

INTABA RIDGE

— PRIVATE GAME ESTATE —

NATURE IS NOT
A PLACE TO VISIT
IT IS HOME

MEET THE
MARTIN FAMILY

LOCAL SCHOOLS
MARITZBURG COLLEGE
AND EPWORTH

INSPIRED LIVING NATURALLY

EDITION 2

INTABA RIDGE ESTATE

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

C: 082 788 4950 / kevin.blomeyer@pamgolding.co.za
pamgolding.co.za/kevin-blomeyer



Kevin's featured listings at Intaba Ridge / contact Kevin on 082 788 4950



R3.79 million

Bedrooms 4 / Bathrooms 4.5 / Garages 2

An open plan home inspired by bush-lodge luxury, this unique home has everything that you have ever dreamed of including a rim-flow pool, entertainment deck with built in braai and so much more.



SOLD

R4.5 million

Bedrooms 4 / Bathrooms 3 / Garages 3

Spacious, architected designed family home with lovely views. Designed around entertaining and making the most of the beautiful bushveld views.



Vacant land from R645k

No need to go on holiday once you have built your dream home on one of vacant the plots that this serene bush-lodge lifestyle has to offer.



R3.95 million

Bedrooms 4 / Bathrooms 4.5 / Garages 2

The use of natural stone and decking elegantly combines with the free flowing open plan design of this magnificent home. See it today!



SOLD

R2.65 million

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Vacant Land R825k

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INTABA RIDGE
— PRIVATE GAME ESTATE —



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As a strategic growth initiative in 2016, the company was restructured by consolidating the infrastructure and industrial operating companies within Bosch Holdings (originally founded in 1961) into a single company offering more integrated professional services.

Bosch Projects operates from regional offices across South Africa and from our international offices in Kenya and Brazil, focusing on assignments within South Africa, Africa and on other continents.

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Capabilities

Bosch Projects' long and successful history in roads provision adds value to our client base that stretches throughout South Africa and into Africa.

With regards to land developments, services provided cover the full spectrum of the development cycle. This includes engineering input to the developer's professional team to obtain environmental approvals, securing provision of bulk services, and obtaining township establishment approvals.

Bosch Projects has in-depth knowledge of developments establishment processes, ensuring seamless integration with the development teams. We have specialist technical skills in all elements of development services, including water, sewer, electricity, roads, stormwater and communications, ensuring a one-stop shop for developers.



FROM THE DEVELOPER



The past year has been an incredibly busy one at Intaba Ridge. Creating a haven for “bush-lodge” inspired living takes a strong and dedicated team of professionals. I am really grateful to have an amazing team around me that makes the development and running of this estate possible.

We have recently strengthened our team, to cater for the extension of the estate in phase two by appointing Garlicke & Bousfield as our conveyancers and Bosch Projects as our engineers. I have worked with both companies on previous projects, like Brettenwood Estate and Brettenwood Lakes and believe they will add great value and expertise to Intaba Ridge. Garlicke & Bousfield are one of KZN's oldest law firms, having been founded in 1867 and they have incredible experience and expertise in large scale property developments and eco-estates. Bosch Projects (previously Stemele Bosch) is one of South Africa's leading multidisciplinary consulting, project engineering, construction and operations management groups. They were founded in 1961 and specialise in

infrastructure design to both the private sector and government.

One of the more challenging aspects of 2016, was the severe water shortages experienced across the country. Many cities, including Johannesburg, Cape Town and Pietermaritzburg experienced both water shortages and water shut-downs recently. It is becoming more and more important to manage our water resources better and make use of water saving practices and green building technologies where ever possible.

At Intaba Ridge, “green” building technologies have always been encouraged. Two of the homes on the estate have been built with steel-frame technology that uses significantly less water than conventional methods and is much more energy efficient. In addition, most houses have water-storage facilities, solar panels or other “green” water and energy saving technologies. However, over the past year, as the water situation in the country became worse, we briefed Bosch Projects to conduct an engineering audit and come up with a

solution that could deal with the current crisis and beyond. As a result of this an additional pump-station was designed and built to ensure consistent supply to the estate reservoir. This means that the estate has enough water storage to supply residents even if water supply is completely shut off for up to three consecutive days. This is unique to any estate in KZN and provides residents with additional peace of mind.

