

Wynham
P O Box 33
Umlaas Road
3730

29 April 2019

Mrs E Donaldson
Town Planning
Mkhambathini Municipality

Dear Mrs Donaldson

REVIEW OF FINAL DRAFT SPATIAL DEVELOPMENT FRAMEWORK REPORT : 2019
UMLAAS ROAD NODE 5 YEAR DEVELOPMENT VISION :
SUB 84 OF 1330 CAMPERDOWN

The above Draft SDF Report refers.

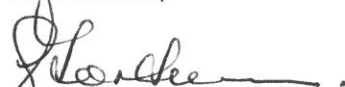
I, Gillian Fortmann, am the owner of Sub 84 of 1330 Camperdown, located within the Urban Edge referred to in the abovementioned report.

I make the following observations and comments:

1. This property currently enjoys planning consent for a Workshop – motor vehicle and agricultural machinery repairs. This consent was obtained in 1982 (Permit No PTB19642 P/P dated 17 November 1982) and the workshop has been run by my husband for the past 37 years.
2. The property fronts onto and has direct access onto the R603, the Regional Route linking Camperdown to Kingsburgh: 517 m road frontage on R603 and 434m on District Road 390.
3. The property is ideally situated for the movement of industrial goods and services being in close proximity to the Umlaas Road Rail network and the Umlaas Road Intersection, the convergence of the proposed bypass route of Pietermaritzburg. Access off district road 390 means that access to the property is ideal and will not require another intersection with R603.
4. As stated in the report, Umlaas Road represents the industrial hub of Mkhambathini. The preferred land use for the area being industrial and logistic development, e.g. warehousing, packaging and distribution depots. My property falls within the area zoned Urban Agriculture/Future Industry in the 5 year development vision of the SDF. However, sooner zoning could lead to beneficial development for the Municipality.
5. We are currently zoned Agriculture but as there are ± 8 dams higher up the valley on properties planted to cane and crops, no runoff reaches our property. Cropping has never been viable and the only recent agricultural use on the portion adjoining the R603 has been very low intensive hay making.

I therefore request that Sub 84 of 1330 Camperdown be zoned industrial in your proposed SDF.

Yours faithfully



MRS G FORTMANN



PERMIT No. PTB 19642 P/P

VIR DIE GEBRUIK VAN GROND/FOR THE USE OF LAND

(Uitgereik kragtens artikel 8 (a) (i) / (iA) / (iv)
van die Wet op Fisiese Beplanning 1967)

(Issued in terms of section 8 (1) (a) (i) / (iA) / (iv)
of the Physical Planning Act, 1967)

1. EIENDOM WAAROP DIE PERMIT BETREKKING HET:
PROPERTY TO WHICH THIS PERMIT APPLIES:

- (i) Geregisteerde benaming van grond Sub 84 of the farm Camperdown No.1330
Registered description of land
- (ii) Grootte 20 Hektaar
Extent Hectare
- (iii) Landros Distrik
Magisterial District Camperdown

2. DIE TERREIN GROOT 2 000 m² , DIE LIGGING WAARVAN OP DIE AANGE-
THE SITE IN EXTENT , THE SITUATION OF WHICH IS INDICATED

HEGTE PLAN AANGEDUI IS, MAG VIR DIE VOLGENDE DOEL(EINDES) GEBRUIK WORD :
ON THE ATTACHED PLAN, MAY BE USED FOR THE FOLLOWING PURPOSE(S) :

Workshop

3. VOORWAARDES VAN UITREIKING :
CONDITIONS OF ISSUE :

See Annexure "A"

Datum
Date 17. 11. 82

Provinsiale Sekretaris
Provincial Secretary

N.B. Hierdie permit stel niemand van die vereistes van enige ander beherende gesag of van die bepalings van enige ander wet vry nie en is nie bedoel om inbreuk op die regte van enigen wat 'n belang in die eiendom mag he, te maak nie.

This permit does not exempt any person from the requirements of any other controlling authority or from any provision of any other law and does not purport to interfere with the rights of any person who may have an interest in the property.