

INTABA RIDGE

— PRIVATE GAME ESTATE —

WIDE OPEN SPACES,
UNDER AFRICAN SKIES...

MEET THE
KAHLER FAMILY

LOCAL SCHOOLS
ST JOHNS DSG &
ST CHARLES COLLEGE

INSPIRED LIVING **NATURALLY**

LAUNCH EDITION

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

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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.



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!



R2.65 million

Bedrooms 3 / Bathrooms 2 / Garages 2

This brand new home overlooks a pretty dam. Boasting lovely finishes, an exceptional kitchen, 3 bedrooms plus study.



Vacant Land R825k

Build your own personally designed home on this prime plot that offers sweeping views and affords you the opportunity of enjoying precious free time with your family enjoying a tranquil lifestyle.



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— PRIVATE GAME ESTATE —



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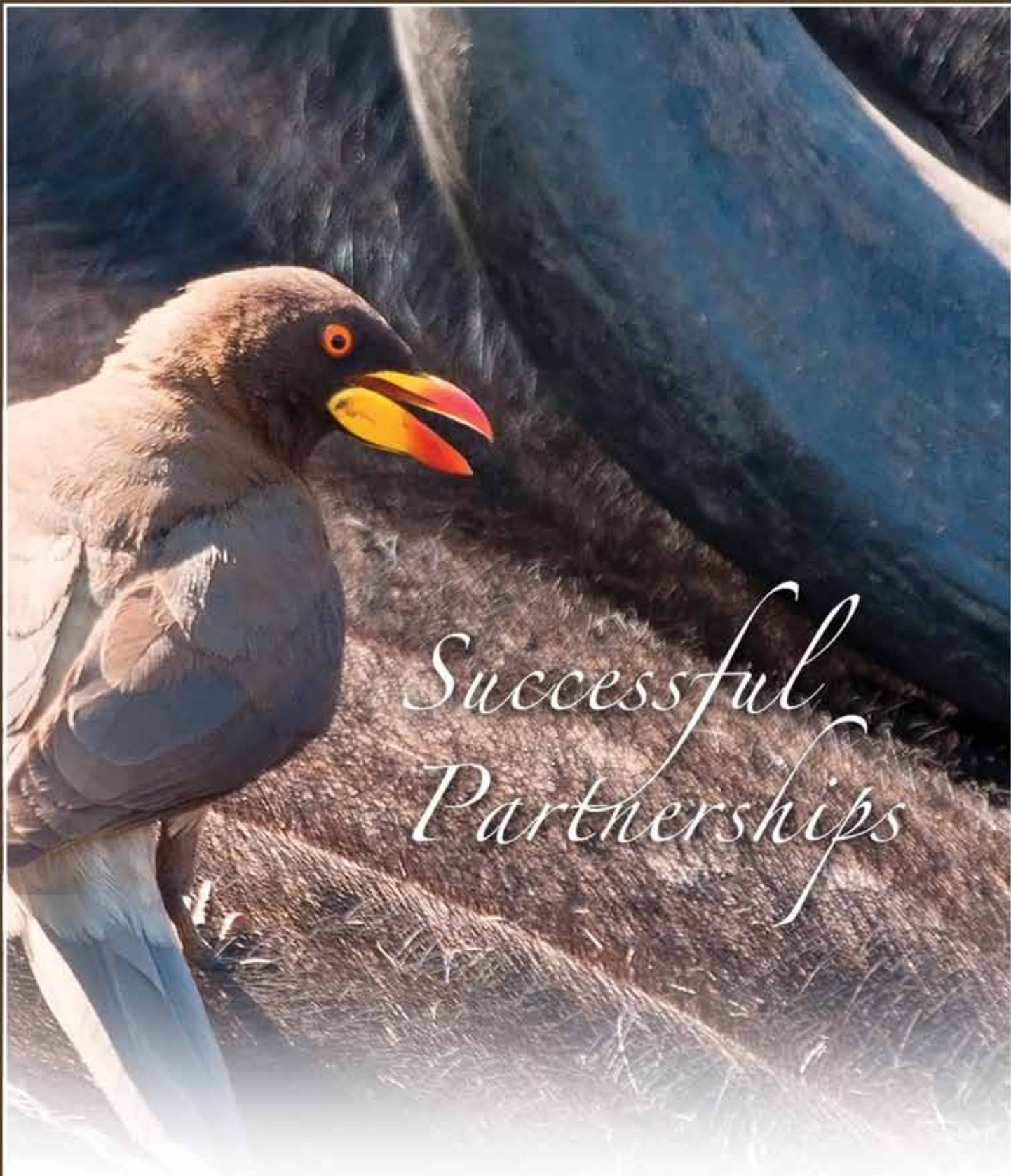
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FROM THE DEVELOPER