All this work ensures that, the ‘bush-lodge’ inspired lifestyle that we have so carefully created is developed in the most sustainable and eco-friendly way possible. Whenever I am at Intaba Ridge I am always reminded of the words of one of America's great poets and conservationists, Gary Snyder.

“Nature is not a place to visit. It is home.”

May your lifestyles continue to be inspired...naturally.

Brendan Falkson

**Director of Sign Power Investments,
Intaba Ridge Estate Developer**



Nature is not a place to visit

IT IS HOME

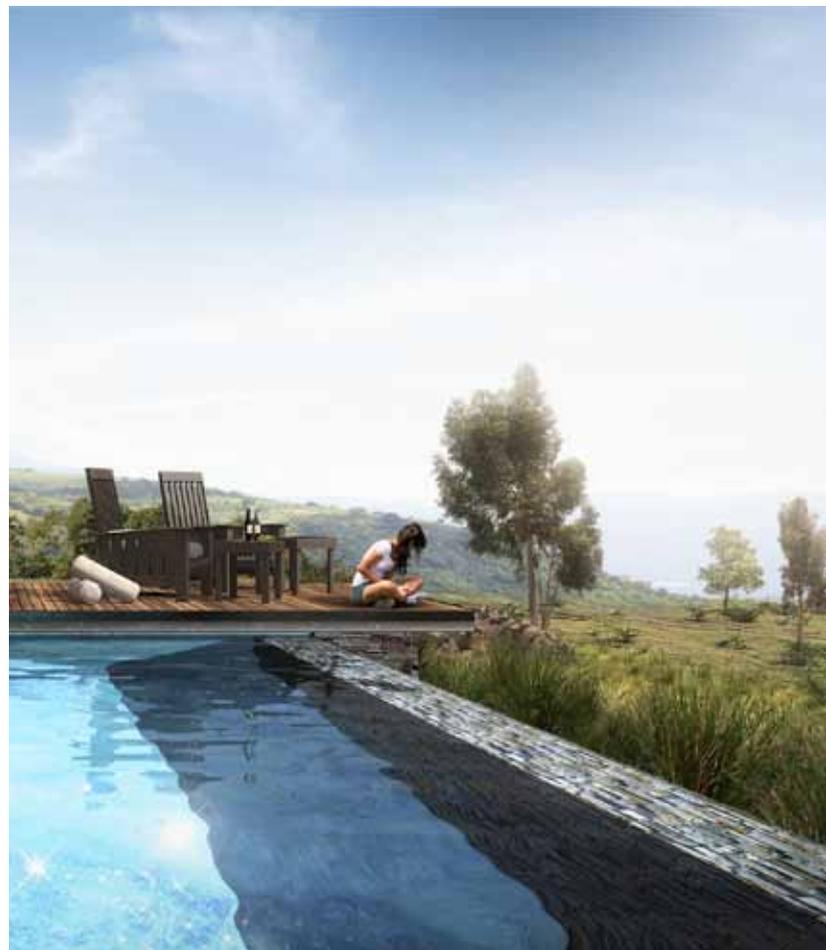




This truly applies to a lifestyle at Intaba Ridge. Here, the experience of coming “home to nature” begins on your drive home. When you turn onto Bisley Road and into Bisley Nature Reserve, you can almost immediately feel the tension disappear, as you spot a large male giraffe crossing the road. The African bushveld is all around you and during the next few minutes of your journey, you manage to also spot a herd of Wildebeest in the distance and then three zebra decide to share the road with you for a little while before they trot off into the foliage. These are the kind of traffic-jams you could happily deal with every day!

As you get to the Intaba Ridge gatehouse you are greeted by Wiseman’s warm smile. ‘Welcome back sir’, he seems to be saying. Just then, you glance to your right and enjoy the magnificent view over Spurwing Dam, where a flock of geese has just landed and are enjoying themselves in the shallows.

