



RUST DE WINTER  
c o n s e r v a n c y

# BACKGROUND

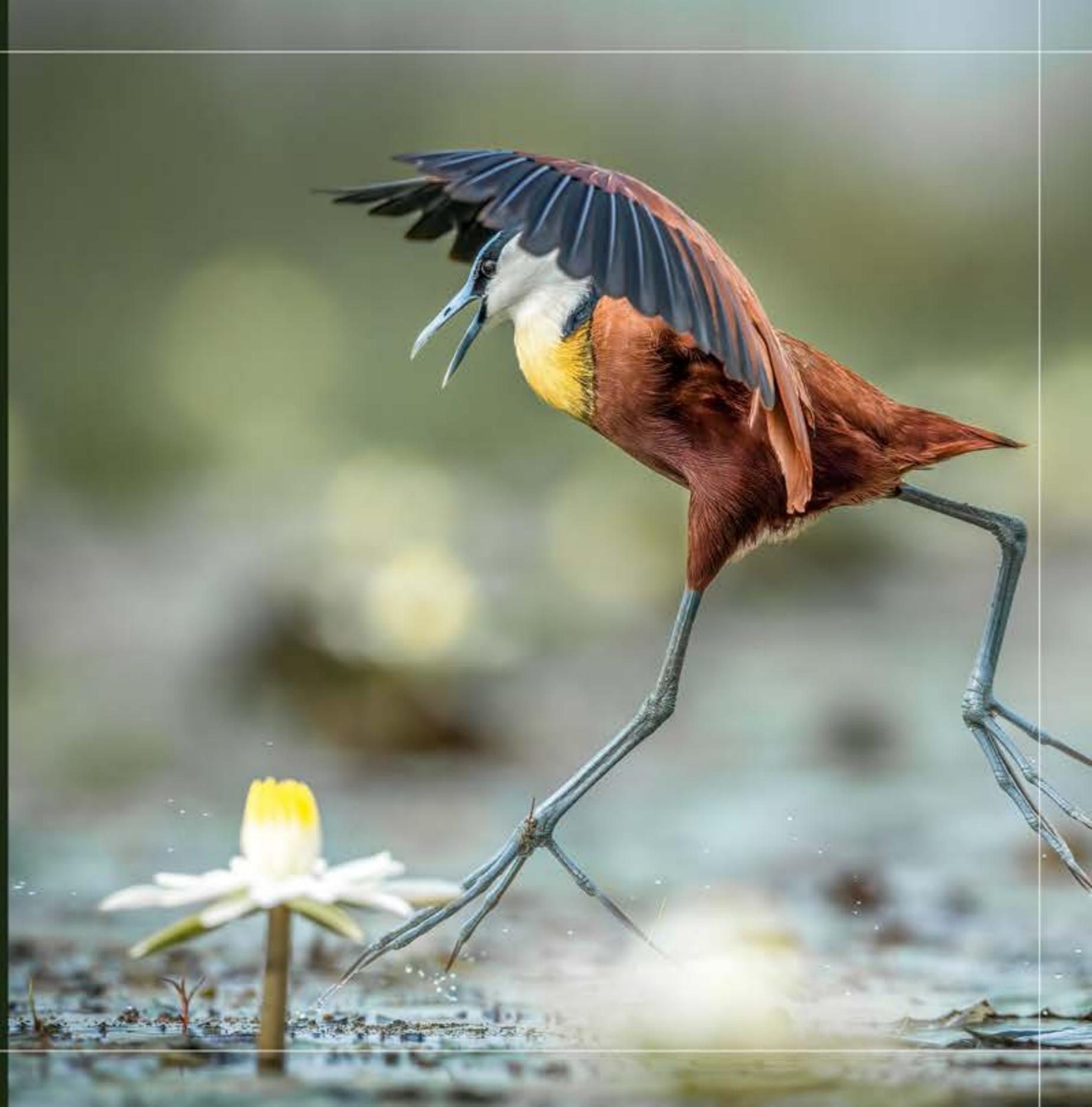
---

The development plan for this development was approved with the settlement agreement between Fish Eagle Rust De Winter (Pty) and Ga-Mashung Matlala community.

The Rust de Winter dam and Rust De Winter reserve played an integral part to this agreement and the success of this development.

The community as the strategic partner must optimise their income from this development, and ensure that the long term goals are in place.

Fish Eagle Rust de Winter and The Ga-Mashung CPA work together within the established co-management committee to steer all processes.



In Partnership with:



# COMMUNITY

Rust de Winter Conservancy is steadfast in its dedication to uplifting the Ga-Mashung Matlala Communal Property Association and its members. Collaborating closely with community leadership, we're committed to not only generating employment opportunities but also fostering the advancement of the region and its inhabitants.

