

**43 786 m<sup>2</sup> Development Site  
7 Sites  
Platformed and Serviced**



**Address** Portion 9 to 17 [of 6] of Erf 41 Umlaas Road

**Viewing** By Appointment

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Area Summary	3
Property Description	4
Camperdown Zoning Map	5 - 6
Working Plan	7
Erven Schedule	8
Photo Gallery	9 - 11
Development Schemes	12 - 13
Recommended Developer	14
Additional Information	15
Contact Details	16

Camperdown is located in the Umgungundlovu District Municipality in KwaZulu-Natal, South Africa, some 60km from Durban and 20km from Pietermaritzburg. Mkhambathini Local Municipality is an administrative area in the UMgungundlovu District. The name is derived from the Zulu word meaning *The Place of Acacia Trees*.

The N3 freight corridor, supposedly the busiest in the country, runs through Camperdown connecting Durban and Gauteng. With Durban being home to the busiest port in Sub-Saharan Africa, and Gauteng being South Africa's economic heartland, it brings huge potential to Camperdown as a logistics, manufacturing and business hub.

Cato Ridge, where the future 850ha Dry Port logistics, industry and business development will be located, is a mere 7km from Camperdown.

Hammarsdale's brand new Keystone Logistics Park is no more than 20km away.

The Umbumbulu Road connects Camperdown with Amanzimtoti on the South Coast and Umlaas Road extends towards the Eastern Cape.

The surrounding area is home to some national and international companies: Value Logistics, Bakers Transport, Mr Price Distribution Centre, PepCore Distribution Centre, Merlog Foods, Boxer Stores, Safal Steel (Pty) Ltd, One Logix, and Grindrod to mention a few.

### General

Erven:	Portion 9 to 17 [of 6] of Erf 41 Umlaas Road
Known As:	Midway Park
Township & Province:	Camperdown, KZN

### Title Deed Information

Title Deed Number:	T49746/07
Registered Owner:	Hillcrest Development Partnership
Title Deed Description:	Portion 6 of Erf 41 Umlaas Road, KwaZulu-Natal
Extent:	6,4621 Hectares

### Municipal Information

The local authority in which the property is situated is Mkhambathini Municipality. According to the permitted zoning scheme, the property is zoned as follows:

