

AMAFA HERITAGE APPLICATION

177 Marine Drive
Bluff
Durban



CONTENTS

PART 1	APPLICATION FORM/ MOTIVATION REPORT
PART 2	TRUST RESOLUTION
PART 3	PHOTOGRAPHS
PART 4	ORIGINAL/PREVIOUS APPROVED DRAWINGS
PART 5	ILLEGAL WORKS REPRESENTATION
PART 6	PROPOSED BUILDING PLANS
PART 7	3D'S OF PROPOSED WORK
PART 8	TITLE DEEDS
PART 9	PROOF OF PROFESSIONAL ACCREDITATION
PART 10	PROOF OF PAYMENT
PART 11	ENGINEER'S REPORT
PART 12	OTHER DOCUMENTATION

AMAFA APPLICATION PART 1:APPLICATION FORM



APPLICATION FORM A STRUCTURES OVER 60 YEARS OF AGE

APPLICATION IN TERMS OF SECTION 37(1)(a) OF THE KWAZULU-NATAL AMAFA AND RESEARCH INSTITUTE ACT, 2018, (Act No 5 of 2018), FOR A PERMIT TO DEMOLISH, ALTER OR ADD TO A STRUCTURE WHICH IS, OR WHICH MAY REASONABLY BE EXPECTED TO BE, OLDER THAN 60 YEARS

THE ONUS IS ON THE APPLICANT TO ENSURE THAT THE CORRECT AND CURRENT APPLICATION FORM IS USED. APPLICATIONS ON NON-COMPLIANT OR INCORRECT FORMS WILL NOT BE PROCESSED. Forms can be downloaded from the website www.amafainstitute.org.za – search "Forms" or look under the tab RESOURCES - FORMS.

If work has commenced or been completed without a permit, Form I – Rectification, must be used.

Take note that there are application forms that must be used for specific interventions (see attached guidelines) and Form H for any action on sites that are permanently protected in terms of Sections 42-48 (Specially protected Heritage/Landmarks).

NB: IT IS AN OFFENCE IN TERMS OF THE KWAZULU-NATAL AMAFA AND RESEARCH INSTITUTE ACT, 2018 (Act No 5 of 2018), TO MAKE FALSE STATEMENTS OR FAIL TO PROVIDE REQUIRED INFORMATION IN THIS APPLICATION (see attached guidelines before completing this form)

ALL APPLICATION FORMS, REQUIRED SUPPORTING DOCUMENTATION, AND PROOF OF PAYMENT must be uploaded to the online system, SAHRIS, run by the SA Heritage Resources Agency – go to www.sahra.org.za to register to use the system (see attached guidelines)

A. DECLARATION BY OWNER: (the owner of the property on must sign this declaration and complete section E:3 of this form and any documentation submitted)

I, Deon Chetty

(full names of the owner or representative in the case of a trust, company, or institution)

undertake strictly to observe the terms, conditions, restrictions, by-laws and directions under which the KWAZULU-NATAL AMAFA AND RESEARCH INSTITUTE may issue the permit to me.

I acknowledge that the Institute may need to inspect the site and undertake not to hinder access.

Signature: Deon Chetty

Place: Durban

Date: 19/10/2023

B. PROPERTY DESCRIPTION:


Name of property:	Title Deed No.: T2141742	
Erf/Lot/Farm No: Portion 37 of erf 565, Bluff	Size of land: 3237 sqm	GPS Co-ordinates: 29 54' 30" S 31 01' 58" E
Street Address: 177 Marine Drive	Suburb: Bluff	
Town/Local Municipality: Durban	District Municipality: Ethekwini	
Traditional Authority Area:		
Current zoning: Special Residential 900	Present use: Residential Dwelling	

C. SIGNIFICANCE:
1. Original date of construction/plan approval: 1947
2. Historical Significance:
The original structure bears no historical significance.
References
3. Architectural Significance:
Since the original date of plan approval and construction in 1947, there has been significant additions and alterations that were made, with the latest updates having been done in 1983. Therefore, any architectural significance which the original structure had, has since been lost.
References
4. Urban Setting & Adjoining Properties:
Adjoining properties within the suburb of marine drive predominantly includes residential dwellings that provide homes for a variety of families who are able to capitalize on the beautiful ocean views. Many of these dwellings have undergone drastic renovations over the years to suite a more post-modern design.
References
Photographs provided in part 3 (motivation/inception report) of AMAFA Heritage Report

D. PROPOSED WORK			
1. Purpose of Application (Indicate the reason by marking the relevant box)			
DEMOLITION	CONDITION ✓	HEALTH REASONS	DEVELOPMENT/OTHER ✓
ALTERATION	CONDITION	HEALTH REASONS	DEVELOPMENT/OTHER
ADDITION	CONDITION	HEALTH REASONS	DEVELOPMENT/OTHER

2. Motivation for proposed work (Summarise below and expand on a separate sheet if necessary)
We at DesignZA propose to demolish the existing dwelling due to the dilapidated condition of the current structures and therefore does not suite the new owner's requirements. The flow of the house is mismatched, due to the illegal additions and alterations made to the structure without any approved plans. These can be noticed within areas of the dwelling such as the entrance porch, kitchen extension, living area, etc. These are further examined via photographic representations in Part 3 of the Heritage Report. Due to the flood incidents that took place in 2022, this has accelerated the severe erosion, significant deformation and displacement of the site and surrounding structures. According to the structural assessment report, the Engineer has concluded that the foundations are insufficient, rendering this building a safety risk (Please see annexure for Engineer's report). The current dwelling does not capitalize on the amazing views offered which was the owner's motivation for purchasing the property, however the new proposed design will provide exactly that.
3. Detail the alterations/additions/restorations proposed (Briefly outline the proposal)
A total demolition of the existing main house and granny flat is proposed.
New construction of the main house in a more spacious, open plan, modern design that is able to capture the beautiful views of the surrounding environment from all areas of the structure.
New construction of a garage with an accompanying granny flat as per plans provided in the detailed report.
New construction of the retaining and boundary walls.
The existing pool structure will remain the same.
4. ESTIMATED COST OF THE WORK: R 4 000 000,00
5. ESTIMATED NUMBER OF JOBS CREATED: _____

E. CONTACT DETAILS	
1. CONTRACTOR (the person who will do the work)	
NAME: The project is in it's initial stages and a contractor has not yet been appointed.	
PHYSICAL ADDRESS:	
	POST CODE
TEL:	EMAIL:
CELL:	QUALIFICATIONS:
REGISTRATION OF INDUSTRY REGULATORY BODY:	

2. ARCHITECT/ARCHITECTURAL TECHNOLOGIST/DESIGNER	
NAME: Muhammed Siddeeq Ebrahim	
PHYSICAL ADDRESS: 23 Jan Hofmeyr Road, Greyleigh, Westville, Durban	
	POST CODE: 3629
TEL:	EMAIL: siddeeq@design-za.com
CELL: 0610020518	SACAP REG. NO.: 43425482
AUTHOR'S DRAWING NOS.: As per attached drawings.	
I declare that I have provided the correct information to the best of my knowledge and I undertake to ensure that the applicant is made aware of all conditions under which a permit may be issued.	
SIGNATURE: 	DATE: 19/10/2023
3. OWNER OF PROPERTY (Owner or delegated person to sign on the front of this form)	
NAME: The Shoreline Trust	
PHYSICAL ADDRESS: 63 Buldana Road, Merebank, Durban, 4052	
TEL: 082 3380740 / 073 1861773	EMAIL: operations@apexlog.co.za
4. DELEGATED AUTHORITY (The name of the person authorized to act on behalf of a company or institution – Power or Attorney/proof of authorization to be attached)	
NAME: Deon Chetty	
PHYSICAL ADDRESS: 63 Buldana Road, Merebank, Durban, 4052	
TEL: 073 186 1773	EMAIL: Kuppusami.nadia@gmail.com
F. SUBMISSION FEE: (see schedule of fees on www.amafainstitute.org.za)	
The submission fee is payable by bank deposit and proof of payment must be submitted with the application.	
ACCOUNT DETAILS:	
ABSA BANK: Branch: ULUNDI Bank Code: 630330	
Account Name: KZN AMAFA AND RESEARCH INSTITUTE	
Account No. 40-5935-6024	
USE STREET ADDRESS/FARM or CEMETERY NAME AS REFERENCE	
G. PUBLIC PARTICIPATION: (Contact details of Interested and Affected Parties (I & A Ps) consulted - written opinion to be attached to form and drawings to be signed by the I & A Ps. See Guidelines)	
Name:	
Tel:	Email:
H. CHECKLIST OF SUPPORTING DOCUMENTATION (*ref to guidelines)	
APPLICATION FORM (FULLY COMPLETED, INCLUDING MOTIVATION & SIGNED BY OWNER & PLANS AUTHOR)	YES
PHOTOGRAPHS*	✓
ORIGINAL and PREVIOUSLY APPROVED DRAWINGS	✓
PLANS - NUMBERED AND COLOURED *	✓
TITLE DEEDS	✓
PROOF OF PROFESSIONAL ACCREDITATION & LETTER OF APPOINTMENT	✓
PROOF OF PUBLIC PARTICIPATION*	✓
PAYMENT/PROOF OF PAYMENT (use street address as reference)	✓

