

MAHATHUNZI

‘MA-HA-THUN-ZI’: THE GREAT AURA

According to Confucius “If names are not correct, language will not be in accordance with the truth of things.”

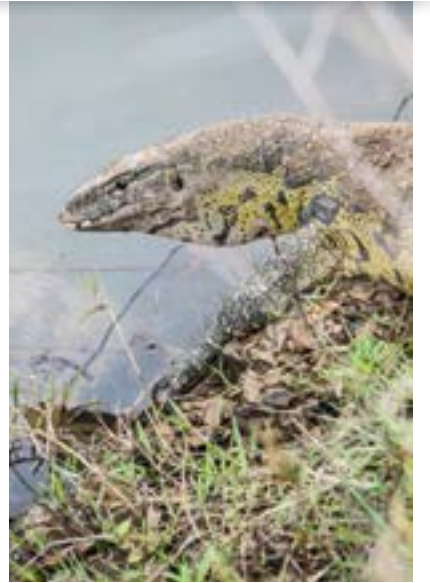
This inimitable property exudes a distinct atmosphere - an “aura”. Taking a cue from the Zulu word *is’ithunzi* - which in its everyday use refers to presence, dignity, aura, confidence, power, spirit, essence, status, well-being and shadow - as well as the ancient Sanskrit word *maha* - powerful connection with the nature - its name *Mahathunzi* embraces the very essence of its quality. It is a pure and primal paradise. This in its perpetuity is what sets *Mahathunzi* apart.

Additionally *is’ithunzi* also translates to “the shade of a spreading tree that gives shelter from the heat of the sun”.

Again this encapsulates the tranquility, serenity and protectiveness of the shadows for wildlife as a resting place. It is also immensely relevant to the architectural design which encompasses large roof overhangs that cast deep shadows onto its surrounds, providing shaded outdoor living spaces shielded from the heat of the sun.



MAHATHUNZI



THE DEVELOPER

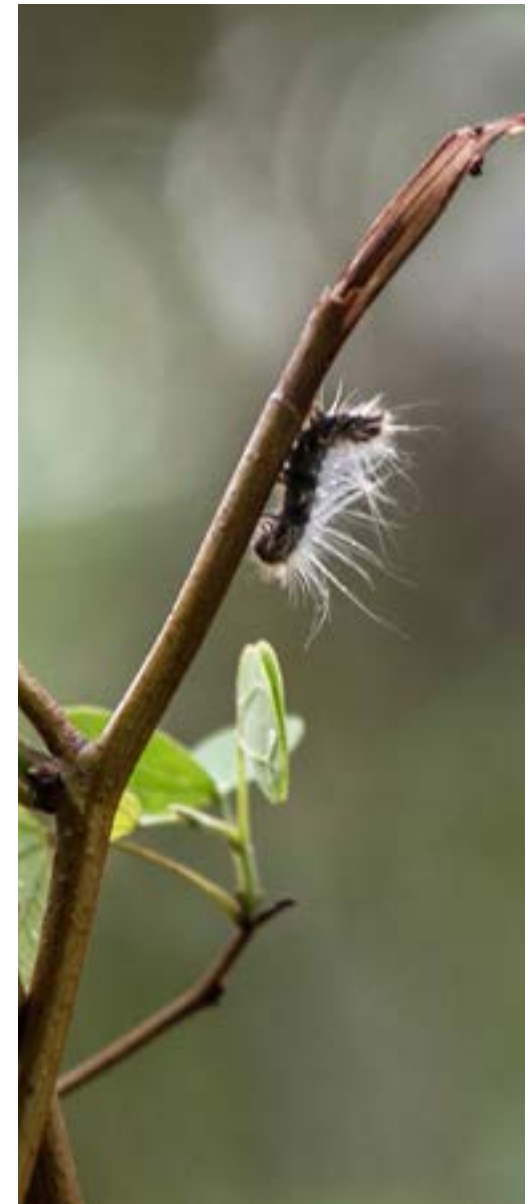
With a passion for wildlife, based on his formative farming years in Mpumalanga, successful businessman Fred Wörner, Managing Director of Skema Holdings, provided the foresight and impetus for the development of *Mahathunzi*.