As you drive through the estate, you realise that it was only 15 minutes ago that you left your office in Pietermaritzburg. However, the stresses of the office are quickly forgotten as you see a large breeding herd of Impala crossing the road, sauntering down for an evening drink. That reminds you of your magnificent deck and



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“The stresses of the office are quickly forgotten as you see a large breeding herd of Impala crossing the road, sauntering down for an evening drink.”



rim-flow pool at home, where you are expecting some friends over later for some sundowners of your own! But before then you'll have a chance to go for a relaxing walk, while your children enjoy a horse-ride in the paddocks nearby.

As you get home, you marvel at the natural stone and glass front entrance that provides glimpses of the magnificent views beyond. This is better than any game lodge you've been to! As your garage door opens, you smile to yourself as you remember that you have an amazing mountain bike ride planned in the morning with the family, through the estate and wonder briefly which of the 14kms

of trails across the estate to take. You then frown slightly as you remember that you also wanted to do some fishing, play some tennis and spend some time around your rim-flow pool, just relaxing and taking in the magnificent views... but then you smile again as you remember that you have nothing planned for Sunday and that you can do all three! You congratulate yourself on having had the foresight to invest in a home at Intaba Ridge and to call this magnificent place, home.

This is the Intaba Ridge promise: *Wide open spaces, under African skies, where your lifestyle is inspired...naturally.* 🌿

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EPWORTH

A SCHOOL LIKE NO OTHER, OFFERING
AN EDUCATION UNLIKE ANY OTHER

Epworth is one of South Africa's leading and most sought-after independent schools, providing a rich and holistic education for boys and girls in the preparatory phase and girls only in the high school. Located in Pietermaritzburg, KwaZulu-Natal, on a picturesque 15-hectare park-like campus with an enviable range of state-of-the-art facilities, Epworth seeks to free the potential in individuals to become relevant, resilient and ethical leaders who contribute to our ever-changing world.

Celebrating our past

Epworth was established in 1898 by Miss Emily Lowe and Miss Emma Mason. It was named after the village of Epworth in Lincolnshire, the birthplace of John and Charles Wesley, two brothers who developed the Methodist ethos.

The original school was housed in various buildings located in the centre of Pietermaritzburg. In 1936, a decision was taken to move the school to a more appropriate setting. Forty acres of land in Scottsville was



bought from the Pietermaritzburg City Council and the new school was officially opened in 1941.

Educating tomorrow's leaders today

Today, Epworth is so much more than a school. It is about more opportunities, more diversity, more challenges, and more experiences. It dares pupils to explore themselves, their abilities, their strengths and weaknesses and their environment. It aims to instil a quest for personal excellence – pupils becoming the best they can be, in the classroom, on the stage and out on the sports field.

In the Preparatory School, we focus on developing basic skills, planting a firm foundation for later learning. Children are encouraged to become independent thinkers as this builds self-confidence and a sense of responsibility. Feedback from high schools indicates that our pupils possess a superior work ethic with advanced thinking and study skills.

In the High School, Epworth consistently achieves 100% pass rate in the National Independent Examination Board (IEB) Senior

