



Brettenwood
COASTAL ESTATE
SHEFFIELD BEACH • KZN NORTH COAST

North Coast Living



JULY 2026

BALLITO

JETOUR
— Drive Your Future —

SOUTH AFRICA HAS SPOKEN

SA CAR OF THE YEAR 2026

FROM R569 900



T2

📍 8 Moffat Dr, Ballito 📞 087 008 2003 ✉ info@jetourballito.co.za 🌐 jetourballito.co.za

*Terms and conditions apply

*Images for illustration purposes only



The All New Q3



Starting from R11 799 pm

Retail Price R867 000 | Interest rate to customer 11.50% | Deposit R86 700 |
Period 48 months | CFV R575 154 | Total cost R654, 837

📍 18 Meridian Dr, Umhlanga Ridge
✉ info@audicentreumhlanga.co.za

📞 087 007 2000
🌐 audi-umhlanga.co.za

Audi Centre Umhlanga

*Terms and conditions apply

*Images for illustration purposes only



From Your Editor's Desk

Samantha Subban

There is something special about this time of year. While there is a slight chill in the air and the mornings arrive a little later, our winter days remain beautifully mild, with clear skies, warm sunshine, and the ocean never far from sight. It's a season that invites us to slow down, gather a little closer, and appreciate the simple moments that make this place so special.

This edition of the magazine celebrates the moments, milestones and memories that bring us together as a community.

This year feels especially significant as we honour 20 years of Brettenwood — two decades of families building homes, friendships forming over morning walks, children growing up on our trails, and neighbours making lifelong connections. What began as a vision has matured into one of the North Coast's most established lifestyle estates, where thriving green belts, wetlands, walking trails and open spaces shape everyday life, and the Woodlands Clubhouse continues to serve as a vibrant social heart for the community.

Within these pages, you'll find thoughtfully designed homes that reflect the beauty of coastal living, inspiration for meaningful gatherings around the table, seasonal treats, and stories that highlight the heart of our estate. From local collaborations and CSI initiatives to the vibrant events that fill our calendar, this issue captures the spirit of life here.

As you make your way through this edition, I hope you'll also be inspired to experience some of the wonderful dining destinations, local businesses and travel escapes featured within these pages. Living on the North Coast means we are surrounded by extraordinary places, passionate people and unforgettable experiences, often just moments from home. Whether it's trying a new experience, supporting a local business or planning your next weekend away, I encourage you to continue discovering everything this remarkable region has to offer.

My hope is that as you turn these pages, you feel a sense of pride in what makes Brettenwood such a special place. May this season bring warmth, joy and meaningful moments shared with family and friends.

If a story, local initiative, or community project inspires you, please feel free to connect with me. One of the greatest privileges of putting this magazine together is meeting the remarkable people, businesses and organisations that help shape our coastline. I always welcome the opportunity to discover new stories worth sharing.

Always with gratitude,

Samantha Subban

Editor, Brettenwood Magazine | Marketing & Events Manager

T: 032 525 3103 | E: sam@brettenwood.co.za



Message from the Estate Manager

Jon Dreyer

As we move further into the year, it's always heart-warming to see the estate so vibrant. Families are enjoying our magnificent open spaces, neighbours are finding connection, and the natural beauty around us continues to thrive. This time of year, often brings with it a sense of comfort and this is something that allows us to reflect on our present, our progress and our shared future.

This year is particularly meaningful as we celebrate 20 years of Brettenwood. Reaching this milestone is a testament to the vision that shaped our Estate and to the residents who continue to make it such a special place to call home. Over the past two decades, we have seen not only growth in infrastructure and development, but also the strengthening of a true community.

Our ongoing focus is on maintaining the high standards that define our Estate thus bettering our lives, these include infrastructure upgrades and security enhancements and the careful preservation of our natural environment. Indeed, every project undertaken is aimed at protecting both the lifestyle we enjoy today and the value of our properties for years to come.

I would like to thank all residents for your continued cooperation and support. A thriving estate like ours, depends on shared responsibility, open communication and mutual respect, and it is this collective effort that ensures Brettenwood remains exceptional.

May the months ahead bring continued connection, progress and many moments of enjoyment within our beautiful surroundings.

Warm regards,

**Jon
Estate Manager**



Where Architecture Meets Ocean Horizon

A Home That Defines Brettenwood Living

Imagine witnessing the exact moment where forest meets sea, which in turn blends into a horizon of blue sky that stretches endlessly. This exceptional residence captures exactly this, and is the perfect demonstration of life in Brettenwood Coastal Estate.

More than just a beautifully designed home, it exists as a reflection of what makes Brettenwood so desirable. Elevated views, architectural freedom, privacy, and a seamless connection to nature.

This is coastal living, refined.





A Sense of Arrival

Tucked along a quiet road within the Estate and accessed via a private panhandle driveway, the home immediately communicates two of Brettenwood's greatest luxuries: space and privacy.

The grand entrance hall introduces bold geometry and contemporary finishes; a sculptural staircase, designer lighting and statement wallpaper setting the tone for what unfolds on the lower level.



Upstairs, a private office offers the perfect work-from-home setting, something increasingly valued in estate living.

From there, the home opens into dramatic double-volume living spaces framed by expansive glass. Natural light pours in, while the ocean remains a constant presence beyond. This is architecture designed to celebrate its surroundings, something Brettenwood does exceptionally well.

Living Beyond the Walls

Brettenwood homes are designed to embrace the outdoors, and this residence does so effortlessly.

Open-plan living areas flow onto a vast sea-facing patio, complete with a built-in gas braai, serving counter and generous undercover dining space. The sparkling lap pool stretches toward the ocean, while a sunken fire pit creates the perfect gathering point. A place to witness the day slow down, as the sun dips behind the horizon.

Here, entertaining is effortless. Views are uninterrupted. Privacy is guaranteed.

From every angle, the elevated position captures the beauty of the Estate's forest canopy and the sweeping Indian Ocean beyond.





