

In March this year, Justin Bate from JBA (Justin Bate Architecture) has also just been added to the Intaba Ridge Design Review Committee. He has a master's degree in Architecture and 11 years work experience, in Johannesburg, London and Durban, focusing mainly on the high end residential market. As a young dynamic firm, JBA

employs the latest technologies to ensure fluidity in the design process, ultimately preventing time constraints from limiting the possibilities created through high quality design. Justin is excited about the bush-lodge inspired, verandah architecture at Intaba Ridge and his modern interpretation and a glimpse of what is to come can be

seen in their first unit. The **Aloe** home package makes use of large glass panels and exposed roof trusses to optimise the magnificent views at Intaba, whilst letting the outside in. Wooden decking and natural stone complete the design to create a magnificent, modern interpretation of **Designer living, inspired by Nature.** 🌿



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ST JOHN'S D.S.G.

A SMALL SCHOOL WITH BIG HEART

SITUATED in the 'Garden City' of Pietermaritzburg, St John's Diocesan School for Girls is a leading independent, medium-sized Anglican School for girls.

St John's D.S.G. offers a liberal education on the foundation of a strong Christian ethos. Known for its warm, welcoming environment, it provides a caring and value-based educational environment for boarders and day scholars.

Aptly described by its pupils as a "small school with big heart", St John's DSG. has a

few special qualities that make it the unique school that it is. Being smaller than many other schools, St John's DSG is a close-knit community, giving girls a real sense of comfort and belonging.

St John's DSG provides a comfortable and homely environment for all boarders in a weekly or a termly boarding capacity. The school also offers a weekly transport service for all boarders to Nottingham Road, Westville and Winston Park.

A few words from the Principal's desk...
Founded in 1897, St John's D.S.G. is a

relatively small Anglican school with a unique character. We cater for girls from Grade RR to Grade 12, and nearly half of our Senior School girls are boarders. We are described by our girls as a 'small school with big heart', due to our Christian ethos and focus on family and surrounding community.

As Principal, I find it an incredible privilege to lead this special institution, which is a perfect blend of rich history and traditions, modern facilities and excellence in academic, sporting and cultural performances. What makes the