Not too many people get to come home and enjoy wildlife such as zebra, impala, blesbok, reedbuck and oribi, in their back yards. Even fewer people are able to enjoy this kind of lifestyle only minutes from city convenience and close to some of SA's top schools! This is what makes Intaba Ridge truly unique.

Situated in the Upper Mpushini Conservancy adjacent to Rocky Valley Game Farm and the Bisley Nature Reserve, Intaba Ridge is not only a haven for the endangered oribi that was once endemic to the area, but it is also the perfect retreat for those wanting to enjoy bush lodge inspired living with all the urban conveniences. This is what attracted me to the development initially. It has been a long road, since 2012 when John Dovey and I took over the development entirely, but it has been extremely rewarding. In those early days, there were only about five completed homes and the property industry was still reeling from the after effects of the world-wide financial crash.

I am extremely proud to say that we recently handed over the 41st property for home construction and we have sold 68% of all the properties in phase one.

My passion for property development coupled with my experience at my

first big property development - Brettenwood Coastal Estate in Sheffield Beach, of which I was a 25 percent shareholder - has much to do with my enthusiasm for this estate. I can just see the potential Intaba Ridge has and I think in the next few years this will become self-evident.

One particular highlight over the past few years has been seeing the game numbers increase to in excess of 100 large antelope species; especially in seeing our small Oribi population more than double in the past few years.

The last few months have been extremely busy. We have recently revamped the estate corporate identity including logos, website, social media updates and marketing material. On site this has been echoed by the magnificent designs of Sagnelli Architects that have perfectly captured the "bush-lodge, inspired architecture" that we are so proud of. With Sagnelli and Virtual Architects as the only architects allowed to design properties on the estate, I am sure that the investment value of all residents will start to significantly increase, as Intaba Ridge becomes one of the most sought-after residential estates in KZN.

On the development side, we have recently concluded the process to start

with the development application for phase two. This has necessitated a fine balancing act - ensuring the low density living, views and privacy in which residents are investing remain, while still establishing enough critical mass to keep levies at a reasonable level.

One of the first tangible benefits of this process was the completion of the 8.5km upgrade of our perimeter fence. This was specifically designed for Intaba Ridge and has resulted in it being one of the few estates in KZN to have a double layer of electrified fencing around its entire perimeter. In addition to this, as the estate continues to grow, a security master plan has been developed to ensure that continuous improvements and upgrades to the current security system are made, to ensure that we keep on improving and staying one step ahead of security and technology developments.

Lastly, I would like to wish all our residents a peaceful and relaxing holiday break and all the best for the New Year ahead. May your lifestyles continue to be inspired...naturally.

Brendan Falkson

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





HAVE THE BEST OF BOTH WORLDS

Inspired, spacious living with urban convenience.

“Intaba Ridge has been developed with the vision of creating something special”



Imagine waking up to endless landscapes and game grazing at your window. Imagine being close to the city without the traffic, noise and hustle and bustle that comes along with it. Now, what if you could have both?

Only a stone's throw from KZN's capital city, Pietermaritzburg, lies Intaba Ridge – a privately developed residential, game estate on 'Maritzburg's doorstep, close to the area's well known top schools and only 11 kilometres away from the popular Midlands Mall.

“Intaba Ridge has been developed with the vision of creating something special. There has been no compromise on security or on the eco-friendly nature of the estate. While the estate itself has an ethos of peace and tranquility, its ideal location gives those who live there easy access to good schools, retail outlets and work,” says Brendan Falkson, director of Intaba Ridge Private Game Estate. He went on to say that, “There are only



three important factors to consider when buying a property - location, location, location - and Intaba Ridge meets this demand. Only a stone's throw from Pietermaritzburg CBD, this estate offering provides the proximity of city convenience along with the feeling of living out in the country." Wide open spaces are one of the unique features of Intaba Ridge.