GUIDELINES FOR THE PREPARATION OF PERMIT APPLICATIONS IN TERMS OF SECTION 37(1)(a) OF THE KWAZULU-NATAL AMAFA AND RESEARCH INSTITUTE ACT, 2018, (Act No 5 of 2018), FOR PERMITS TO DEMOLISH, ALTER OR ADD TO A STRUCTURE WHICH IS, OR WHICH MAY REASONABLY BE EXPECTED TO BE, OLDER THAN 60 YEARS

(Please detach these guidelines from the form before submission)

SUBMISSION OF APPLICATIONS: Application forms can be downloaded from www.amafainstitute.org.za – look under the “RESOURCES” tab - forms – Form A. Submissions must be uploaded to the Sahrís system operated by SAHRA at www.sahrá.org.za (confirm upload to khanyi.zondi@amafainstitute.org.za)

All documentation submitted is retained for record purposes and interested and affected parties may apply to view the documentation.

APPLICATION FORMS

Even though the Sahrís system is formulated as a submission, not all the Institute’s submission requirements are covered so all the relevant official application form and the required supporting documentation (see www.amafainstitute.org.za for more details) must be submitted.

Form H - for work on sites that are proclaimed Heritage Landmarks (previously National Monuments – included in Schedule 2), including protected areas and other specially protected sites, as well as those listed in the Heritage Register as Grade III sites.

Form I - Rectification must be used for approval of work undertaken on a protected building (formally protected/listed or over 60 years of age at the time the work was started/completed without approval), irrespective of who undertook the work.

A. DECLARATION: The owner, or the official representative of a trust/company/department/institution that owns the property, must sign the form and any accompanying documentation and must consent to submissions by a third party/agent (letter of appointment/power of attorney/proxy to be submitted – load to the designated ConsentLetter box on Step 4 where the information is confidential).

B. PROPERTY: Name of the property only where applicable: e.g., . Provide all the cadastral information, the Title Deed number and the size of the site. The full title deed must be uploaded to the ConsentLetters field. The street address is the key information and is used as a tracking device in the database.

C. SIGNIFICANCE: All structures over 60 years of age are protected.

1. **ORIGINAL DATE OF CONSTRUCTION** is taken from the date of first plan approval. If the original plans are not available, estimate the date e.g. c1920’s.
2. **HISTORICAL REPORT:** a brief history of the occupation of the site and phases of construction, as well as an assessment of historical significance is necessary. Do not assume that there is no significance – proof of such a statement must be provided.
3. **ARCHITECTURAL REPORT:** An assessment of the condition of the building should be given. Provide an analysis of the styles and phases of construction of the building, including alterations and additions and a statement of its architectural significance.
4. **URBAN SETTING & ADJOINING PROPERTIES:** It is important to describe the urban context in which the building is situated (supported by photographs of the surrounding buildings).

D. PROPOSED WORK: Motivate for the proposed work – give reasons and design considerations behind the proposal. Detail all the work to be carried out – do not merely refer to the plans.

ESTIMATED COST OF THE WORK: provide an estimate of the cost – a quote or QS’s estimate may be required.

E. CONTACT DETAILS: the contractor’s details can be left out if unknown. All other fields must be completed. **The architect must complete all fields and sign on the appropriate box. THE OWNERS OR REPRESENTATIVE MUST SIGN THE APPLICATION FORMS. PERMITS ARE NOT TRANSFERABLE**

F. SUBMISSION FEE – a processing fee determined by the Council of the Institute in terms of Section 24(1)(e)(i) is payable – see fee schedule on www.amafainstitute.org.za. Applications will not be registered as submitted without proof of payment – UPLOAD TO ProofofPayment – on Sahrís.

G. PUBLIC PARTICIPATION: (Guidelines & Forms can be found on the website www.amafainstitute.org.za.)

EXTENT OF WORK	PUBLIC CONSULTATION
MINOR WORKS	N/A
MAJOR WORKS, DEMOLITION	POSTER, 100M NEIGHBOUR NOTIFICATION & I&AP’S
LISTED & FORMAL PROTECTIONS (any work)	POSTER, 100M NEIGHBOUR NOTIFICATION & I&AP’S

SUPPORTING DOCUMENTATION

The drawings that must accompany this application must be authored by SACAP registered and accredited architectural professional. Permits may require the professional to oversee/monitor the work.

DEMOLITION applications must be supported by photographs - including internal views - and a set of concept drawings/renditions, including elevations, for the replacement building/s. The existing structures must be shown in dotted lines on the site plan with the new structures superimposed thereon. Sites may be inspected.

1. *PHOTOGRAPHS OF EXISTING STRUCTURE/S AND CONTEXT:

Submit annotated/captioned photographs of the exterior (all facades/elevations) and interior of all buildings on the site and views that clearly illustrate the areas to be altered/demolished. Photographs showing the context (streetscape and surrounding buildings – adjacent and across the road, aerial view, etc.) must also be submitted. Submit in colour and in jpeg format. If incorporated into a document or report, photographs must be post card size – 100x150mm.

Sahris allows about 8-10 photographs of 10MB or less to be uploaded – click Advanced upload to upload multiple images at once but remember to click upload and wait for the system to complete the upload. Complete the description/caption field provided. If there are more than 10 images, please upload the rest to AdditionalDocuments – the limit of 10 is to keep the block of selected images on the case front page to a limited number of images – AdditionalDocuments has no limit.

2. PLANS:

NB the title block must contain all details of the owner, architect/technologist/designer, SACAP registration no., drawing nos. (with all revisions indicated), date of drawings and signatures of the owners and the author.

Submit one full set of submission drawings for alterations & additions applications and concept drawings or renditions for demolition applications (see above) – upload to AdditionalDocuments or to ResearchProposals if the case is confidential.

2.1. SITE PLAN

The site plan must be drawn in accordance with the approved surveyor's diagram of the site and must show:- scale; the north point; the erf/property/farm number of the site; the location of the site and any structures on it in relation to surrounding roads, buildings and other features; existing buildings, structures, and pools on the site (coloured grey or uncoloured); proposed work (coloured red) and buildings or portions of buildings proposed for demolition (in dotted lines). An aerial view obtainable from "Google Earth" or the municipality is also very useful.

2.2. FLOOR PLANS, ELEVATIONS AND SECTIONS

Sufficient plans, elevations and sections must be submitted to show the proposed work clearly. These drawings should be at 1:100, 1:50 or 1:20 scale, and must be fully dimensioned. The position of section lines must be indicated on the plan. The elevations should accurately reflect the effect of the proposal on the structure and its relationship to adjacent buildings.

All new materials, including finishes, must be specified. Drawings should be coloured as follows:

MATERIALS	COLOUR	MATERIALS	COLOUR/INDICATION
all existing	grey	new painting & plastering	yellow
new masonry	red	new wood	brown
new concrete	green	demolition	dotted lines
new iron or steel	blue	other	colours other than as above

2.3. SCALE PLAN OF EXISTING STRUCTURE(S)

If it is impossible to distinguish the existing layout from the original plans submitted, a measured floor plan of the structure as it exists is required. It must be at the same scale and orientation as the plans of the proposed work to facilitate comparison.

2.4. DOOR AND WINDOW SCHEDULES AND DETAILS

Proposals for changing or replacing doors or windows must include sufficient information about their size, proportion and detail. This may be in the form of manufacturer's information (for stock windows and doors) or joinery details (for specials).

2.5. ORIGINAL/PREVIOUS DRAWINGS: submit if available. These are especially important in the case of deviations and where a case is made for the devaluing of the heritage conservation worthiness.

PROCESSING OF APPLICATIONS: complete applications are processed in the order in which they are received, except during the holiday break 15 December – 15 January. Allow 10 working days for the initial review and a further 7 working days for the processing of responses. The processing of complex applications will take longer. **Sites may be inspected as part of the processing of the application or as monitoring of the work under conditions attached to a permit.**

Written responses to applications will be uploaded to the case on Sahris exclusively. Email will only be used for communication if the Sahris system becomes inoperable.