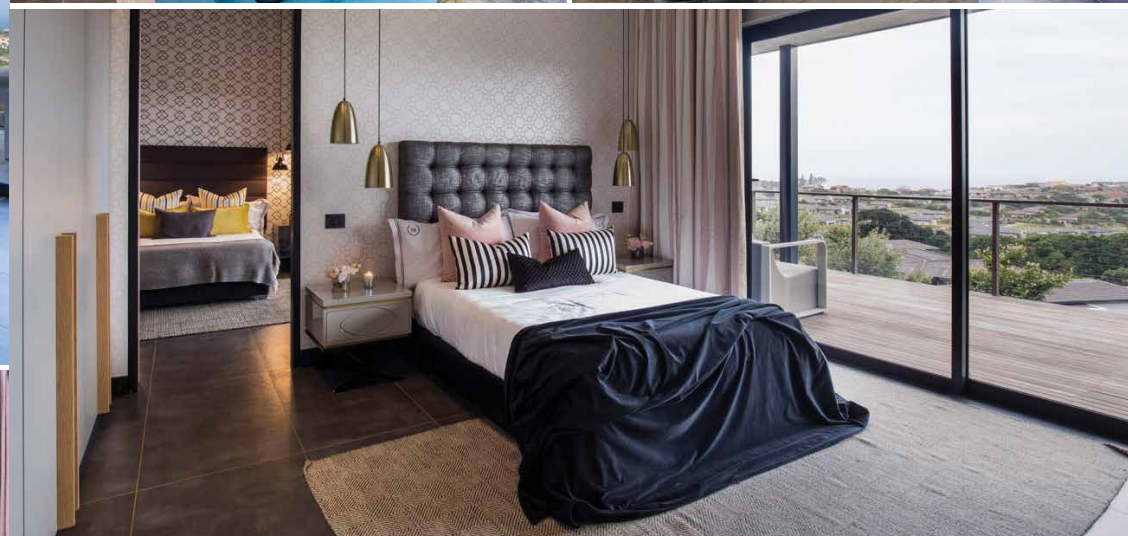
Open Spaces. Natural Light. Connection.

At the heart of the home lies a sophisticated kitchen, sleek, functional and beautifully appointed with designer lighting and contemporary finishes.

Gloss cabinetry reflects warm pendant rings above the central island, while a timber dining extension adds warmth to the modern aesthetic. Integrated appliances maintain clean lines, reinforcing the home's refined architectural language.

Adjacent living and dining spaces feel expansive yet welcoming, designed for both everyday family life and elegant entertaining.

It is this balance of openness and intimacy that defines this home: generous proportions without losing a sense of warmth.



Space for Every Stage of Life

Downstairs, a relaxed pyjama lounge with kitchenette creates a secondary family hub, ideal for growing families or visiting guests.

Four spacious en-suite bedrooms lead onto an expansive sea-facing deck, reinforcing the Estate's connection to nature and light. The master suite feels indulgent yet serene, complete with a chic walk-in dresser and luxurious his-and-hers bathroom. It offers a private retreat within an already elevated lifestyle.

Every room embraces the view. Every space honours the setting.





More Than a Home, a Lifestyle

While this residence is undeniably impressive, it is the Estate itself that completes the picture.

Here, residents enjoy security, space and a strong sense of community, without compromising on exclusivity.

This home beautifully demonstrates what is possible when architecture meets environment in a setting as exceptional as Brettenwood.

Because ultimately, it's not just about the house. It's about the lifestyle.

DWELL
PROPERTIES



**Exclusive mandate
on Falcon Crescent.**

Discover Your Next Chapter with Dwell Properties.

At Dwell Properties, we're proud to be a trusted name in North Coast real estate, connecting buyers and sellers across the region's most sought-after gated estates.

Meet Nicole Kyte, our dedicated Brettenwood sales specialist. At Dwell Properties, we celebrate this incredible coastal estate for its family-focused lifestyle and multigenerational living options, as well as the incredible amenities that make everyday life feel effortless.

Whether you're considering your next home, exploring investment opportunities, or simply want to understand the value of your current property, Nicole offers trusted guidance backed by market expertise. Nicole and her team are passionate about helping families find their place in Brettenwood.

"It's been an honour to present this show-stopping home to the market. This is a rare opportunity to secure your ocean view within an exceptional established estate."

- Nicole

To reserve your viewing contact :
Nicole on 083 327 5857
nicole@dwellproperties.co.za

DWELL
PROPERTIES

Brettenwood: A Legacy in the Making

By Samantha Subban

This year, Brettenwood Estate celebrates twenty years — a milestone that reflects not only the passage of time, but the realisation of a vision shaped by heritage, patience and a deep respect for the land.

Set along the ridgeline above Sheffield Beach, Brettenwood occupies a stretch of the North Coast where space, nature and coastal living come together in remarkable balance. Yet the story of the estate began long before the first homes were built. These rolling hills once formed part of the sugarcane legacy of Sir James Liege Hulett, whose pioneering spirit helped shape the region's early growth.

Generations later, much of the land passed out of family hands, only to return in 1986 when Brett Hulett recognised it not merely as property, but as heritage. Rather than rushing toward development, the land continued as a working farm for many years, allowing time for thoughtful reflection. In the early 2000s, together with his family, Brett began to reimagine the Sheffield farm as something entirely new. What emerged was not merely another residential estate, but a community shaped by a shared family vision, careful stewardship and a profound respect for the land.



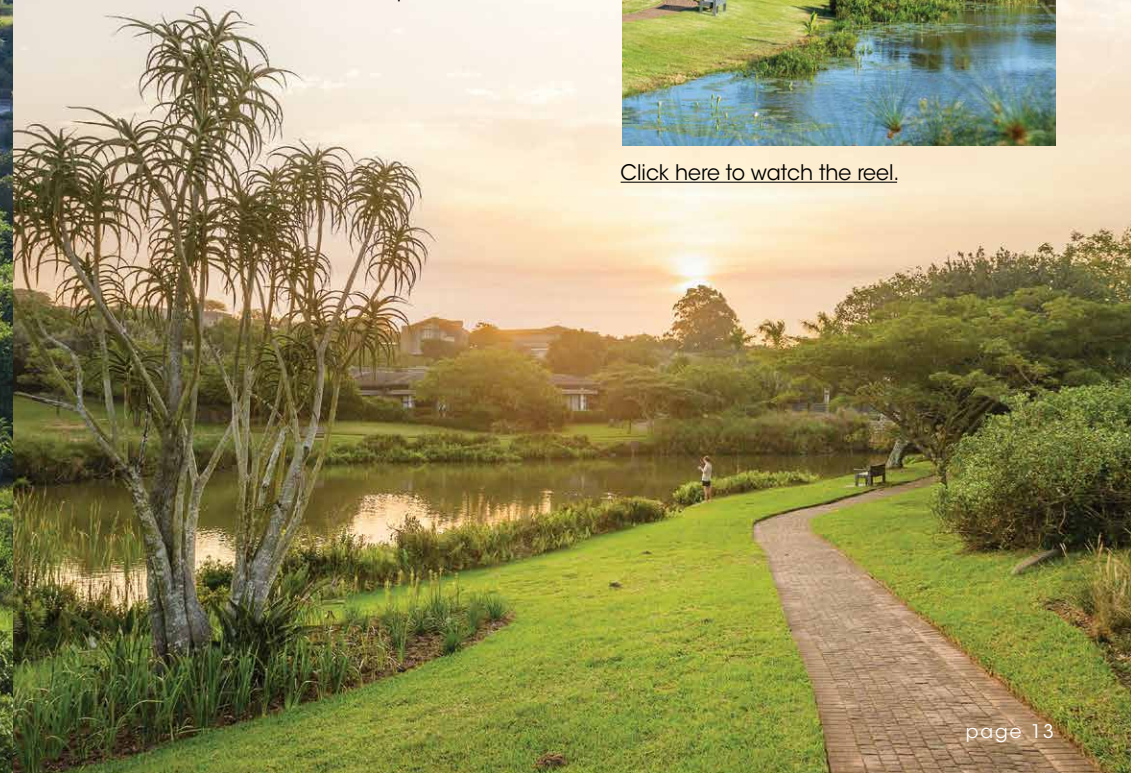
Twenty years on, that vision has matured into one of the North Coast's most established lifestyle estates. Former cane fields have transformed into thriving green belts, wetlands and coastal forest corridors; while walking trails, dams and open spaces shape everyday life. The Woodlands Clubhouse has grown into a vibrant social heart where neighbours connect and community naturally flourishes.

