

# Zandspruit **OPENING**

Text by Athol Franz

Photographs courtesy of Zandspruit

Three years ago Zandspruit was merely a dream, but on Saturday 19 February invited guests witnessed the realisation of this dream as the bush and aero estate was officially opened. Nowhere else can you find prime residential property that is unique, within a pristine bush environment with its own airstrip and to top it all, within a recognised biosphere.



Zandspruit's Cessna 206



Zandspruit Bush and Aero estate has been the culmination of years of hard work and dedication from all involved and above all the unfaltering belief in this project from the development team. Whilst the road certainly has not been easy especially given the world economic recession, perseverance ultimately delivers the goods. Although the developing team had many challenges, at the end of the day the satisfaction the team had when everything finally came together was worth the rollercoaster ride it experienced.

The developer, Martin den Dunnen had the following to say: "I think it is a rare privilege indeed for any individual to take two passions in life, which also happen to be my hobbies, namely aviation and nature and have the opportunity to combine these into something that one can live in and share with like-minded people. When I stood on the 400m long, narrow little dirt airstrip three years ago and pictured myself living here and housing my aeroplane right at my home, I had no idea that others would actually want that too. When I shared my idea with fellow pilots and friends they said that they too, would want to live like that and so the idea of the Aero Estate part of this development was born. The convenience of flying from, for example, Rand to Hoedspruit for a weekend getaway in your own home in the bush has certainly found a niche in the market. We have already sold 18 of the 31 stands along the runway in Phase 1. I think that once the realisation hits home that this is not a house on O.R. Tambo International, but a quiet hideaway tucked away in the bush with the added convenience of flying in from wherever you may be, the place just sells itself. What's not to like in a beautiful place like this?

#### BUILDING IN THE BUSH

The bush stands have also found a good market even through tough trading conditions of the past few years. Zandspruit has managed to sell 40 of the 103 stands on offer in the first phase of the bush estate portion of the development. Stunning mountain, river and bush views on these stands have most definitely contributed to the success of the sales team that strives to offer its clients good old fashioned honesty and integrity, topped with good value on their investment. The vision is to place Zandspruit at the top of the pile in terms of returns, good management and a carefree lifestyle. The team is striving to make Zandspruit the most sought after address in Hoedspruit and in fact, the Lowveld.

This development is for young and old, local and international, holiday makers and permanent residents. Phase two plans include further bush and aero stands, retail and commercial property, a 140 bed Hotel, a 24 bed lodge, a proper retirement village with frail care facilities, a government high school for Hoedspruit and a solution to Hoedspruit's water problems. Ongoing

discussions with the local Municipality have brought about a workable, long term plan that will benefit everybody in the town of Hoedspruit. The plan includes a water supply that is sufficient for the current demand as well as the inevitable further expansion of Hoedspruit, with an eight megalitre reservoir being built on land donated by Zandspruit to the municipality for this purpose. It is hoped that the powers in government will approve the joint initiative and release the funding for this desperately needed project. Martin thanked the former Mayor of Hoedspruit, Junior Mafogo, the Town Planner Nelson Kopela and the Technical Manager Sam Modiba for their hard work that has brought the partners closer to making this a reality.

#### FUTURE PHASES

Within the next few years, phase three will also become a reality. In this phase stands will be available from as little as R120 000 with a complete house going for R395 000 in today's terms. This will satisfy the much needed affordable housing sector in an area to be called Zandspruit Valley. The Zandspruit Manor and Ridge areas will be sought after by those wishing to relocate to a secure area within the urban edge of Hoedspruit with stunning views over the bush and mountains. The water project previously mentioned will be required to make this phase a reality.

This project would not have been possible without the help of some very enthusiastic investors most of whom invested in the project during the early days and some that came on board later for the infrastructure. The infrastructure is now as good as complete, has been delivered on time and within budget. These early investors had nothing upon which to base their decisions except an idea in Martin's head and he remembers driving them around, pointing out features on the farm. Today those ideas have become a reality and Martin thanked the investors for their faith in the project.

Martin continued: "I certainly could not have achieved all of this on my own and I have some very special people on my team. A big thank you to my wife Tracy and Gerrit Jan who are my business partners, for supporting my initial dream, joining forces with me and adding many ideas of their own as the bigger picture evolved. Also, enormous thanks to my entire staff who have worked extremely hard to make things as perfect as they are for this occasion. The overtime, frustration, dedication and perseverance have all been worth it. When I take a look around and see this beautiful gate house and entrance and think about all the effort that has gone into the project as a whole, it makes me extremely proud of what we have achieved together. Sometimes, a bit of luck needs to come one's way too and in this respect I am pleased to tell you that even the road signs and painting of the lines on the newly surfaced road were also completed in time, albeit yesterday afternoon." ✈



**Martin den Dunnen**





Land, and you'll know

you've arrived

in a wild place you thought

no longer existed...



Zandspruit Bush & Aero Estate is an unspoilt hideaway in the African bushveld. A place for nature to flourish, where you can enjoy nature up close and personal, on a daily basis. Zandspruit Estate provides an environment in which both adults and children can live a carefree, secure life.

Aviation enthusiasts will delight in the fact that you can land and hangar your plane right at your bush home in the Aero Estate. Limited hangarage is offered to the Bush Estate stands. Extend your weekend breakaway by cutting down on travel time as Zandspruit is only an hour's flying from Gauteng.

161 Bush stands and 38 Aero stands, all Full Title. A 650 ha wilderness area fully stocked with plains game, in which to game drive, walk, cycle, bird or explore on horseback – Life does not get better than this. Conveniently close to retailers, Doctors, schools and top class restaurants - the best of both worlds combine. (2km out of Hoedspruit Town) Zandspruit Bush & Aero Estate is the African dream personified.

Fly to a better place, Fly to Zandspruit Bush & Aero Estate.



ZANDSPRUIT  
**BUSH & AERO ESTATE**  
**HOEDSPRUIT - LIMPOPO**

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