Intaba Ridge is situated on a beautiful "mountain ridge", in the Upper Mpshini Conservancy, overlooking Pietermaritzburg's Table Mountain and the City bowl. It offers residents an enviable lifestyle in harmony with nature but with uncompromising security. It is the ideal location to take advantage of the spectacular north facing views to design and build your dream home inspired by bush lodge luxury. With 68% sold within the first phase, Intaba Ridge already has 31 completed homes and a further 12

under construction. The estate's architectural style is verandah architecture, inspired by bush-lodge luxury. The use of natural stone elements is compulsory along with the large glass windows, wooden decking and indoor-outdoor spaces.

With minimum stand sizes of 2500m² and magnificent north facing views of PMB's Table Mountain, this is the ideal place to design and build your dream home, inspired by bush lodge luxury.

The positioning of Intaba Ridge is one of the elements that makes it so unique, as it is perfectly set alongside Rocky Valley Game Farm and the Bisley Nature Reserve. This creates a unique habitat and a haven of fauna and flora with prolific bird life.

Intaba Ridge offers an active, outdoor lifestyle including mountain bike and walking

trails, fishing dams and horse paddocks. Alternatively, residents can simply relax and soak up the magnificent views and star-filled skies that the estate has to offer.

"In addition there are a variety of lifestyle elements such as a tennis court, pool; braai area and gazebo with kiddies play area and ablutions. Intaba Ridge also features a boma and watering hole, sports field and biking track with future mini-gym and community centre." explains Brendan.

"The most amazing part of living here is that you can enjoy a sundowner on your deck, while watching the impala, wildebeest, zebra or reed buck stroll by with a perfect view of Pietermaritzburg's Table Mountain and the City Bowl. Then as the sun sets the city's night lights glimmer and all you can hear are the sounds of nature surrounding you," ends Brendan. 🌿



ST JOHN'S SCHOOL

“St John’s Diocesan School for Girls is an independent, medium-sized Anglican school situated in Pietermaritzburg.”

What leap of faith made them believe they could succeed?” This was the question posed by Mary Gardner, author of centenary magazine *Leap of Faith, St John’s DSG 1897-1997*, about the three British nuns who founded St John’s DSG.

St John’s Diocesan School for Girls is an independent, medium-sized Anglican school situated in Pietermaritzburg. From Grade RR to Grade 12, it offers a liberal education on the foundation of a strong Christian ethos, as well as a caring and value-based educational environment for boarders and day scholars. The school’s heritage has been instrumental in shaping St John’s DSG, as it is today.

In 1887, Mother Anna, Mother Margaret and Mother Fanny left their homes in England to care for and educate orphaned children, the sick and the poor, in Pietermaritzburg. “Pietermaritzburg already had its fair share of schools and academies, though not many for the poor, and money was not easy to come by,” writes Gardner. “[The nuns] brief was a wide one, and they were not supported by powerful orders as Catholic nuns were. They had so little money that they had to rely on gifts in kind to provide for themselves, let alone for orphans, the sick and for schoolchildren.”

Yet, it was this leap of faith that was the beginning of all that St John’s DSG is today, 119 years later. One must wonder whether Mother Anna, Mother Margaret

and Mother Fanny would believe their eyes if they had to see this beautiful school now, with its scenic grounds, stunning Chapel and nearly 500 girls, in the Junior and Senior Schools, combined. The courage, care and compassion shown by these three nuns remain a cornerstone of St John’s DSG’s ethos, and the school’s nurturing environment is one of the attributes that sets it apart from other independent girls’ schools.

