

21 February 2016

Greendoor Environmental Consultants

BASIC ASSESSMENT

PROPOSED VICTORIA MOTHER AND CHILD CENTRE OF EXCELLENCE HOSPITAL AND BOUTIQUE HOTEL: ERF 9194 PIETERMARITZBURG

COMMENTS

1. Please refer to the Public Meeting held on Thursday 18 February 2016 at the Victoria Country Club, Pietermaritzburg, regarding the above proposal.

2. An overview of the site would indicate that it is below the adjacent Peter Brown Road and in close proximity to the busy and noisy National Route 3 freeway.

3. A number of factors will need to be considered when developing the site.

4. Stormwater Drainage

Careful consideration will have to be given to how the stormwater is drained from the site and where the stormwater will be discharged.

5. Sewage

Details will be required regarding the method of discharge of sewage and whether a suitable pump station will need to be constructed. Indications are that the existing Darville Disposal Works is operating at capacity. Proposals for the upgrading of the Darville Works appear to be in hand.

6. Access to Site

The architectural drawings indicate that two accesses are proposed onto Peter Brown Road. These accesses will be in close proximity to the existing access to the Victoria Country Club.

Consideration will need to be given to combining the two proposed accesses into one access in the interests of traffic flow and safety. This will require the Municipality's consideration.

7. Soils and Foundations to Structures (Buildings)

Some developments near the proposed site have required substantial foundations due to poor soil conditions. This will need to be taken into account when designing the structures.

8. Supply of Water

Some indication is required as to how suitable water will be acquired for the development.

9. Zoning of Site

It is understood that the site is zoned for housing as a result of a successful Environmental Assessment in February 2004 (EIA/2771). Some clarity is required why it is now proposed to rezone the site to accommodate a hospital.

10. Location of Proposed Hospital

The site is located close to the busy and noisy National Route 3 freeway. The medical fraternity will need to consider this aspect as it may have a negative impact on the proposed specialist Mother and Child Hospital.

Some explanation is necessary why the site of the hospital will "encroach" on the SANRAL road reserve.

11. Site Inspection

Without a site inspection it is not possible at this stage to identify specific concerns or problems.

12. Boutique Hotel

It is interesting to note that the Boutique Hotel will be in close proximity to the noisy National Route 3. Will the hotel be for the exclusive use of parents and family of the patients?

13. Traffic

There has been a noticeable increase in traffic on Howick and Link Roads. These roads appear to be used as an alternative route to the Cascades Centre, the Liberty Midlands Mall and possibly parts of the city. Light and heavy vehicles will increase on the National Road..

The Hospital and Hotel will not only attract light vehicles. The number of service delivery vehicles will also increase. Additional development is taking place near the site of the proposed hospital which will generate traffic.

It is noted that a proposed link road from Otto's Bluff Road to Chase Valley Road is being investigated.

Although there are traffic calming measures in close proximity to the proposed site it would appear that additional traffic control measures may be required. The intersection of Link Road and Peter Brown Road will probably require some upgraded traffic control measures. None of these can be finalised until a comprehensive and extensive traffic assessment is undertaken. A very localised traffic assessment will not suffice. An origin and destination survey may be necessary before a final decision can be made on the necessary traffic controls that will need to be implemented. This could also include the widening of some roads.

14. General

From the above it will be noted that a thorough cost benefit analysis will be necessary to determine the viability of the proposed Hospital and Boutique Hotel

There is no objection to the proposed development.

Thank you for the opportunity to comment.

Brian Millard
21 February 2016