



Mr R Haswell  
Director  
uMgungundlovu Economic Development Agency  
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3201  
[robhaswell1@gmail.com](mailto:robhaswell1@gmail.com)  
Tell: 033 004 0027

Att : Ms. Thabisile Ndlela  
Municipal Manager  
Mkhambathini Local Municipality  
18 Old Main Road  
Camperdown  
3720

Dear Municipal Manager,

**RE : REQUEST FOR INCLUSION INTO MKHAMBATHINI 5 YEAR SDF PLAN  
CROOKES 15723**

Further to our ongoing discussions and engagements, I am writing to yourself for an urgent consideration to a very minor amendment to the existing draft SDF, prior to its presentation to the public for review. I declare that I have no personal interest in the matter whatsoever but am acting on behalf of the Development Agency, whose mandate it is to facilitate the development of the N3 Corridor in the most expedient and beneficial manner.

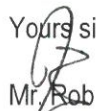
The motivation we are making is based on the following few key issues;

- 1) The farm, Crookes 15723, is directly adjacent to the existing One Logix site and it is their intention to expand onto this property. Here we have a listed company wanting to invest and expand their operation
- 2) This will bring with it hundreds of new jobs
- 3) It will also open up the possibility of many ancillary opportunities that complement the logistics hub
- 4) It will increase the rates base for the Municipality
- 5) It will not affect the Tongaat Hullets Sugar Mill production – as per the attached letter
- 6) It is directly across the road (10 meters away) to land of equal agricultural potential, that has been rezoned and removed from Agriculture, which is within Msunduzi Municipality
- 7) It is already within the proposed 20 year plan, which indicates the intention of the SDF PSC Committee to include it
- 8) It is not being developed for exclusive golf estate, but rather as a complex industrial site, on which the developers have agreed to adhere to our recommendations of the
  - a. Green approach to development
  - b. The provision of housing as close to the place of work as possible

We are fully aware of the need to preserve the Province's prime agricultural land, however in this case, this piece of land has been earmarked for development and given the gravity of the N3 Corridor development from a National perspective, we feel that it must be allowed to align to the opportunity for growth and economic stimulation in a Municipality where unemployment is so high.

Please consider this request with the urgency and sincerity it has been written and we hope to hear from yourself in due course.

Yours sincerely

  
Mr. Rob Haswell  
Director



24 February 2017

Mr C Chamblor  
Tamasa Trading 288 CC

E-mail : [timshelladmin@wandata.com](mailto:timshelladmin@wandata.com)

Dear Clive

**CANE SUPPLY & MILLING AGREEMENT**

I refer to the above agreement and specifically clause 9 thereof.

Ordinarily if you wished to sell the farm or portions thereof, the Company's consent thereto would be dependent on the purchaser taking over your obligations in terms of the agreement (clause 9.2).

However, if you wished to have the farm or portions thereof released from the agreement, you may do so if you are undertaking a commercial or residential development thereon (clause 9.5).

If you wish to sell a portion of the property to a developer, then we would consent to the sale and to the release of the land from the agreement, the only proviso being that it remain in cane until the developers are ready to commence with the development. The most practical way to achieve this would be for you to lease the portion back for the period from transfer until the development commences. If you did that, then the purchasers need not be encumbered with the agreement.

Kind regards

A handwritten signature in black ink, appearing to read "Helen Jarey".

for **M R FELL**  
Commercial Manager

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Telephone: +27 32 439 4000 Fax: +27 32 945 3333 • [www.tonga.com](http://www.tonga.com)*

*Directors: CB Sibisi (Chairman), PH Staude (Chief Executive Officer), SM Beesley, F Jakoet, J John, RP Kupara (Zimbabwean),  
TN Mgoduso, N Mjoli-Mncube, MH Munro, SG Pretorius, TA Salomão (Mozambican) • Company Secretary: MAC Mahlari*

*Tongaat Hulett Limited  
Registration Number 1892/000610/06*

**PROPOSED (CATALYTIC) LIGHT INDUSTRIAL ESTATE DEVELOPMENT**  
**ON REM OF FARM CROOKES No 15723 (in extent 253Ha)**

Located at Umlaas Rd adjacent the Dardenelles Interchange within the Mkhambathini Local Municipal area

The concern

Despite all National, Provincial and District Planning pointing at **the strategic positioning and, therefore, sensibility of the development of Farm Crookes** (and in so doing providing the catalyst for the development and consolidation of the envisaged light industrial node at Umlaas Road) Farm Crookes has **not been included for development in the next 5 years within the Local Municipality's draft 2019 IDP (and associated SDF)**. This will have the effect of **stifling development in the node for up to a year** – or, worst case scenario, 5 years – together with the creation of thousands of temporary construction and new permanent skilled jobs.

