

**CORNUBIA –DSW TRANSFER STATION RELOCATION
PLANNING MOTIVATION REPORT**

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1YER®

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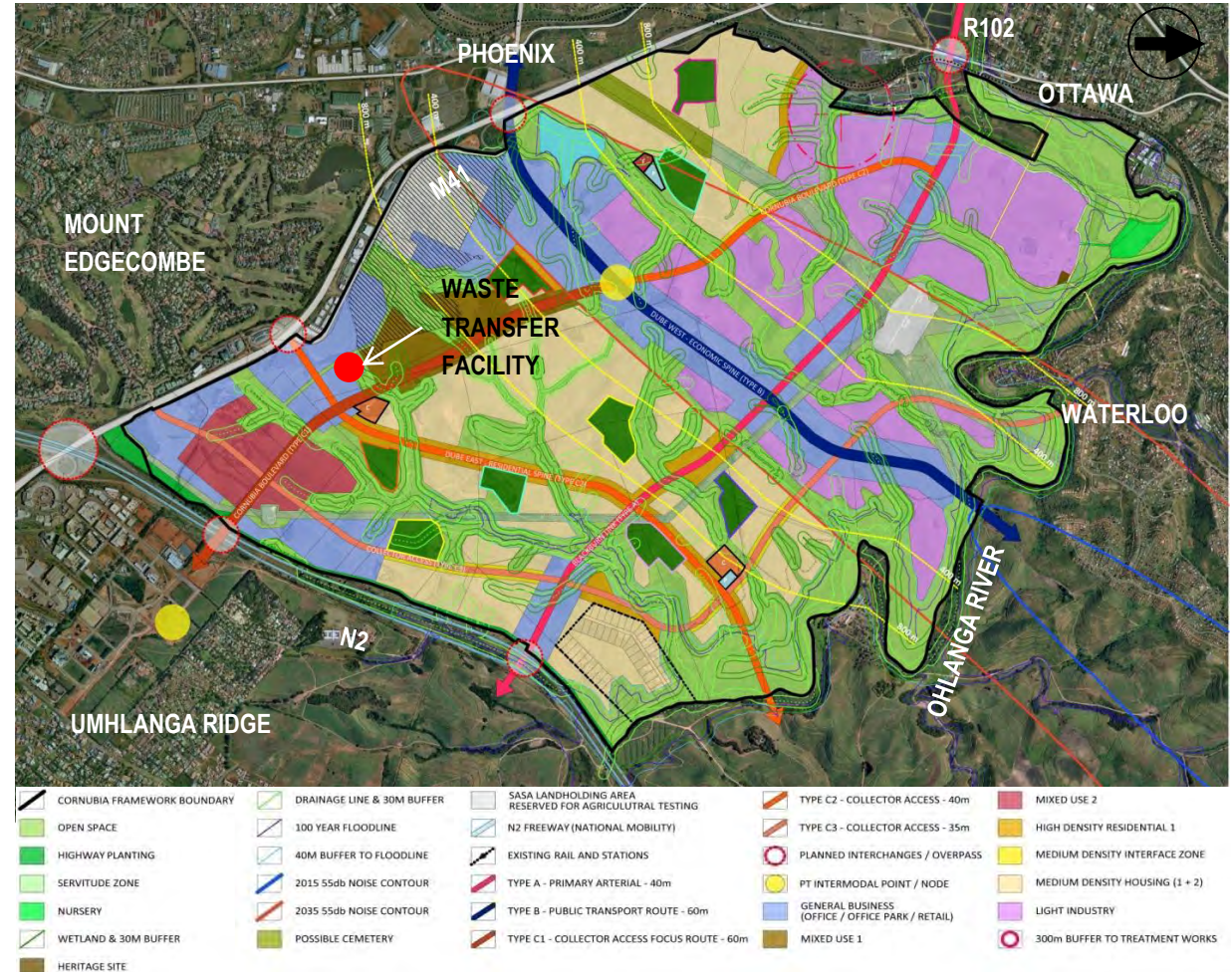
01 INTRODUCTION

1.1 BACKGROUND

The following represents a town planning motivation report prepared by IYER Urban Design Studio for Tongaat Hullett Developments. The purpose of this report is to motivate the preferred location for the DSW Waste Transfer Station taking into cognizance the future planning of the area. The red hatched circle on the plan to the right highlights the significance and location of the existing Waste Transfer Facility within the context of the overall Cornubia Framework.