***PLEASE NOTE: INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED. Allow a minimum of 30 days from the receipt of all required documentation**

AMAFA APPLICATION PART 1: MOTIVATION REPORT

177 MARINE DRIVE, BLUFF – PORTION 37 OF ERF 565

The following is a motivation to AMAFA for a demolition's approval permit for the proposal a new main dwelling, new garage and accompanying granny flat and the demolition of the existing residential dwelling which is more than 60 years old.

1. DETAILS

PROPERTY / STREET ADDRESS: 177 MARINE DRIVE
DATE OF CONSTRUCTION: 1947
ERF NO: PORTION 37 OF ERF 565
LOCAL MUNICIPALITY: ETHEKWINI MUNICIPALITY
CURRENT ZONING: SPECIAL RESIDENCE 900
PRESENT USE: RESIDENTIAL DWELLING

ARCHITECTURAL PRACTITIONER'S DETAILS

NAME (COMPANY/INSTITUTE/INDIVIDUAL): DESIGNZA
ADDRESS: 23 Jan Hofmeyr Road, Westville, Durban 3630
TEL: 0610020518
POST CODE: 4001
EMAIL: SIDDEEQ@DESIGN-ZA.COM

2. HISTORIC REPORT

The original house, designed by the Natal Provincial Institute of Architects, was constructed in 1947 to suite the original owner a; Mr. K. E. M. Wilmott's requirements. The building consists of a single-story structure. In 1949 the project included additions to the existing main dwelling along the entrance of the house and the proposal of new structures such as a proposed garage and consulting room. Further documented additions and alterations in 1958 for L. G. Bryan consisted of the existing garage and consulting room being converted to nursery rooms with adjoining water closets. Minor changes to the interior layout and room designations within the main dwelling took place in 1977, with the main bedroom being converted to a slimming treatment room for L. G. Bryan. Final approved alterations to the site took place in 1983 for N. P. Kay involving additions to an existing outbuilding and nursery rooms and proposed screen retaining walls. However, there has been several illegal, non-documented alterations that have taken place to all these existing structures resulting in significant loss of the original architectural language.

3. ARCHITECTURAL SIGNIFICANCE

Since the original date of plan approval and construction in 1947, there has been significant additions and alterations, both approved and undocumented, that were made, with the latest legal updates having been done in 1983. Therefore, any architectural significance which the original structure had, has since been lost.

4. URBAN SETTING AND ENVIRONMENTAL SIGNIFICANCE

The site is situated on Marine Drive with the existing structures and surrounding dwellings being able to capture the beautiful sea views. Adjoining properties within the suburb of marine drive predominantly includes residential dwellings. Most of the neighboring properties are of a similar style, although some of them have adopted a more modern architectural approach, as seen in the two buildings situated adjacent to the site; the house on 150 Marine Drive and the most noticeably; the adjacent house situated on 183 Marine Drive, as seen in the supporting photographs. The newly proposed building will have no negative environmental impact, and neither is the property on any environmental significance.

5. ARCHEOLOGICAL/PALAEONTOLOGICAL SIGNIFICANCE

The site does not contain any known archaeological or paleontological significance.

6. SCOPE OF WORK

A total demolition of the existing main house and granny flat is proposed. New proposed construction of the main house with an additional floor in a more spacious, open plan, modern design that can capture the beautiful views of the surrounding environment from all areas of the structure as intended by the current client. New construction of a garage with an accompanying granny flat and proposed new boundary walls as referred to plans provided within the detailed report. The existing pool structure will remain the same. The height of the new structure shall not be intrusive in any way to the neighbouring dwellings.

7. PREVIOUS AMAFA SUBMISSION

The site does not contain any known previous AMAFA Submission.

8. FURTHER MOTIVATION

We at DesignZA propose demolishing the existing dwelling due to the dilapidated condition of the current structures and therefore does not suite the new owner's requirements. The flow of the house is mismatched, due to the illegal additions and alterations made to the structure without any approved plans. These can be noticed within areas of the dwelling such as the entrance porch, kitchen extension, living area, etc. This is further examined via photographic representations in Part 2 of the Heritage Report. Due to the flood incidents that took place in 2022, this has accelerated the severe erosion, significant deformation and displacement of the site and surrounding structures. According to the structural assessment report, the Engineer has concluded that the foundations are insufficient, rendering this building a safety risk (Please see annexure for Engineer's report). The current dwelling does

not capitalize on the amazing views offered which was the owner's motivation for purchasing the property, however the new proposed design will provide exactly that.

CONCLUSION

The proposed development complies with the town planning scheme for the area and will comply with SANS 10400 and all local authority regulations and requirements. We trust that this motivation suffices towards a favourable decision, and we look for a positive response.

AMAFA APPLICATION PART 2: TRUST RESOLUTION

THE SHORELINE TRUST (IT000076/2021D)

MEETING OF TRUSTEES


Held at Durban on this 11th day of October 2023.

It was resolved that DEON CHETTY, be mandated to sign and attend to the building plans for 177 Marine Drive, Bluff, Durban.

Signed at DURBAN on this 11th day of October 2023.



Trustee: NADIA CHETTY



Trustee: DEON CHETTY



Aerial view of site showing reference points for pictures



South-East façade of existing house representing illegal alterations and deteriorating condition of structure



North-East Elevation of existing house with illegal additions, damaged walls with collapsing brick faggot façade



Section of South-West Elevation of existing house with illegal additions, and room extension. Structural integrity compromised as shown by severe cracks on walls



Section of South-West Elevation of existing house with illegal additions, and room extension. Structural integrity compromised as shown by severe cracks on walls



North-West façade of existing house representing illegal alterations, dwelling extensions poor condition of structure and site soil



North-West façade of existing outbuilding, screening wall and boundary wall with illegal alterations



South-West elevation of existing nursery rooms and water closets representing poor condition of structure



Aerial view of site showing reference points for pictures



South-East neighbouring building on 146 Marine Drive, Bluff, Durban



South-East neighbouring building on 148 Marine Drive, Bluff, Durban



South-West neighbouring building on 183 Marine Drive, Bluff, Durban



North-East neighbouring building on
173 Marine Drive, Bluff, Durban



Site in context on Marine Drive, Bluff, Durban
177 Marine Drive, Bluff, Durban



Admiral Road intersection on Marine Drive further up the road
from site



South-West neighbouring building on
181 Marine Drive, Bluff, Durban

18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48

PLAN OF OUTBLDG.

SOUTH ELEVATION

SECTION B-B

SOUTH ELEVATION

SECTION A-A

EAST ELEVATION

WEST ELEVATION

PLAN

DETAILS OF EXTERNAL WALLS
SCALE 1" REPRESENTS 2'-0"

DETAILS OF KLONPJE FIREPLACE
SCALE 1" REPRESENTS 2'-0"

SECTION THROUGH BOOK RECESS

SECTION ON E

SECTION THROUGH BOOK RECESS

SPECIFICATION NOTES

1. ALL WORK TO BE ACCORDING TO THE S.D.P. AS SPECIFIED AND CHANGES TO BE PROVIDED TO ALL CONTRACTORS BY THE ARCHITECT BEFORE COMMENCEMENT OF WORK.

2. ALL EXCAVATIONS TO BE MADE TO THE DEPTH SPECIFIED ON THE S.D.P. TO ALLOW FOR THE NECESSITY OF PROTECTIVE WALLS AND TO BE SUITABLY SCAFFOLDED AND BRACED TO BE PROTECTED TO REMAIN IN PLACE.

3. ALL EXCAVATIONS TO BE MADE TO THE DEPTH SPECIFIED ON THE S.D.P. TO ALLOW FOR THE NECESSITY OF PROTECTIVE WALLS AND TO BE SUITABLY SCAFFOLDED AND BRACED TO BE PROTECTED TO REMAIN IN PLACE.

4. ALL EXCAVATIONS TO BE MADE TO THE DEPTH SPECIFIED ON THE S.D.P. TO ALLOW FOR THE NECESSITY OF PROTECTIVE WALLS AND TO BE SUITABLY SCAFFOLDED AND BRACED TO BE PROTECTED TO REMAIN IN PLACE.

5. ALL EXCAVATIONS TO BE MADE TO THE DEPTH SPECIFIED ON THE S.D.P. TO ALLOW FOR THE NECESSITY OF PROTECTIVE WALLS AND TO BE SUITABLY SCAFFOLDED AND BRACED TO BE PROTECTED TO REMAIN IN PLACE.

