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In this issue:

- DFA / EIA
- Africa
Aerospace &
Defence
- Farm / Game
Management
- Marketing
- Construction
- The **Ultimate**
Aero Estate?
- Next issue:
November 30

**ZANDSPRUIT NEWSLETTER****DFA / EIA**

As was mentioned in the Newsflash last week, we have had a further postponement of the DFA hearing. The reason is very simple – there is a Land Claim on the farm and the Limpopo Tribunal want absolute clarity on the issue from the Land Claims Commissioner as well as from the Land Claimants before granting the rights to develop. The way forward is to negotiate with the Land Claimants so as to satisfy the above concerns.

Once rights are granted, one wants to move forward with confidence, knowing that there are no outstanding issues. An unresolved Land Claim can come back to haunt you for many years to come. While we have known about the claim all along, the reason why we have not negotiated with the Claimants before, is that we do not consider the claim to be a valid one. We have ample proof that the farm was not one that was settled on by the Claimants in the past and furthermore, we know that no one has ever been forcefully removed from the farm. This farm was owned by one family and passed down through the generations since the late 1800's.

Even having presented the above facts to the Tribunal on the 29th of September, they still felt it necessary for us to enter into negotiations with the Claimants. This we will do in the weeks leading up to the Final Hearing on the 20th of November.

The Tribunal, Maruleng Municipality and even the Claimants themselves all feel that the model we have constructed for the Development, is a good one and that the development **MUST, AND WILL** go ahead for the greater good of Hoedspruit and the broader community.

As far as the ROD (Record of Decision on the Environmental Impact Assessment) is concerned, here we have very good news. The Department of Environmental Concerns conducted a site visit with Martin den Dunnen on the 25th of September, after much pressure was applied by our Environmental Consultant. After spending a good three hours on site, looking at all the good work that Mike Cowden has already done and discussing the work that we are planning to do, as well as the impact that the development will have on the environment, the Departmental Officer was pleasantly surprised by our conduct and approach to environmental issues. He reported that he would be issuing a positive report to the Department, recommending that the development should get the green light. This was the last piece of the puzzle that we needed to ensure that the development would go ahead. Now for that Land Claim.....

Watch this space!!





Africa Aerospace & Defence Show Cape Town

The entire Zandspruit Team was present at the recent AAD (Africa Aerospace and Defence Show) held in Cape Town from 17 to 21 September. There were 250 direct and 150 indirect exhibitors from across the country and the rest of the world (from 35 countries) and many of the Aeroplane Manufacturers were represented with static displays.

This is the biggest get together of people involved in the aviation industry and a great opportunity to showcase Zandspruit. There were 16 000 Trade visitors in the first 3 days and 60 000 visitors on the two public days. We had a display area prepared and had a very good response from fellow exhibitors, the aviation industry as well as from the public.

Events like these are all about getting your name out there and it was rewarding to hear how many people in the aviation industry had already heard about Zandspruit.

We picked up many contacts from interested parties, both local and from abroad, which we are following up on a regular basis. Here, the advantage of having an overseas Director that can deal with all the enquiries from Europe, becomes obvious. The biggest challenge is to get the potential clients to Hoedspruit. From there, we believe, the Estate will sell itself!



Our stand at the trade fair



At the end of a long but rewarding day



Farm / Game Management

Mike Cowden has been very busy on the farm and has completed the demarcation and clearing of the airstrip. All the future roads on the Estate have also been marked and cleared, although the roads are still very narrow as we want minimal damage to the environment. These roads will be finalised once the Land Surveyor has surveyed and measured all the sites and the services have been installed. (The roads are also "sites").



Airstrip and roads cleared

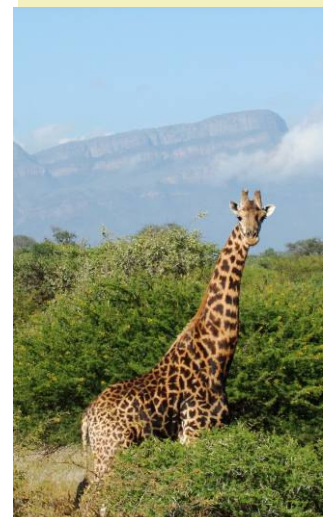
We have planted 80 Marula trees down the southern side of the R527 to create a lane of Marula's for the future generations to enjoy. This was done for two reasons, firstly we are trying to create a good look and feel to the Estate, even when just driving past and secondly, we had to remove a few trees on the enlarged airstrip and wanted to replace these 10 fold.

The giraffe that were recently released are doing well and are spotted regularly. They have met up with the males on the farm and seem to be happy. The pregnant female giraffe is ballooning at the moment and we hope to report on the birth of our first Zandspruit giraffe soon.

The waterbuck have also settled down well and are in prime condition. Four of them have formed a family herd with only the male roaming on his own, like Waterbuck do.

The African Hawk Eagles have been very active at their nest site, but we are yet to see the young. There have been a lot of sightings of Fish Eagles due to the river pans now drying up and trapping fish in them.

Other interesting and good sightings have been at night of Porcupines and Aardvark. An increase of Hyena activity is also evident with tracks on the roads all over the farm.





Farm / Game Management

We have taken off 200 Impala's as the veld condition has worsened due to the lack of rain. We will also need to take off Nyala, Zebra and Wildebees as their numbers have increased dramatically and veld conditions can't support them. We are supplement feeding the game with Lucerne until our rains come.

Mike and his team were on leave for the past two weeks and we look forward to them continuing with "making this a better place"



Marketing and Events

We have been extremely pleased with the response on the SA Flyer editorial and adverts placed. We have gathered many contacts and queries with regard to potential buyers and quite a few have already been down to Zandspruit to look at the stands.