Completing a Bachelor of Commerce at The University of Natal Pietermaritzburg, Wörner began his commercial career in 1984 as an accountant in the Sorghum Beer Division at Kwa-Zulu Finance Investment Corporation before moving to the Investment Division, where he managed a portfolio of companies within the Industrial Development Estates at Ezakheni and Isithebe. In 1988 Wörner invested into one of his existing clients' companies Skema Engineering which had been established in Isithebe in 1971. Initially holding the reins of Financial Director, Wörner then bought out the Company in 1990, changed the name to Skema Holdings, and expanded the manufacturing division for the global export market in 1991. With a long term view on diversification, Skema Holdings initially purchased two game farms in 2001 adjacent to Hilton College.

A third farm was then added to the portfolio later that year and then a further two farms were purchased in 2002.

Initially focusing on breeding disease free Buffalo and White Rhino, Wörner engaged the services of Wildlife and Ecological Consultants to successfully rehabilitate the individual farms into a larger wildlife area and grew the wildlife populations considerably. In 2004 Wörner conceptualized and developed a 5 star Safari Spa on one of these properties which culminated in the opening of Karkloof Safari Spa in September 2008.

With a vision of creating an opportunity to live amongst wildlife, with a minimal footprint on the landscape, and no change in land use, Wörner started the development approach for his second undertaking *Mahathunzi* in 2012. In 2014 the fulfilment of this vision finally became a reality.



MAHATHUNZI TO >

DURBAN	90 km
JOHANNESBURG	512 km
HOWICK	41 km
PIETERMARITZBURG	15 km
ORIBI AIRPORT	27 km

KING SHAKA
INTERNATIONAL AIRPORT 120 km

29°27'56.7"S | 30°20'36.7"E



LOCATION

Situated in over 1000 hectares of authentic African terrain, complete with both large and small wildlife, this matchless offering in KwaZulu-Natal has been released onto the property market.

Up until a few generations ago, all of South Africa, and Africa itself, was pristine original natural countryside. Humans lived in total synchronicity with that landscape, taking only what they needed, depleting nothing, living as an extension of nature itself while animals roamed free. There are very few parts of the continent where this emblematic reality and image of Africa remains,

in reality it is shrinking. On the land of *Mahathunzi*, even though not totally free of the peripheral impact of modern human activity, Hilton College is an immediate though invisible neighbour, Pietermaritzburg is 10 minutes away, its northern boundary neighbour is the five star Karkloof Safari Spa, and the Albert Falls Dam sits 2km away on the Umgeni River. This property has retained its essential ecological systems and dolerite cliffs, forested valleys and water pools. It is sacrosanct and precious, rare and limited, powerful and beautiful. It characterizes an iconic African landscape.

ENVIRONMENT

With regards to environmental responsibility two wildlife and environmental consultants Dr. Hans Grobler and Peter Le Roux have been visiting the property on a weekly basis since 2001 and have advised, and will continue to advise on the rehabilitation and sustainable wildlife management of the property. As part of the development of the property, an Environmental Management Plan (EMP) was established and approved by the Department of Environmental Affairs. The two wildlife and environmental consultants have been appointed as the Environmental Control Officers (ECOs) in terms of the EMP and report to the Department of Environmental Affairs every 6 months.

This holistic approach has ensured the carrying capacities of the gated property are not exceeded, that food sources are sustained, soil erosion is prevented, invasive alien vegetation is monitored and removed with the competent assistance of the local community as the development forms part of the Umgeni catchment area, and, annual animal census' are recorded. One of the ECOs will also sit on the Architectural Committee at *Mahathunzi* to ensure that the environment will always have right of way. This land supports established populations of Wildebeest, Giraffe, Reedbuck, Eland, Kudu, Impala, Nyala, Blesbok, Zebra, and Warthog as well as abundant bird life and many other indigenous species.