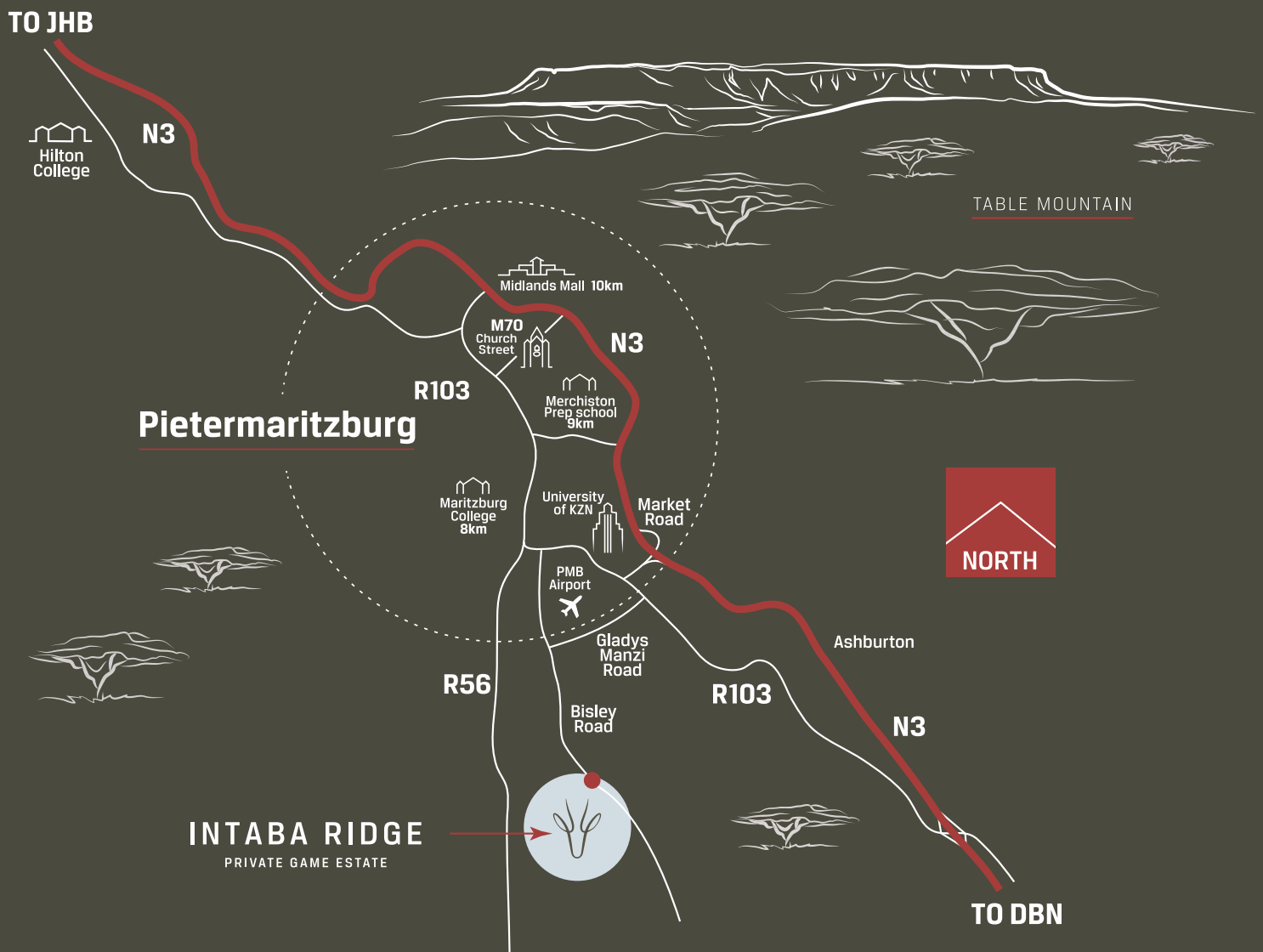
Mrs Marilyn Evans, a history teacher at St John’s DSG, says: “The aunt of a close friend of mine (who is now in her 70s) came to St John’s DSG in grade four as a boarder in the 1950s, feeling terrified and very lonely. Despite having a whole dorm of little girls to look after, the nun-in-charge would take off her shoes and sit next to her each night until she fell asleep.”

“We don’t have nuns on campus anymore, but I think that legacy of care continues. The central aim of all the staff at St John’s DSG is to nurture, protect and encourage our girls to flourish. As staff, we cannot take away their struggles and frustrations of learning, or their mistakes and hardship, but we can, and do take off our shoes and sit alongside the girls until the storm has passed.”