6. ALL EXCAVATIONS TO BE MADE TO THE DEPTH SPECIFIED ON THE S.D.P. TO ALLOW FOR THE NECESSITY OF PROTECTIVE WALLS AND TO BE SUITABLY SCAFFOLDED AND BRACED TO BE PROTECTED TO REMAIN IN PLACE.

7. ALL EXCAVATIONS TO BE MADE TO THE DEPTH SPECIFIED ON THE S.D.P. TO ALLOW FOR THE NECESSITY OF PROTECTIVE WALLS AND TO BE SUITABLY SCAFFOLDED AND BRACED TO BE PROTECTED TO REMAIN IN PLACE.

8. ALL EXCAVATIONS TO BE MADE TO THE DEPTH SPECIFIED ON THE S.D.P. TO ALLOW FOR THE NECESSITY OF PROTECTIVE WALLS AND TO BE SUITABLY SCAFFOLDED AND BRACED TO BE PROTECTED TO REMAIN IN PLACE.

9. ALL EXCAVATIONS TO BE MADE TO THE DEPTH SPECIFIED ON THE S.D.P. TO ALLOW FOR THE NECESSITY OF PROTECTIVE WALLS AND TO BE SUITABLY SCAFFOLDED AND BRACED TO BE PROTECTED TO REMAIN IN PLACE.

10. ALL EXCAVATIONS TO BE MADE TO THE DEPTH SPECIFIED ON THE S.D.P. TO ALLOW FOR THE NECESSITY OF PROTECTIVE WALLS AND TO BE SUITABLY SCAFFOLDED AND BRACED TO BE PROTECTED TO REMAIN IN PLACE.

DOOR SCHEDULE

NO.	DESCRIPTION	REMARKS
1	2'0" x 2'0" 1/2"	...
2	2'0" x 2'0" 1/2"	...
3	2'0" x 2'0" 1/2"	...
4	2'0" x 2'0" 1/2"	...

ELECTRICAL INSTALLATION

NO.	DESCRIPTION	REMARKS
1	15 AMP PLUG	...
2	15 AMP PLUG	...
3	15 AMP PLUG	...
4	15 AMP PLUG	...



NATAL-PROVINCIAL-INSTITUTE-OF-ARCHITECTS

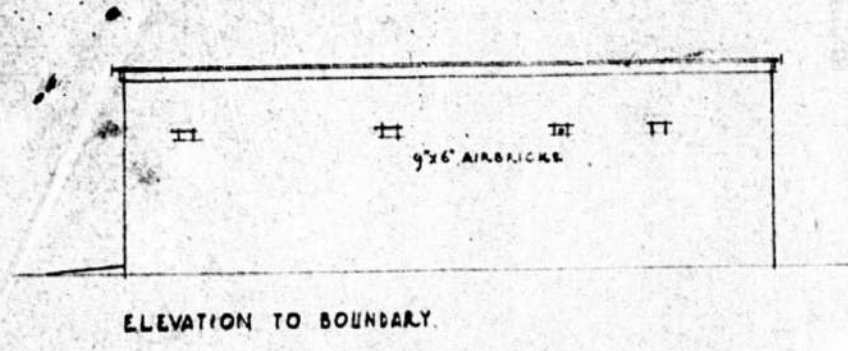
INDEX NO - 10/A4/50

SCALE - 1" TO 2'-0"

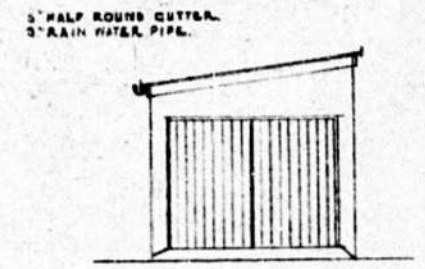
1" TO 4'-0"

1" TO 8'-0"

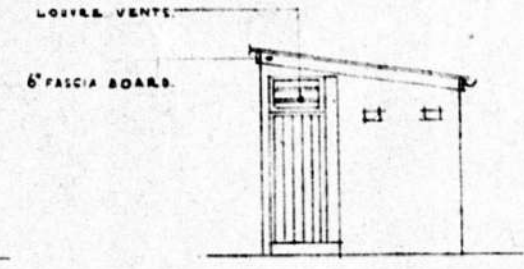
CUBE - 23,600 CU. FT. AREA - 1,400 SQ. FT.



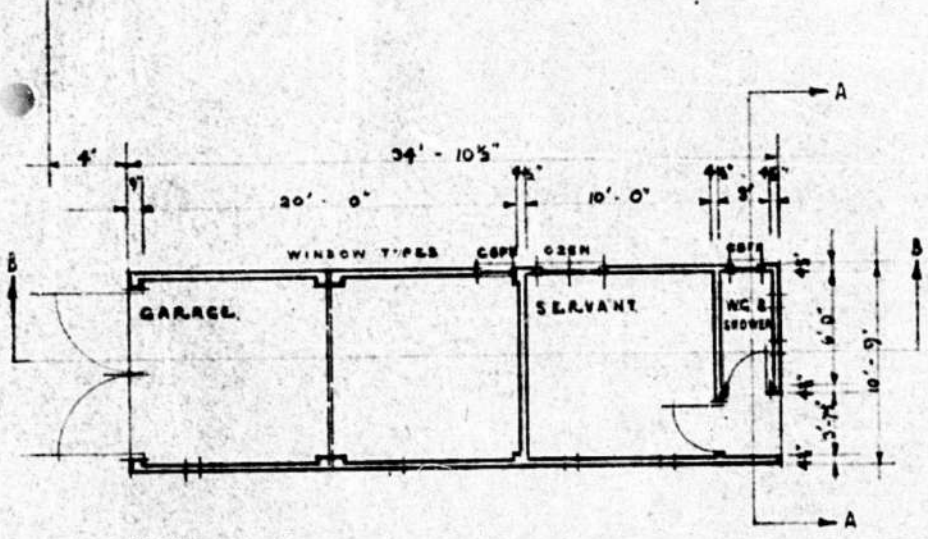
ELEVATION TO BOUNDARY.



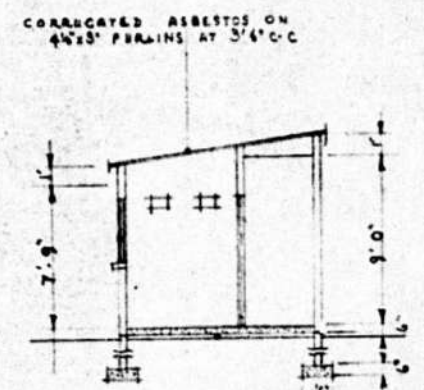
FRONT ELEVATION.



BACK ELEVATION.



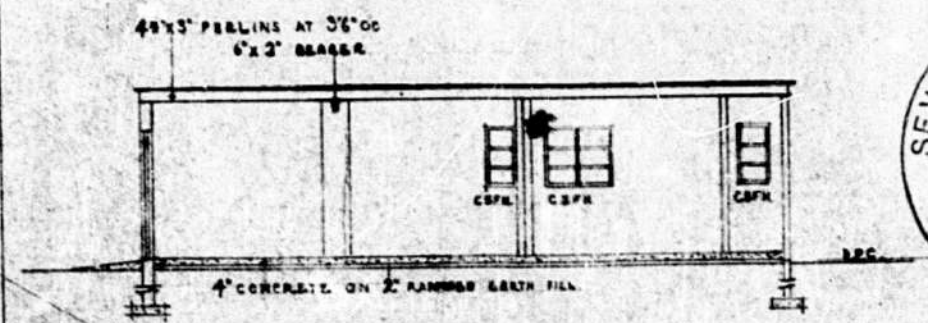
PLAN.



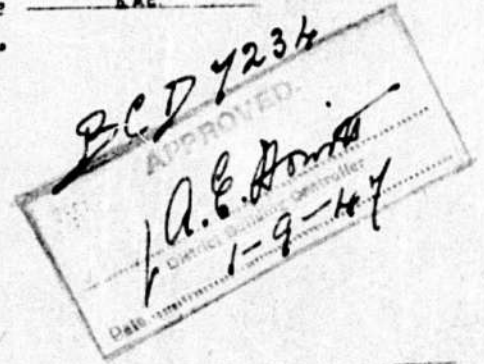
SECTION A-A



NOTE: FLOOR OF WC TO BE STEPPED WHERE SEPTIC TANKS ARE USED.