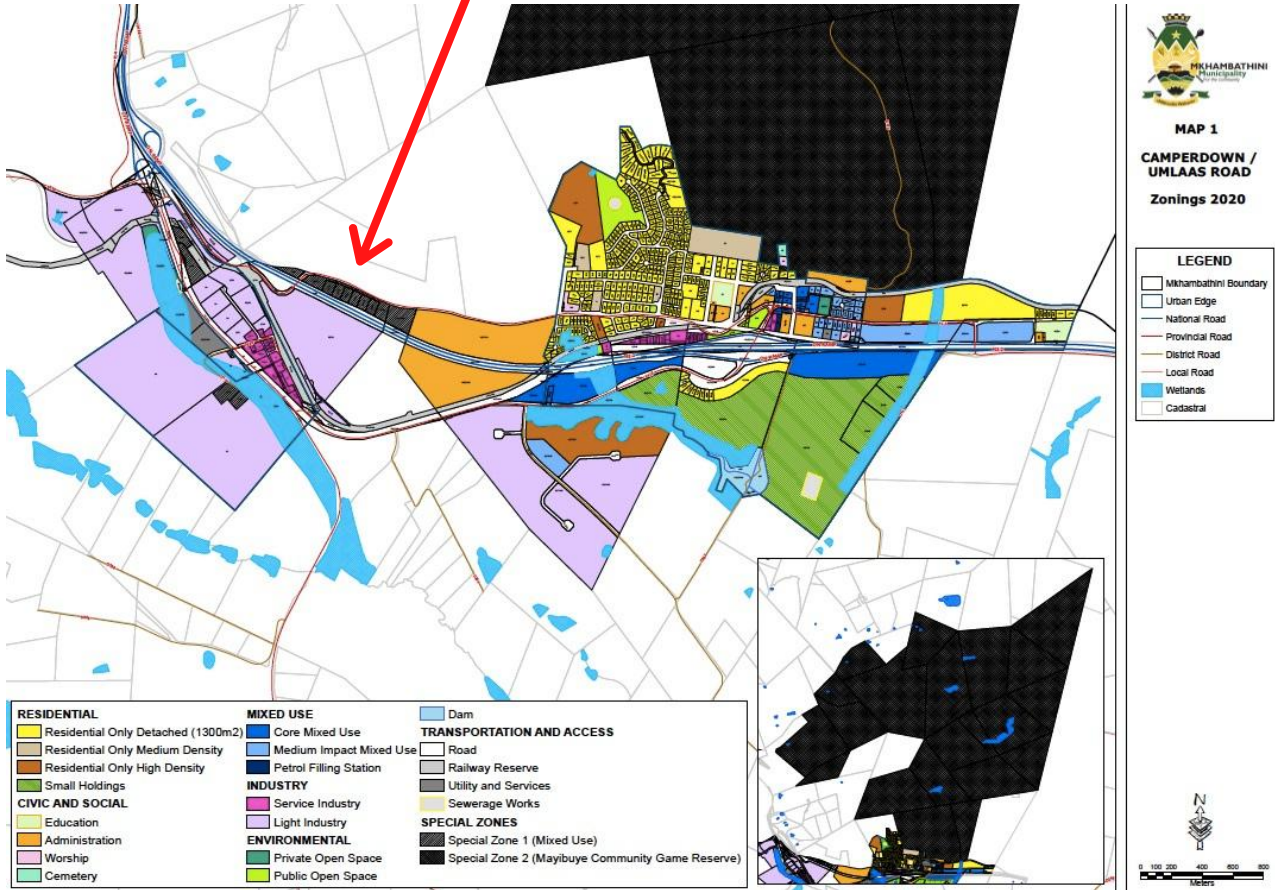
### Town Planning Information

Zoning	-	Mixed use including light industrial and warehousing
F.A.R.	-	1
Coverage	-	60%
Height	-	3 Stories
Building Lines	-	15m from N3; 15m from R103: 7.5m some areas and 3m all other
Electricity	-	50Kva per site standard - more available on application
Potable Water	-	50mm supply per site
Fire Water	-	75mm supply per site
Telephone / Data	-	Ducting installed to each site
Stormwater	-	Connection point to each site
Sewage	-	Septic tank and French drain to each site approved
Special Conditions	-	Open storage of goods exposed to N3 prohibited - such as scrap yards
Internal Road	-	6.5m tar road. Developer to fence and provide an entrance