What distinguishes Brettenwood today is its maturity. The estate now stands as a fully realised vision — where established infrastructure, natural surroundings and a thriving community offer the assurance of investing in a North Coast lifestyle already proven to stand the test of time. Shaped over decades, these are qualities impossible to replicate overnight. Residents are drawn not only by security and convenience, but by a lifestyle grounded in nature, connection and community.

As Brettenwood marks two decades, its success is measured not only in homes built, but in lives shaped here — a place where legacy, lifestyle and long-term value meet, and where the rhythm of the coast continues to invite residents to breathe a little deeper.



[Click here to watch the reel.](#)



Brettenwood Coastal Estate is an award winning lifestyle estate situated along an exquisite stretch of KwaZulu-Natal coastline. Enjoy ultimate security, luxury, tranquility, exclusivity and world class amenities, with panoramic sea and forest views.



Brettenwood Awakes in Coastal Bloom

Welcome to one of the last remaining sea-facing sugar cane farms on the North Coast — now reimagined as a lush, sub-tropical gated estate just 600m from the beach and moments from bustling Ballito. Framed by forest, ridge lines, and serene waterways, this is a place where architecture and nature live in harmony.

What sets this estate apart is its sheer ecological diversity. It is remarkably home to not one but four distinct eco-zones — coastal forest, glade forest, grasslands, and wetland areas — each alive with birdsong, rustling leaves, and the presence of small wildlife. Here, nature isn't something you admire from a distance; it's something you live within. The Estate Management ensures that the harmony between fauna, flora, and residents remains undisturbed, making the estate not just beautiful, but sustainable.

Over 900 indigenous trees — like Milkwood, Flat Crown and Natal Mahogany — have been replanted along winding roads, creating cool, green corridors that protect privacy and enhance the estate's serene beauty.

Inspired by Frank Lloyd Wright, the estate's architecture embraces low-slung rooflines, natural materials, and horizontal forms that blend into the landscape. Each home is uniquely designed to follow the land's contours, enhancing sea views and echoing Wright's philosophy that a home should grow naturally from its site.

The Woodlands Clubhouse is a vibrant hub of activity and relaxation — featuring a 25-metre lap pool, a heated aerobic pool, a water-slide zone for children, a fully equipped gym, and the ever-popular Woodlands Café. Designed for all ages, it's a place to stay active, unwind, or socialise. Adding to the estates charm is the open-air amphitheatre, which hosts outdoor movies, live performances, and seasonal events — creating a true sense of community under the stars.

The estates catch and release dams, stocked with tilapia and largemouth bass, offer peaceful family fun alongside rustling reeds and tranquil water. Communal spaces like our Woodlands facilities and open green zones invite connection and quiet reflection. Nature lovers are drawn to the wetlands, where kingfishers and weavers flit through the reeds — a place where the air feels fresher, the sky wider, and life slows down.

Award-Winning Excellence

Brettenwood Coastal Estate has long been recognised for its commitment to environmental stewardship, exceptional landscaping and the preservation of its natural coastal surroundings.

In 2025, the Estates landscaping and environmental management practices were formally assessed as part of the prestigious annual awards programme hosted by the South African Landscapers Institute (SALI), the leading authority representing excellence in the landscaping industry.

Following a comprehensive inspection of the Estate, Brettenwood was awarded a **Double Gold Award** in the category **Environmental Landscape Work**, with Bidvest Top Turf receiving the accolade for its work at Brettenwood. This remarkable achievement places the Estate amongst South Africa's leading environmental landscaping projects and is a testament to the ongoing commitment to preserving and enhancing Brettenwood's unique natural environment.

The award recognises the ongoing efforts invested in preserving indigenous vegetation, rehabilitating natural areas, maintaining open spaces, and creating a landscape that enhances both biodiversity and residents' quality of life.

This accolade is a testament to the vision of the Estate, the dedication of the management team and contractors, and the collective commitment of residents who value and protect the unique natural environment that makes Brettenwood so special.

We are proud that Brettenwood Coastal Estate has been recognised with a SALI Double Gold Award – an achievement truly worth celebrating.



Brettenwood Wine Festival 2026

An Afternoon of Exceptional Wine, Food and Community

By Samantha Subban

The Woodlands Field came alive in spectacular fashion as residents gathered for one of Brettenwood's most anticipated social events of the year — the Brettenwood Wine Festival 2026.

A celebration of South Africa's finest wines drew over 350 guests to Brettenwood's annual Wine Festival. Featuring more than 200 wines from 37 top wine estates, the event offered a rare opportunity to meet winemakers, discover new favourites, and enjoy an afternoon of exceptional food, live music, and the unmistakable sense of community that makes Brettenwood so special.

Against the backdrop of perfect autumn weather, residents explored an impressive showcase of wines from some of the country's leading producers. From bold reds and elegant Cap Classiques to crisp Sauvignon Blancs and beautifully crafted blends, guests enjoyed engaging directly with passionate winemakers while sampling exciting new vintages and revisiting old favourites alike.

[Click here to watch the reel.](#)



Beneath the beautifully styled festival tent, glasses clinked as friends gathered around tasting tables, while live music by René created the perfect atmosphere for the day.

Adding to the experience was a fantastic variety of food offerings from Woodlands Café, Bluff Meats, and our food vendors, perfectly complementing the afternoon's relaxed atmosphere and exceptional wine selection.

