

**OFFICE COPY**

S. G. No. 3917/59

SUB-DIVISIONAL DIAGRAM  
Sect. 24 (b), Act No. 9 of 1927

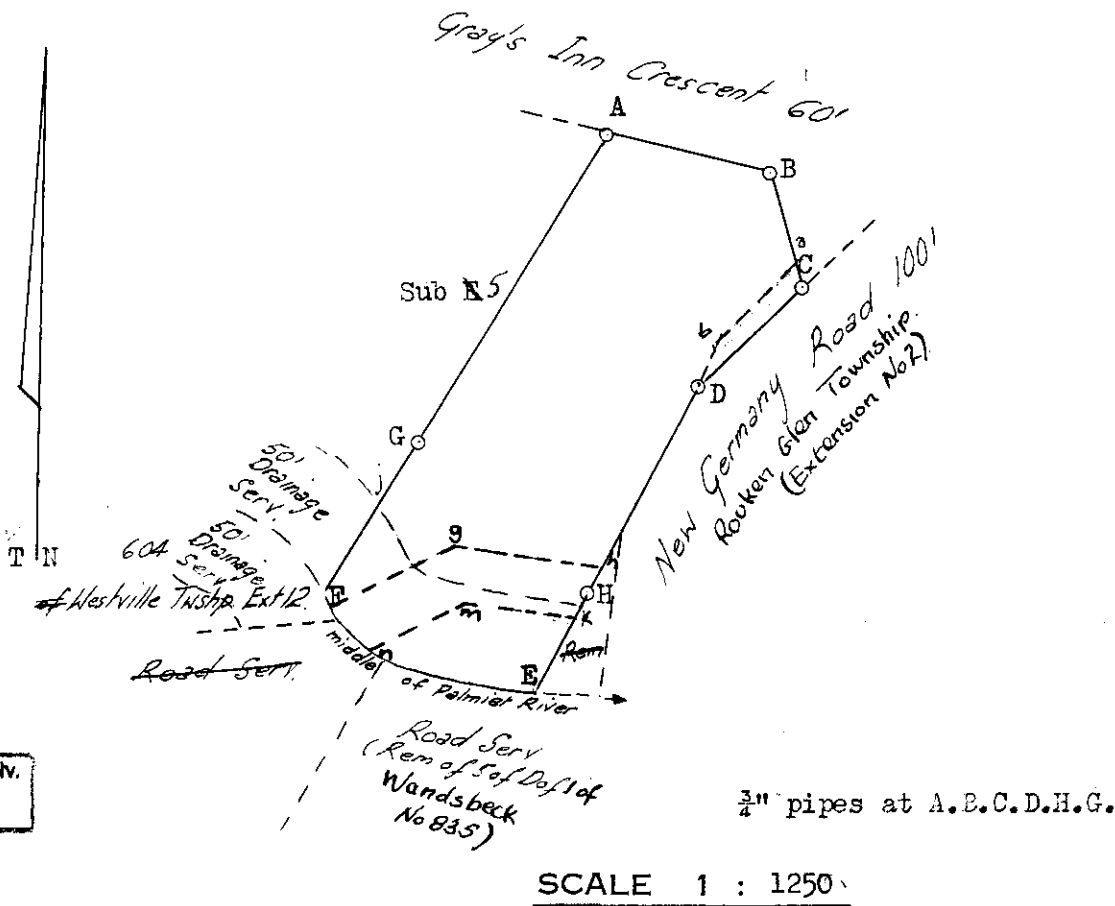
SIDES ENGLISH FEET	ANGLES OF DIRECTION	CO-ORDINATES SYSTEM Lo 31°	
		Y	X
	CONSTANT		+28000.00 +10829000.00
A B	92.74	281.57.20	A + 294.45 + 1002.00
B C	62.83	343.31.50	B + 203.73 + 1021.20
C D	79.82	45.06.20	C + 185.91 + 1081.45
D H	126.43	27.04.20	D + 242.46 + 1137.79
H G	123.76	131.03.50	H + 300.00 + 1250.37
G A	194.13	210.36.50	G + 393.31 + 1169.07
G F		30.36.50	
H E		27.04.20	