# Camperdown Zoning Map

## Portion 9 to 17 [of 6] of Erf 41 Umlaas Road

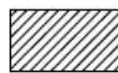
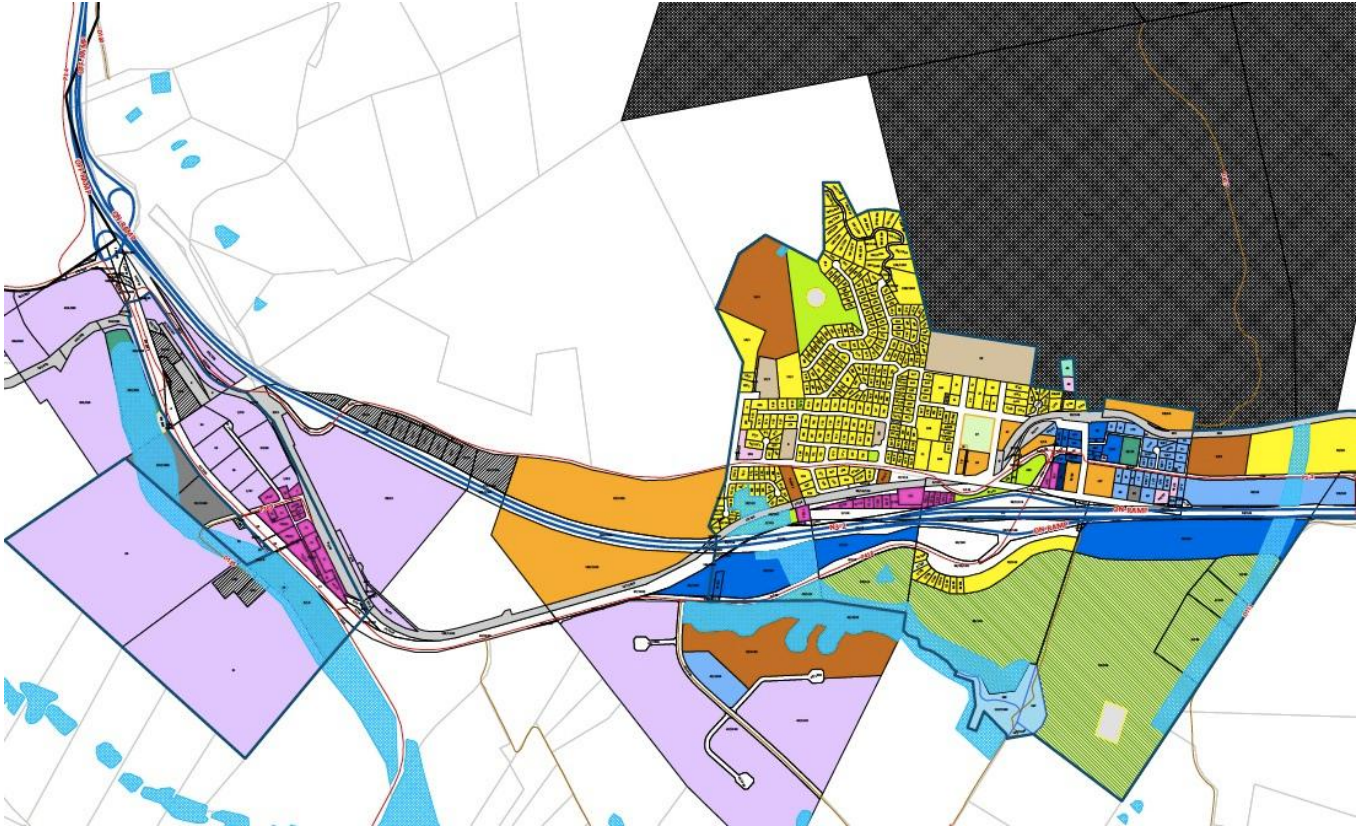
Portion 9 to 17 [of 6] of Erf 41 Umlaas Road



