



30 September 2019

Pakco Mini Factory Alternative Layout

This layout alternative was the first concept developed on 25 November 2015. It considered including attenuation and landscape feature ponds. This concept pre-ceded the wetland delineation process. It was based on perceived wetland parameters and was aiming at maximizing the potential development yield. Because of the construction material deposited on the site previously there was felt that the wetland is not pristine and not functioning as a wetland, even although there were wetland plants present. Development was proposed on both sides of the tributary of the Mdloti River. The development on the south side of the river planned to in-fill the area indicated as wetland. Building footprints were limited to areas outside of the wetland boundaries but the access road would cross the water course. Access from Pakco Road would be over a culvert to allow storm water drainage to continue to pass through the landscape. The in-stream ponds would slow the flow of the water down and allow eroded sediment to settle out. Outflow would be regulated through an in-bank full supply level controller. Sewerage would be ducted into the Municipal trunk sewer that runs along the south bank of the water course. The development footprint on the north side of the Mdloti River would take access off Garland Road across an existing culvert over the piped water course draining the land north of the railway line. The development would connect its sewer outfall to the Municipal trunk sewer draining down Garland Road. The development aims to establish developable platforms for third parties to come and develop further.

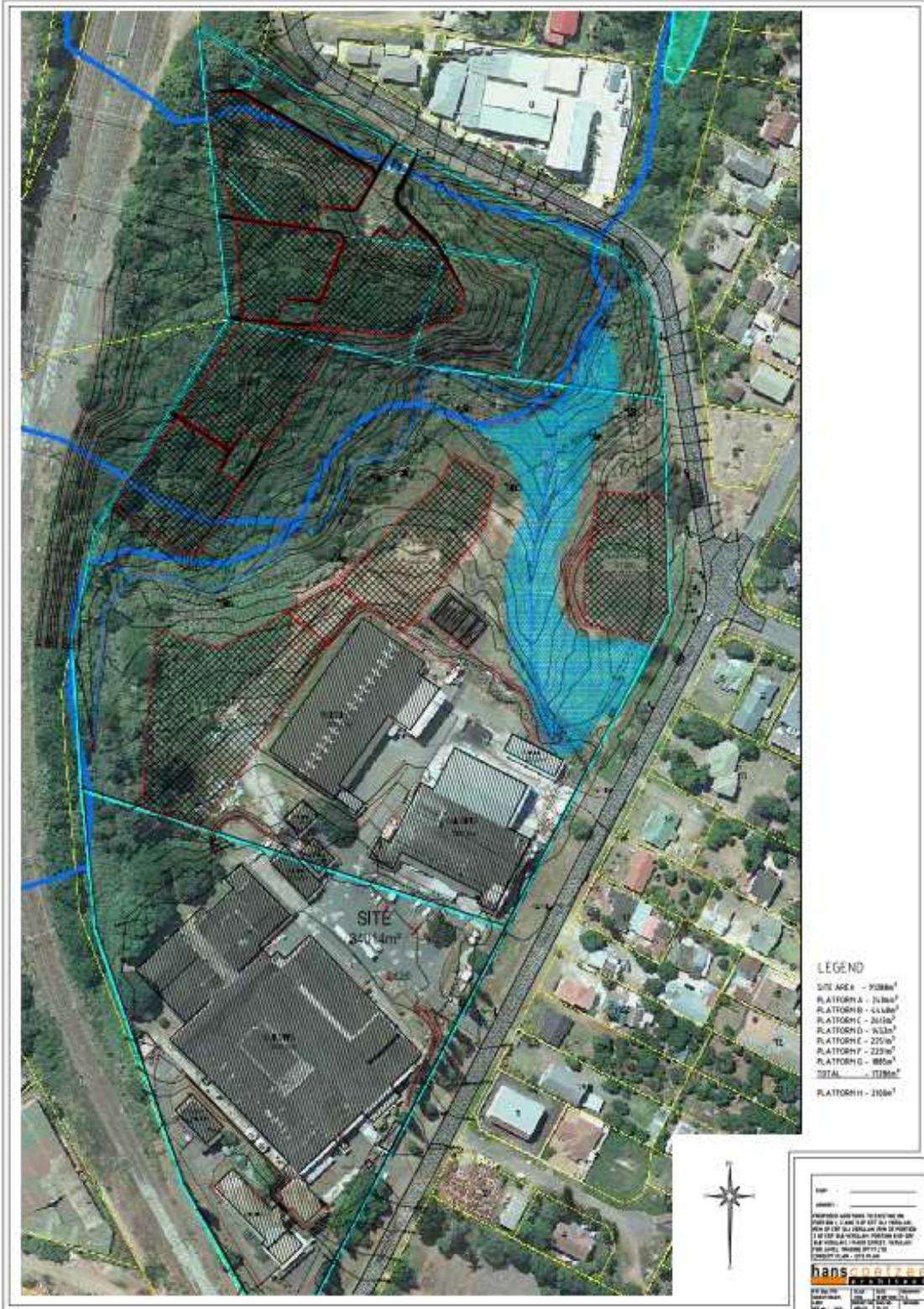


Figure 1: Pre-delineation assumptions on wetland parameters



Figure 2: A development concept for the pre-delineated landscape