St John’s DSG has a heritage to be proud of, and for all of the girls, staff and parents of the school, this heritage is an important reminder that with faith, strength of character, hard work and ambition, we are able to achieve, and make a difference in others’ lives, far more than we could ever imagine. ✨



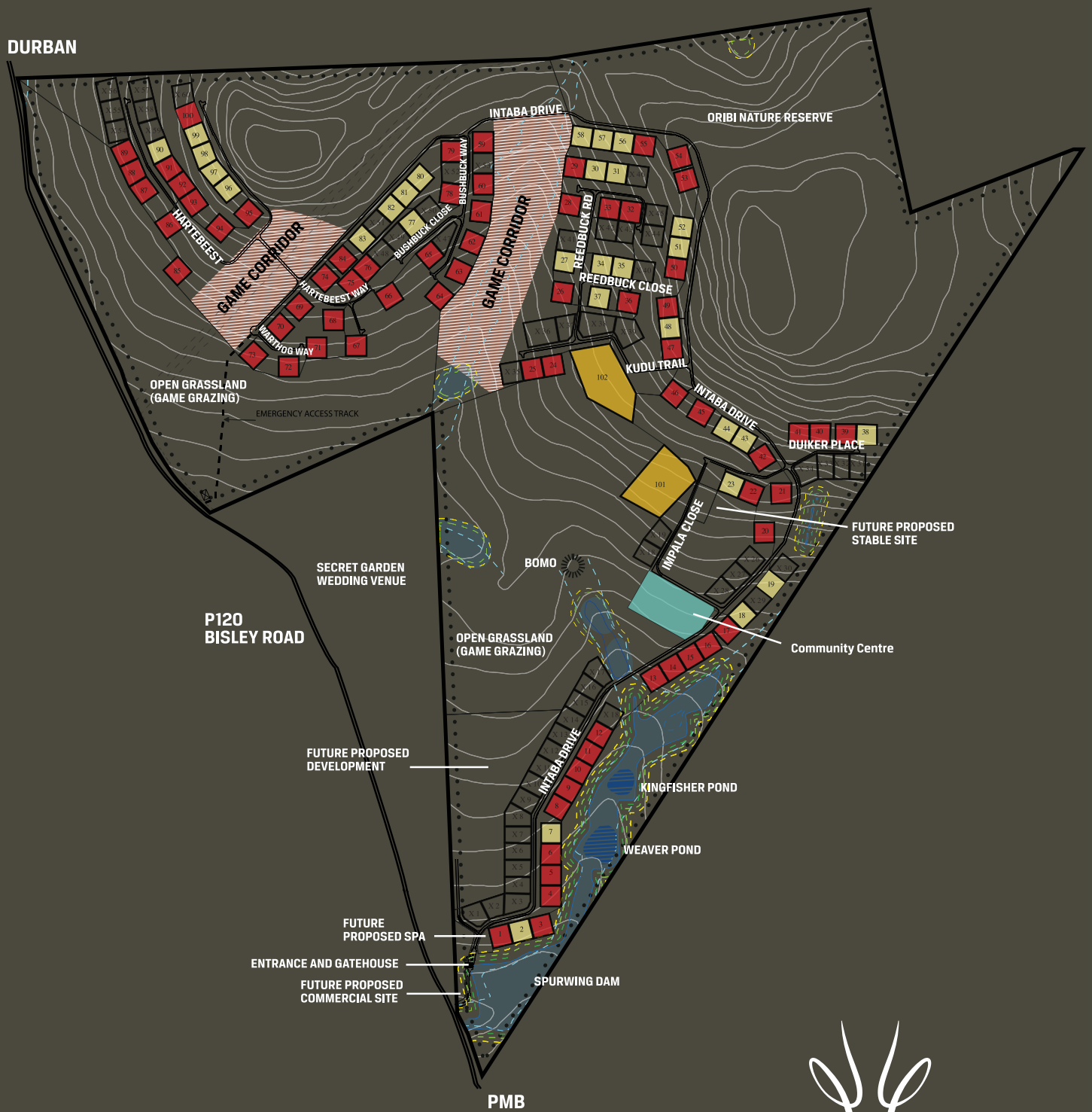
INTABA RIDGE



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 **KAHLER** FAMILY



TOP The Kahlers' stunning home, which they built.

LEFT Meet the Kahlers: Kelly, Hayley, Bjorn and Jordan.



