





Concept & Planning

The design concept of Cornubia Mall is intended to create a retail centre which provides a unique retail product to the area. Cornubia offers a destination of retail convenience, outdoor living and recreational value which seamlessly blends with the lifestyle of the surrounding community it serves.

While the trend in regional shopping centres in tropical climates has long been to offer large air-conditioned enclosed malls, Cornubia strikes a perfect balance between a retail centre, comprised of large national tenants and an outdoor lifestyle experience. This is typified by expansive shaded exterior walkways and pause areas, interlaced with indigenous vegetation, an open air public square

and even an integrated cycle track through the centre which links to the surrounding areas.

Lifts were extensively used in the northern portion of the centre to link the double volume parking basement with the retail areas.

Components and Tenants

88% of Cornubia's gross lettable area (GLA) is occupied by national tenants and national franchise offerings affording it an extremely strong covenant and mix of tenants across all categories. The north precinct is anchored by the first in a series of 'new look' Checkers stores, which is now the benchmark for a national roll out, Woolworths, Edgars, Nu Metro, with its 4D





offering, and a large open square surrounded by restaurants and food court.

The South precinct is anchored by Pick n Pay, with a new format store, the largest Dis-Chem in KZN, all major banks, Outdoor Warehouse, some destination homeware stores and a very unique Virgin Active over two levels with a bridge/walkway across the pool.

The design of Cornubia allowed the developer to create spaces and opportunities which would allow for the representation of new and exciting concepts not currently trading in KZN. These consist of Bounce INC with a 3,600m² indoor trampoline park, 5's Futbol and Clubhouse with three AstroTurf soccer pitches, the first Consol

Glass retail store in KZN and a 2,000m² Cycle Lab store where cyclists can ride from the store, cross a bridge spanning the car park and embark on a mountain bike trail to King Shaka airport and back.

Gagasi FM, which is the only English and Zulu radio station in the country, with over one million listeners in its first year of operation, has established its new regional head office and broadcasting studios at Cornubia in a prime 'standalone' box facing Cornubia Boulevard.

These are tenants who are unique to the area, and a key differentiating factor to other competing centres.

The 5s Futbol, Cycle Lab store and Virgin Active are situated in close proximity to a 112 year old





Natal Ficus tree which the developer managed to preserve through the construction process and has subsequently become the focal meeting point of the centre and also incorporated into the Cornubia logo 'Our heart, our sun, our leaf and our Circle'.

Description of Architectural Features

The 65,000m² GLA (gross lettable area) retail centre is built on one level with basement parking. The Centre has been built with a main road through the middle, thereby linking the retail centre to the larger Cornubia development node,

and to the north section of the Umhlanga town centre, with the completion of the new bridge.

Challenges

Durban experiences rain on average 200 days out of 365, which posed a challenge in completing the anchor tenant boxes for their fit outs. The retail 'boxes' were built and roofed as soon as possible to complete the internal works in dry conditions. At the last minute, a decision was reached to retain the wild fig tree, which meant a great deal of re-planning of levels and layouts. This





meant more retaining walls and bigger inclines to the southern portion of the site.

Materials

Maxi bricks, which are a locally made product, were used in the construction. They are larger than normal bricks and the aim in using this product was to achieve larger volumes of façades built in less time.

Rubber copings to parapets were used, which was a first for the continent and saved almost 50,000 tyres from reaching South African landfills.

Large glass façades were used for the anchor boxes to create a 'money shot', where more emphasis was placed on detail and volume to create an entrance off the road which would be memorable.

Sustainability

Regional shopping centres are challenged by the difficulty of an expansive footprint. Constructed on a greenfield site, it was important that an approach be taken to accommodate regeneration of the surrounding ecology while ensuring that future retrofit and expansion is contained. The centre is set into the ground, reducing the visual impact of the building in its natural setting.

The outdoor layout of the shopping centre also afforded some unique opportunities, such as the interlacing of greenery into public walkways through expansive planting, as well as the preservation of the old fig tree at the heart of the development. This is proving to be a popular meeting point for shoppers.

The centre has also received an environmental merit certification for its use of recycled rubber, one of the world's most hazardous waste streams, in the manufacture of roof coping tiles equating to 6,250m³ of rubber.

Since sustainability is by definition a triple bottom line measurement of natural environment, as well as social and economic criteria, this centre achieves a balance of ecology, community and financial feasibility to ensure that the development will be of benefit to current and future generations.