SECTION B-B

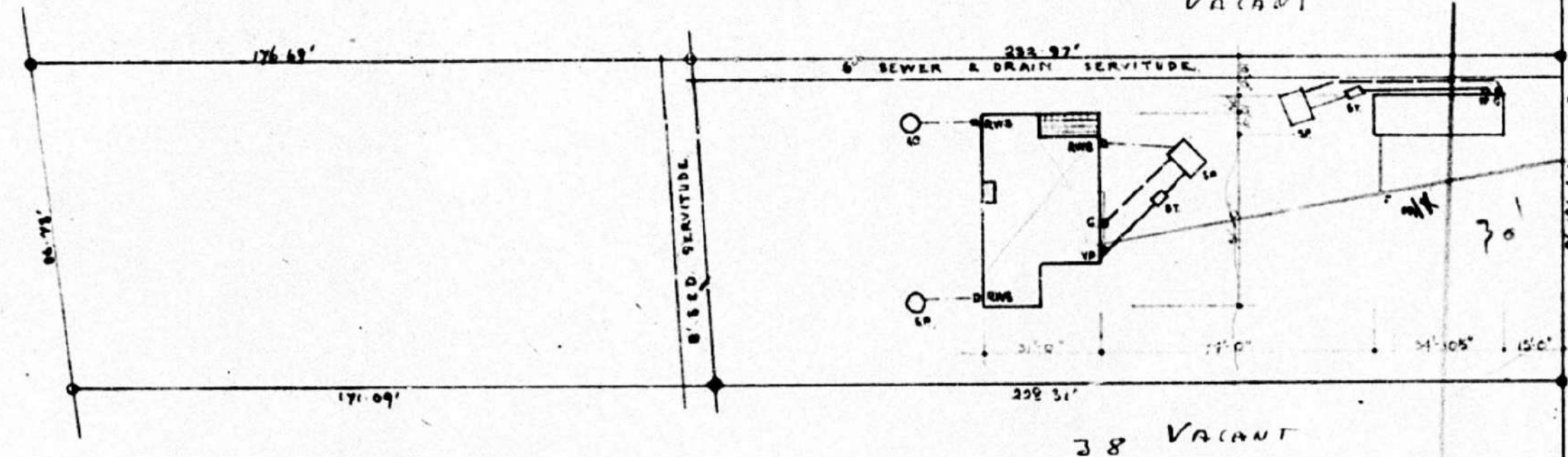


NO.	7217
DATE	1-9-47
ARTIST	A.O.S.

PROPOSED HOUSE FOR MR. K. E. WILLMOTT.
 SITE PLAN OF LOT SUB 37 OF LOT 5 OF THE
 BLUFF N° 2696.

ROADS & DRAINAGE SECTION
 Subject to all floor and foundation levels being
 in conformity with abutting road works and/or
 as stated hereunder.
 H.A.S.
 DATE 12/9/47

N.B. Attention is drawn to Section 41 (3) of the
 Building By-laws, which requires any wall, fence, other
 structure or gate abutting on a street, or in close
 proximity thereto, to conform to the "final level" of
 such street.



NOTE:
 EXACT POSITION OF SOAK-PITS AND
 SEPTIC TANKS TO BE FILED ON SITE.



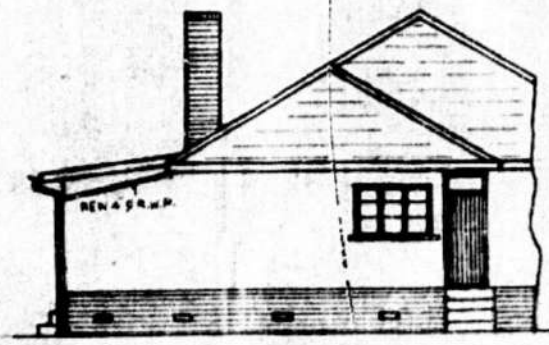
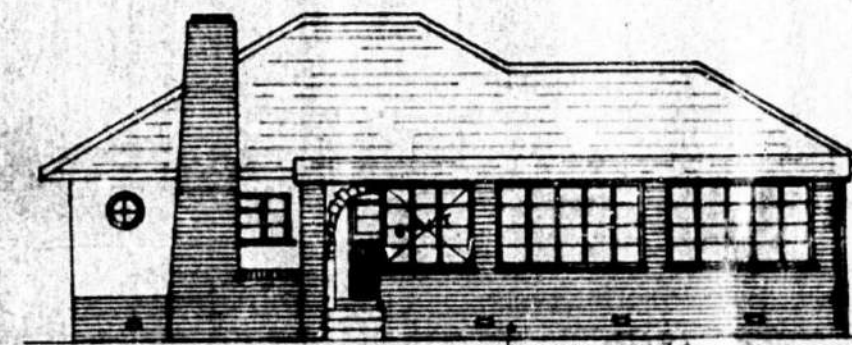
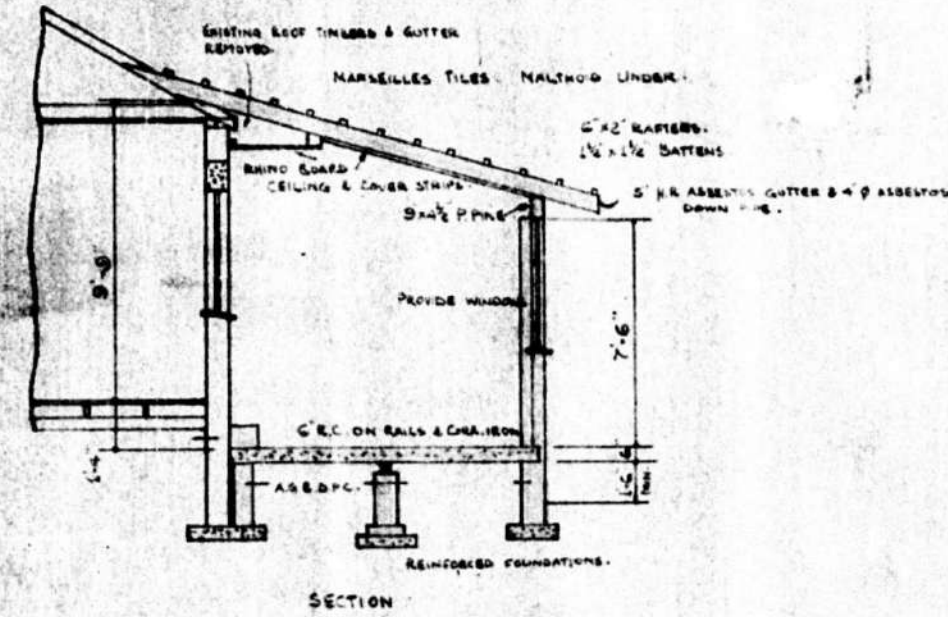
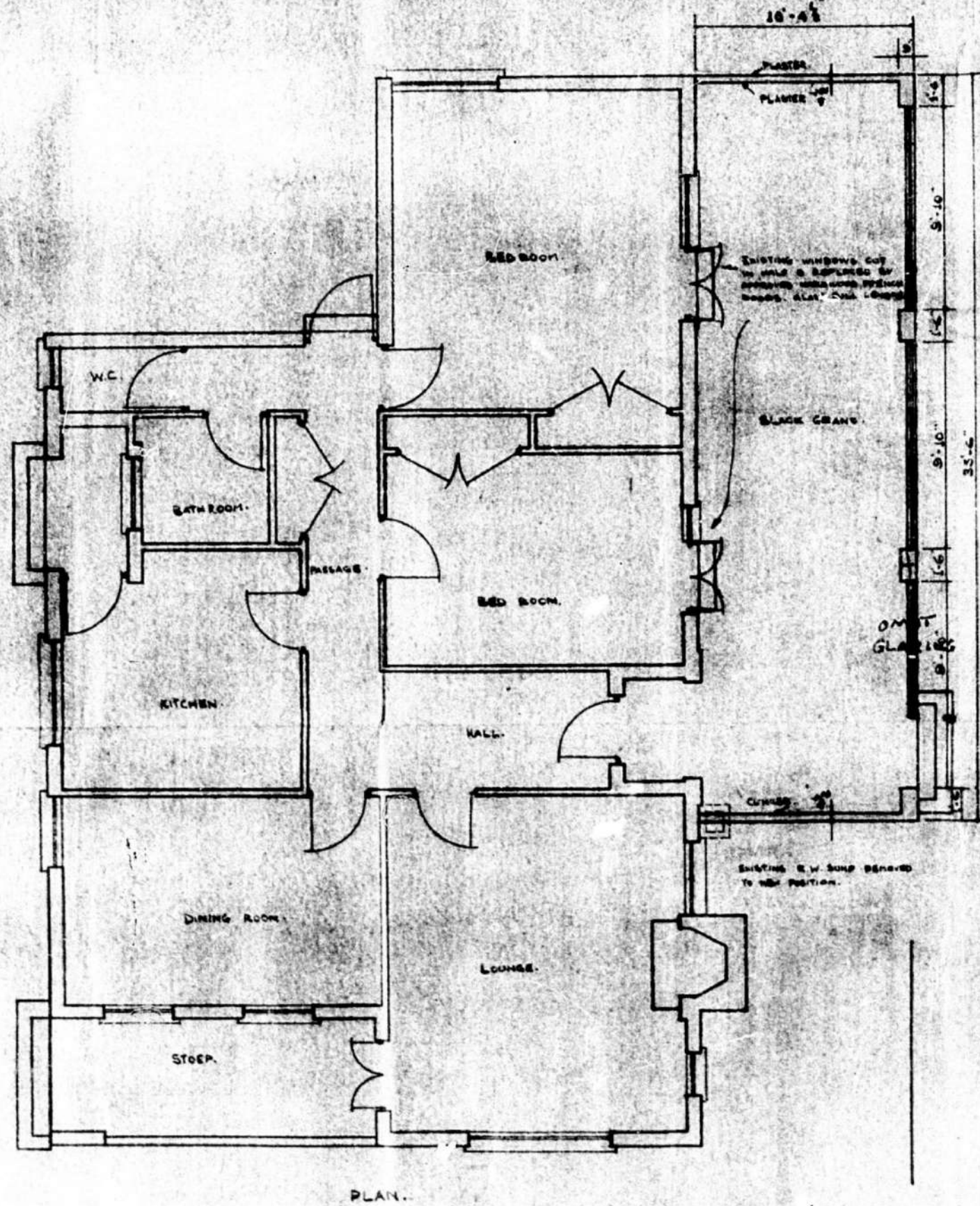
NATAL HOUSING BOARD		
DESIGNED	DATE	17.7.47
DRAWN	SCALE	1" to 40'
	NO.	A.132.