WORDS JODI CHETTY

Bjorn and Hayley Kahler were one of the first couples to purchase land at Intaba Ridge – even before the initial launch of the estate. They, and their two children Jordan (17) and Kelly (16), have lived in their beautiful home – which they built – for six years. The couple is in the construction industry; they work together at a company called Shospec, a shopfitting and light steel

frame building company which is one of the registered builders for Intaba. Bjorn is the managing director, while Hayley is the office manager. “Our offices are in Mkondeni, so home is close to work and schools. We don’t have pets, apart from our Koi pond...if you can call fish pets!”

“Bjorn designed our home with the help of estate architect Warren Grenfell,”

Hayley says. “We have a free flowing, open-plan concept home with folding stacking doors, which open onto the veranda in almost every room.” The home was built by Shospec using the environmentally friendly, Light Steel Frame Construction method. The home also has a grey water system with an automatic sprinkler, which sees their shower water sprayed on the grass

“Bjorn designed our home with the help of estate architect Warren Grenfell,”

twice daily. “We have beautiful, green grass all year round. This does attract the zebra – I often wake up in the morning to them grazing in the garden outside our bedroom window.” The Kahlers are very big on being environmentally friendly, with a gas stove and solar geyser, and JOJO tanks set up to allow them use water as normal, in the event of the estate having no water.

When they are not enjoying their gorgeous home the family enjoys a bi-annual holiday to Mozambique, where Bjorn and Jordan enjoy deep sea fishing and Hayley and Kelly enjoy lazy days on Mozambique’s unspoiled beaches. “Kelly also has a horse stabled at Canterbury Equestrian Centre, which is convenient because it’s between school and home,” Hayley adds.

All in all, the Kahler family thoroughly enjoys life on Intaba Ridge. “Bjorn and I grew up in the area, on farms, so the opportunity to have the ‘farm life’ experience for our children was one of the reasons we loved Intaba. Security is also a huge attraction,” Hayley says. “It’s great to be able to go away on holiday and not have to get house sitters. We can happily go out to dinner and leave the kids at home, knowing they are safe and happy.”

Hayley adds that, at times, they take for granted the amazing wildlife they are exposed to daily. “Our traffic congestion on the morning school run is the giraffe or zebra in the Bisley Nature Reserve. We have a pair of swallows that return each year to build their nest next to my front door. We have resident chameleons in our garden and owls that sit on the electricity boxes that we get to see on our way home at night..... all of this and we are ten minutes from town!” 🌿





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A GAME RESERVE AS YOUR BACK GARDEN

WORDS DR. HANS GROBLER

Intaba Ridge is located within the Upper Mpumali Conservancy on the south east, outskirts of Pietermaritzburg. The area includes the sources of the Mpumali and the Mkhondeni Rivers and is vital for the conservation of the biological habitats in these catchment areas. The conservancy will form part of the proposed Eastern Areas Biosphere Conservation Corridor and includes the Bisley Nature Reserve, Rocky Valley Game Lodge and Ishona-Illanga Wildlife Sanctuary.

Due to this unique location, one of the key objectives of Intaba Ridge is to develop a residential estate within a sustainable, natural environment, with indigenous wildlife.

The estate has three important eco-zones:

Riparian (watercourses)

There are three watercourses, including the Mkhondeni Spruit, running through the property with three attenuation dams. The dominant indigenous trees in these systems are Paperbark and Sweet Thorn Acacias.

Themeda grasslands

These are found predominantly on the 70ha ridge area, which has a high diversity of plant species and has been set aside as a conservation area, primarily for the Oribi, but also for rare plants. A large number of plant species have been identified, including 52 indigenous species of flower plants and 11 species of grasses including Themeda triandra (Red Grass).

Secondary Grasslands

On the lower areas of the estate the landscape is dominated by secondary grasslands containing palatable grasses, such as Red Top grass, Rhodes grass and Lovegrass. All this provides the ideal location for a diverse wildlife population. There are currently in excess of 100 head of antelope and zebra:

Blue Wildebeest at present consist of a breeding group and a lone male. Contrary to popular belief the lone bulls are not always outcasts but may be prime breeding bulls defending a territory. The breeding groups move from one territory to another, which maintains the gene flow.



Blesbokwere, until recently, only found marginally in the highlands of KwaZulu-Natal. They are well-suited to grassland areas and the population on the Estate is breeding well.

Impala produce one young per year. They are mixed feeders and will feed on grass as much as they will on browse. They are also doing well on the Estate.