Approved

*[Signature]*  
Surveyor General  
19-9-1959

The figure j irregular line k E middle of Palmiet River F  
represents a 50ft. wide Drainage Servitude vide. diagram  
S.G. 1604/58 of Deed of Transfer No. 3055/1959

P.T.B. 4913



Reg. Div.  
**FT**

SCALE 1 : 1250

The figure A.B.C.D.E.middle of Palmiet River F.  
represents 37,826 sq.ft. of land being  
Sub <sup>6</sup> of Lot 12 Grayleigh Township  
situate in the Borough of Westville,  
Surveyed in February - May 1957, by me  
and in July, 1959 by me

Province of Natal  
*[Signature]*  
John D. Keaton  
Land Surveyors.

This diagram relates to <b>DIT</b> No. 9057/1960 Registrar of Deeds.	The original diagram is S.G. No. 1604/58 relating to Deed of Transfer No. 3055/1959	File No. 6854 Survey Records 685/59 Compilation 4-15-20 Degree Sheet 59 Tracing General Plan
--	--	---

**ZONE : SPECIAL RESIDENTIAL 1**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for:

- Single residential use in a form of a dwelling house and ancillary uses.
- Protection of the quality and character of residential neighborhood and the well-being of its residents
- Limiting multiple uses of buildings to minimize adverse impact on the residential environment.
- Business that comply with residential amenity such as a Bed and Breakfast Establishment and Home Business at the discretion of the eThekweni Municipality.

**COLOUR NOTATION:** Solar Yellow background fill with Mango foreground (dots) on top and black border

PRIMARY	SPECIAL CONSENT	PRECLUDED	
<ul style="list-style-type: none"> <li>• Conservation Area</li> <li>• Dwelling House</li> <li>• Multiple Unit Development</li> </ul>	<ul style="list-style-type: none"> <li>• Base Telecommunications Transmission station</li> <li>• Boarding House</li> <li>• Crèche</li> <li>• Educational Establishment</li> <li>• Garden Nursery</li> <li>• Health &amp; Beauty Clinic</li> <li>• Institution</li> <li>• Pet Grooming Parlour</li> <li>• Place of Public Worship</li> <li>• Private Open Space</li> <li>• Retirement Centre</li> <li>• Riding Stables</li> <li>• Special Building</li> <li>• Veterinary Clinic</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports Bar</li> <li>• Adult Premises</li> <li>• Agricultural Activity</li> <li>• Agricultural Land</li> <li>• Arts and Crafts Workshop</li> <li>• Betting Depot</li> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Cemetery/Crematorium</li> <li>• Chalet Development</li> <li>• Container Depot</li> <li>• Convention Centre</li> <li>• Correctional Facility</li> <li>• Direct Access Service Centre</li> <li>• Display Area</li> <li>• Escort Agency</li> <li>• Flat</li> <li>• Flea Market</li> <li>• Forensic Science Laboratory</li> <li>• Fuelling and Service Station</li> <li>• Funeral Parlour</li> <li>• Government/Municipal</li> <li>• Health Studio</li> <li>• Hotel</li> <li>• Industry - Extractive</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Industry – Noxious</li> <li>• Landfill</li> </ul>	<ul style="list-style-type: none"> <li>• Laundry</li> <li>• Mobile Home Park &amp; Camping Ground</li> <li>• Mortuary</li> <li>• Motor Display Area</li> <li>• Motor Garage</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Museum</li> <li>• Nature Reserve</li> <li>• Night Club</li> <li>• Office</li> <li>• Office – Medical</li> <li>• Parkade</li> <li>• Place of Public Entertainment</li> <li>• Recycling Centre</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Restaurant / Fast Food Outlet</li> <li>• Riding Stables</li> <li>• Scrap Yard</li> <li>• Shop</li> <li>• Transport Depot</li> <li>• Transport Use</li> <li>• Truck Stop</li> <li>• Warehouse</li> <li>• Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