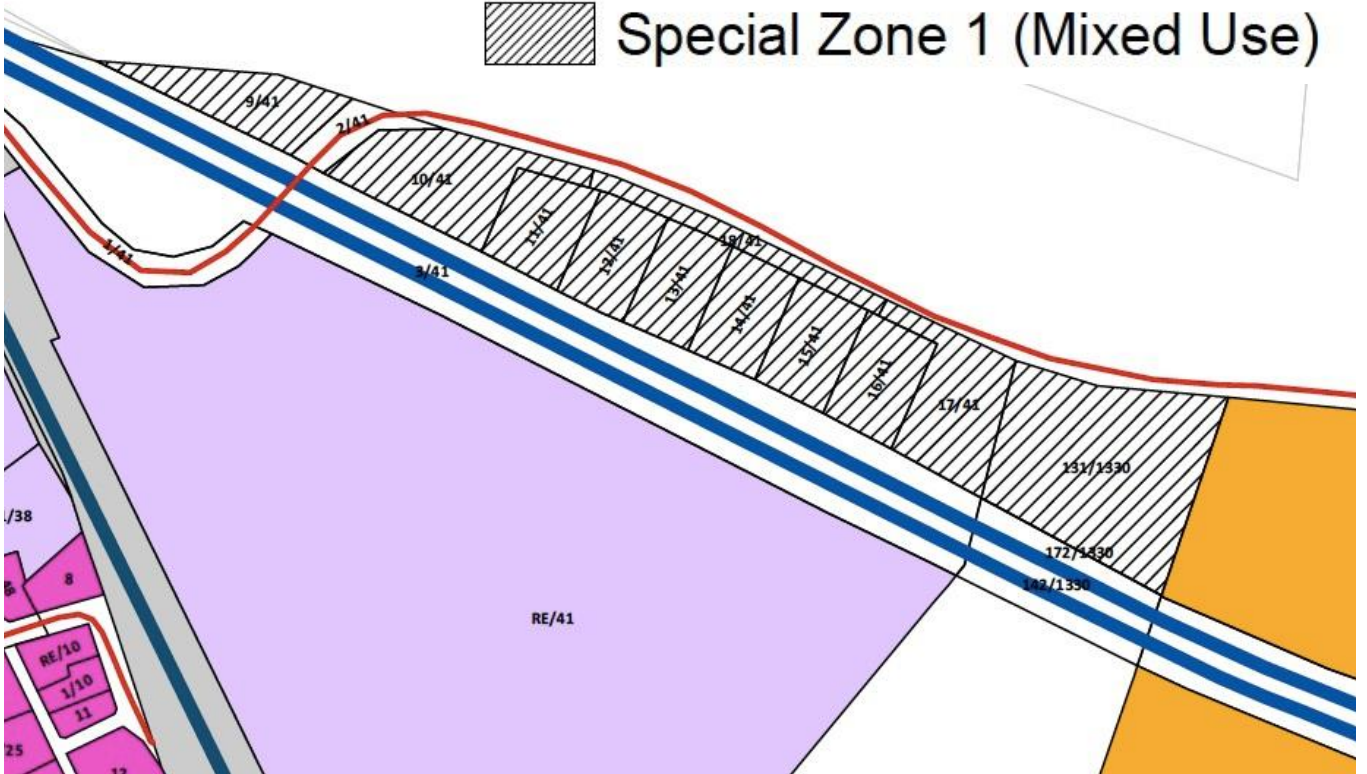
<b>RESIDENTIAL</b>	<b>MIXED USE</b>	<b>TRANSPORTATION AND ACCESS</b>
Residential Only Detached (1300m <sup>2</sup> )	Core Mixed Use	Dam
Residential Only Medium Density	Medium Impact Mixed Use	Road
Residential Only High Density	Petrol Filling Station	Railway Reserve
Small Holdings	<b>INDUSTRY</b>	Utility and Services
<b>CIVIC AND SOCIAL</b>	Service Industry	Sewerage Works
Education	Light Industry	<b>SPECIAL ZONES</b>
Administration	<b>ENVIRONMENTAL</b>	Special Zone 1 (Mixed Use)
Worship	Private Open Space	Special Zone 2 (Mayibuye Community Game Reserve)
Cemetery	Public Open Space	

# Camperdown Zoning Map

Portion 9 to 17 [of 6] of Erf 41 Umlaas Road

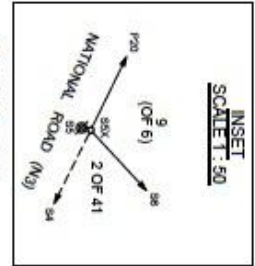


Special Zone 1 (Mixed Use)