We would also like to extend our heartfelt thanks to all 37 participating wine estates and our food vendors for contributing to such a memorable afternoon. Events like these would simply not be possible without their continued support and enthusiasm.

One of the highlights of the festival was undoubtedly the opportunity for residents to purchase wines directly at exclusive cellar door pricing, allowing many to stock up on their favourites, to enjoy long after the event had ended.

It was incredibly rewarding to see the vision for this event come to life. My goal as Marketing and Events Manager has always been to create meaningful experiences that bring residents together, and this festival perfectly embodied that vision. From the wine estates and vendors to the live music and beautiful setting, every element came together to create a memorable afternoon for our community.

As the sun began to set over Woodlands Field, it was clear that this year's festival had once again succeeded in bringing together everything Brettenwood is about — connection, lifestyle, celebration, and community.

Here's to another unforgettable Brettenwood Wine Festival and many more wonderful moments still to come. Cheers.

A Relaxed Coastal Dinner at Woodlands Café

By Samantha Subban

Woodlands Café, tucked inside the heart of Brettenwood Estate, offers residents a convenient and relaxed place to enjoy a meal without leaving the Estate. For many, it's a casual spot perfect for an easy dinner, a quick coffee, or a relaxed lunch with friends after walking one of our magnificent trails.

On this visit, we settled in for a coastal-inspired seafood dinner, enjoying the laid-back atmosphere that makes dining here feel easy and unpretentious. One of the café's biggest strengths is its simple, heartening menu. From seafood and grilled favourites to pastas and classic comfort dishes, it offers a well-rounded selection with something for everyone.



We began the evening with creamy mussels and garlic butter prawns, two dishes that immediately set the comforting tone for the meal. The mussels arrived in a rich, velvety sauce full of flavour, while the garlic butter prawns were tender and aromatic, perfect for sharing around the table. For mains, the calamari was beautifully prepared, lightly golden and crisp on the outside while remaining tender inside. It was served with a fresh salad that kept the dish light and balanced. Their succulent prawn pasta delivered hearty flavours, but the dish remained light and luscious.

Having a café like Woodlands is one of those simple luxuries of estate living. It's quick, convenient and welcoming. For those who haven't visited in a while, now might just be the perfect time to pop in again. Come and enjoy good food, great company and beautiful surroundings.

Woodlands Café: 032 525 3290



*Relax, revive and reconnect.
Dive into leisure at the pools, gym,
boma and cafe.*

VAT vs Transfer Duty: What Every Property Buyer and Seller Must Know

When buying or selling property in South Africa, a key question is whether the transaction is subject to VAT or transfer duty. The fundamental rule is simple: only one applies—never both. However, determining which tax applies is not always straightforward and depends on several factors. The first consideration is the seller. If the seller is not registered for VAT with SARS, VAT cannot be charged and transfer duty will apply. If the seller is VAT registered, the analysis does not end there, as VAT only applies if the property forms part of the seller's VAT-registered enterprise.

For VAT to apply, the property must have been used in the course of the seller's business activities. This typically includes developers selling newly built units, companies selling business premises, or commercial landlords disposing of income-producing properties. However, if a VAT-registered individual sells their private residence, the property is not part of their enterprise. In that case, VAT does not apply and transfer duty will be payable instead. This highlights that the key issue is not simply whether the seller is VAT registered, but how the property was used.

Residential rental properties often create confusion. Long-term residential letting is generally treated as an exempt supply for VAT purposes, meaning the rental income is not subject to VAT. As a result, the sale of such property will usually not attract VAT, and transfer duty will apply. However, if the property is used for short-term or hospitality-style accommodation, such as serviced apartments, it may be regarded as a taxable activity. In these cases, VAT could apply depending on the specific facts.

A property transaction may also qualify as a zero-rated going concern, meaning VAT is charged at 0% if certain requirements are met. Both buyer and seller must be VAT vendors, the property must form part of an income-generating enterprise, and the enterprise must continue operating after transfer. In addition, the agreement must clearly state that the transaction is a going concern and is zero-rated. This is common in the sale of fully tenanted commercial properties and offers a cash flow benefit, as no VAT is payable upfront. However, the requirements must be strictly met, as SARS may otherwise impose VAT at the standard rate.

Where a purchaser acquires property from a non-VAT vendor, transfer duty applies. If the purchaser is a VAT vendor acquiring the property to make taxable supplies, they may be able to claim notional input VAT. SARS has clarified that transfer duty cannot be included in the calculation of this notional VAT. A recent ruling sought to change this position; however, SARS has appealed the decision, meaning the current position remains unchanged.

In some cases, a purchaser may acquire shares in a company that owns property rather than the property itself. If the company qualifies as a residential property company, transfer duty may still apply. The same applies to certain share block schemes, meaning the structure of the transaction can significantly affect the tax outcome.

There are also limited situations where neither VAT nor transfer duty applies, such as transfers through inheritance, certain divorce-related transfers, specific corporate restructures, and some land reform transactions. These are technical and require careful consideration.

Although the principle is straightforward—VAT or transfer duty applies, but not both—the application can be complex. Errors can be costly, particularly if VAT should have been charged but was not, as SARS may treat the purchase price as VAT-inclusive. This could leave the seller liable for VAT, out of the proceeds received. Proper tax planning before concluding a property transaction is therefore essential to ensure it is structured correctly and to avoid unnecessary financial risk.



De Wet Leitch Hands Inc

Attorneys & Conveyancers



Jonathan De Wet
Admitted Attorney
of the High Court



Ray Walpole (formerly Leitch)
Admitted Attorney and
Conveyancer of the High Court



John Michau
Admitted Attorney and
Conveyancer of the High Court

24 Compensation Beach Road,
Section 3, Salmon Bay House,
Sandra Road, Ballito, 4420

032 946 0299

info@dlh.co.za

www.dlh.co.za



Wellness and Lifestyle Location - A Winning Formula

At Local Real Estate, wellness is not something we talk about as a passing trend or corporate buzzword. We see it as one of our greatest business strengths. It is the glue that helps hold our team together and something we genuinely value, because we have seen firsthand how strongly it shapes performance, mindset, relationships, and the way people show up each day.

When people feel well, supported, and connected, the difference is tangible. Energy improves, collaboration becomes easier, thinking is clearer, and service naturally lifts. In a people-focused industry like ours, wellbeing is not separate from success — it is a meaningful part of it.

We also understand that wellness at work does not stay at work. It flows directly into home life, influencing family time, friendships, community connection, and the quality of everyday living.