The plan to the right reflects the approved Cornubia Framework. Cornubia is a benchmark 'Integrated Human Settlement' development, to be developed within the parameters of the National Department of Human Settlement's Breaking New Ground initiative (BNG). Cornubia measures approximately 1331 ha in extent. The framework for Cornubia aims at developing a 'mixed use' urban settlement comprising a range of complementary land uses and given the scale of the project, it is intended to establish a 'New Town' within the northern corridor of Ethekwinini.

As indicated on the plan to the right, the area where the existing waste facility is located, is contained within a future General Business area.



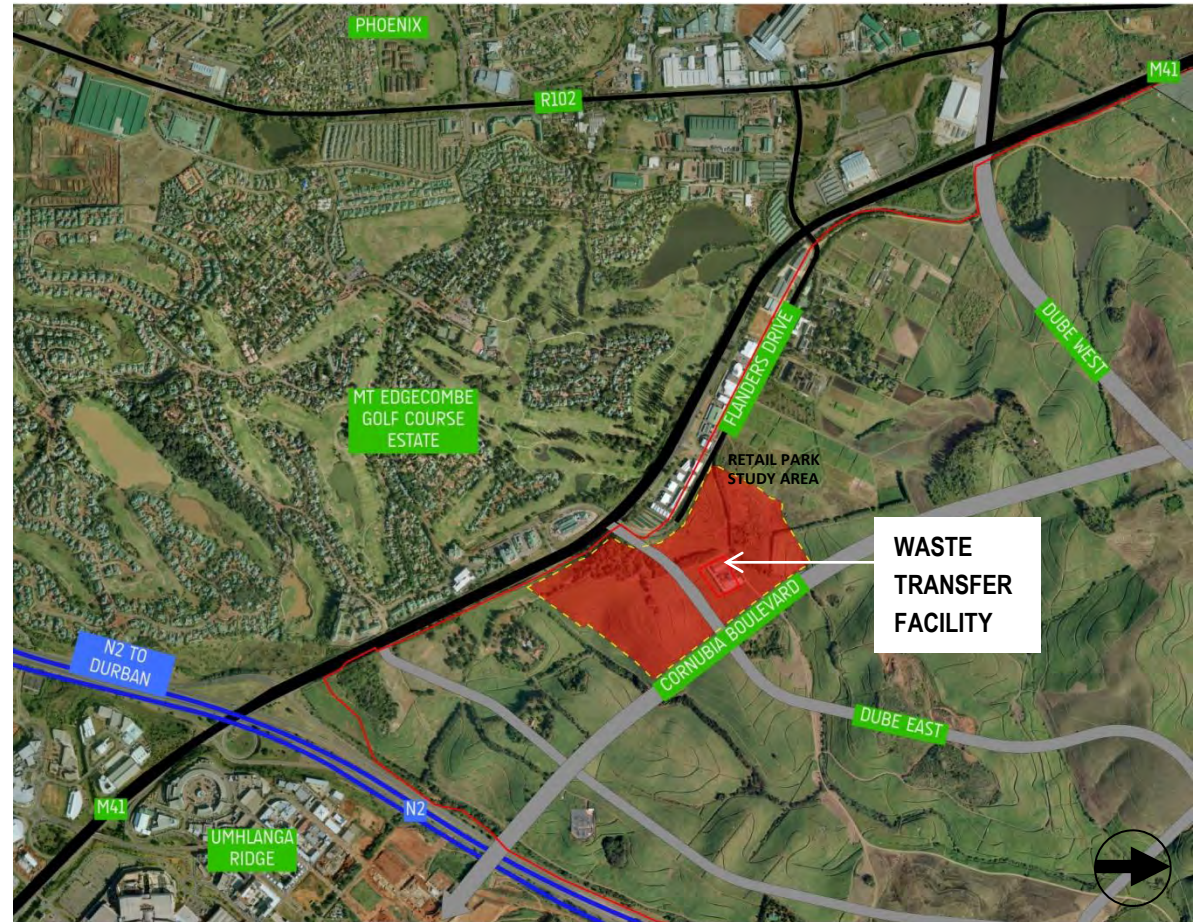
01

INTRODUCTION

1.2 STUDY AREA LOCATION AND SIGNIFICANCE (continued)

There has been strong interest by private sector for business and retail park development within areas surrounding the Waste facility site.

The plan on the right and below shows where the retail park is proposed which is in the initial stage of an EIA process. As indicated on the plan to the right, the existing waste facility lies almost centrally within the retail park site. For this reason, two alternate locations have been proposed and will be elaborated in greater detail later on in this report.



01

INTRODUCTION

1.3 RETAIL PARK LAYOUT

This area is strategically located and will play an important role in the future growth of the M41 and R102 corridor hence the uses along this route have been designated for business or retail park uses. The retail park study area is indicated in yellow on the plan to the right. It measures approximately 51.1ha. The study area has been identified in the approved Cornubia Framework Plan for General Business development. The General Business use permits retail, office and office park type of developments.

Directly opposite the study area is the Mount Edgecombe Country Club and Golf Estate. The Flanders Drive business and showroom uses lies along the stretch of the M41. This commercial development directly interfaces with the retail park area. Commercial/retail development have been attracted to this area due to its high visibility and good location along the M41 which makes this area highly desirable. The existing Waste Transfer Facility located on Site 3 will be relocated further north and will form part of the EIA which is currently being undertaken. As denoted on the urban form plan to the right, the area where the existing facility is located on, will be used for the establishment of big box retail development. A major property group plans to develop the both portions denoted as Site 1 and 2 on the plan to the right for retail development.



02

WASTE TRANSFER SITE- SITE OPTIONS

2.1 INTRODUCTION

The following section identifies two potential options for the Waste transfer site. To recap, the plan on the right illustrates where the existing DSW Waste Transfer Station is located with the yellow line denoting the Retail Park study area boundary.

The introductory section has also illustrated that due to the area's strategic location, this area has been identified for future business park or retail type of uses and therefore the retention of the existing facility is deemed not viable and the relocation of this facility is therefore necessary.