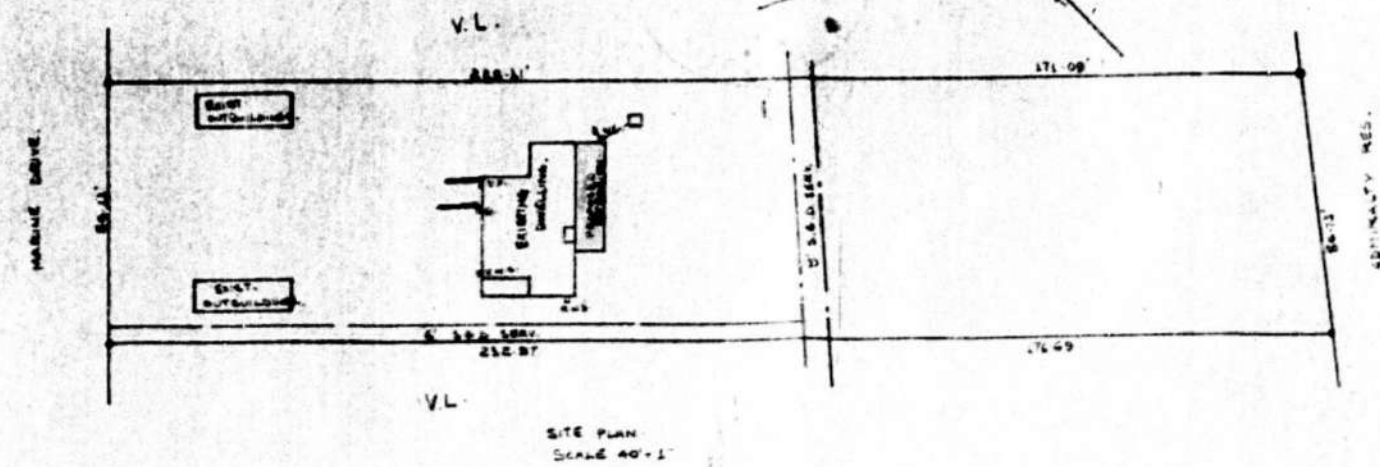
AMAFI APPLICATION PART 4 | PREVIOUSLY APPROVED DRAWINGS:
 PREVIOUSLY APPROVED DEVELOPMENT
 177 MARINE DRIVE, BLUFF, DURBAN

PROPOSED ADDITIONS FOR K.E.M. WILLMOT ESQ. ON SUB 37 OF LOT 5 OF BLUFF 2696.
2914 MARINE DRIVE.

SCALES: 1/4", 1/8" = 1 FOOT.



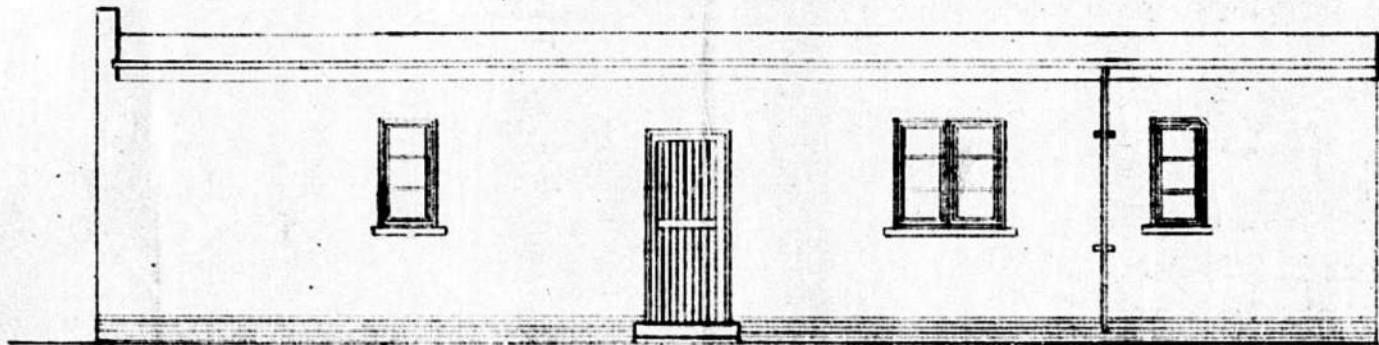
NOTE: PROPOSED ADDITIONS SHADDED RED. 23/1/30



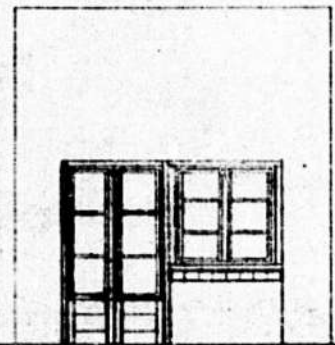
DWG. NO. P.T.2

AMAF No. 22-4-58
W. Mathison
10 ft. from buildings or boundaries

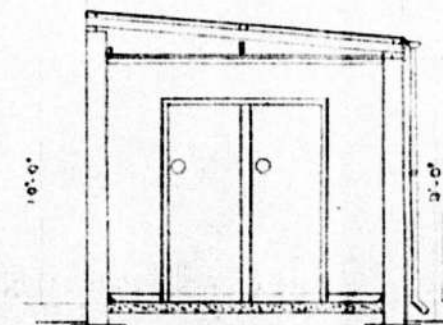
PROPOSED CONVERSION OF EXISTING GARAGE & CONSULTING ROOM AT 2914 MARINE DRIVE INTO NURSERY SCHOOL ROOMS WITH TWO LAVATORIES. FOR L.G. BYRNE.



