

SAVUTI ESTATE ANNOUNCEMENT 16 NOVEMBER 2010

Introduction

This dream was born on Friday, 12 September 2008, at a “Bosberaad” which was led by Jane Stevenson. At this bosberaad a very important new concept surfaced, namely that the buyer of today have modern residential needs. These needs are: Security, freedom and openness, but in a combination with all the amenities such as medical facilities, shopping centers, recreation facilities, etc.

By combining this unique wildlife estate with Jeffreys Bay’s facilities and a world famous beaches, Savuti Estate has brought together the best of two worlds and succeeded in providing in all of these needs.

Where does the name “Savuti” originate? We were looking for a name like Serengeti which catches the imagination, which awakens that dream in you, which is easy on the tongue and says it all. Savuti is a river in northern Botswana and the Savuti lions are well known and documented.

Open Spaces

The idea behind Savuti was to create something truly unique by placing emphasis on creating a feeling of freedom. Only 515 single residential stands will be available in the estate that stretches over 270 hectares, which means that more than 80% of the total area will form part of the private open system. The average stand size is 2 300m² and by positioning these stands around large open spaces and several impressive lakes, each home owner is assured of a feeling of openness, while enjoying living right on the water’s edge or enjoying vast open spaces. Phase I of Savuti will consist of only 118 stands.

Savuti will feature twenty four dams and waterholes to ensure an unforgettable “waterside living” experience. Ten of these dams are already constructed and most of them will feature bird islands providing safe nesting grounds for several water fowl species, making this a birdwatcher’s

paradise. Some of these dams are already full and look beautiful; Once they are full, we will be able to keep them full by recirculating the water and top them up from boreholes which deliver about 60 000 l/h

We have done a lot of investigation to introduce fish to these dams. The dams will be stocked with Kurpers soon, more or less 12 months later Bass will follow and then the food chain will be complete and birds like fish eagles will definitely visit the dams. Bird hides will be placed and catching of fish allowed in certain dams where the privacy of other owners will not be disturbed.

Wild life

Zebra, Red Hartebeest, Blesbuck, Bushbuck and Duiker have already been introduced to Savuti, with Waterbuck and Springbuck to follow soon. Giraffe and Greater Kudu will be introduced in 18 months time when enough habitat have been established. Stands are positioned in such a way to make it easy for the wildlife to meander in between the houses.

The game will be handed over to the HOA and as such each home owner will now also become a Game Farmer. The game will be managed by a scientific management plan and all surplus animals will be sold for the account of the HOA which in itself will subsidise the levies.

Security

The Savuti lifestyle is all about freedom and to secure that, the estate will feature state of art security, including biometric access control, CCTV perimeter monitoring and 24 hour patrols. An electrified fence of 2,4 m height with anti-cut mesh up to 1,5 m and an anti-dig device, to a depth of 0,8 m will be erected.

This high standard of Security and visible patrols can fulfill that lifelong dream of a secure lifestyle with freedom and openness where you and your family can enjoy nature, the game, all facilities etc. without looking over your shoulder all the time.

Facilities

Savuti will include a wide array of facilities, including tennis – and squash courts, gymnasium and archery range to name a few. The estate will feature equestrian stabling facilities with a riding school and where horses can be stabled or hired for out rides.

The estate will also feature more than ten kilometers of walkways, bridle trails and cycling trails that will take you pass bird hides and oasis to get the most out of your wild-life viewing experience.

Green / Eco

Savuti will be a green eco development and we will endeavour to cut our dependence on Municipal electricity and water by at least 50%. For instance, no electrical geysers and hobs will be allowed and must be replaced by solar and gas. For every 150m² of roof surface 5 000 l of water storage capacity must be provided.

Houses will be planned in such a way to allow the exact amount of sunlight and airflow whilst the size of the stands allows the architects to orientate each house perfectly. Savuti will not prescribe a certain style but will allow a contemporary African style house where certain elements like stone, wood earthy colours, etc. will ensure a continuous characteristic theme.

Great emphasis will be placed on roads, street lighting, street name boards, landscaping etc. to tie in with the theme and the environment. Road surfaces will be a mixture of coloured tar, paving and concrete strips. Roads will be designed in such a way to control speed by adding in curves, (rock in the middle of the road) or decreasing the width.

To promote the movement of animals between the houses there will be no streetlights, except at intersections and at the entrance of each house where each home owner will be required to place a pre-designed light fitting.

At the moment there is about 14 000 trees in our nursery of which 7 000 is allocated to Savuti and Dup, our horticulturist, is producing more and more on a daily basis. Dup has planted about 1 500 trees already in the valleys of Phase I and thousands more will be planted once the project has started. Our aim with this nursery is also to provide enough plant material to the Savuti home owners.

Maintenance Costs and Levies

We have nothing against Golf Estates, but it is a fact that many people who invested in these estates were highly disappointed with the privacy and space they experienced, not to talk about the monthly levies which varies from R 2 000 – R 3 000/ month.

The estimated levy for Phase I of Savuti, will be just under R 700 / month and you can check this budget on the website. You will understand that a lot of costs will be loaded onto Phase I and we foresee that as more phases are added, this figure will stay unchanged for quite some time or even decline. Taking into account what Savuti is offering , this is unbelievable value for money.

School

To take the Savuti lifestyle to perfection, a private school, the Savuti Global Leadership Academy with boarding facilities for grades 8 – 12, will be erected adjoining Savuti. What an absolute privilege for the residents of Savuti, but also for the Kouga as a whole. I will leave it to Stefan Kleyn to tell you the whole story a bit later.

Summaries

What makes Savuti unique is that while at home, you will experience all the tranquility that this wildlife estate has to offer, but on top of that you will have the convenience of all the key amenities within one kilometer from the estate.

And of course, Jeffreys Bay's legendary beaches are just a stone's throw away. Now that is truly "Wildlife living by the Sea"

While Savuti is located in such close proximity to all these amenities, it is like they are worlds apart.

To make Savuti a reality, we need to sell this dream, this wonderful product to the public out there. We could not think of any one better to market this all inclusive, emotionally loaded product than Johan Ferreira, Johan is a well known and respected agent and is passionate about Savuti. He is appointed as the Resident agent and will take control of all sales. This does not mean that we are excluding any other agents, if they bring a buyer they will still earn their full commission, but Johan will be the one to sell the dream.

Thank you for the opportunity to take you on this journey, but please also visit our website, www.savutiestate.co.za for a lot more information on how the Estate will be managed, the architecture, building plans and prices, stands available etc.etc. and remember.....

Savuti – It's not about being different, it's about being unique!