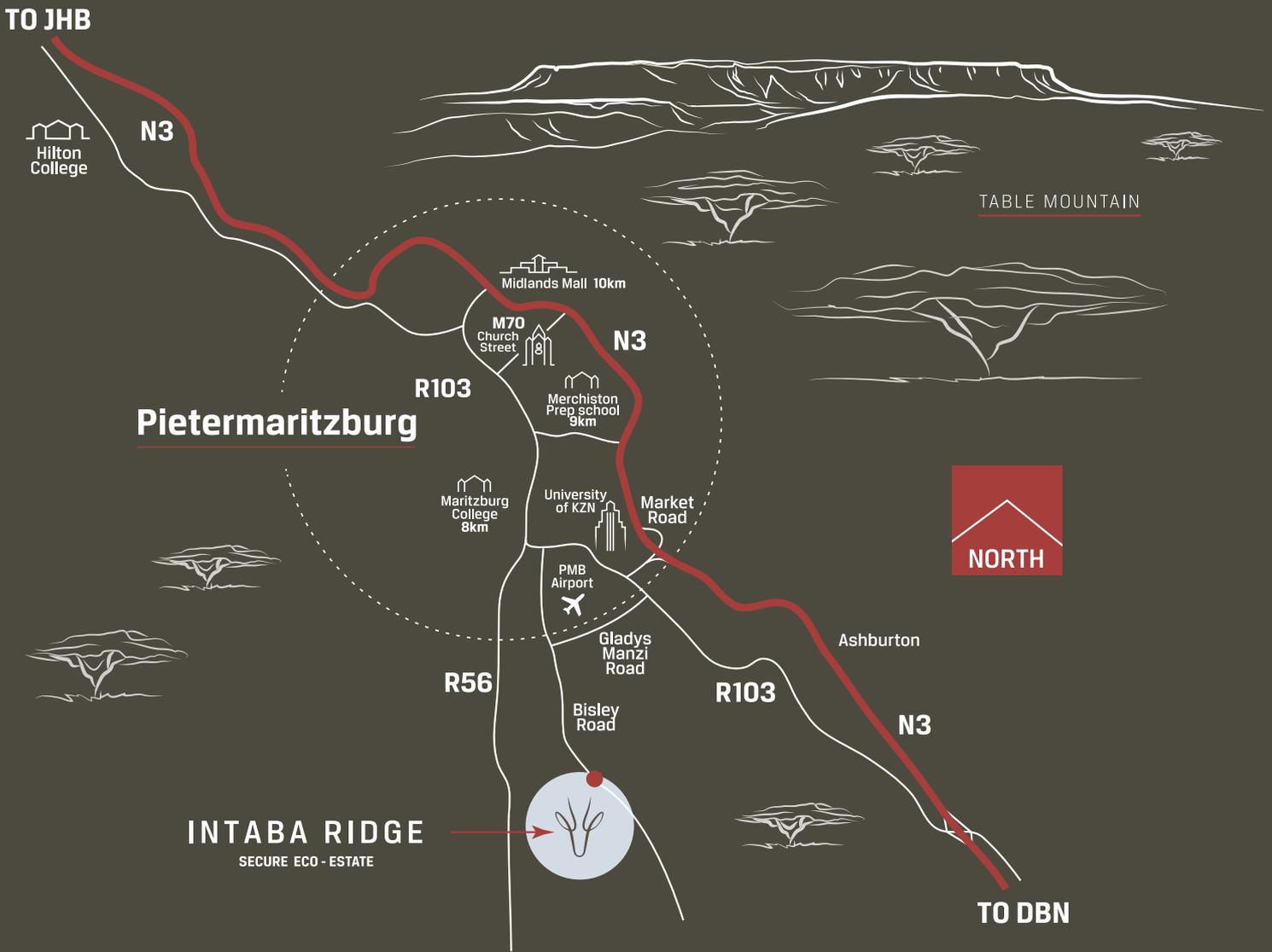
school unique, however, is the manner in which we optimize the individual talents and potential in every girl, which is only possible in a relatively small environment in which she is well known, and nurtured by skilled, caring educators and support staff.

Our results and achievements over the years speak for themselves, but the greatest advert for our school is our current pupils and Old Girls. They are respected as leaders with integrity, grace and high moral standards all over the world. ♡