# Working Plan

## Portion 9 to 17 [of 6] of Erf 41 Umlaas Road



### WORKING PLAN

OF

### PORTIONS 9 - 18 (OF 6) OF ERF 41 UMLAAS ROAD

SITUATE IN THE MKHAMBATHINI MUNICIPALITY, REGISTRATION DIVISION - FT  
PROVINCE OF KWAZULU-NATAL

SCALE 1:2000

# Erven Schedule

## Portion 9 to 17 [of 6] of Erf 41 Umlaas Road

SITE ID	ERVEN SIZE	PLATFORM SIZE	STATUS
Site 9	6 896 m <sup>2</sup>	6 896 m <sup>2</sup>	For Sale
Site 10	10 483 m <sup>2</sup>	8 447 m <sup>2</sup>	For Sale
Site 11	5 765 m <sup>2</sup>	4 970 m <sup>2</sup>	For Sale
Site 12	5 546 m <sup>2</sup>	5 175 m <sup>2</sup>	<b>Sold</b>
Site 13	5 528 m <sup>2</sup>	4 584 m <sup>2</sup>	<b>Sold</b>
Site 14	5 580 m <sup>2</sup>	4 992 m <sup>2</sup>	For Sale
Site 15	5 783 m <sup>2</sup>	5 477 m <sup>2</sup>	For Sale
Site 16	5 918 m <sup>2</sup>	5 493 m <sup>2</sup>	For Sale
Site 17	9 180 m <sup>2</sup>	7 511m <sup>2</sup>	For Sale

Erven will be sold on a net level platform area basis. Adjacent platforms can be purchased together to form a single larger area. Sites 10 & 11 and sites 14, 15, 16, 17 are suited to this.

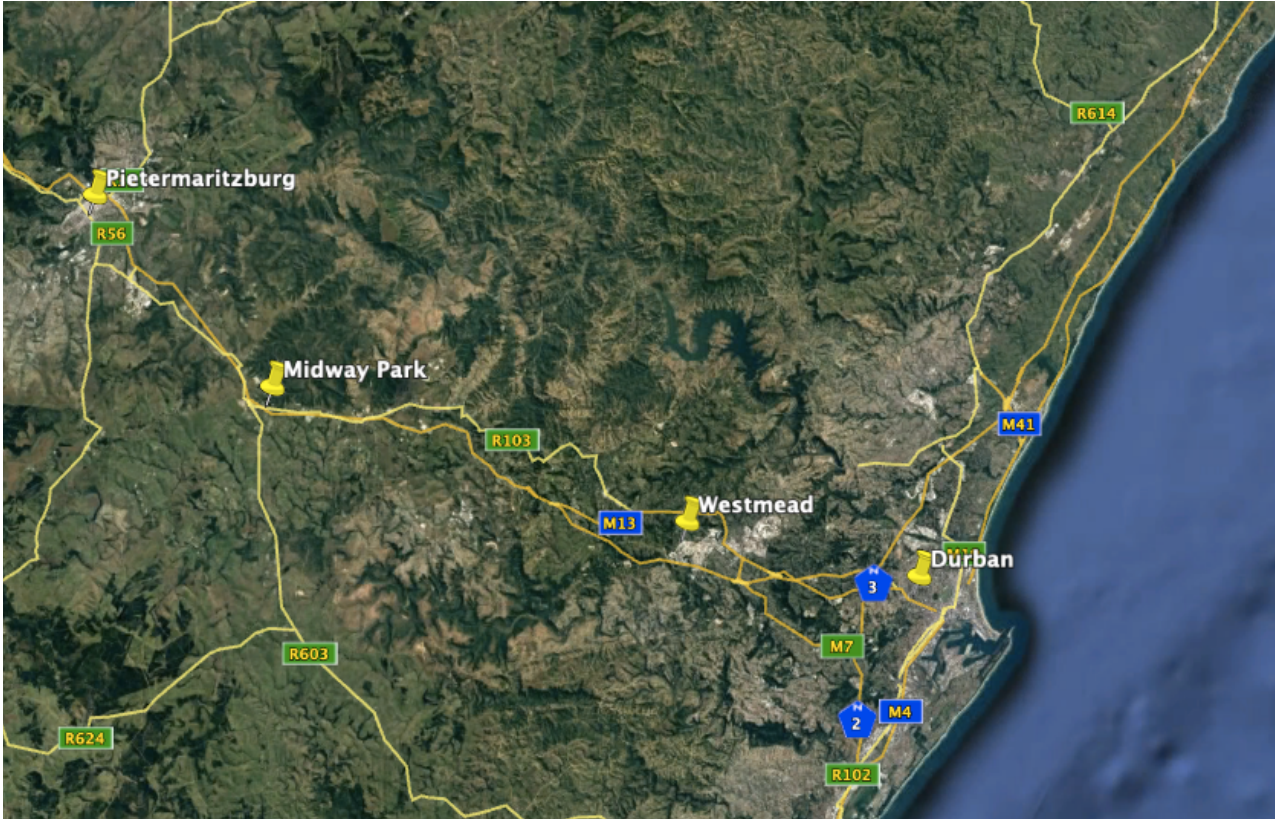
Asking price is R1 000.00 per m<sup>2</sup> excluding VAT. VAT is dealt with on the standard basis for property transactions