**1. MINIMUM ERF SIZE :**

- The minimum Erf size for properties identified in the Westville action plan shall be 750m<sup>2</sup> and successfully rezoned to Special Residential is 750m<sup>2</sup>
- In the case of Erven 5108 – 5264 Queensburgh, the minimum Erf size may be 500m<sup>2</sup>
- In the case of properties in Queensburgh, the minimum Erf size shall be 1000m if the property is not on water bourne sewerage

**ZONE : SPECIAL RESIDENTIAL 1**

**DEVELOPMENT PARAMETERS**

SUBZONE	SPACE ABOUT BUILDINGS			DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT IN STOREYS	COVERAG E	FLOOR AREA RATIO
	BUILDING LINE	SIDES	REAR					
Shallcross	7.5m	2.0m	2.0m	n/a	1800m <sup>2</sup>	2	30%	0.3
Westville	7.5m	3.0m	3.0m	n/a	1200m <sup>2</sup> See additional controls	2	30%	0.3
New Germany	7.5m	3.0m	3.0m	n/a	900m <sup>2</sup>	2	30%	0.3
Pinetown & Dassenhoek	7.5m	3.0m	3.0m	n/a	As per BP1 map	2	30%	0.3
Queensburgh	7.5m	2.0m	3.0m	n/a	650m <sup>2</sup> See additional controls	2	30%	0.3

**Rational Assessment**

**13 December 2022**

**Ref: 2022-37 RA01**

To: City Engineers

Attention: Engineering Department

**RE: Proposed Alterations and additions to existing building at 2 Grays Inn Crescent, Westville.**

We confirm that we have been appointed as the structural engineers for the above development. We have reviewed the drawings produced by Wendle Dwaine Naidoo.

We have conducted a preliminary site investigation and our observations are as follows.

- The main building is a single-story structure with a pitched roof (concrete/clay tiles). The proposed designs reflects minor internal modifications to the main building.
- The existing garage/granny flat is a double story building. The basement level does not have sufficient head room. Water seepage was evident and a non-engineered solution was evident for dealing with the ingress of water. From the proposed plans it is noted that the entire garage/granny flat will be demolished and rebuilt.
- The existing thatched roof building will be demolished and rebuild. The new layout will be bigger than the existing building, this will accommodate the double garage and entertainment area. New roof will be a pitched roof with concrete/clay tiles.
- The new servants' quarters will be built near the existing swimming pool. An existing building in that location will be renovated and extended.

The new foundation designs will be based on the site geotechnical conditions. Based on the proposed layouts we are not expecting to do any underpinning of existing foundations.

The design solution will address the existing and proposed stormwater. A new stormwater management plan will be developed for the proposed alterations.

The new solutions will consist of retaining walls, suspended slabs and surface bed slabs. None of this impacts on the existing structure.

We will be making recommendations on allowable soil bearing pressure can confirm that the proposed alteration is practical and viable. There will be providing engineering details that we will design and implement in the proposed solution

We therefore confirm our acceptance to continue to provide the structural solution for the proposed development.

Kind Regards

A handwritten signature in black ink, appearing to read 'Mervin Joseph', with a stylized flourish extending to the right.

Mervin Joseph

ECSA Registration No. 2001 70 117



South African Council  
for the Architectural Profession

# ***CERTIFICATE OF REGISTRATION***

This certificate is proudly issued to

**Wendle Dwaine Naidoo**

registered as a

**Professional Architect**

In Terms of The Architectural Profession Act, 2000 (Act No. 44 of 2000)

**Registration Number:** PrArch44016755

**Registration Date:** 2020-11-20

**Certificate Serial Number:** 44016755

**End of CPD Cycle:** 2025-01-01

### Contact Details

**Email:** wen\*len\*ido\*@gma\*I.co\*

**Mobile:** 084 \*37 4\*65

**Mr. Ntsindiso Charles Nduku**

*President*

**Adv. Toto Fiduli**

*Registrar*

SACAP has confirmed the above information, for digital certification and sharing by PrivySeal Limited,  
at 09:09 AM (Africa/Johannesburg) on 15 Jun 2021.



POWERED BY  
PRIVYSEAL

*This certificate is only valid  
if the Registered Person has paid  
annual fees and has complied with  
the CPD requirements*