Mr Simon Moore
Principal



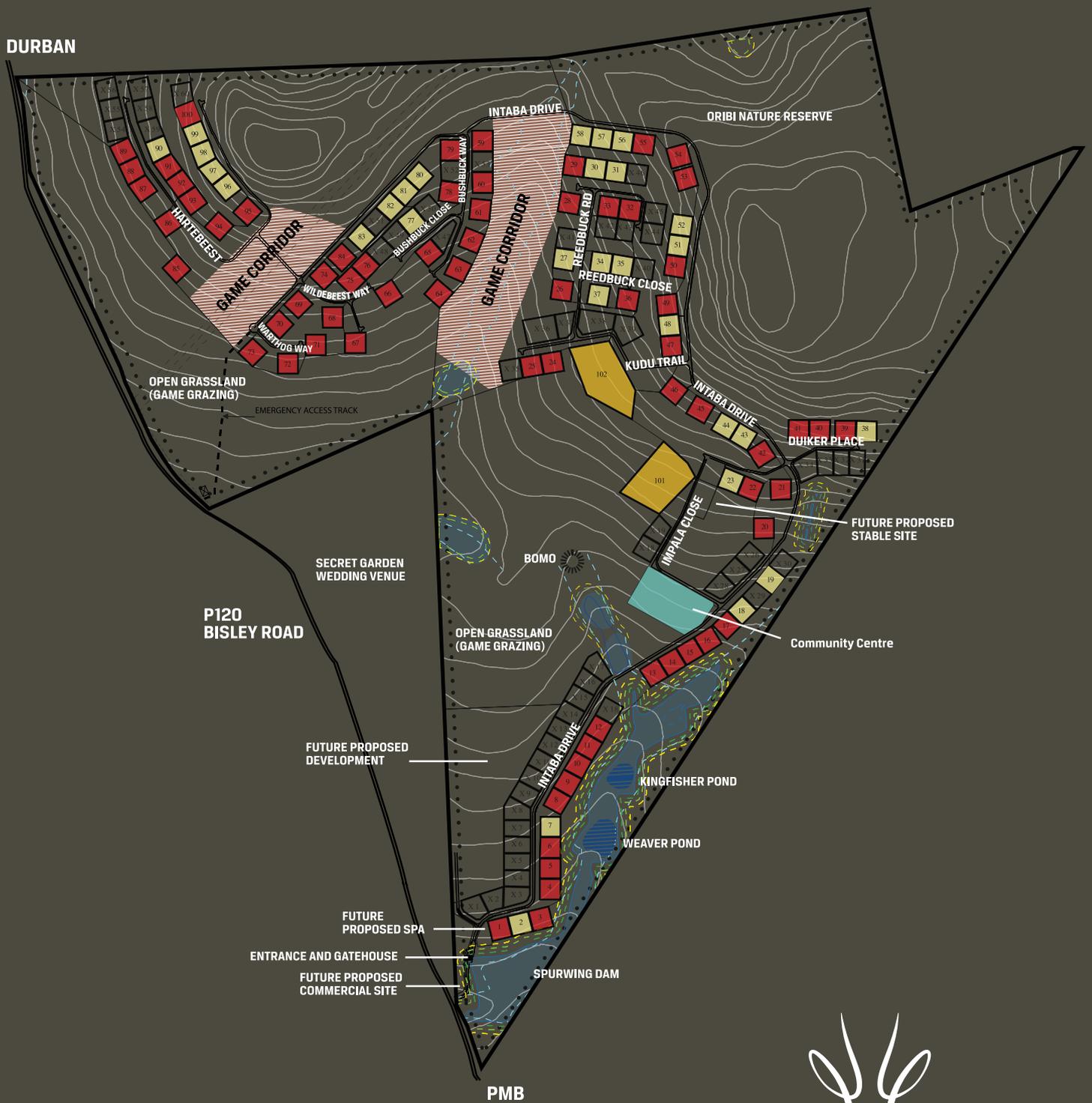
INTABA RIDGE



6km from PMB Girl's High
6km from Hayfields mall
7km from Maritzburg College
7.5km from Epworth
8.5km from St. Johns
8.5km from St. Charles

10km from Wykeham
10km from Merchiston
10km from Cordwalles
5km from PMB Airport
9.5km from PMB Golf Course
11km from Midlands Mall

ESTATE MAP



INTABA RIDGE
 — SECURE ECO - ESTATE —



MEET THE GOVENDER FAMILY

In this edition we meet Yugan, Vilash, Thashan and Leveshan and take a peak into their magnificent home.

WORDS CARLA GALLEY

The Govender's are a close-knot family of four, originally from Pietermaritzburg. Yugan and his wife, Vilash have been married for 26 beautiful years and have two lovely sons together; Thashan who is 23 years old and has recently completed a degree in Business Management and Leveshan, who is currently in his Matric year at Maritzburg College.

Yugan and Vilash own and manage a group of five recycling centres in Pietermaritzburg which offer a wide range of recycled metal products to a diverse retail market. Yugan and Vilash are thrilled that Thashan has recently joined the family business and are especially looking forward to him bringing his creative flair and ambitious plans to the business.

Yugan has a strong background in construction and has completed many beautiful homes at the Victoria Country Club Estate. He has a fiery passion for designing and building homes which has thus inspired him to also venture into property development.

After living in Scottsville for over 15 years, Yugan was convinced by his close



friend, Wayne Schultz to drive out to his own site at Intaba Ridge to just ‘view the estate’. After visiting the estate, Yugan contacted Kevin Bloemeyer who showed the Govender family several sites before they instantly fell in love with a site at 53 Intaba Drive. The Govenders love for animals and nature made Intaba a natural choice, Yugan further explains, “from the moment we first drove into Intaba Ridge, I felt a deep pervading sense of peace and tranquillity.”

The site was purchased in December 2014, a north east facing home which draws energy from the positive rays of the rising sun was planned to be built. “This energy promotes harmony and well-being according to Vaastu Engineering which is a Hindu tradition of design to promote harmony with natural forces, similar to those of Feng Shui”, he explains.