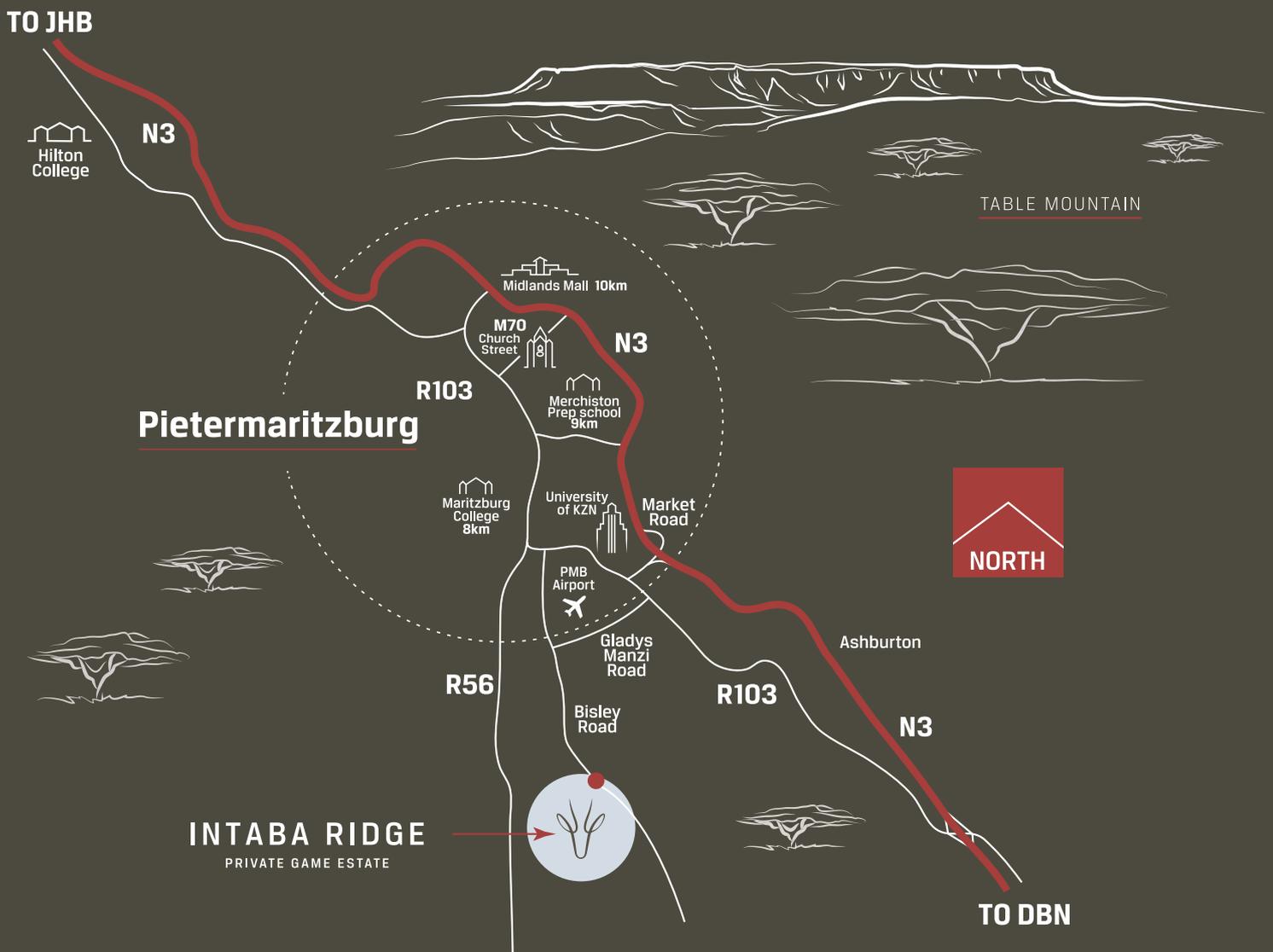
Certificate Examinations. In the 2016 exams, we celebrated 133 distinctions with 63 out of 64 candidates receiving bachelor degree passes.

Learning extends well beyond the bounds of the classroom with abundant opportunities to experience and excel in a wide array of sporting and cultural pursuits. Spirituality is integrated into daily school life and outreach and social responsibility activities allow pupils to make meaningful contributions to the world around them.

For many girls, Epworth is a home away from home with 48% of the high school choosing to be weekly or termly boarders. Boarding houses, in close proximity to the rest of the school, feature comfortable and secure rooms, games' facilities, leisure areas and access to 24-hour medical care.

Today, as we cherish our position as a school that is at the top of its game, we look forward to the challenges of the future, confident in the strength of our values that have been so integral to our past and present success. ✨