# Photo Gallery

## Portion 9 to 17 [of 6] of Erf 41 Umlaas Road

29°43'38.47" S 30°30'40.33" E



# Photo Gallery

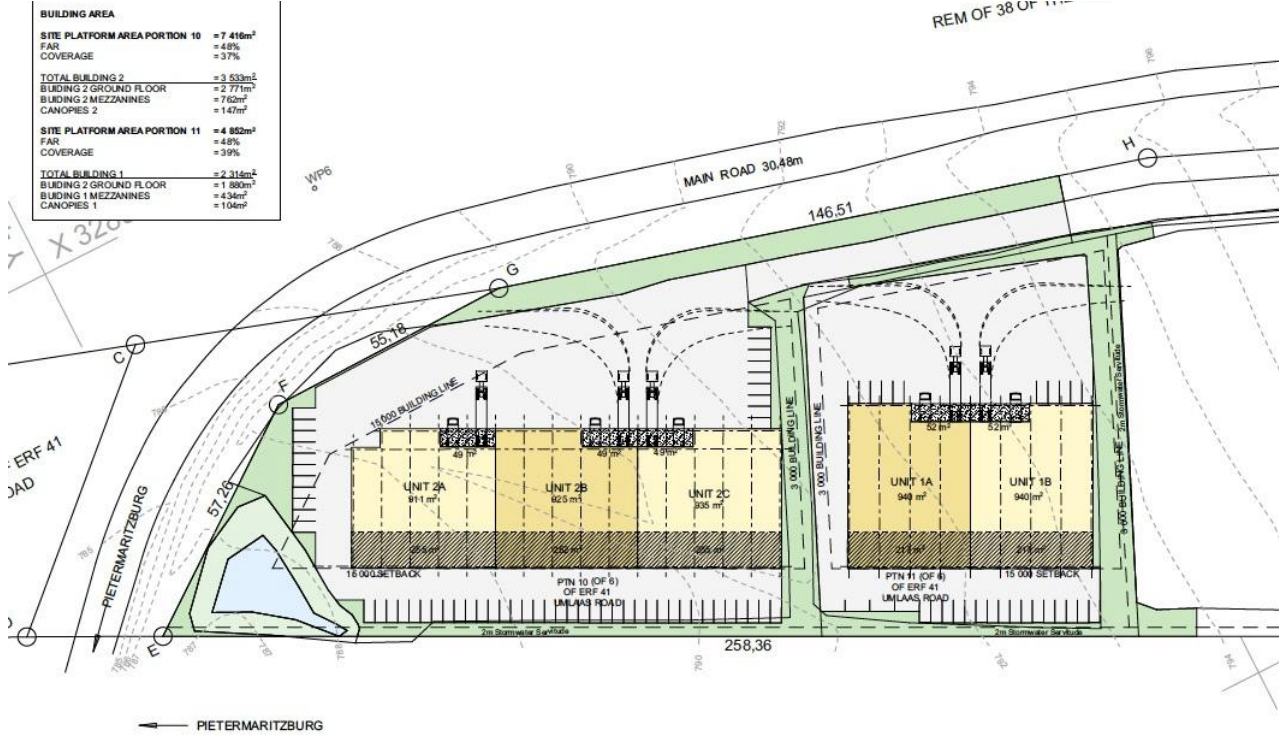
## Portion 9 to 17 [of 6] of Erf 41 Umlaas Road