Who are we?

In addition to numerous commercial, retail and light industrial developments, **ROKWIL PROPERTY DEVELOPMENT** are the developers of the new 152Ha R6.5billion **KEYSTONE PARK LIGHT INDUSTRIAL ESTATE** under construction adjacent the N3 Hammarsdale Interchange.

Having secured all approvals in March 2015, the regionally catalytic Keystone Park Development already accommodates operational facilities in the region of 170,000m<sup>2</sup> under roof incl. both Mr Price Group and Ackerman's new Distribution Centres, both valued at R1billion each.

Several further complimentary industry specialist facilities, totalling around 21,000m<sup>2</sup> are currently under construction including a new food blending facility for Kerry Ingredients – **a R1billion FDI project**.

Including the recently committed 115,000m<sup>2</sup> R1.25billion Pepkor DC, **Keystone Park will have created or secured in excess of 4,000 permanent skilled jobs in 4 years.**

What do we propose to develop on Farm Crookes

We propose the development of a substantial **predominantly light industrial estate** on the 252Ha property, catalytic to the development of the Umlaas Rd light industrial node. This development will look to continue to consolidate the strategic regional advantage of the area for the **storage of new motor vehicles (ca60ha)** but also contribute significantly to job creation and skills development for the local community by providing **appropriately sized light industrial sites (ca60Ha in total)** which either support the vehicle storage operations or benefit from and or contribute to the N3 logistics and transport corridor. Importantly, the **wetland system and appropriate green buffer/s** (market gardens and no-go zones) would be carefully respected and, as a result, the operation of the receiving freshwater-ecosystem improved.

Alignment of the proposed Development Vision with National, Provincial and District Planning

As with Keystone Park, our proposed light industrial estate will align with, the National Strategic Infrastructure Project 2 (**SIP2**) benefitting from, and contributing to, the critical N3 logistics and transport corridor as well as the Provincial Spatial Economic Development Strategy (**PSEDS**) being located on the primary N3 Priority Corridor.

These critical planning informants are driving both **SANRAL's current focus on upgrading the Dardenelles Interchange** to accommodate increased logistics operations in the region as well as **the Mzunduzi Municipality's identification, in their SDF, of significant light industrial and commercial development opportunities** immediately opposite Farm Crookes across the (Ixopo – Richmond) road...