We have been very active in the field with these buyers and will report on Sales once our rights have been granted. Martin is also actively pursuing the Flying Clubs to arrange fly-in weekends to Zandspruit, even though the runway is not useable yet and all aircraft will have to make use of the Hoedspruit Civil Airfield. From Civil, we will ferry the members across to Zandspruit and settle them into the Bush Camp on Saturday afternoon.

We will then show them around the sites and the farm and then have a Boma braai at the Bush Camp. The next morning a breakfast will be enjoyed together and any people wanting to look at sites again, will be shown around.

The first club that has accepted our invitation (with the help of and our thanks to Johann Diedericks) is the Lowveld Aero Club from Nelspruit. They will be on the Estate on the weekend of the 8th of November. Martin and Tracy also attended the

Bush Pilots fly in at the Barberton Airfield as well as the Race of Champions held at Tzaneen.

These shows also rewarded us with interested parties and once again, it was clear that the Zandspruit name is very much out there!

Apart from the South African marketing efforts, Gerrit Jan van der Grijn started with the overseas marketing, especially in Holland. Soon the Dutch website will be up and running and the first potential clients are flying from Holland to Zandspruit at the beginning of November.



Mike Cowden



Bush Camp Boma



Construction / renovations

Rijshuys

Although we reported in our Newsletter of July that we expected to move into our new offices towards the end of September, we encountered some unexpected issues with the renovations of The Rijshuys as a result of which completion will be one month later than expected. We will be moving in by the end of October.



Picture taken two weeks ago, the roof is nearly finished

Bush Camp

The renovations of the Bush Camp are well underway and on schedule. Building activities will be finalised by the end of October.



Swimming pool almost finished

How we started.....





SA Flyer advertisement, for those who missed it.

Page 6

Land..

and you'll know ...

you've arrived ...

Expedite!
These 38 Aero
stands
will fly!

Move to accessibility, move to tranquility, move to security ...

Zandspruit Estate offers secure living on a Bush and Aero Estate. Bush stands offer pristine seasonal riverbed frontage, spectacular mountain views or that real, in-the-bush, feeling. The Aero Estate will appeal to Pilots and those with a passion for aviation. A unique feature here, and a first in the bush, is that you will be able to land and hangar your plane near your house. Central hangarage will also be available for the 130 bush stands.. For more information contact us on: Tel : 086 000 ZAND or 015 793 1192 Fax: 015 793 1194 Email: info@zandspruit.co.za www.zandspruit.co.za



ZANDSPRUIT
BUSH & AERO ESTATE

MOVE TO A BETTER PLACE



AVIATION ESTATES

Zandspruit: The **ultimate** Aero Estate?



ONE OF THE pleasures of being a pilot is the ability to escape the humdrum of daily commuting. This gives pilots the freedom to choose where to live - and the Lowveld is becoming an increasingly popular option. The Lowveld and in particular Hoedspruit, is famed for its warm sunny weather, unspoilt natural habitats and wildlife and low crime rates.

Hoedspruit is just over an hour's flying (at 150 knots) to Gauteng's general aviation airports and is connected by Airlink to OR Tambo from Eastgate Airport. With open roads it can be a four hour drive to Gauteng (which is about the same time as a typical airline commute to Cape Town).

It is therefore not surprising that a number of OR Tambo based airline pilots already live in the area. Now, Zandspruit Aero Estate is being launched to provide residents with the best of all worlds. Zandspruit is built around a 1000m tarred runway. The 38 aero stands will have their own hangars with direct access to the runway. It will be part of a large game reserve and so will be strictly ecologically controlled. Although serious crime in

Hoedspruit is minimal it will still be a security estate.

Zandspruit is situated within easy walking distance of Hoedspruit's growing shopping centres and mall so, although residents will be living in an unspoilt game reserve, they have convenient access to all the nearby luxuries including major retail chain stores and coffee shops. In addition, there is the excellent Southern Cross School within walking distance.

Owners may choose to live on the runway with a hangar on their property or they may live away from the runway on one of the 130 bush stands and share communal hangars. There are price options to suit all pockets, from affordable complete houses on the main road from R365 000 to large stands costing up to R1.8 million overlooking both the majestic Drakensberg and the Zandspruit River bed running through the reserve. Developer Martin den Dunnen drove us around the 650 hectare area set aside for the game reserve. It is teeming with wildlife. The game reserve will be left untouched, with just gravel roads, but the residential area will have cemented roads, thus keeping down the all pervasive dust in winter.

Stand buyers will be able to design their homes within a broad set of architectural guidelines, allowing for a variety of roof types and not just the usual thatch. For those who yearn for the wonderful lifestyle that living in Africa can offer and who want the added bonus of living with or near their own aircraft, Zandspruit seems an ideal solution. ✈️



- 1: Developer Martin den Dunnen points out how residential stands will be placed around the 1000m runway.
- 2: The view from a stand on the runway.
- 3: Nearby Hoedspruit Civil Airport is just an hour's flying from Gauteng.
- 4: The existing 800m air-strip with the beginning of the new runway to its left.





More images from Zandspruit

Feast your eyes on these views! More? www.zandspruit.co.za/gallery

Page 8



Should anyone wish to visit the farm to look at their stands or to take a drive through the Wilderness area, please contact us.

Best regards to all,

Martin (082 449 8895)

Tracy (083 977 9678)

Gerrit Jan (072 915 3050)

ZANDSPRUIT, MOVE TO A BETTER PLACE
www.zandspruit.co.za