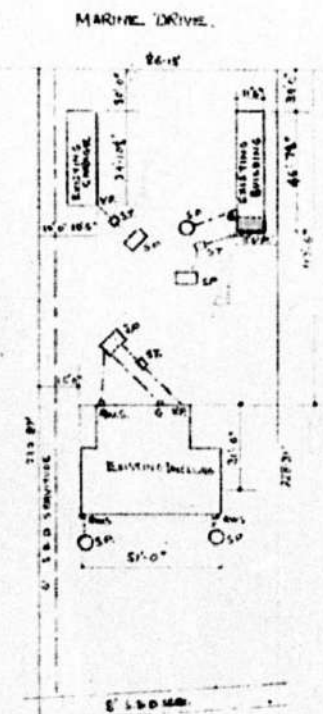
Side Elevation



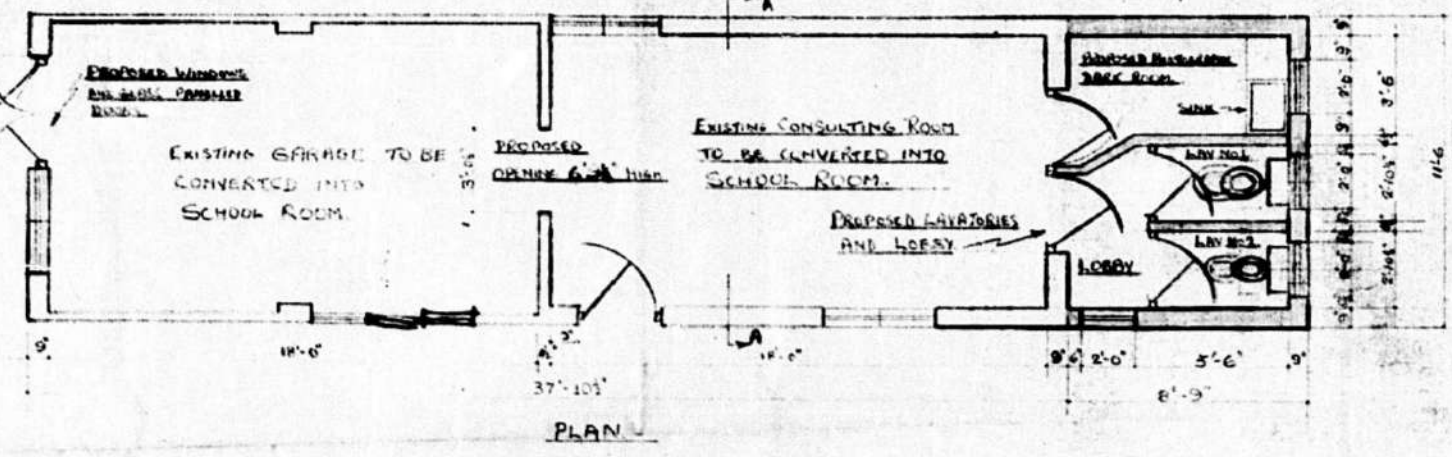
Street Elevation
DOORS AND WINDOWS BUILT INTO EXISTING GARAGE ENTRANCE.



SECTION A-A



filed



PLAN

SEALING STAMP
2-2-58

ELEVATION CONTROL
REFERENCE No. 16-4-58
CHECKED BY: *R. R. C.*
PLANS APPROVED SUBJECT TO:

PLANNING INSPECTOR
22-4-58
W. Mathison
10 ft. from buildings or boundaries

ALL SOAK PITS 18 FT. FROM BUILDINGS OR BOUNDARIES

Block Plan SCALE 1" = 40'-0"

- SPECIFICATION NOTES**
1. LAVATORY NO. 1 TO HAVE LOW LEVEL SUITE WITH STANDARD PAN.
 2. LAVATORY NO. 2 SIMILAR BUT WITH CHILDREN'S PAN.
 3. ALL DOORS WITH FRAMED GLASS PANELS.
 4. ALL WINDOWS AND EXTERNAL DOORS TO BE OF HARDWOOD.
 5. ROOF OF EXISTING GARAGE TO BE LINED WITH THREE PLY MALTHINE AND CEILING PROVIDED.
 6. NEW EXTERNAL WALLS TO BE PLASTERED WITH ALL CEMENT PLASTER WITH SETTING AND FINISHED WITH GREENISH EXTERIOR COLOUR.

SCALE - 1/4" = 1 FOOT.

DATE - 16-2-58.

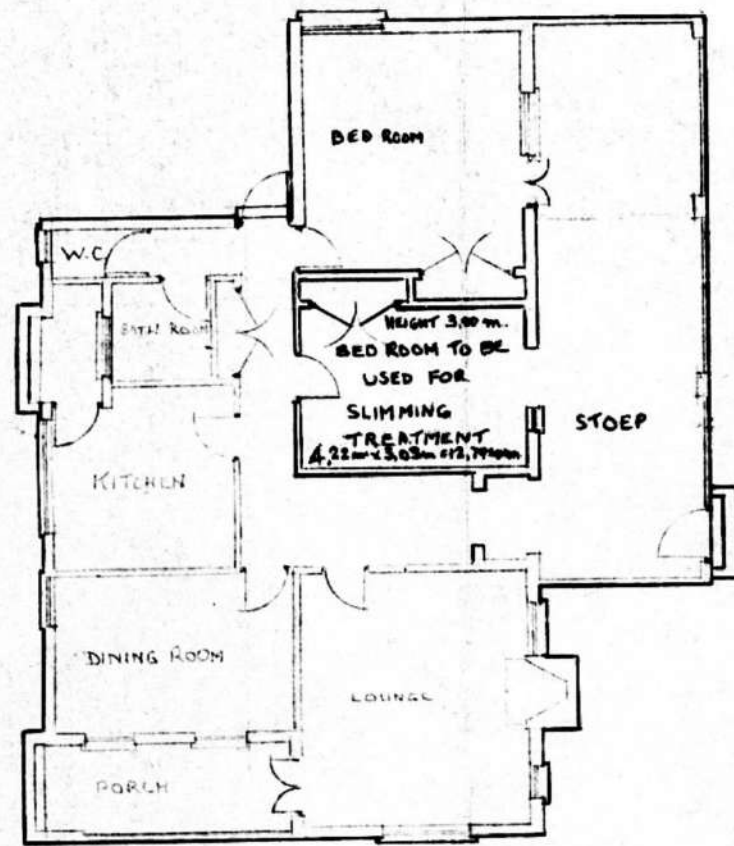
DWG. NO. P.T.2.

CONVERSION OF BED ROOM TO SLIMMING TREATMENT ROOM
 FOR L. G. BYRNE 177 MARINE DRIVE SUB 37 OF LOT 5 OF BLUFF 2696.

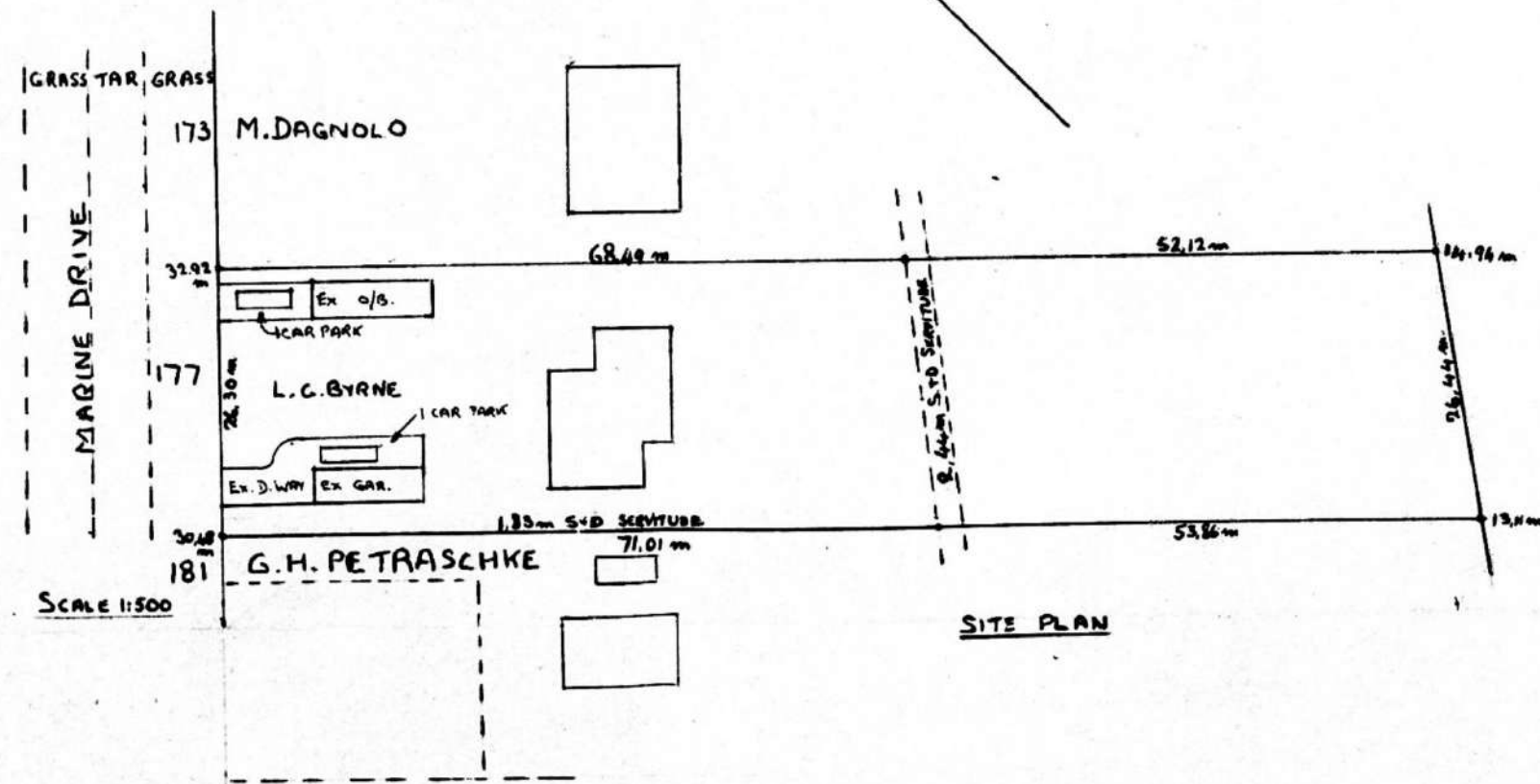
SHEET	1/1	COPY	2
CITY OF DURBAN			
PLAN No. <u>349/8/77</u>			
APPROVED		21 SEP 1977	
D. C. MACLEOD		<i>[Signature]</i>	
CITY ENGINEER		PB <i>[Signature]</i>	

