

Woza Wozani

Wozani Ridge Coastal Estate is not your typical residential development. It's not a super exclusive, mass produced golf estate. Neither is it a wine or olive estate. Rather it is a development that has been custom designed with quality construction and family in mind and an eco-friendly ethos at its core.

Situated on the outskirts of the popular seaside village of Hibberdene on KwaZulu Natal's lush South Coast, Wozani Ridge covers an area spanning 24 hectares atop a sun-drenched ridge 90 metres above sea level, affording its residents unparalleled views over the sea and surrounding indigenous bush.

Ground was first broken at the site in 2004 and 86 stands were allocated. Of these, 41 have been sold and 15 homes have been completed and occupied.

Says Paul Lottreaux, the Developer of the estate: "In line with an eco-friendly ethos, each stand has been designed to blend as closely as possible into the surrounding vegetation.

"Approximately 16 hectares of the site has also been left untouched to encourage wildlife, create corridors of bush between the various homes and engender a feeling of peace and tranquillity."

A plethora of indigenous animals and birdlife populate the area. Porcupine, genet, duiker and bushbuck are a common sight and over 350 bird species occur in the area.

Stands measure between 700m²'s and 1,600m²'s and owners can choose from five standard villa designs. Lottreaux says buyers are allowed a certain amount of leeway in terms of their house design provided they adhere to the estate's external architectural scheme and utilise face brick.

Villas feature between two and four bedrooms, two to three bathrooms with various high quality finish options, a kitchen, single or double garages, wrap around balconies and exclusive use areas. Optional extras include air-conditioning and private swimming pools. A clubhouse with communal swimming pool, tennis court and gym is in the pipeline.

Lottreaux has taken a low-maintenance stance towards Wozani to keep owners costs to a minimum. For instance, an on-site architect has been commissioned by Wozani to design homes for R75 per sqm. This is significant in that architects typically charge a percentage of the build which amounts to much higher rates.

Lottreaux also undertook all the planning of the estate which has kept costs down. Levies are a mere R600pm and the use of face brick and encouragement of bush orientated gardens also keeps expenses to a minimum.

Clearly Lottreaux is doing something right. In 2006 he received a nomination for the prestigious 'Builder of the Year' award from the NHRBC, the governing body of the construction industry.

From a family and retirement perspective, Wozani aims to promote a healthy, tranquil, safe lifestyle ideal for raising a new brood. Top notch 24 hour security is in place and far from banning bicycles, skateboards and the like, Wozani encourages outdoor activities and exercise.

Indeed, those of the outdoor persuasion will revel in all that the area has to offer. Hibberdene Beach, one of the South Coast's few Blue Flag beaches lies a mere 500 meters away and is easily accessible by car. Mini putt putt and a super tube also feature at the beach. World renowned diving outpost Aliwal Shoal is within close reach as is a selection of bowls and tennis clubs. Golf and tennis options are also plentiful.

According to Lottreaux, big things are also planned for the area. A R5bn marina/waterfront is set to be constructed on the borders of Wozani. The marina will be built along the same lines as Knysna's waterfront and should do much to catalyse the area economically.

Wozani lies less than an hours drive south of Durban and Durban International Airport. Stands are selling for between R500 000 and R650 000 with the most expensive developed property recently valued at R4,2m.

<http://estata.co.za/propertydevelopments/Wozani-Ridge-Coastal-Estate-South-Coast.html>