Grey duiker are small antelope and widespread in South Africa. The newborn calf will hide away for about two weeks before following its mother. They are solitary, being mostly nocturnal and are often found around homesteads and gardens in the evenings.



Southern Reedbuck occur in groups of two to seven, although single animals are not uncommon. Although common in parts of KwaZulu-Natal, Southern Reedbuck are generally rare in the rest of South Africa and are considered being important species. They are selective grazers found in medium to tall grassland and are particularly fond of moist areas.

Zebra will feed on coarser grass material than other grazers and as such are complementary to other species, including wildebeest and blesbok, by opening up tufts and exposing the leafy parts. This is why you often see these species grazing together.

Oribi are endangered and need special care. They feed on sweet short grasses, particularly *Themeda triandra*, and will move around to find suitable habitat. The second layer of the electric fence upgrade, which was recently completed, ensures that Oribi can be protected within Intaba Ridge. This bodes well for the future of both the estate and the species.

There is a wide variety of birds on the Estate and a bird list is available if anyone would like to add species not listed. 🌿

FIVE
SCHOOLS
ONE
COLLEGE



ST CHARLES COLLEGE

St Charles College offers unsurpassed value in education. The school works hard to remain relevant and to provide a global learning experience for boys aged between three and 19 years; full boarding is on offer from Grade four to Grade 12. Their exceptional extra-curricular, sporting and academic programmes are aimed at developing all-rounders who are able to hold their own against anyone in the world. For more than a decade boys in the Senior School have consistently achieved excellent results in the internationally acclaimed Cambridge system of education.

St Charles College has been an accredited University of Cambridge International Examination Centre since 2002. For more than a decade they have been offering the Cambridge Curriculum with exceptional results. St Charles works closely with Cambridge Assessment, Higher Education South Africa (HESA) and the South African Qualifications Assurer (SAQA) to ensure that the academic qualifications obtained at St Charles College provide access to tertiary institutions both in South Africa and in at least 160 countries across the globe.

St Charles follows exactly the same curriculum and write the same examinations as Singapore, the number-one ranked country in the world in Mathematics and Science Education. The Cambridge International Curriculum also promotes an exciting Academic

environment and enables the school to attract highly qualified staff members who are experts in their fields. Staff are encouraged to study further and this connects the College to current Academic developments both in South Africa and globally.

Boys join the school from a wide range of schools and the focus in the Foundation Year (Grade eight) is on seven academic subjects. These are: Mathematics, English Language, one second Language, Physical Science, Biology, Geography and History. Further, elective courses including South African History, Art and Design, Life Orientation and Biblical History are designed to develop a global perspective and to promote thinking.

St Charles College has been an accredited University of Cambridge International Examination Centre since 2002

In the two years (Grade nine and 10) following the Foundation Year, boys prepare for formal external examinations in seven subjects. For over a decade, learners have written Cambridge International Examinations (IGCSE or O-Levels) in November of their Grade 10 year. It is pleasing to see that every year learners achieve outstanding results and break the records of the

years before. The academic schedule for the Middle School is innovative and challenging and boys are expected to work hard and to develop independence as they grow.

Boys in Grade 11 will enter the Senior Academic phase of the College after having written IGCSE (O level) examinations in seven subjects at the end of their Grade 10 year. After careful guidance and consultation, each boy must choose an academic pathway that will culminate in either AS Level examinations or following an accelerated programme to write full A Level examinations.

Whether boys wish to obtain a degree or diploma qualification, the Upper School programme is flexible enough to make sure that we are able to maximise the potential of each boy.

The College's Cambridge results for the May/June 2016 examinations series were released recently and SCC was proud to announce that candidates excelled. In addition to the brilliant academic performance, a number of subject records tumbled showing the hard work and dedication of both the staff and the boys.

St Charles College is a school for boys of strong character who are committed to hard work and who are loyal to the values we uphold. Typically boys of the College are the kind who never give up, who understand the value of an excellent education and are willing to become part of a growing legacy that spans close to one and a half centuries. 🌿





PIETERMARITZBURG

AFRICA'S BIKE CITY

WORDS MAX CLUER

Pietermaritzburg has been labelled Africa's "Bike City".