That is why we see wellness as both a business priority and a life priority. This belief also shapes the way we view property.

We truly embrace the idea that wellness begins with where you live. The environment around you can have a powerful impact on daily life — from stress levels and family rhythm to opportunities for recreation, connection, and peace of mind. This is one of the reasons we are so passionate about lifestyle estates on the KwaZulu-Natal North Coast, where residents can enjoy security, natural beauty, open spaces, and a strong sense of community.

Brettenwood Coastal Estate is a standout example of this lifestyle-led way of living and continues to appeal to buyers seeking a balance between modern convenience and natural

calm. At Local Real Estate, we are proud to enjoy ongoing success within Brettenwood, having had a team that has been accredited in the estate for 11 years. We are also one of the leading agencies across several of the North Coast's premier estates and our reach across the broader market means we are able to guide buyers and sellers across a full range of opportunities enabling us to better position Brettenwood within the broader North Coast lifestyle market.

That is one of the many reasons we are so passionate about the KwaZulu-Natal North Coast.

The North Coast offers exceptional lifestyle choices that anchor balance — beautiful beaches, outdoor living, secure estates, quality schools, growing infrastructure, modern amenities, and family-friendly communities. It is a region that allows people to pursue career success without sacrificing quality of life. Increasingly, we are seeing buyers who are not only purchasing property — they are making intentional lifestyle decisions. They are choosing better balance, stronger family living, healthier routines, and environments that support wellbeing.

Our team also lives the lifestyle we speak about, and that personal connection gives real depth to the guidance we offer clients.

From our perspective, this is far more than a passing trend. It reflects a deeper shift in how people define value. Environment matters and buyers are recognising that location influences lifestyle in profound ways, especially with regards improving daily life.

Lifestyle is no longer a luxury factor. It is an economic driver.



Wellness and Lifestyle Location- A Winning Formula

Clint Wahl

"I am actively involved in the estate that I have invested in, Palm Lakes, and enjoy the peace and tranquillity of early morning walks around the dams and greenbelt trails. The clubhouse restaurant also has cold beer and great pizzas. The greater Ballito community is an important part of my life, and I am an active member of Umhlali Country Club, where I spend free time trying to perfect the challenging sport of lawn bowls."



Lee-Anne Grassie

"A strong sense of community is often said to be the key to a long, rewarding life, and the Dolphin Coast embodies that beautifully. The Greater Ballito area offers a lifestyle centred around health, connection, and natural beauty, where mornings can begin with a surf, beach walk, run, or paddle, followed by coffee at favourite local spots like Bench at Tiffany's or Concha in Ballito. It is a lifestyle where every day feels like a privilege."



Richard Anderson

"Having grown up on the North Coast, I have always loved open spaces and an outdoor lifestyle. Living in Salt Rock, our family enjoys spending time at Salt Rock Beach, but nothing quite beats Willard Beach at low tide. We also love visiting the Holla Trails, where my wife and I can enjoy a trail run while our children enjoy mountain biking, taking on the challenges of the bike trails. It is a lifestyle that brings together families and active outdoor living."



Sonja Johnson

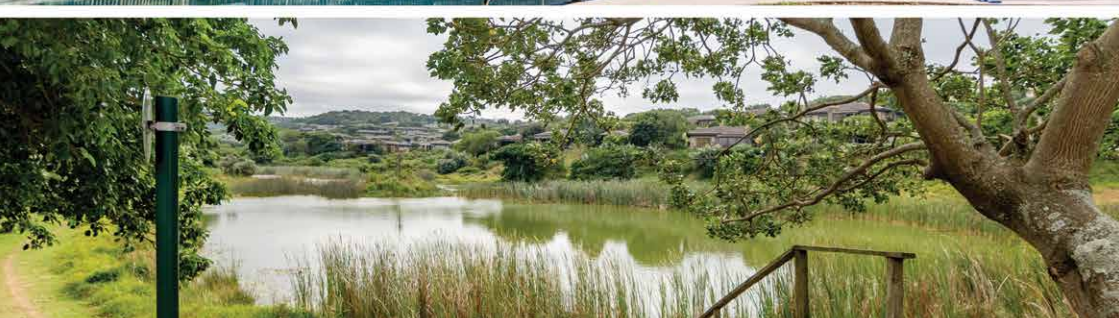
"What I appreciate most about living on the North Coast is how naturally it supports a healthy, outdoor lifestyle. Having the beach so close means we can enjoy it on the spur of the moment, including beach walks, as we often get the chance to spot dolphins or something special along the way. Our warm winters make year-round wellness easy, which my family certainly takes advantage of enjoying mountain biking, swimming training in the Thompsons Bay rock pool, and walks along our estate trails. We have such great choices here."



Stephanie Badenhorst

"What stands out for me living on the North Coast is the sense of community. I live in a small complex where the residents have built some special traditions like Friday braais or a 'burger night' at our communal braai. Weekends bring simple pleasures, from a relaxed breakfast ritual at my favourite breakfast spot Kuta-Kola while the car is cleaned, to family time on Sundays with cycling at Holla Trails for the family, and quiet moments in the garden for me. Honestly, what's not to love about living on the North Coast?"





Connecting. Brettenwood.

"We are very proud to serve the residents of Brettenwood Coastal Estate. Our dedicated and highly experienced team of sales and rentals experts have a considerable track record in the estate and we are thrilled to be a part of the continued success and growth" - **Tim Johnson**



FOR LOCAL SALES AND RENTAL ADVICE, CONTACT THE BRETTEWOOD MARKET EXPERTS.

KZN NORTH COAST | MIDLANDS | EASTERN CAPE

[O] 032 940 5482 | [E] howzit@localrealestate.co.za

f @ p Connecting. You.

localrealestate.co.za

YOUR **LOCAL** BRETTEWOOD TEAM.

**Clint
Wahl**

082 572 9315

**Lee-Anne
Grassie**

084 533 0008

**Richard
Anderson**

083 358 5902

**Sonja
Johnson**

082 945 7854



FOR LOCAL SALES AND RENTAL ADVICE, CONTACT
THE **BRETTEWOOD MARKET EXPERTS.**



Mavela Game Lodge: Where Wilderness Meets Quiet Luxury

By Samantha Subban

There's something deeply nostalgic about returning to the bush.

As a former Girl Guide, some of my earliest memories are rooted in the outdoors — canvas tents, the scent of fresh grass, crisp early mornings, and the simple joy of sleeping beneath a vast African sky. So, arriving at Mavela Game Lodge felt like a full-circle moment — my very first tented retreat as an adult.