JHB

KARKLOOF SAFARI SPA

UKUTHULA LODGE

ALBERT FALLS DAM

HOWICK

HILTON COLLEGE

MAHATHUNZI

MIDMAR NATURE RESERVE

3

MOUNT VERDE

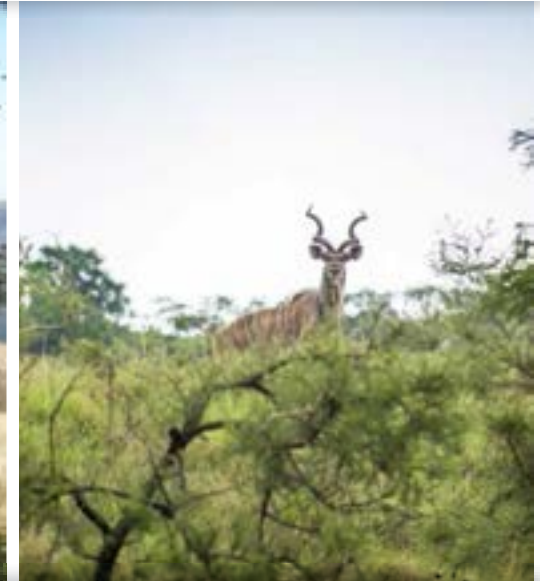
Otto's Bluff Road

R33

PIETERMARITZBURG

DBN

N



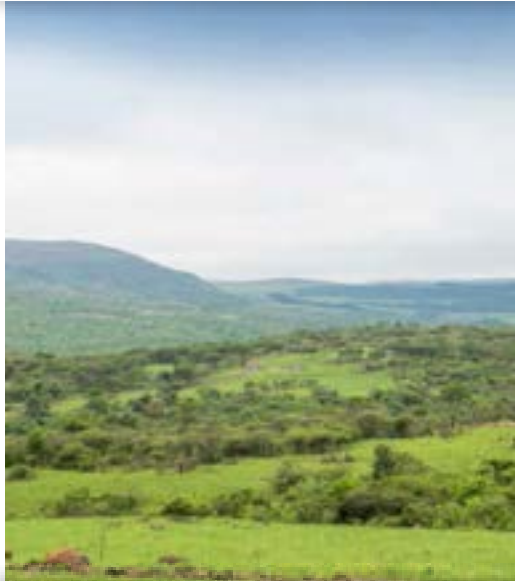
LIVING IN SYNERGY

Security is a major factor, and access to *Mahathunzi* will be strictly monitored on 24 hour basis. All plots will have access to 3 Phase electricity, fibre optic cables will provide access to Telkom and high speed internet, and water will be provided from boreholes and dams.

Offering a lifestyle aligned to environmental etiquette rather than regulatory rules, *Mahathunzi* will appeal to those whose values connect to the African landscape yet still want the choice of accessing city rhythms on demand. With some of the best schools in the

country and excellent medical care just a short distance away, a revamped airport offering 7 flights a day to Johannesburg from Pietermaritzburg, plus the fact that Durban is just an hour's drive away, *Mahathunzi* offers the best premium hinterland living.

In all that this development property presents, the sense of freedom, openness, and almost endless continuity of space in an area where urbanisation continues to expand, this offering is increasingly rare.



CONCEPT: Courtyard view

ARCHITECTURE

A collaborative approach between the architectural team, comprising Neil Hayes Hill, George Elphick of Elphick Proome Architects and Andrew Makin of designworkshop : sa, has yielded a considered design language that will clearly differentiate *Mahathunzi*.