# Development Schemes

## Portion 9 to 17 [of 6] of Erf 41 Umlaas Road



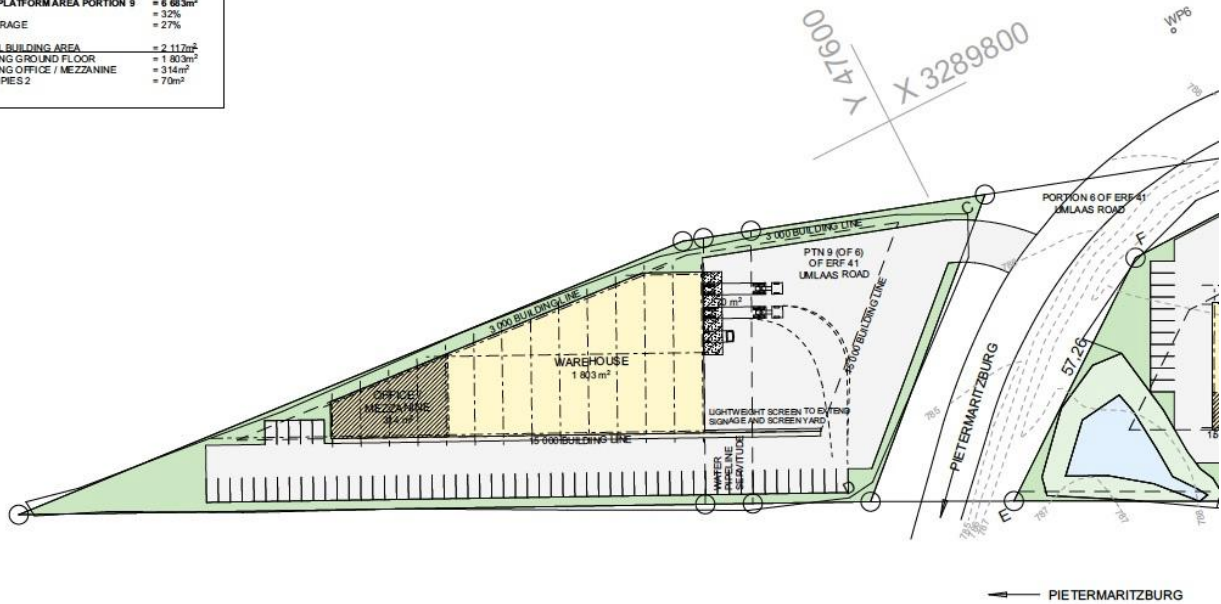
153 MIDWAY PARK



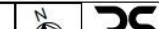
# Development Schemes

## Portion 9 to 17 [of 6] of Erf 41 Umlaas Road

BUILDING AREA	
SITE PLATFORM AREA PORTION 9	= 6 663m <sup>2</sup>
FAR COVERAGE	= 23%
	= 27%
TOTAL BUILDING AREA	= 2 117m <sup>2</sup>
BUILDING GROUND FLOOR	= 1 803m <sup>2</sup>
BUILDING OFFICE / MEZZANINE	= 3 14m <sup>2</sup>
CANOPIES 2	= 70m <sup>2</sup>



MIDWAY PARK



# Recommended Developer

Portion 9 to 17 [of 6] of Erf 41 Umlaas Road

**Company Name**

Turnkey Property Development Solutions

**Company Representative**

Marius Halgryn

**About**

With over 35 years of experience, TPDS offer the most cost effective solution with a personal touch. TPDS strive to meet objectives through expert advice with the most effective and aesthetically pleasing design, excellent performance, adherence to deadlines and industry proficiency to suit the requirements of their clients.



\*Company marketing brochure available on request

## Previous Industrial Developments



The following documentation is available on request:

- Environmental Impact Assessment Report
- Geotechnical Report
- Local Services Agreement
- Mkhambathini Local Municipality Land Use Scheme 2020
- High Resolution Zoning Map
- High Resolution Working Plan
- High Resolution Architect Drawings
- Developer Marketing Brochure

## Contact Details

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