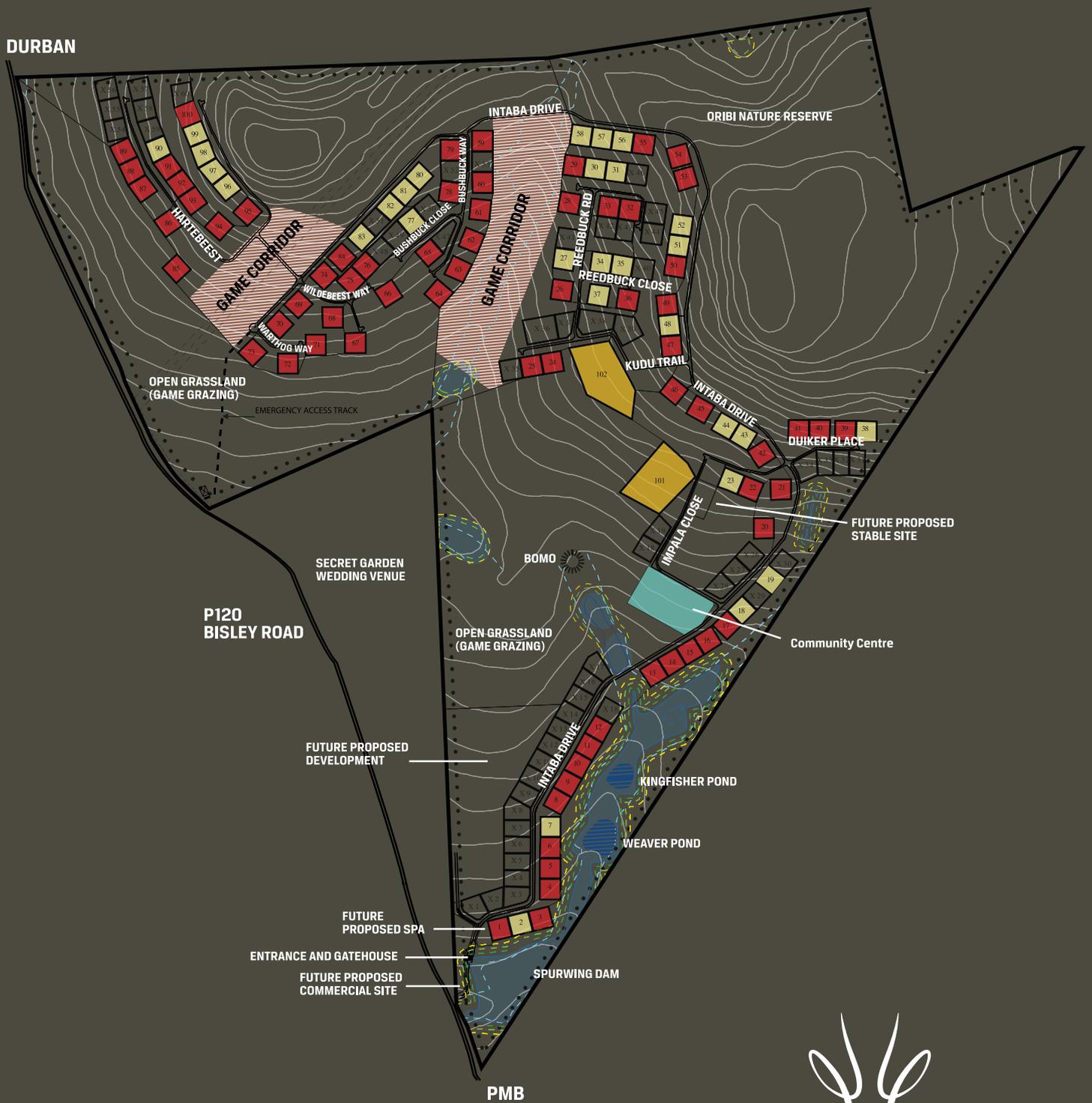
INTABA RIDGE



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
 — PRIVATE GAME ESTATE —



MEET THE **MARTIN** FAMILY



Caryn and Rob Martin met at the age of 20 in Durban, where they both lived. A few years later, Rob moved to Karkloof and they commuted, to see each other on weekends, until they got married in 1991. They then moved to Pietermaritzburg and started their family.

Caryn started working as the school secretary at Epworth Pre-Primary 18 years ago when Kelly was five and Hayley was two years old.

Rob has worked in the logistics industry for 20 years. His work, although enjoyable and challenging, can be stressful at times as it involves travelling a lot, hence flying (which Rob does not love) and spending time away from home.