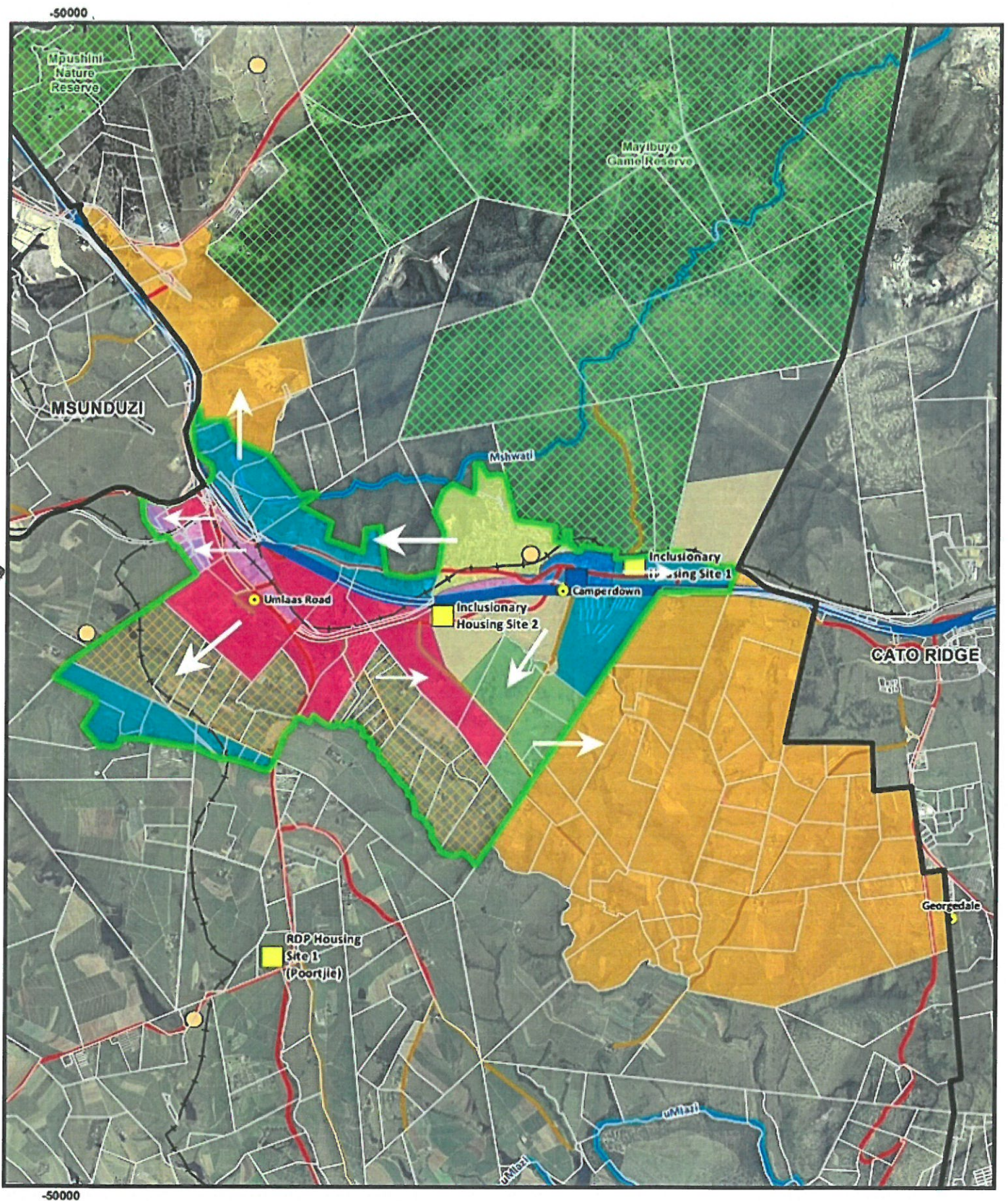
The uMgungundlovu Economic Development Agency, headed up by Mr Rob Haswell, has since added its' support for this development proposal seeing both the experienced developer as well as the substantial light industrial development proposal as **credible catalysts for the much-needed economic development, and upliftment, of this local municipality and the thousands of permanent skilled jobs this will create.**

### Summary

We are ready to commence with applying for all the necessary Development Approvals (Agricultural, Environmental and Town Planning) as soon as the Local Municipal planning framework aligns with and supports such a catalytic development. To do so without this Municipal support would be reckless and very definitely result in refusal from all Departments and Stakeholders.

Should the Mkhambathini Municipality's draft 2019 IDP and SDF not be revised before it goes out for public comment, **it will have the effect of delaying this development for up to a year**, as a minimum, should it subsequently be decided to revise the IDP and associated SDF – or up to 5 years if we have to wait for the next review of same.

During this time, **development and the thousands of jobs this creates, would be delayed** in terms of the **significant strategic opportunity presented by the Farm Crookes property**, and otherwise stifled within the node, and even region, where the Farm Crookes development would clearly provide the necessary investment (catalytic) impetus.



Legend			
Mkhambathini Boundary	Railway Lines	Existing Commercial	Future Industrial
Places	National Road	Existing Industrial	Future Residential
5 Year Urban Edges	Provincial Road	Existing Residential	N3 Freeway
Housing Projects	District Road	Future Mixed Use	Small Scale Agriculture
Cadastral	Local Road	Future Expansion	Transitional Area
Primary Schools		NFEPA Rivers	Nature Based Tourism
Police Stations		NFEPA Rivers 32m Buffer	

DATA SOURCES:  
 Towns: Cagle  
 Roads: DOT  
 Municipal/Ward  
 Boundaries: MDS  
 Land Use: Black Balance  
 Cadastral: EGN SGO



Datum: WGS84  
 Date: April 2018



## SPATIAL DEVELOPMENT FRAMEWORK : REVIEW 2018

### CAMPERDOWN Long Term Vision (5yr) for Primary Node



PROPOSED SUBDIVISION OF THE FARM CROOKES NO.15723