The Govenders consulted Warren Grenfell from Virtual Architects to design a split level, four-bedroom home with four garages. After a few proposals, they finally decided on one. Warren worked tirelessly to incorporate the spaces that the Govenders required together with a few additional requests. “Warren exceeded our expectations when he presented us with the final concept, his professionalism and kind assistance was so appreciated”, says Yugan.

After having the plans approved in September of 2015, the building works commenced soon after. There were some challenges that the Govenders faced with their initial building contractor, however, with the assistance from a local team of skilled artisans and subcontractors, their house was finally completed to absolute perfection in October 2017.

The Govenders excitedly moved into their beautiful new home in November 2017. “A lot of emphasis was placed on the front entrance of our home, we wanted to provide a sense of well-being from the moment you enter through the front door every day”, explains Yugan.

A palette of earthy tones, natural stone, raw walnut and white oak were used extensively throughout the home to complement the estate’s natural setting. The open cantilever staircase formed an integral part of the entrance and living areas. The dining room is the focal point of their house, and it connects the entrance to all the living areas. Large, glass stackable doors in the kitchen, living





Yugan, Vilash, Thashan and Leveshan

and dining room open up to the surrounding landscape with Table Mountain as the picturesque back drop. The entertainment area boasts of an extensive patio and braai area which overlooks the stunning, cascading rim-flow pool.

“Our favourite room is the pool room, this is where we usually spend our free time listening to music and enjoying time with our boys over a competitive game of pool”, says Yugan. He further explains, “Vilash’s favourite room has to be the gym with glass stackable doors on all sides to take full advantage of the vast landscape whilst exercising or practising yoga”.

“I absolutely love driving home to Intaba Ridge after work, especially the drive through Bisley Nature Reserve where every day is a game drive”, says Yugan.

“Since moving to Intaba, our time here has been nothing short of spectacular. Its breath-



taking views, peace and serenity has the ability to induce ultimate relaxation for all residents. Being surrounded by nature has had such a positive impact on my life, it has drawn me closer to nature and the profound silence and beauty has had a positive effect on my studies”, explains Leveshan.

The Govenders love Intaba Ridge’s wide open spaces, herds of antelope grazing nearby, the crisp clean air and incredible views which is the perfect setting to stimulate creative thoughts and generate positive energy from within. 🌿

REDEFINING THE LAWS OF NATURE

Basilisk Lizards, have the ability to spread their toes and run across water.



Not all creatures are created equal.

Certain, unique animals, have the ability to defy all the odds and go above and beyond what is naturally expected of them.

At G&B we have adopted a similar principle - by pushing our boundaries we are quick off the mark, think differently and adapt to change.

This has led us to being credited with a number of firsts in our 150 years of practicing law in South Africa.

Challenge your expectations. Expect more.

GARLICHE  **BOUSFIELD**
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150
1867 - 2017 ANNIVERSARY

A CELEBRATION OF SUSTAINED EXCELLENCE



“From the moment we first drove into Intaba Ridge, I felt a deep pervading sense of peace and tranquillity.”

LOCAL SCHOOLS



MARITZBURG COLLEGE

is not Just a School, it's a Way of Life

Pro Aris et Focis

From its beginnings in 1863, College has strived to produce men who can stand in the front rank of society. Amongst its past pupils, are the country's pre-eminent English author, Springbok captain, 22 Rhodes Scholars, a Grammy-winning photographer, an Olympic gold medallist, as well as over 260 Old Boys who have played international sport (including 33 captains) - more than any school in SA.

A modern school in every sense, Maritzburg College retains a strong sense of its history and heritage. Our boys leave the school as young men imbued with a strong sense of independence and individualism - but also of team-spirit and belonging. The school unashamedly embraces and promotes its core values of Commitment, Courage, Honesty, Respect, Integrity and Self-discipline, which all our boys are expected to live out each day.