Our partnership with the community is deeply cherished, and we are unwavering in our endeavours to cultivate enduring, sustainable relationships with its members.





## **HARMONISING WITH NATURE'S HEARTBEAT.**

---

A Rare Gem in the Rust De Winter Crown. This is your opportunity to invest in a brand new development on 2000 hectares just 50 min from Pretoria. Life here unfolds in harmony with nature, surrounded by the unspoiled bushveld and free roaming wildlife.

Rust de Winter Conservancy offers 400 full title portions that vary in size ranging from 8300m<sup>2</sup> to 11000m<sup>2</sup>.

Enjoy the freedom of building or buying your dream home either on a Bush stand, Waterfront or Golf Course Stand. We take great care in offering you a variety of pre-designed building packages which can accommodate alterations to suit your personal tastes and preferences. Our designs are expertly drawn by The Grey Whippet Architects. Their expertise and knowledge of the estate has inspired the options available to ensure maximum benefit of the beautiful environment that surrounds you.

You are however welcome to have your home designed to your own specifications within the parameters set out by Rust de Winter Home Owners Association.

Coupled with value for money monthly levies, access control, electrified fence, wildlife management, waste removal, and other services, makes investing in Rust de Winter Conservancy the obvious choice.

We are here to assist you every step of the way in creating your dream of a true African Bush home.



# A RARE GEM IN THE RUST DE WINTER CROWN

---

Immerse yourself in the symphony of native wildlife - each note a testament to the thriving fauna and flora nurtured within the development's heart.

As sunlight dances through canopies of majestic trees, painting dappled pathways, it creates harmony between architecture and lush tree life.

These trees, deeply rooted in the land's history, stand as guardians of the past and anchors of the present. Beyond the visual tapestry and harmonious songs, a diverse array of animal life finds solace within this natural haven. From elusive creatures of the underbrush to majestic inhabitants of the skies, every corner of the development holds the promise of wildlife encounters. A testament to the commitment to preserving biodiversity and intricate ecosystem connections.

# YOUR VISION, YOUR HOME.

---

Craft your ideal abode at Rust De Winter Conservancy. Here, you hold the reins to design your dream residence within the parameters detailed in our Development Manual and Architecture brochure.

Our dedicated overseeing architect stands ready to guide you, ensuring your vision harmonises seamlessly with the essence of the development.

Whether you envision a sleek carport addition or contemplate the prospect of multiple dwellings interconnected by pathways for supplementary accommodation or rental prospects, the possibilities are boundless.



# BUSHVELD SERENITY

Nestled amidst the serene Bushveld landscape, our estate offers more than just waterfront properties. Embrace the enchanting allure of our meticulously curated selection of stands, ranging from R780,000 (ex VAT) to R1,500,000 (ex VAT).

Immerse yourself in the captivating beauty of the bushveld and witness the majesty of free-roaming wildlife right at your doorstep.





# GRANDIOSE WATERFRONT

---

Experience the allure of limited waterfront stands. Secure your slice of paradise with a select few exclusive pre-launch offers in the inaugural phase, priced between R4,200,000 (ex VAT) to R5,500,000 (ex VAT).

These prestigious properties grant unrivalled access to the water's edge, boasting panoramic vistas. Revel in unrestricted entry to the pristine Rust de Winter dam, where you can immerse yourself in breathtaking perspectives.

Craft unforgettable moments on sundowner cruises, fishing expeditions, and birding excursions, all while fostering new connections at our proposed Members Clubhouse.





## Water

---

Residents will delight in more than just the breathtaking bushveld and wildlife within the conservancy; they will also have exclusive access to the Rust de Winter Dam renowned for its abundant birdlife and exhilarating fishing opportunities.



## Proximity

---

Located within a convenient 75km from Menlyn, this dynamic haven of natural splendor ensures effortless weekend getaways. Moreover, the prospect of permanent residency beckons just an hour's journey away from Pretoria's bustling business hub.



## Eco-Conscious

---

The primary emphasis of the development revolves around seamlessly blending nature with estate living, ensuring sustainability for generations to come. Through our steadfast commitment to maximizing green initiatives, we aim to cultivate a unique eco-residential lifestyle estate that both residents and visitors alike can take pride in.

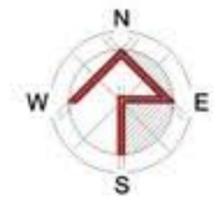
# MORE THAN A CONSERVANCY

---

Although Rust De Winter Conservancy isn't solely a golf estate, envision a picturesque golf course currently in the planning stages, seamlessly intertwining with the estate's landscape. Practice facilities and Par 3 course are already under construction.

For enthusiasts of outdoor adventures, cyclists and hikers alike will find their sanctuary amidst dedicated routes and trails spanning over 50km across the Conservancy and portions of the Rust de Winter Nature Reserve.