The family bought a plot at Intaba Ridge 10 years ago but only started building five years later. Back then, Intaba Ridge was one large piece of land, with beautiful rolling pasture hills but no roads, let alone tar roads. "We had

to choose our plot by 4x4. Each plot, although mapped on paper, was not pegged and we waded through long grass and had to stretch our imagination to what our eventual 'dream view' would be. We chose a plot as the land was fairly level, or so we thought, and our view, which was blocked by the forest area at that time, would be of Table Mountain. We loved the idea of living in the country side but at the same time not isolated with town being a mere 10 minute drive away."

Rob says they had a few hesitations; the main one being there was no tar road through the Game Reserve at the time. This caused a delay, as Rob wasn't keen on driving on dirt road but in hindsight, also their only regret in not having built and moved sooner to benefit from Intaba longer than what they have.

At the time of building in May 2012, Kelly was in first year varsity and Hayley was in grade nine at Epworth Independent High School, an amazing school environment for both their girls, Rob says. "We have been blessed with a very special family bond and we have been extremely involved and supportive in our children's lives and sport choices."

According to Rob, the building process was a stressful one, to say the least! "We visited our building site almost every day and I kicked over numerous walls that were going in the "wrong" direction. One would think that building your own home would be full of exciting times with choosing new fittings and fixtures and so on. Well...it wasn't always."

The enormous rain fall experienced that year, meant the Martin family's intended "moving in" date was delayed. "We had sold our house in Wembley and the new occupancy was end of November. Our house wasn't ready but our double garages thankfully were! The furniture removers could not bring their vehicle down our mud-slip sliding driveway but regardless, managed to get our entire house-hold of furniture safely into our double garages. We enjoyed the "adventure and challenge" of staying at a friend's one-bed roomed cottage for two weeks until our house was finally ready."



Rob says the stress of building lifted almost immediately from the time they moved in. They bonded with their new home instantly, which was unusual – he says – because it takes at least a year to feel a ‘house’ is ‘your home’. “We believe it was due to our involvement in the building process. Kelly was thrilled that her horses, which we housed at Canterbury Equestrian Centre, were just a few minutes from home and school and Hayley, who loved cycling and running, had the freedom to get on her bike or take to the Intaba roads without her mother hassling or worrying about traffic or other normal South African dangers and concerns. This was a huge plus for us with the convenience of everything being closer.”

The Martin home has four bedrooms and a study, two lounges open planned kitchen/dining-room/lounge. There are two double garages with a small workshop area and domestic quarters. Not forgetting Rob’s wine cellar! “Thankfully, Joyce our domestic helper of 23 years is a live-in and I drop off and fetch her daughter, Jennifer to and from school at Alex High.” The best part of the home, and the place where most leisure time is spent, is on

the veranda overlooking the infinity pool and stunning view of Table Mountain. The family has a cat and small, very old dog who thinks he is still a puppy! “Our home is designed for spacious open planned living areas so you feel a sense of safety and freedom that you do not experience in most residential areas. The only challenge is the zebra eating your lawn!”

“We love the tranquillity of the estate.”

“We love to entertain and often have friends and family over,” Rob says. “We have occasionally used the Club House for kids parties and have enjoyed this option and use of the fire pit,” Caryn says. “We enjoy the occasional walks around the Estate and Rob has recently taken to cycling, getting very good training on the Intaba hills.”

Rob and Caryn have just celebrated their 25th wedding anniversary. Sadly, their girls have moved away from home, so now it’s just “Darby and Joan” at home, Caryn says. Kelly, now 23, recently moved

to the UK to teach form two children at a school in Stoke on Trent and Hayley (21) is studying law and is in her third year of varsity at Stellenbosch. “We FaceTime our girls weekly – very grateful to social network as it makes them seem not so far away – and they are always very close to our hearts and constant thoughts!”