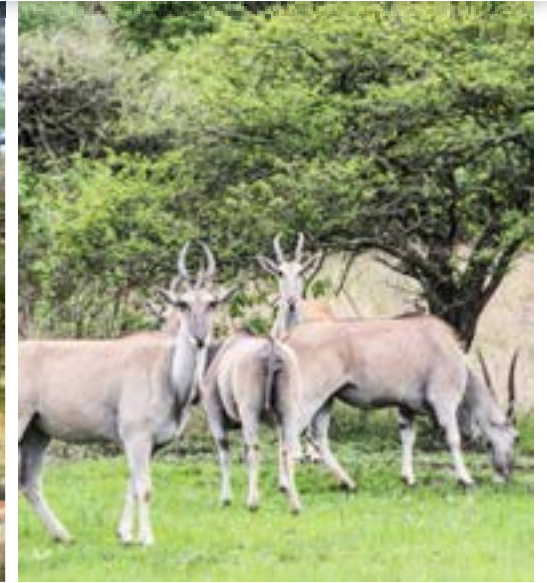
Their design driven thinking has determined an advanced style where strikingly modern aesthetic belies environmental compatibility. Low-slung; elegantly understated single storey buildings; walls of glass; visibly natural materials and dispersed, linked, small or large dwellings arranged to spatially and experientially integrate with the landscape will pioneer

a calm revolution in South African and African architecture. The buildings are essentially invisible in their context, ensuring the landscape will retain its inherent value and visual quality. Each home, different from every other, will share this relationship and build an individual and collective property value to far exceed its investment.

Combining landscape and architecture synergistically offers a truly exceptional way of living; providing a retreat from the freneticism of the man-made world, whilst appreciating nature's vitality.



CONCEPT: Veld view



CONCEPT: View across water

ABOUT THE ARCHITECTS

NEIL HAYES-HILL

With 30 years' experience and a passion for safari, lodge and hotel developments, Neil Hayes-Hill focuses on design strategies based on a vernacular that is sensitive to the immediate environment and its surrounds. Having designed in most renowned safari areas of Africa, as well as in the UK and Brazil, Neil is versed in design principles and offers valuable insight and creative solutions in building design.