- 1. MAIN SLIP-WAY.
- 2. WATER ACTIVITIES OFFICE.
- 3. LODGE & WEDDING JETTY.
- 4. WATERFRONT STAND'S JETTY'S.
- 5. SAILBOAT, BIRD HIDE & JETTY.
- 6. BUSH STAND'S HIDE & JETTY'S.
- 7. ECO-STAND'S HIDE & JETTY.
- 8. EXISTING SLIP-WAY FOR ECO-STAND'S.

APESDORING No. 78 - JR  
PORTION 2

KLIPRAND 76-JR  
PORTION 8

RARE SPECIES  
BREEDING FACILITY

BUFFALO CAMP

EXISTING RESIDENTIAL  
DWELLINGS

PORTION 6  
77-JR

KLIPRAND No. 78 - JR  
REMAINDER OF PORTION 3

STAFF VILLAGE

KAMEELRIVIER 77-JR  
REMAINDER OF PORTION 2

Gatehouse, Offices &  
Maintenance Area

KAMEELRIVIER 77-JR  
REMAINDER OF PORTION 6

RUST DE WINTER DAM

REMAINDER OF PORTION 7  
KAMEELRIVIER 77-JR

PORTION 6

EXISTING RESIDENTIAL  
DWELLING

WATER STORAGE SERVITUDE  
(VIDE SG DIAGRAM A1322/33)

REMAINDER OF PORTION 4  
KAMEELRIVIER 77-JR

EXISTING LABOUR  
DWELLING AREA

ROAD 2417

EXISTING CROCODILE  
FARM

KAMEELRIVIER No. 77 - JR  
PORTION 13

LITVLUIGT No. 708 - JR

ELANDSEWER No. 707 - JR

LITVLUIGT No. 79 - JR  
PORTION 16

X 2790000

X 2791000

X 2792000

X 2793000

X 2794000

X 2795000

X 2790000

X 2791000

X 2792000

X 2793000

X 2794000

X 2795000

## ACCESS

Residents and visitors alike will benefit from two access roads leading to the Conservancy, ensuring convenient entry. Additionally, a helicopter pad complete with hangars will be conveniently located near the main entrance gate, facilitating swift and stylish arrivals.

## INFRASTRUCTURE

The initial phase of the entrance gate is set to be finalized by March 2025. All roads leading to this inaugural phase have already been completed, with further enhancements scheduled for completion by 2025.

Moreover, the commencement of the first phase of water reticulation is underway and is slated for completion concurrently with the launch of sales for the second phase.

## SAFETY AND SECURITY

The Rust de Winter Conservancy is dedicated to ensuring round-the-clock security. In addition to gate control and perimeter guarding, our security team offers a comprehensive suite of security measures, including anti-poaching units, first responder services, first aid, fire prevention, and firefighting units, enhancing the safety and well-being of residents and visitors alike.

## BUILDING TIMELINES

Investors of the first phase will have two years to complete construction as set out in the architectural guidelines.