EXISTING WASTE SITE



 Retail Park Study Area  Existing DSW Transfer station

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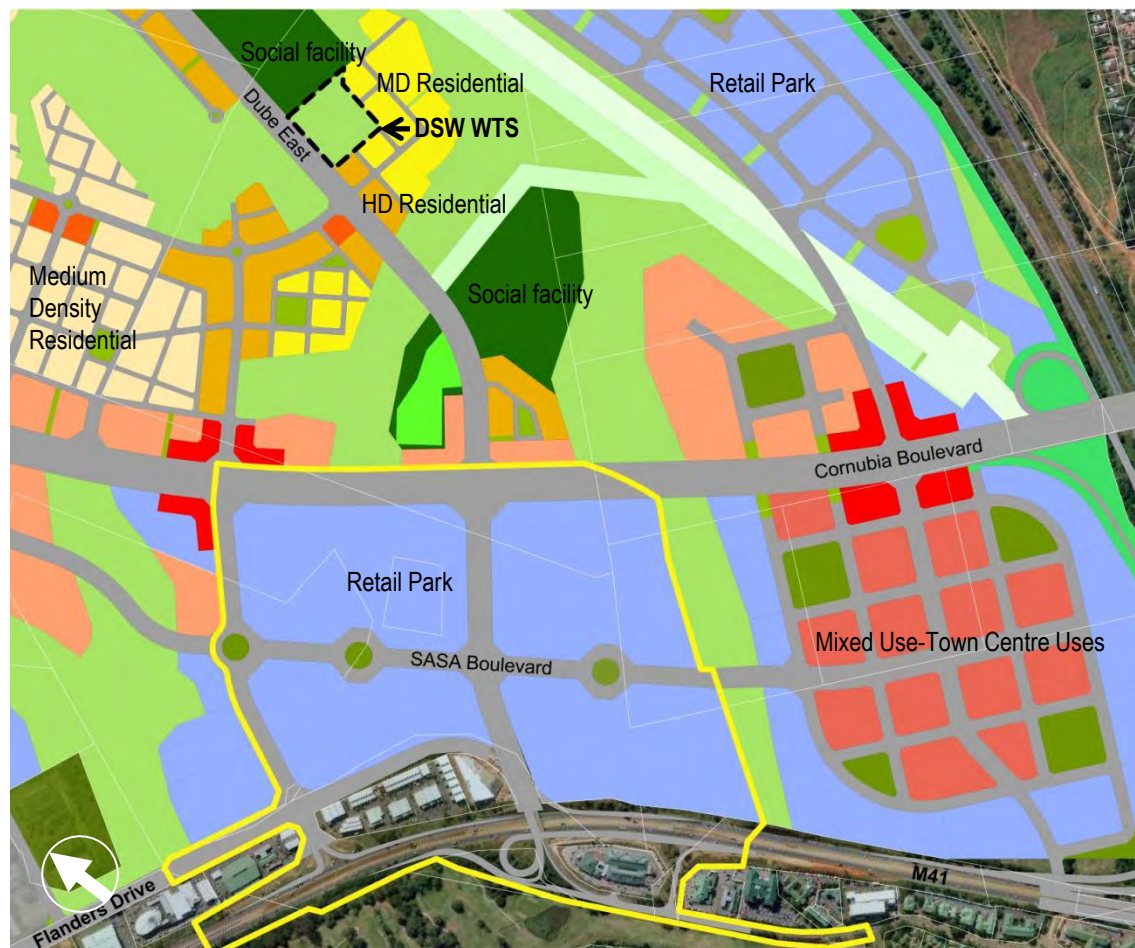
WASTE TRANSFER SITE- SITE OPTIONS

2.2 OPTION 1

In the first Option, the Waste Transfer facility is proposed along Dube East, bordering a social facility Cluster. The proposed uses around this facility is Medium Density Residential- GAP/ Social Housing indicated as a yellow hatch on the plan to the right and in the orange hatch is High Density Residential –GAP/ Social housing. Whilst the location is seemingly a good location, it straddles the Flanders Quarry boundary extent, in particular what is classified as an undevelopable area.

As noted by SMEC, the engineers for the project, any development within the “undevelopable” area will be subject to a very high bulk earthwork costs. This will require removal of dumped elements such as old piles, large tree trunks and chunks of concrete to an unknown depth, followed by filling of suitable material to the required platform level. Essentially, it is possible to develop within this area however there are cost implications and further studies may be required such as a geotech investigation etc.

The residential located in proximity to this facility is not desirable due to the limited noise pollution associated with such facilities. Visually, mitigation measures such as tree planting/screening of the facility from the residential can be employed. Also as indicated on the plan to the right, the residential backyards of sites can front the boundaries of the facility and thereby visually, it would not pose a problem as the units will face the roads.