In conclusion, Caryn and Rob share with us a story that perfectly encapsulates life at Intaba. “One day last week, we left home to go to work, out of our driveway, up the road...and we saw a herd of Blesbok grazing with their new babies on the left of the road. On the right there was an Impala herd with their babies and just beyond, were zebra. The animals barely move as they are comfortable with the vehicles. At the top of the road, were other animals grazing and there were two people jogging on the road in different directions and it got us thinking...wow, we are so blessed to be living here! We love the tranquillity of the estate; the only stress of life are the guinea fowl indecisive about which direction they want to go in on the road or the giraffe not moving off the Bisley Nature Reserve road and possibly delaying us in getting to work!” 🌿

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A fine adult male Oribi on Intaba Ridge Estate

O R I B I O N

INTABA RIDGE ESTATE

WORDS DR. HANS GROBLER

Since 1981, Oribi populations on private land in KwaZulu-Natal have either decreased, or become extinct, on 56 percent of farms surveyed. It is estimated that there are approximately 1500 Oribi in KwaZulu-Natal, and that they occur in some 120 separate populations. The most recent figures available from EWT (Endangered Wildlife Trust) on the status of Oribi indicate that they are decreasing on more farms than on those where they were increasing. If current trends continue, virtually all Oribi habitat could be lost. Highest Oribi densities in KwaZulu-Natal have been recorded on properties where there is sufficient cover, wide firebreaks, primary grasslands, mowed areas (mown

at least twice during the growing season) and some burnt areas.

The reasons Oribi are so endangered are primarily poaching and loss of grassland habitat. Intaba Ridge's recently completed security fence upgrade, was specifically designed to keep poachers and their dogs out.

South Africa's grasslands are a unique and highly threatened habitat type, with approximately 70 percent already irreversibly transformed and only two percent conserved. All grasslands play a vital role in collecting rainwater in catchment areas, and reducing run-off.

Apart from Oribi, many other Red Data animals depend on grassland, including the Wattled Crane, Blue Crane, Crowned Cranes, Stanley's Bustard, White bellied Korhaan, Grass Owl, Serval, Striped Weasel and numerous plants.

Oribi favour good quality grassland on flat to gently undulating terrain, where there is both short grass and long grass during the same year.

Short grass is needed to provide easily accessible nutritious food as oribi feed very selectively on certain grasses or often only on parts of these grasses. Long grass is required as cover, to provide shelter from



The reasons Oribi are so endangered are primarily poaching and loss of grassland habitat.

the elements and predators, as well as shelter for the young, which are left to "lie out" for the first eight to ten weeks. Intaba Ridge has ideal habitat for a viable Oribi population as it has all these types of grasslands. The key habitat is the primary Themeda grasslands on the ridge and this is where they are seen most often. The population has fluctuated but with the new security fence containing them within the Estate they should stabilise and increase in numbers. 🌿

REDEFINING THE LAWS OF NATURE

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.

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MARITZBURG COLLEGE

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Maritzburg College has been educating young men for 154 years. It has evolved from the village school of 1863 into a vibrant establishment that is the educational home to 870 day scholars and 450 boarders.

Although Maritzburg College boasts all the modern educational tools and sporting facilities that one could imagine, it has retained its own unique character, which fosters a powerful sense of identity amongst its community.

Schools for boys...

Schools for boys focus on learning that addresses not only how to excel in academics but also how to develop young men of integrity and empathy. Maritzburg College boys explore their

values and establish a foundation for making responsible decisions; they explore their own definitions of self; they learn to forge healthy relationships; they step out of their comfort zone to explore their full potential.

They are preparing for their roles in a globally connected world. Here's how:

They understand and celebrate boys...

Schools that focus on the intellectual, physical, social, and emotional lives of boys understand the intensity and complexity of boyhood. College teachers celebrate all that it means to be a boy.

They seek first to build good men...

In addition to pursuing high academic





achievement, College aims to develop resilience and empathy, and to see that each student achieves his potential. But nothing is more important than the essential goal of building good character.

They know that boys develop and learn in different ways...

Boys and girls grow at a different pace - their strengths differ. Boys are more spatial and visual by nature, and they demonstrate a natural affinity for areas like abstract mathematics. They are hard-wired to learn more easily through action than words.

They teach in ways that boys learn best...

College teachers make a conscious choice to teach boys. They enjoy boys' irreverent humour and draw energy

from their natural exuberance. Their passion requires a commitment to build relationships, craft a curriculum, and lead a classroom that engages each boy in the way he learns best.

They help boys discover and explore their full potential...

Learners in an all-boys school can explore the full range of their personalities and potential. Eschewing stereotypes, they discover they have many roles to play as a scholar, athlete, artist, musician, and friend.