Set within the expansive Manyoni Private Game Reserve, Mavela redefines the very notion of "camping." This is not about roughing it; rather, it is an immersion into wilderness, layered with an effortless sense of luxury.

With just seven beautifully appointed luxury tents, the lodge offers an experience that is both intimate and deeply personal. Elevated above the valley, each tent opens onto a private deck with uninterrupted views across the bushveld. Mornings here are nothing short of cinematic — golden light stretching across the landscape, coffee in hand, and the gentle soundtrack of birdsong welcoming the day.

Inside, the tents are spacious and thoughtfully designed, blending elegance with comfort. En-suite bathrooms, refined finishes, and considered details create a sense of ease, while the canvas walls gently remind you of your surroundings — allowing the distant calls of wildlife and the rustle of leaves to filter through. It is this delicate balance between immersion

and indulgence that makes the experience so compelling.

Manyoni itself is a destination of remarkable scale and diversity. Spanning over 23,500 hectares, it is home to the Big Five and a rich abundance of wildlife across varied habitats. Each game drive feels unhurried and intentional, guided by a team whose knowledge and passion elevate every sighting into something far more meaningful.

One particularly unforgettable moment unfolded as we encountered three lionesses mid-hunt — a scene charged with quiet intensity and raw beauty. It was a powerful reminder of the untamed rhythms of the bush, playing out just metres away.

From elephants moving silently through dense thickets to exhilarating predator sightings, every encounter felt authentic and unscripted — the very essence of the bush.

As the sun dipped below the horizon, evenings naturally gravitated toward the open-air boma. Gathered around the fire beneath a sky scattered with stars, conversations flowed easily among guests from around the world, many of whom were thoroughly entertained by our South African stories. There is something profoundly grounding about these moments — where firelight, storytelling, and wilderness converge to strip life back to its simplest pleasures.



I found myself equally amused — and slightly surprised — when the guides told us about the Afrikaans tradition of bokdrol spoeg... but I think it's best to say what happens in the bush, stays in the bush.

The lodge itself offers a series of beautifully considered spaces. The lounge and upstairs bar frame sweeping views across the reserve — ideal for golden-hour sundowners, or even a round of Jägermeister for good South African measure. While the pool provides a tranquil retreat during warm Zululand afternoons.

The African-inspired décor sets a warm and inviting tone, but it is the cuisine that leaves a lasting impression. Each meal is a celebration of place — from rich, flavourful game dishes like wildebeest stew and impala chops to a memorable African-inspired braai complete with magwinya and chakalaka. Elegantly plated yet deeply rooted in tradition, the culinary experience strikes a perfect balance between sophistication and authenticity.

What becomes clear — particularly after several visits to game reserves — is that no two experiences are ever the same. Each has its own rhythm, its own character, its own story. At Mavela, much of that magic lies in its people.

The exceptional team — Riaan, JVR and Andre, and Chante under the leadership of Kevin — bring a depth of knowledge and personality that transforms each moment into something truly memorable. Their ability to connect guests to the landscape, while keeping the experience engaging and dynamic, is what ultimately sets Mavela apart. By the time of departure, it feels less like leaving a destination and more like parting ways with friends.

Service throughout is intuitive and sincere — never intrusive, yet always present when needed. It is a quiet, understated excellence that allows the wilderness itself to remain centre stage.

Mavela is more than a safari destination; it is an experience that lingers. A seamless blend of nostalgia and refinement, where the spirit of the bush is not only preserved but elevated.

For those seeking something intimate, authentic, and quietly luxurious, Mavela offers a journey that stays with you long after you leave — a reminder that sometimes, the most meaningful escapes are the ones that bring you back to where it all began.

To experience Mavela Game Lodge for yourself or to make a reservation, contact Chanté Brown from Reservations and Administration at reservations@mavela.co.za or www.mavela.co.za



A Soulful Escape to Jozini Tiger Lodge & Spa

By Samantha Subban

There are destinations you visit, and then there are those that quietly stay with you. My time at Jozini Tiger Lodge & Spa was the latter — a place defined by its stillness, its scale, and most of all, its view. It's the kind of place that lingers with you long after you've left. And the best part? It's only about three and a half hours away from Ballito — although stopping along the way is part of the experience.

Situated in the heart of the Zulu Kingdom, Jozini Tiger Lodge & Spa is perfectly positioned along the banks of the breathtaking Jozini Dam, framed by the dramatic Lebombo Mountains. It's the kind of setting that stops you in your tracks. I found myself returning to the same spot more than once — coffee in hand in the mornings, and again at sunset — simply to take it all in. The endless water, the mountains in the distance, and the ever-changing light immediately transported me back to the mountain landscapes of Mauritius. It's a view that rivals some of the world's most iconic destinations yet still feels untouched and deeply rooted in its surroundings.

The lodge itself complements this setting beautifully. My room offered uninterrupted views over the dam — the kind that made mornings slower and evenings something to savour. I often caught myself pausing mid-routine, just to take it all in. The design and décor carry a warm, resort feel with subtle African touches, creating a space that feels both comfortable and connected to its surroundings.

While the view may be the star, the experience is wonderfully well-rounded — and refreshingly

family-friendly. There's a relaxed, welcoming atmosphere that makes it just as enjoyable for couples as it is for families travelling with children. From the lounge, restaurant, and bar areas to the boma, every space invites you to gather, unwind, and enjoy the moment.

The food adds to this sense of comfort without ever trying too hard. Dining here is generous and satisfying, with a variety of dishes that cater to different tastes. Mornings started slowly with abundant breakfasts, while dinners carried a comforting rhythm — hearty, flavourful meals enjoyed in an unhurried setting, often with Jozini Dam quietly present in the background.

Long after I'd left, I realised it wasn't only the sweeping views of Jozini Dam that I remembered. It was the team. There was an effortless warmth in every interaction, from the friendly welcome at reception to lingering over dinner in the evenings. What touched me most was how the management team regularly stopped to ask how my stay was going, taking a genuine interest in ensuring every part of the experience exceeded expectations. Nothing ever felt rehearsed or transactional; instead, there was a genuine pride in welcoming guests and making them feel at home. Those are the moments that quietly become part of the journey, and they are every bit as memorable as the destination itself.



For families, the lodge offers a thoughtful range of facilities, including a swimming pool and dedicated children's pool. The lodge also features a range of waterslides to keep both kids and adults entertained throughout the day, with the exhilarating 220-metre winding Super tube undoubtedly stealing the show. There's a wonderful sense of ease in knowing that little ones are just as well catered for, allowing everyone to relax into the experience together.