College has evolved considerably over the last few decades, and today offers a multitude of opportunities for all boys to find their niche and be happy. Having the boys fulfil their academic potential remains the school's priority, and at the end of 2017 College was able to boast the best boys' school results in KZN. All our Grade 12 pupils passed, with 97% achieving a bachelor's pass - two of them in the top five in the district and one pupil was 2nd in KZN.

College's sports facilities are world class, catering for all the major sports - and a number of lesser ones too. Although a traditional rugby powerhouse, the school also dominates in sports such as hockey, canoeing, basketball and cricket.

The school has adjusted well to the demands of a modern society, while retaining its unique character and this

is especially apparent in our boarding establishment, which boasts a compliment of 480 boys and 40 live-in staff. This will grow to 500 boys once the newly built Shepstone House is completed later in 2018.

Maritzburg College is a modern, relevant multi-racial school that embraces all that is best in South Africa's ever-changing environment, and has a crucial role to play in national building. Our Social Awareness Programme, involving pupil, staff and parents, is actively seeking ways to embrace and manage diversity in the school, and ensure becomes embedded in the quality education we offer.

At Maritzburg College, we are immensely proud of our shared identity that binds the present to the past beneath a vivid tapestry quilted in Red, Black and White. 🌿





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CAPTURE THE RAIN

Water shortages across the country and especially in Cape Town, have made every South African aware of the need to conserve water. Although Intaba Ridge, recently invested in a pump-station to ensure our reservoir remains topped up and

able to deliver 3-5 days of emergency water, many residents are also looking at individual ways to conserve water and plan ahead for future potential water shortages. Here are some rain-water harvesting techniques from Rand Water, to help *capture the rain*.

Rainwater tanks provide a renewable source of natural, soft, clear and odourless water, without harming the environment. Proper installation and design will ensure optimal usage of these tanks.

- Have a cover on your tanks to prevent evaporation and mosquitoes from breeding.
- Have a filter that catches leaves and twigs that flow down the gutters.
- Have a raised tap, that can fit a bucket underneath it and to prevent sediment from the bottom of the tank from clogging it.

As a guide to collection capacity from your roof and driveway areas, remember that each 1mm of rain provides 1 litre of water per m², less a 10% wastage factor. For an average home, based on the average annual rainfall of 700mm in Pietermaritzburg, this means an annual water saving of around 500 000 litres of 500 kilolitres!

At Intaba Ridge, where all sites are 2500m², a large area of rain-water can be 'captured' in the garden through **channelling**. To implement this first detect where the water comes from, e.g. roofs, hard-surfaces and driveways. Then decide where in the garden water is needed and determine how to move the water there.

Here are some examples to channel or direct the runoff from:

- **Downpipes** by using channels, gullies, pipes or 'dry river beds'.
- **Paving** by using swales, gaps in the kerbing or sloping the paving so water flows off into adjoining flower beds or grassed areas.
- **Grassed areas** by using berms, soak pits or green channels.

Dry Ideas

- Dry river beds can be created using a lined channel covered with a variety of pebbles, rocks and stones. These create a natural look and area extremely effective in directing rainwater to the required areas of a garden. Remember to stay clear of organic mulches such as barks or nutshells, in the channel as these will biodegrade over time and can also be washed away in heavy rainfall.
- For a more lush look, create a green channel. This can be done by using lawn, but why not try a few dynamic options such as mondo grasses or other ornamental grasses. Focus on low growing varieties. Ground covers also work well.

By capturing the rain, you can save on your water bills and ensure that your gardens don't suffer during extended dry spells. ♻️



Use pebbles to channel rainwater to the required area of the garden

I am Intaba Ridge

I am a family man and resident at Intaba Ridge
I am a nature lover who loves the outdoors
I am stunning sunsets and misty mornings

I am Intaba Ridge Agent, **Kevin Blomeyer**.

082 788 4950
kevin.blomeyer@pamgolding.co.za



Intaba Ridge / **R4.495 million**

#1PM1352240

Bedrooms 4/ Bathrooms 3 / Garages 4

Country living a stone's throw from Town. Intaba Ridge is a spacious Eco Game Estate that boasts security, wide open spaces, fresh air, game and the convenience of being close to town. We are very fortunate to have Pietermaritzburg's most popular schools and the airport just minutes away. Contact me to see this most amazing property.



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