

CHIBA RING (PTY) LTD
PROPOSED INFRASTRUCTURE
CHIBA RING RESIDENTIAL DEVELOPMENT – WOODLANDS

PROPOSED DEVELOPMENT

The proposed development is a medium to high-income housing project that will have as little impact on the environment as possible, in particular the sensitive forest and wetland areas on the site.

LOCATION

The Woodlands site is located off of Ifafa Beach Drive at Hosley Lane with a total area of 26.2hectares. The site has three developable parcels: Parcels A, B and C.

ENVIRONMENTAL

RoD Approval provides the conditions of development.

GEOTECHNICAL AND GEOHYDROLOGICAL

This proposal is based on the following reports:

1. Geotechnical and Geohydrological assessment – By GCS
2. Report on percolation tests (08-132E01) – By Moore Spence Jones
3. Groundwater Implementation for Chiba Ring Housing Development in Ifafa, KZN – By JG Afrika.
4. Report on Investigation of Borehole Protection Zones – By JG Afrika.

TOWN PLANNING LAYOUT

The layout plan is per the SPLUMA Application.

ROADS

Traffic Impact Statement - Revision 1 - By Arup (Pty) Ltd guided the road layout.

Access to the Woodlands site is currently gained from Ifafa Beach Drive, on Hosley Lane. There are some old existing internal dirt roads on the site but are now hardly discernible.

Design criteria:

- Designed to suit vehicles travelling at a maximum speed of 40km/h.
- Maximum developed road width of 4.5m and a minimum road width of 3.0m.
- Passing bays to be provided at strategic points to allow for the safe movement of traffic in both directions.
- Parking areas to be located close to housing clusters with access directly off
- the access roads with gravel surfacing over designed layer works.

- The design and surface finish of the internal roads is to be sufficient to allow emergency vehicles to access the site.
- Road surface may be concrete strips or “grass block” strips.
- Roads should have low environmental impact with negligible effect on the existing storm water runoff from the site.

STORMWATER

Design criteria:

- Minimise added runoff and with natural infiltration into the soil.
- Protect against erosion and scour from faster flowing runoff.
- Attenuation ponds where necessary.
- Where necessary, a formalised below-ground, piped drainage network may be required to convey and discharge runoff.
- Storm water runoff from parking areas and other hard standing areas should be collected into the living pond / wetlands areas.
- Storm water runoff from roofs from the residential units to discharge via gutters and down pipes to storage tanks.
- Fire hydrants as per the Red Book.

WATER

Design criteria:

- Ugu District Municipality has advised that they will not have sufficient capacity in their bulk water supply to cater for this site until 2025.
- The geohydrological investigation sourced 2 boreholes on site and these will be used to supply the water to Woodlands.
- Reticulation to be designed to red Book standards and situated in servitudes.
- In the event of an eventual municipal connection a bulk meter may be required at the connection to the Municipal line.
- Individually water meters to each unit or each cluster.

SANITATION

Design criteria:

- Preferably septic tanks with a minimum storage of 24 hours. If not approved by DWS, then conservancy tanks.
- One septic tank may service a number of units.
- The discharge to soak-away trenches must be positioned such that these and the evapotranspiration areas are outside of the wetland buffers.
- Positioning of soak-aways will need to be done in terms of the JG Afrika report with respect to safe zones around both boreholes and wetlands so as to avoid any chance of contamination of the boreholes or wetlands.