## LEVIES

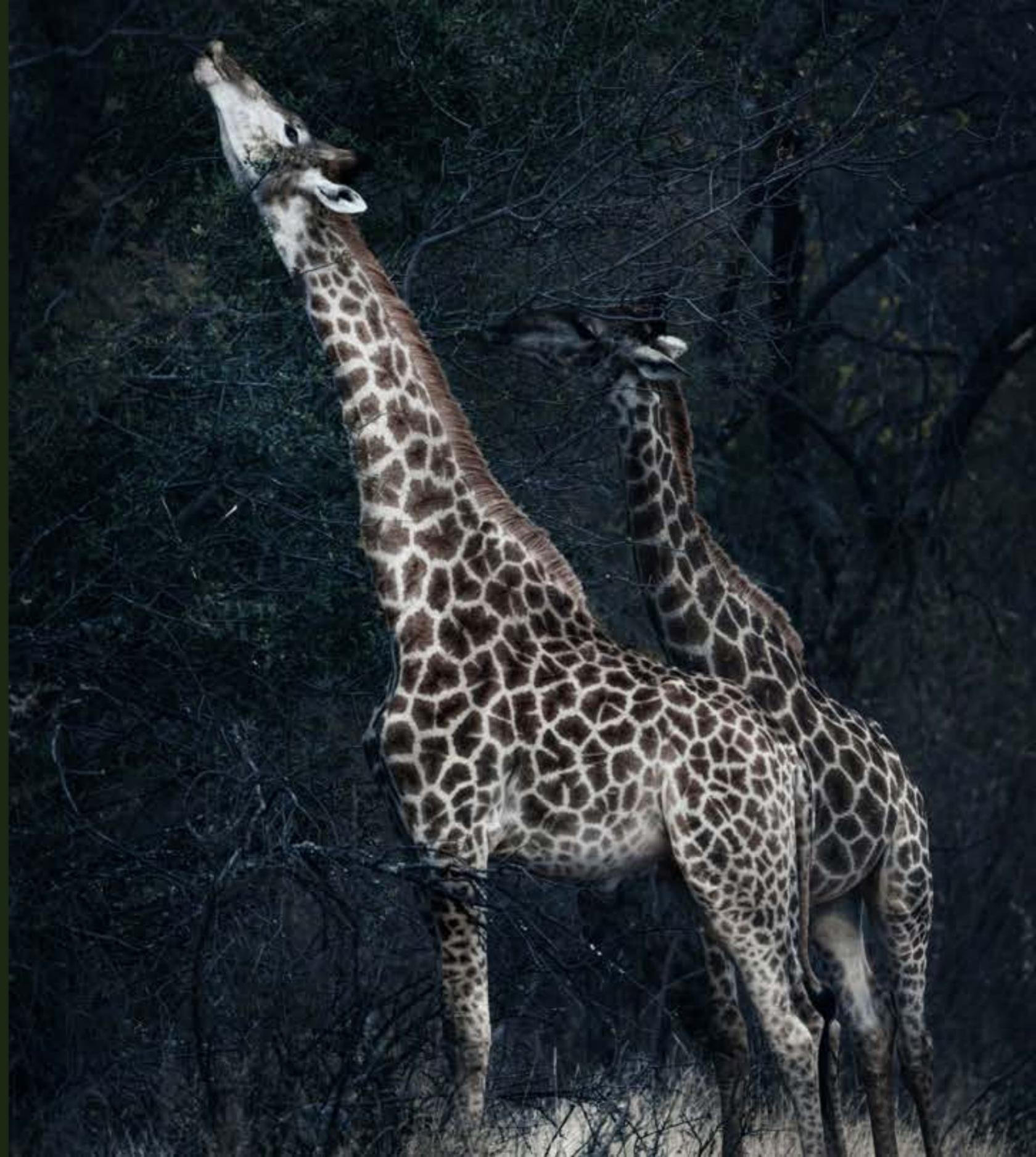
Estimated R2800-R3200

# AN INSPIRATIONAL DEVELOPMENT

---

Rust de Winter Conservancy stands as a pioneering residential development strategically situated near Pretoria, Bela Bela, and Johannesburg. Spearheading the eco-lifestyle estate movement, it offers boundless investment opportunities. This visionary endeavor, promoting harmony and tranquil living, is poised to elevate the community and its environs, emerging as a distinguished getaway destination.

Distinguished by its architectural design, wildlife management initiatives, co-management agreements, and community upliftment projects, this development sets itself apart as an exemplar of sustainable living and holistic community engagement.



## **TRANSFERRING ATTORNEYS**

Fuchs Roux Inc.

## **ARCHITECTURE**

Elevate your vision with our comprehensive Architectural Guidelines, tailored to meet your design aspirations. Collaborate seamlessly with your chosen architect to bring your dream residence to life.

## **CONSTRUCTION**

Impeccable craftsmanship meets meticulous oversight. Entrust your project to our roster of pre-approved contractors, all registered with the NHBRC. Our discerning development team ensures that only the finest standards are upheld throughout the construction process.

## **SALES AND MARKETING**

Experience exclusivity from inception to acquisition. Each plot is transferred directly from the developer, guaranteeing authenticity and transparency. Our dedicated team of seasoned agents awaits, ready to facilitate private viewings and provide comprehensive information tailored to your discerning tastes.





# DEVELOPMENT TEAM

## Adaptive Refreshed Living

The term "Development Team" holds significant weight within our esteemed company, founded by visionary partners Jakes and Pieter Smith.

With a collective experience spanning over four decades in both residential and commercial real estate, our team has successfully navigated projects ranging from low-cost, high-density developments to exclusive lifestyle estates, including notable endeavors such as Broadlands Estate in Polokwane, Waterkloof Golf Estate, Woodhill Lavender, and Newmark Estate.

Our team's prowess lies in its ability to not only meet but exceed expectations, consistently redefining the landscape of lifestyle estate living. By seamlessly integrating sustainable practices and eco-conscious elements, our developments stand as unparalleled exemplars of innovation and luxury.





**THANK YOU**

## **RUST DE WINTER CONSERVANCY**

---

A Fish Eagle Rust de Winter (Pty) Ltd  
development project



[hello@rustdewinter.co.za](mailto:hello@rustdewinter.co.za)



[www.rustdewinter.co.za](http://www.rustdewinter.co.za)



Rust de Winter Conservancy, Buffelsdrif  
Bela-Bela Limpopo, 0406.