Only three cities in the world enjoy this status. This was further entrenched by the announcement of a sweeping programme of international events scheduled until 2018, including the world renowned UCI Mountain Bike Challenge. This is held annually during April. Other biking events in Pietermaritzburg are the Nelson Mandela Challenge, BMX World Champs and in 2016 the Para-Tracchampionship. In addition old favourites like the Amashova, Bisley to Bainesfield, Sani2C and Duzi2C, all pass through substantial areas of Pietermaritzburg.

On the northern side, Pietermaritzburg is only 12km from the southernmost tip of the Midlands Meander which covers Hilton, Merrivale, Howick, Curry's Post, Karkloof Mount West and

some of Rosetta. This provides plenty of opportunity for scenic and sometimes misty routes for families and recreational riders.

If you are looking for something a bit more challenging with the possibility of seeing giraffe, kudu, or wildebeest crossing your path then the south-eastern outskirts of the City are ideal. The Upper and Lower Mpshini Conservancies are bordered by the N3, Richmond Road and Umlaas Road, and this area provides some of 'Maritzburg's best mountain bike riding. This includes rides on Bisley Road through Bisley Nature Reserve and past Intaba Ridge, Secret Garden and Rocky Valley Game Farm onto the Richmond Road and then up to Umlaas Road, with magnificent views back over the City Bowl. The roads in and around Ashburton also provide scenic routes and gravel roads, especially suited to

recreational riders and families. South Africa's World Champion Downhill, Greg Minnaar, was raised and rode around Pietermaritzburg before taking on the world. So, Pietermaritzburg is clearly an excellent place to mountain bike!

Intaba Ridge itself has hosted the Intaba Ridge Classic for three years and the Bisley 2 Baynesfield race in 2014. A legacy of these races is about 14km of trails within the estate and a pump-track, built by master-trail builder Jan Abbott. The trails meander around the dams, through the gently sloping grasslands and up onto the magnificent ridge line at the top of the property. They offer varying levels of difficulty and grade and provide glimpses of the wildlife within the estate and some of the best views over Pietermaritzburg and Table Mountain. ♡



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VERANDAH ARCHITECTURE...

INSPIRED BY BUSH LODGE LUXURY

WORDS CHEN SAGNELLI

Intaba Ridge is situated within a natural paradise located on a mountain ridge, 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 maximises the

interaction with nature. The intention is to create architectural controls that protect the homeowner's investment, while allowing for flexibility and individual expression.

Flexibility and individual expression, in harmony with the beautiful natural surroundings.

As buildings and roads will cover an area of less than 15% of the property,

approximately 85% of the Estate will remain undeveloped. There are a number of dams on the estate, paddocks for horses and wide open game corridors. To this end, the following main design elements have been identified:

Integrated internal and external living spaces:

The style is open and free flowing, with large verandas and outside living areas.



This allows indoor and outdoor living spaces to blend seamlessly. The use of timber screens and glass doors can protect the living spaces from wind and rain while allowing homes that integrate with their natural environment.

THE SEAMLESS BLEND OF INDOOR AND OUTDOOR SPACES.

The use of large verandahs:

This is an integral part of Natal verandah architecture, as it 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.

Large verandahs provide cool shelter from the summer heat.

Large areas of glazing:

Large windows and glass doors enable homes to take advantage of the spectacular views and allow the outside, in. Verandahs assist in protecting large glazed areas from sun, while not affecting sight lines.

Large windows and glass doors enable homes to take advantage of the spectacular views and allow the “outside in”.

Limited range of materials and colours:

A unifying element of the estate is that all wall colours are limited to a range of natural colours and all roof colours are dark, in order to blend in with the landscape.

The use of natural materials:

The use of timber and natural stonework is what differentiates homes at Intaba Ridge from those elsewhere. Elements such as timber screens, wooden decks, stone fireplaces and bomas are inspired by luxury game lodges.

The use of timber screens, wooden decks, stone fireplaces and bush bomas are inspired by bush lodge luxury.

Unifying all of the above into forms that are harmonious, sympathetic and embrace the environment is what gives Intaba Ridge its unique identity. This harmonious blend truly creates an architectural ethos of inspired living, naturally. 🌿

dare to bring your dreams to

life



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Best Real Estate Agency, Best Real Estate Marketing and Best Real Estate Website
awards. We pay tribute to the 2000 people in our organisation
who honour this compliment on a daily basis.



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