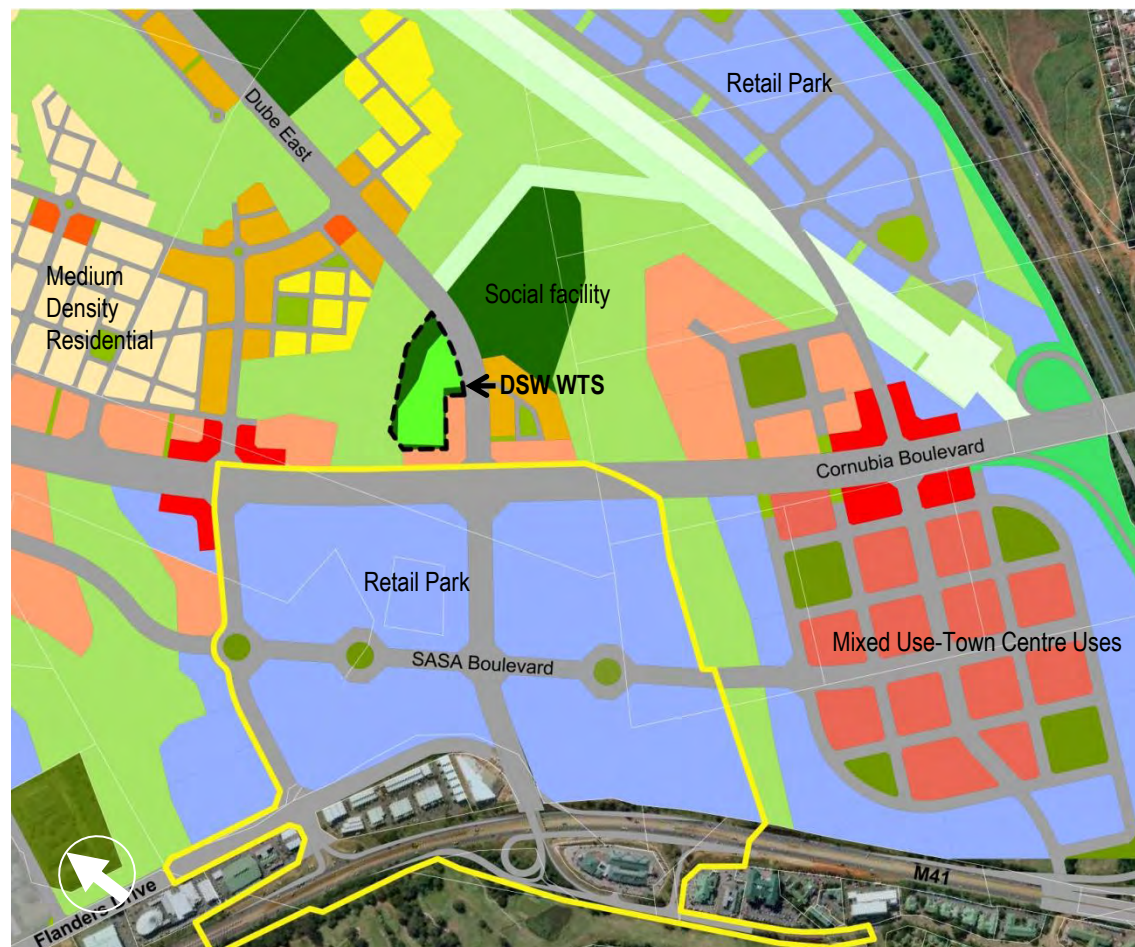
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WASTE TRANSFER SITE- SITE OPTIONS

2.3 OPTION 2

Option 2, is located at the intersection of Cornubia Boulevard and Dube East Intersection. This area is a highly valuable parcel of land, given its location and proximity to all future General Business and Retail development proposed. As can be seen on the plan to the right, directly opposite the facility, in blue, is the retail park site with the mixed use, Town Centre uses indicated as a light red hatch in close proximity. Directly opposite the Waste Transfer site, is a social facility cluster with Mixed Use 1 sites proposed at the intersection of Dube East and Cornubia Boulevard, serving as an interface to the Waste Transfer site. The Mixed Use 1 sites will contain residential apartments with a retail on the ground floor.

There are limited exclusive residential sites in very close proximity to the Waste Transfer facility with the closest one, 150m away across a wetland zone. Whilst the facility is within a strategic zone for potentially business/retail uses, its location is adequate and the facility can be accommodated with this area. The location of the facility in this zone, is in close proximity to the existing facility.