They foster brotherhood and lifelong friendships...

Working together in the classroom, on the playing field, or in the performance hall, learners are united by a special bond of brotherhood.✂

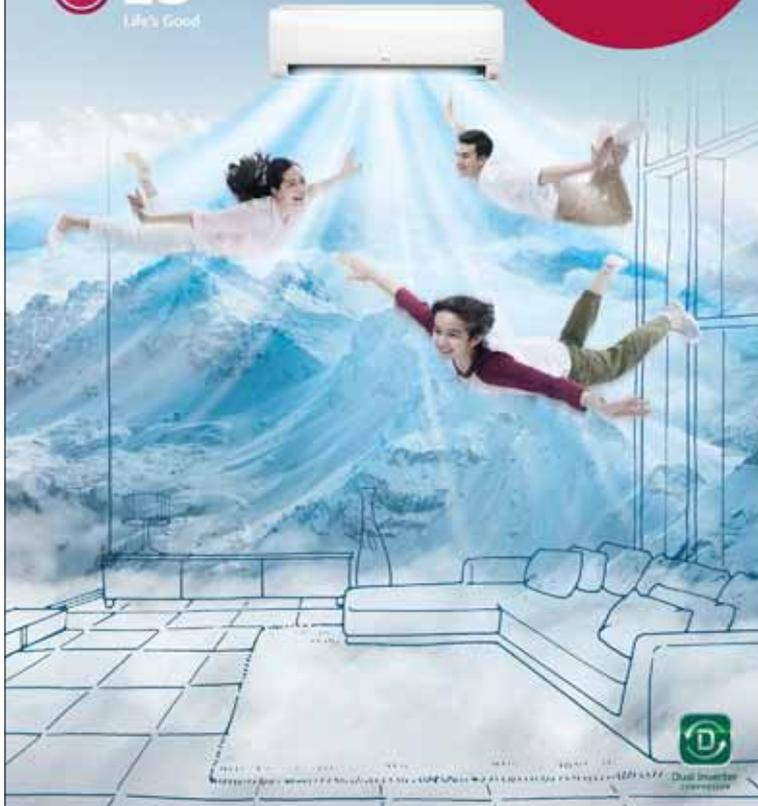
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HORSEBACK GAME RIDES



“Horses make a landscape look beautiful.” So said American author Alice Walker and, indeed, equestrian estates – or estates with upmarket equestrian facilities – contain some of the most sought-after residential real estate in South Africa.

As confirmed in a recent article in Real Estate Magazine, they also happen to be home to a large percentage of the country's wealthiest people. This is not so surprising, really, since acquiring and keeping horses is an expensive business, especially if they happen to be thoroughbreds, polo ponies or aristocratic Arabians that require the very best care that money can buy. What's more, equestrian estates tend

to have other things in common: like unusually large stands and exceptional security provisions, that are particularly favoured by well-heeled homebuyers.

While not an exclusively equestrian estate, Intaba Ridge, is an ideal estate to enjoy the equestrian lifestyle. Large stand sizes and excellent security complement the recently completed paddocks and other planned facilities. In fact, the estate recently welcomed its first two horses in the newly fenced paddock area. The renovation of the old cow-sheds into storage facilities, tack rooms and horse box parking has also commenced. This provides residents of Intaba Ridge the unique opportunity to keep horses close to home, on a 'live-out' basis. The area set

“While not an exclusively equestrian estate, Intaba Ridge, is an ideal estate to enjoy the equestrian lifestyle.”

aside for horses is also able to be expanded to include stabling should the need arise for 'live-in' facilities. Intaba Ridge horse owners now have the opportunity to take advantage of the 14km of trails within the estate to go on game-rides by horseback!

For those more serious horse owners, or for residents who want to learn how to ride or simply enjoy an outride with an instructor, Intaba Ridge is only

two kilometres from Canterbury Equestrian Centre. Canterbury is owned by the well-known Martin and Laurie Minette and offers the following services: livery, riding school (including pony camps), nature outrides and breakfast rides, shows and pony camps.

This provides residents at Intaba Ridge with the full scope of equestrian facilities to suit their situation and budget. ✨



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