Beyond the lodge, the experiences continue — but none quite compared to the sunset boat cruise. Drifting across Jozini Dam as the day began to fade, I remember thinking how rare it is to experience a moment that feels this still. The sky slowly shifted through shades of gold and amber, the mountains fell into silhouette, and the water mirrored it all in perfect calm. It was one of those rare moments where everything feels aligned — quiet, simple, and deeply memorable.

The spa experience at Mangwanani African Day Spa was another highlight. There's something deeply grounding about treatments rooted in African tradition, delivered with such care and intention. What made it even more meaningful was knowing that the therapists are women from the local community, empowered through training and opportunity. It added a layer of connection — a reminder that



wellness here extends beyond the individual.

There are many ways to experience this destination — from world-renowned tiger fishing on Jozini Dam to exploring nearby reserves like Hluhluwe-iMfolozi Park, Mkuze Game Reserve, and Ndumo Game Reserve — but for me, it was the combination of the view, the gentle pace, genuine hospitality, and those golden sunset moments that defined it.

My heartfelt thanks go to Jozini Tiger Lodge & Spa, and to Kazlin Appadu, one of the lodge's senior managers, for the generous hospitality extended to me during my stay and for the opportunity to share the story of this extraordinary destination.

Jozini Tiger Lodge & Spa is more than just a destination — it's a feeling. One of stillness, connection, and quiet joy. A place where remarkable scenery is matched by genuine people, where every sunset encourages you to slow down, and where the memories you take home are shaped just as much by the warmth of the welcome as they are by the beauty of the destination. It truly is a place where you can Find your Jozini.

Jozini Tiger Lodge & Spa

T: +27 (0)35 572 1020 / +27 (0)74 121 0150

E: jozini@dreamresorts.co.za

Exclusive Offer

for our Brettenwood Magazine Readers

Enjoy a special 20% discount on off-peak accommodation at Jozini Tiger Lodge & Spa.

Offer valid until 30 November 2026.
reservations@jozinitigerlodge.co.za | 035 572 1020



What's not to LOVE about the North Coast?

By Leah Shone

As autumn gives way to winter, the KZN North Coast reveals a mild, quiet charm that has resulted in it being one of the most sought-after holiday destinations in the country.

This time of year brings warm, golden days, mild evenings, and fewer crowds. The ocean is as inviting as ever - perfect for morning swims, surfing and Friday night sundowners on Salt Rock Beach - and our lush coastal landscape transitions into rich, earthy tones.

Indeed, winter is a season that invites you to slow down, and the North Coast is the perfect place to do exactly that. Whether it's with a slow coffee walk on the promenade, exploring our local markets, or enjoying an early dinner at one of the many incredible restaurants with family and friends.

Every holiday season reminds us that visiting the North Coast remains something of a tradition for many. Families return year after year to soak up everything this region has to offer. Golf? Boutique shopping? Trendy dining? Yes, we have all of those. But the true gift of this region is the space and time it offers you to reconnect - with your family, with nature or with yourself.

For residents of Brettenwood Estate, this lifestyle isn't reserved for holidays. It's everyday living. Nestled within one of the North Coast's premier estates, Brettenwood offers a front-row seat to everything that makes this region so special.



#LoveNorthCoast is a collaborative initiative driven by local partners who believe in the power of storytelling, shared vision, and collective investment to position the North Coast as a leading lifestyle and tourism destination. By aligning with this movement, Brettenwood Estate plays an active role in shaping the region's future - championing its natural beauty, economic growth, and sense of community.

**Follow @lovenorthcoast or visit:
www.lovenorthcoast.co.za**



An Artistic Fine Dining Experience on the North Coast

By Samantha Subban

I was truly honoured to be invited to attend an immersive culinary and artistic experience on the North Coast. I, together with other guests, gathered at The Gallery Ballito for an intimate fine dining evening that seamlessly blended creativity, flavour and atmosphere.

Inspired by the Rooted exhibition, thoughtfully introduced by renowned Ballito artist Jane Digby, the evening extended far beyond the plate, drawing diners into a multi-sensory journey where art and cuisine intertwined effortlessly. It was a privilege to be seated alongside Jane, gaining a deeper appreciation for the exhibition through her insights and artistic perspective. Having long admired her work since my early career days at Simbithi, where she was a resident, the evening carried a sense of nostalgia for me.

The five-course dinner (expertly paired with Meerlust Estate wines, enhancing the depth and character of each dish), was curated by Private Chef Ballito, Caetlin Potgieter, and offered a refined and thoughtfully composed menu, where each dish told a story. From the very first course, it was clear this would be no ordinary dining experience. Think delicate savoury macarons, followed by beautifully prepared prawns, duck and then ostrich, each plate as visually striking as it was flavourful.

The dessert was a true highlight and a perfect reflection of the evening's theme. Inspired directly by Rooted, it featured a hand-piped Lindt chocolate tree, accompanied by hazelnut crêmeux, chocolate soil, toasted



hazelnuts, fresh raspberries and raspberry gel, a dish that felt as much like an artwork as it did a dessert.

The gallery space itself was transformed for the evening, creating an environment that felt both intimate and immersive. Set within the exhibition and brought to life through live art by Gift Dlamini, the experience unfolded as a celebration of artistic expression in its many forms, one where creativity was not only observed but felt.

What made the evening particularly memorable was the sense of connection it created. Guests were not simply dining; they were part of a shared experience, one where conversation flowed as effortlessly as the wine, and each course became a moment to pause, reflect and appreciate the artistry behind it.

Experiences such as these continue to highlight the evolving lifestyle offering on the North Coast, where food, art and community come together in a way that feels both elevated and accessible.

For me, the evening carried an even deeper significance. Having been invited by my dear friend Caetlin Potgieter, who I have found a beautiful connection with through the many shoots we've collaborated on for the Brettenwood magazine, made the experience all the more meaningful. To witness her culinary artistry in this setting was a true thing of beauty. I remain so grateful, and so proud.

To experience one of The Gallery's curated art and dining events, contact The Gallery on info@thegalleryballito.co.za or 072 245 8691

For upcoming dining experiences with Private Chef Ballito, contact Chef Caetlin Potgieter: 071 271 2002. www.privatechefballito.co.za





[Click here to watch the reel.](#)



A Community Legacy: Supporting Animal Rescue on the North Coast

By Samantha Subban

What began as a simple community initiative has grown into something far more meaningful, a lasting contribution to conservation on the North Coast. In 2025, the Brettenwood Homeowners Association hosted its annual Golf Day, raising an incredible R150 000 in support of Flag Animal Farm. The funds were used to renovate and upgrade the farm's Reptile Rescue Centre, creating a dedicated space in the rescue for the relocation and care of reptiles found across the region.