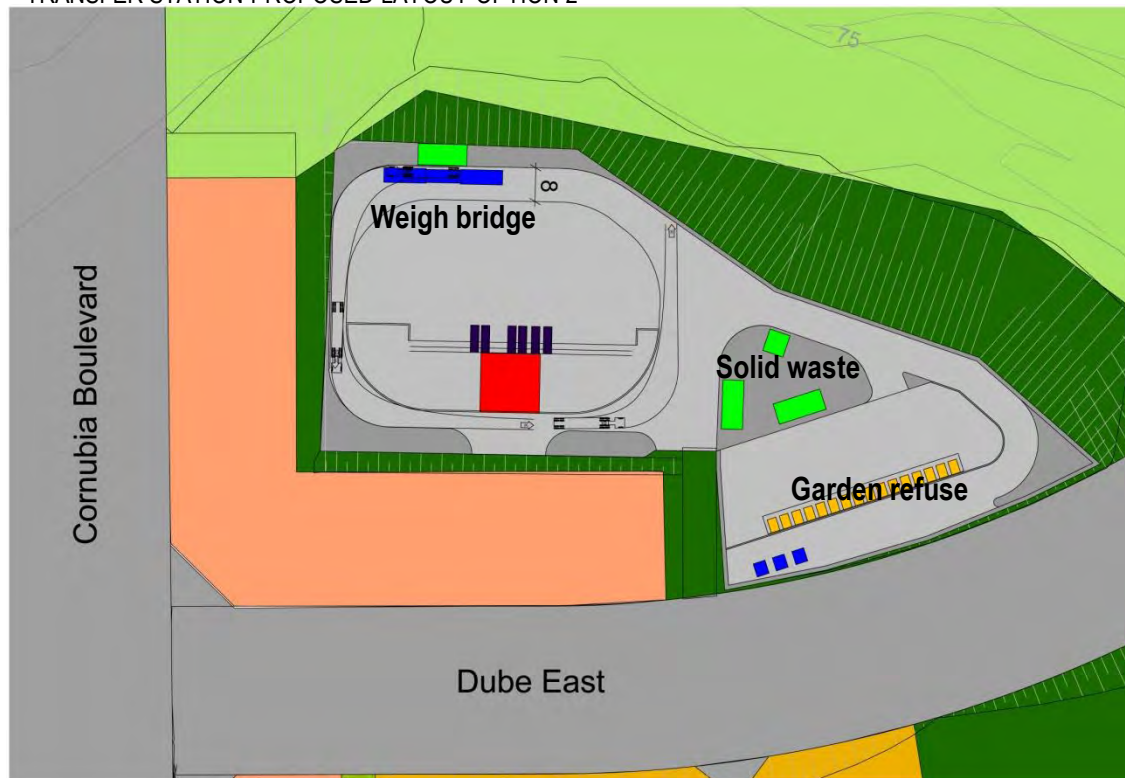
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RECOMMENDATION

This report outlined the overall planning for area and the need for the relocation of the Waste Transfer facility. Two Options were presented as potential locations for the current facility. Based on the study, **Option 2 is the preferred option** for the following reasons.

- Option 1 will be too costly to develop due to the high bulk earthworks cost and the commissioning of various engineering studies due to its boundaries straddling the Flanders Quarry undevelopable area;
- Option 1 is surrounded by Medium Density residential therefore it is not a desirable location to develop a facility of this nature;
- Option 2, there are very few constraints, apart from being located along a future development spine for business/retail and residential uses, the location of the facility has been setback to accommodate those type of uses along the route.
- Option 2- is in close proximity to the existing facility therefore the relocation is within the same zone,
- Option 2 has no pure residential uses within 150m from its location apart from mixed use residential apartments,
- Option 2 is well located along a higher order road, Dube East in close proximity to the Cornubia Boulevard intersection.
- Whilst the approved Framework Plan did not indicate a possible location for the waste transfer facility, other than identifying the area where the existing facility is located as a

TRANSFER STATION-PROPOSED LAYOUT-OPTION 2



General Business use zone, Option 1 would not be considered a suitable location based on the approved framework as it is located in the heart of a future medium density residential zone whilst Option 2 is situated closer to mixed use sites and therefore would potentially be a preferred location.

Therefore based on the planning assessment, **Option 2** is regarded as the preferred location for the DSW Waste Transfer Facility.