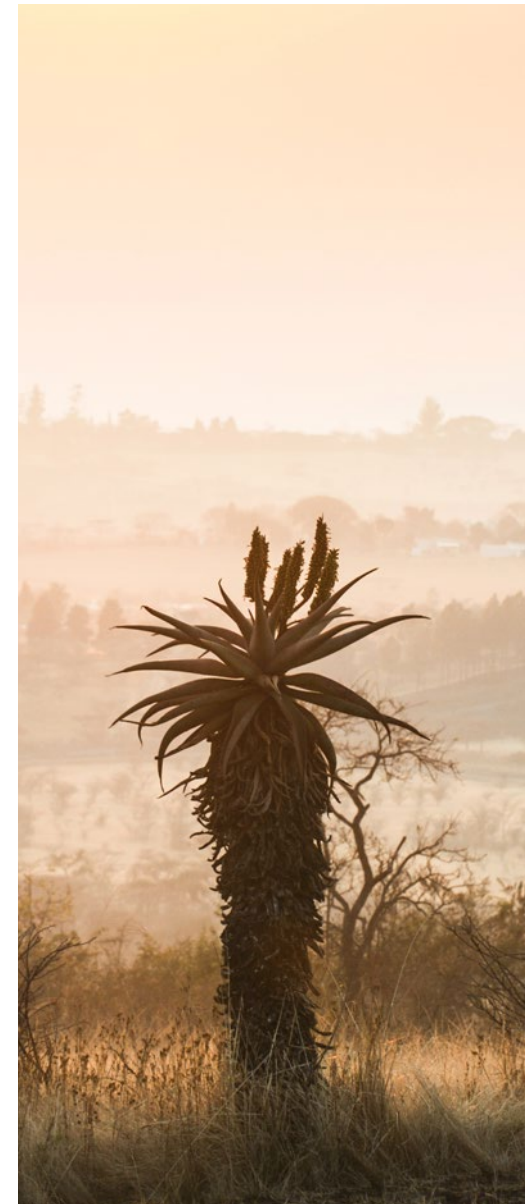
ELPHICK PROOME ARCHITECTS – GEORGE ELPHICK

George Elphick, co-founder of EPA, has undertaken a wide range of well-known projects in the Southern African subcontinent over a 25 year time frame. The practice philosophy is rooted in contextual regionalism to realize resourceful, appropriate and enduring design solutions. EPA enjoys extensive experience in creating bespoke private residences, placing emphasis on innovating individual, crafted buildings with sensitive, respectful design response to the surrounding landscape and a strong ethos of reflecting locality. EPA's acclaimed residential work has been widely published in books and magazines globally including *Dwell*, *Maison Francaise*, *Elle Decoration* and *Wallpaper*.

designworkshop : sa – ANDREW MAKIN

Believing the land of *Mahathunzi* is sacrosanct, its topography raw and emblematic, quintessentially African, and far too important and valuable to be interfered with, design workshop : sa integrated a complex and very personal client brief with the beautiful landscape. Designing living environments that embody and resolve Africa's beautiful contradictions of raw and refined, rough and smooth, loose and precise, rich and delicate, heavy and light, and, enclosed and open, requires architecture that is a direct extension of the landscape itself, rather than an imposition on it. designworkshop : sa's intimate and consistent engagement with clients through the whole design process, as well as their unique and particular design conceptualisation, and obsessive attention to detail, not only results in very special products but adds significant investment value.

designworkshop : sa's portfolio of projects includes the Constitutional Court building of South Africa, Singita Lebombo and Sweni lodges - both rated Conde Naste and Harpers Number One Hotels in the World, and a range of houses in some of South Africa's most sensitive and magnificent natural environments.





AN OUTDOOR WAY OF LIFE

Residents will be able to utilize the more than 46km of all-weather shale roads within the property for game viewing routes as well as take advantage of the expansive freedom to enjoy mountain biking, walking and even trail running.

ACTIVITIES IN AND AROUND THE AREA

- Albert Falls / Midmar Dam Nature Reserves
- Fishing (Albert Falls / Midmar Dam)
- Boating (Albert Falls / Midmar Dam)
- Mountain biking trails
- Karkloof Safari Spa
- Karkloof Falls
- Karkloof Farmers Market
- Karkloof Canopy Tours
- Karkloof Conservancy
- Midlands Meander
- Mandela Memorial Capture Site
- Howick Falls