For more than 26 years, Flag Animal Farm has been a cornerstone of the local community, a place where every animal has a story. As KwaZulu-Natal's largest animal rescue farm, it is home to over 1 000 animals, with more than 80% having been rescued and given a second chance. Over the years, the organisation has rehomed more than 14 000 animals, which is a remarkable reflection of its ongoing dedication and compassion.

Recently, I had the opportunity to visit the farm and see the completed Reptile Rescue Centre in person. Walking through the upgraded space was a powerful reminder that this project is about far more than infrastructure, it represents a safe, functional environment that supports the daily work carried out by Gen and her dedicated team.

Their work is both essential and often misunderstood. It involves rescuing snakes from homes and properties, safely relocating them into suitable habitats, and educating the public on the important role these animals play in our ecosystem.

Snakes are vital to maintaining balance in nature yet fear and misinformation often place them at risk. Through hands-on rescue operations and ongoing awareness, the team promotes safer, more informed coexistence between communities and wildlife.

The upgraded centre now provides a purpose-built space where reptiles can be temporarily housed, assessed and prepared for relocation. It also creates an opportunity for residents and visitors to better understand conservation and the importance of protecting our natural environment.

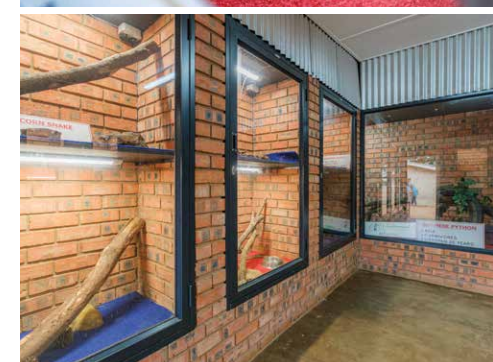
Today, the facility proudly bears the name The Brettenwood Blessing, reflecting the positive impact made possible through the Brettenwood Homeowners Association's Golf Day and the generosity of those who supported the initiative. Special mention must also be made of Fidelity Security, the Estate's security service provider, whose generous sponsorship, and support contributed significantly to the success of the event.

A special word of thanks must go to Gen, the driving force behind Flag Animal Farm, who has supported the estate from its inception. Her passion, knowledge and unwavering dedication continue to make an incredible difference, not only to the animals in her care, but to the wider community she so selflessly serves.

This is the kind of legacy that defines a community, one built on shared purpose, compassion, and the collective will to make a difference where it truly matters.

"To know that even one life has breathed easier, because you have lived. This is to have succeeded." - Ralph Waldo Emerson.

Flag Animal Farm.
T: 032 947 2018/20 | www.flaganimalfarm.co.za



Moments That Bring Us Together By Samantha Subban

There's something special about the moments that bring us together. Over the past few months, our Estate has been filled with laughter, connection and celebration. Gentle reminders that community is built not only in meetings and milestones, but in shared experiences.

Fun Run

Our Fun Run proved once again that community spirit is alive and well. From eager early-morning runners to families walking together, the event was filled with energy and encouragement. More than just a race, it was a celebration of health, togetherness and the shared pride we have in our Estate.



Easter Egg Hunt

Our Easter Egg Hunt brought a wonderful sense of excitement and joy to the Estate, especially for our younger residents. With baskets in hand and anticipation in the air, children set off in search of hidden treasures, their laughter echoing across the grounds. This was a celebration of togetherness, filled with colour, energy and those simple, magical moments that make our community so special. [Click here to watch the reel.](#)



Woodstock Under the Stars

Our Woodstock Evening brought a vibrant, nostalgic energy to the Estate as the sun set and the atmosphere transformed into something truly special. With festoon lights glowing, music setting the tone, and residents dressed in groovy, free-spirited style, the evening unfolded with warmth and ease.

Families gathered under the night sky, children played happily, and the sounds of laughter and music carried through the air. There was a relaxed, almost magical rhythm to the evening, where conversations flowed, connections deepened, and the simple joy of being together took centre stage.

With so many beautiful moments captured, this celebration lives on in memory and through these photographs, a reflection of a community that embraces every opportunity to come together and celebrate, day or night. [Click here to watch the reel.](#)





Purple and Gold Perfection at Yoli's By Samantha Subban

Guests gathered at Yoli's Bakery at Lifestyle Centre Ballito for a glamorous Purple and Gold High Tea, where elegant décor, delicious treats and plenty of bubbly set the scene for a memorable afternoon.

From beautifully crafted sweet and savoury delights to the stylish purple-and-gold theme, every detail added a touch of luxury to the experience. It was wonderful to see guests embracing the dress code and enjoying an afternoon of laughter, friendship and indulgence.

Yoli's monthly High Teas have become a popular social occasion on the North Coast, and this themed edition was no exception. A heartfelt thank you to Yoli's for the invitation – I thoroughly enjoyed the experience, especially the delicious bubbly. If this was your first glimpse of Yoli's celebrated High Tea experience, let it serve as an invitation to join a future gathering and discover its charm for yourself.

To experience a Yoli's curated monthly High Tea, WhatsApp 060 509 0675.



THE NEW

ATTO 2

The BYD Atto 2 is the perfect blend of style, comfort and accessibility. This compact SUV is bound to be the BYD you want to see around every corner. Featuring both a DM-i Plug-in Super Hybrid and Full EV, it boasts the perfect options into electrification for South Africans who want to save on fuel, reduce emissions, but keep total flexibility.
Classy, spacious and thoughtfully put together.

DM-i
930km
WLTP Range

Full EV
345km
WLTP Range

60%
Saved on Fuel Bill

FROM
R449 900
DM-i PHEV

FROM
R529 900
FULL EV

📍 8 Moffat Dr, Ballito 📞 087 008 8883 ✉ info@bydballito.co.za 🌐 bydkzn.co.za

*Terms and conditions apply

*Images for illustration purposes only

X55 PLUS

EXPERIENCE THE PERFECT BLEND OF STYLE, PERFORMANCE, AND INNOVATION WITH THE BAIC X55 PLUS.

FROM
R429 900

📍 8 Moffat Dr, Ballito 📞 087 007 1010 ✉ info@baicballito.co.za 🌐 baicballito.co.za

*Terms and conditions apply

*Images for illustration purposes only

CENTURY 21[®]
Ballito



Helping people find their
next chapter is what I love
most. From first-time buyers
to seasoned sellers, I'm here to
guide you every step of the way.

A WORLDWIDE LEADER
IN REAL ESTATE

Carmen Bester

079 508 6224

carmen.helmand@century21.co.za

Registered with the PPRA. Each office is independently owned and operated.