

Data centres & industry

Infrastructure feasibility opportunity

Explore a substantial landholding for a phased data-centre campus or infrastructure-led industrial development in Unitas Park, Vereeniging. Portion 223 offers land scale worth screening; the decisive next step is establishing a deliverable power and connectivity solution.

Why this could work

A coordinated assessment of land, utility connections and phasing could identify a viable first development footprint. We welcome operators and development partners able to specify their requirements and test the site against them. This is an early feasibility opportunity: no data-centre entitlement, electrical allocation or resilient fibre solution has been established.

A substantial single holding allows an operator to investigate phased construction, future expansion and the space needed for supporting infrastructure.

Parallel power and fibre enquiries can inform an integrated assessment of connection costs, programme and resilience before a detailed campus design.

A requirements-led discussion can establish whether data centres or another infrastructure-led use merits the next stage of investment.

Land to explore

Portion 223 · 128.1732 ha

Gross extent recorded in approved survey SG7424/2008 and historical title T2700/2009. Servitudes, access, ground conditions and planning requirements must determine the usable footprint.

Let's shape the first phase

Share your initial load, phasing, connectivity and site requirements with Hans. We can assemble the parcel evidence and structure a technical screening discussion before agreeing any acquisition or development terms.

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Evidence & further reading: 1. Portion 223: parcel evidence and decision brief

Screening opportunity, not an approval or funding offer. Confirm current availability.

What is established

Approved survey and historical title records support the stated gross extent; current title status and development rights need confirmation.

Preliminary electricity and multi-provider fibre enquiries have been issued. Technical capacity, physically diverse routes, prices and delivery dates remain unconfirmed.

What to confirm

What initial and ultimate import capacity is required, and what supply solution survives the operator's specified failure scenarios?

Can providers deliver physically diverse fibre routes, suitable endpoints, latency and surviving capacity at an acceptable cost?

What planning, access, cooling-water, environmental and ground requirements define a feasible first phase?