KARKLOOF SAFARI SPA

ROADS

ALBERT FALLS DAM

GATEHOUSE

CONTRACTOR'S ENTRANCE

WATER SOURCES

PMB

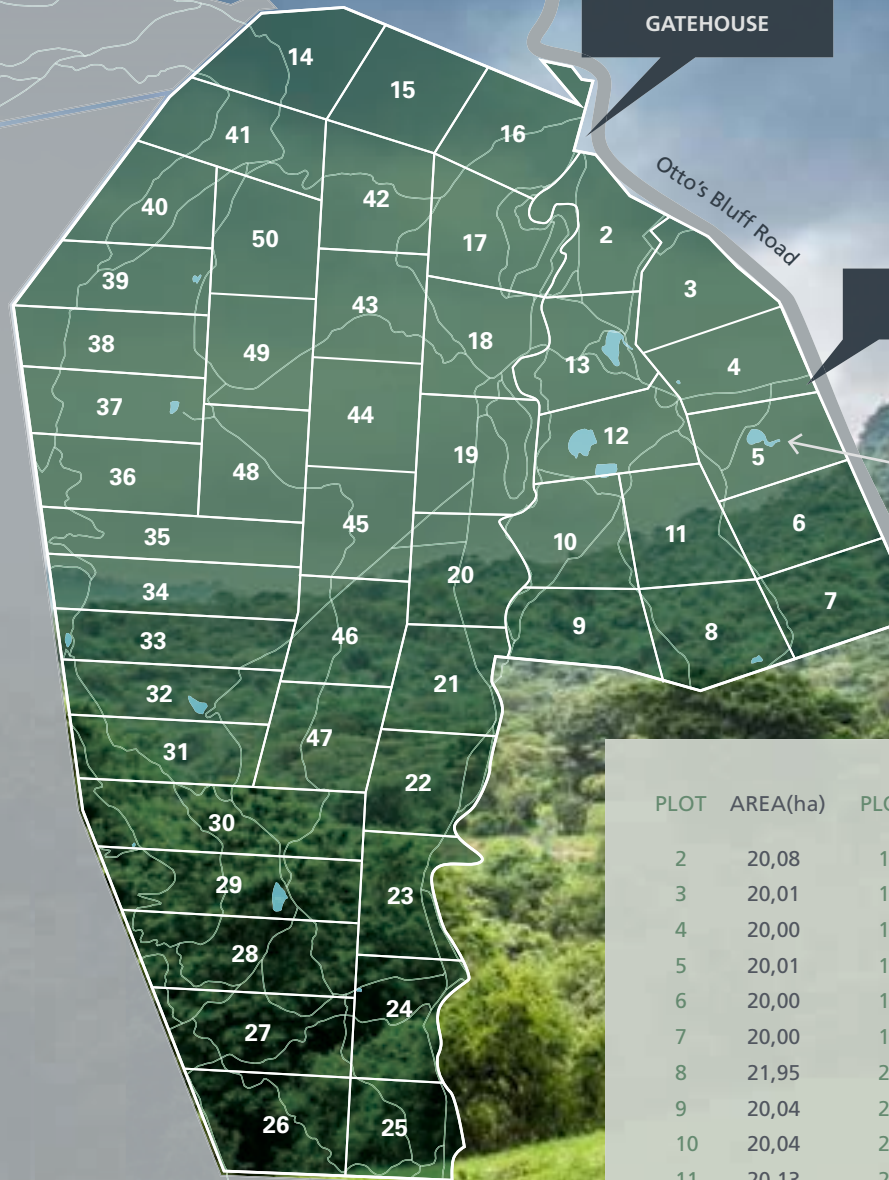
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HILTON COLLEGE

SITE MAP

A limited number of 49 sites only are available for purchase.

They range in size from 20 – 33 hectares in size each, presenting a choice of views. Each plot has been deliberately selected to present a clearly identifiable flat section where a single residential building can be positioned and constructed.



PLOT	AREA(ha)	PLOT	AREA(ha)	PLOT	AREA(ha)	PLOT	AREA(ha)
2	20,08	14	24,29	26	26,29	38	20,50
3	20,01	15	21,19	27	26,00	39	20,03
4	20,00	16	24,56	28	28,58	40	20,00
5	20,01	17	23,21	29	27,14	41	23,13
6	20,00	18	21,11	30	32,61	42	21,20
7	20,00	19	23,51	31	20,51	43	20,25
8	21,95	20	20,00	32	20,04	44	20,25
9	20,04	21	20,13	33	20,42	45	20,25
10	20,04	22	20,03	34	23,01	46	20,02
11	20,13	23	20,09	35	20,11	47	20,20
12	20,00	24	20,55	36	20,85	48	20,00
13	20,01	25	20,08	37	20,72	49	20,00
						50	20,18



SALES

All Conditions for Establishment have been completed and sites are now ready for market.
For further information or to arrange a personal viewing please contact us.

MAHATHUNZI

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SACROSANCT AND PRECIOUS.
RARE AND LIMITED.
POWERFUL AND BEAUTIFUL.
THE ELEMENTS OF AN ICONIC AFRICAN DESTINATION.