IMPORTANT

APPLICATION FOR REFUND OF PORTION OF BUILDING FEES ON ABANDONED PLANS MUST BE RECEIVED BY THE CITY ENGINEER'S DEPARTMENT BEFORE FOURTEEN (14) DAYS PRIOR TO THE EXPIRY DATE OF APPROVAL OF THIS PLAN.



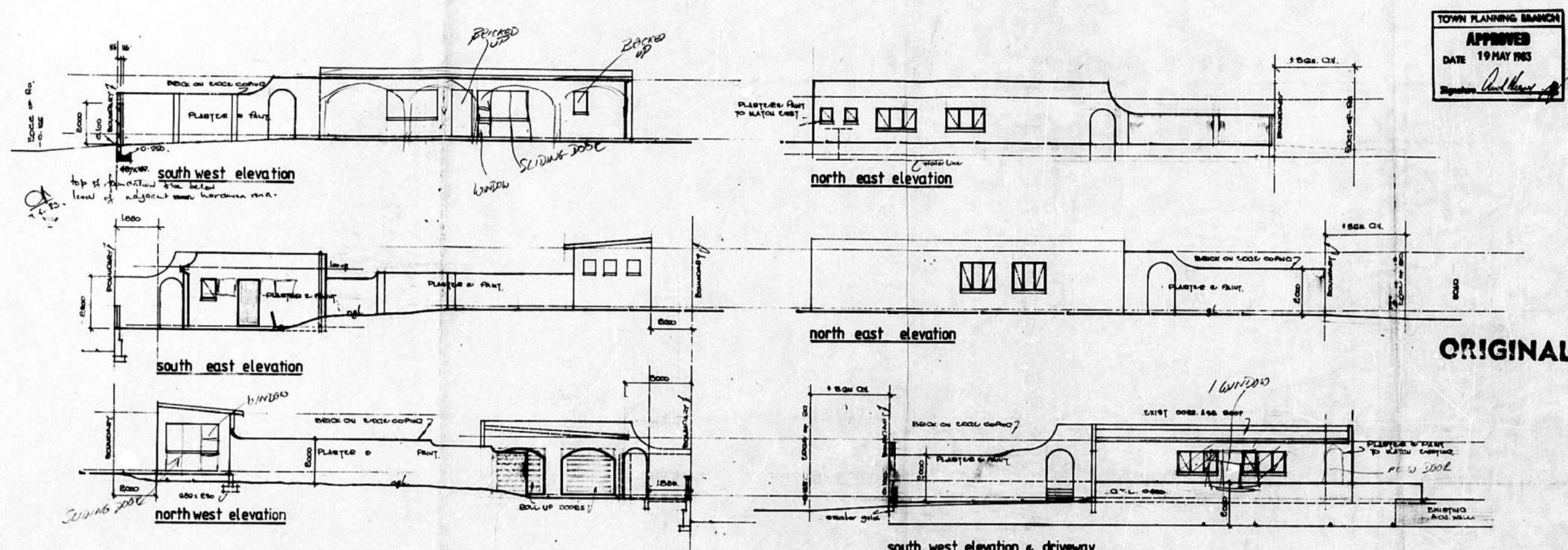
EXISTING BUILDING
 SCALE 1:100



SITE PLAN
 SCALE 1:500

CITY HEALTH DEPT., DURBAN	
PLANNING SECTION	
RECEIVED	
1977-8-16	
REPORT No.	<i>[Signature]</i>
APPROVED	<i>[Signature]</i>

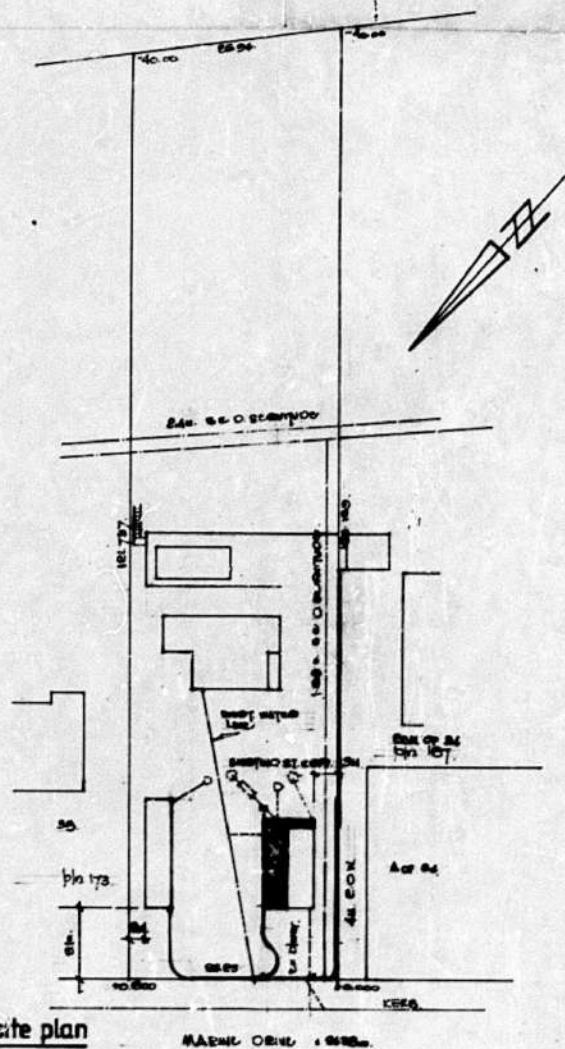
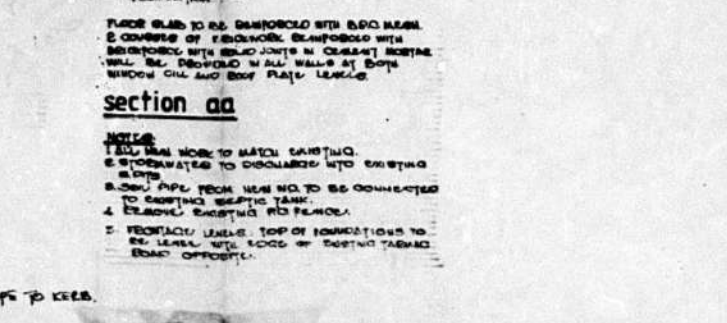
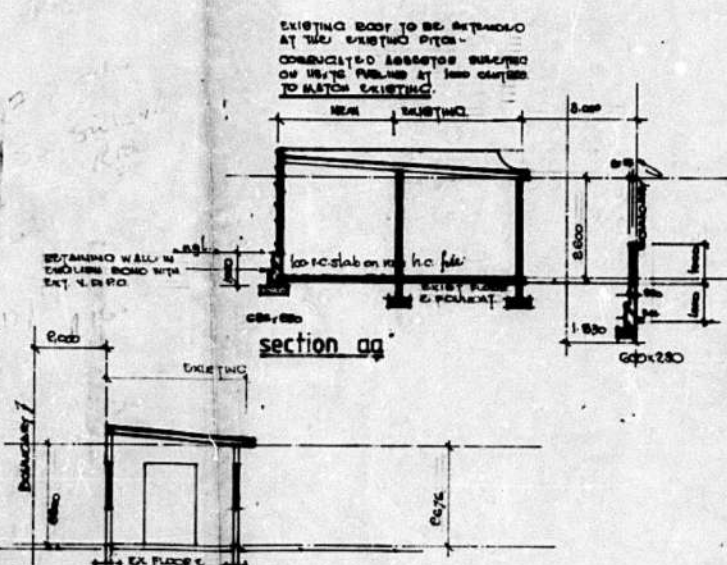
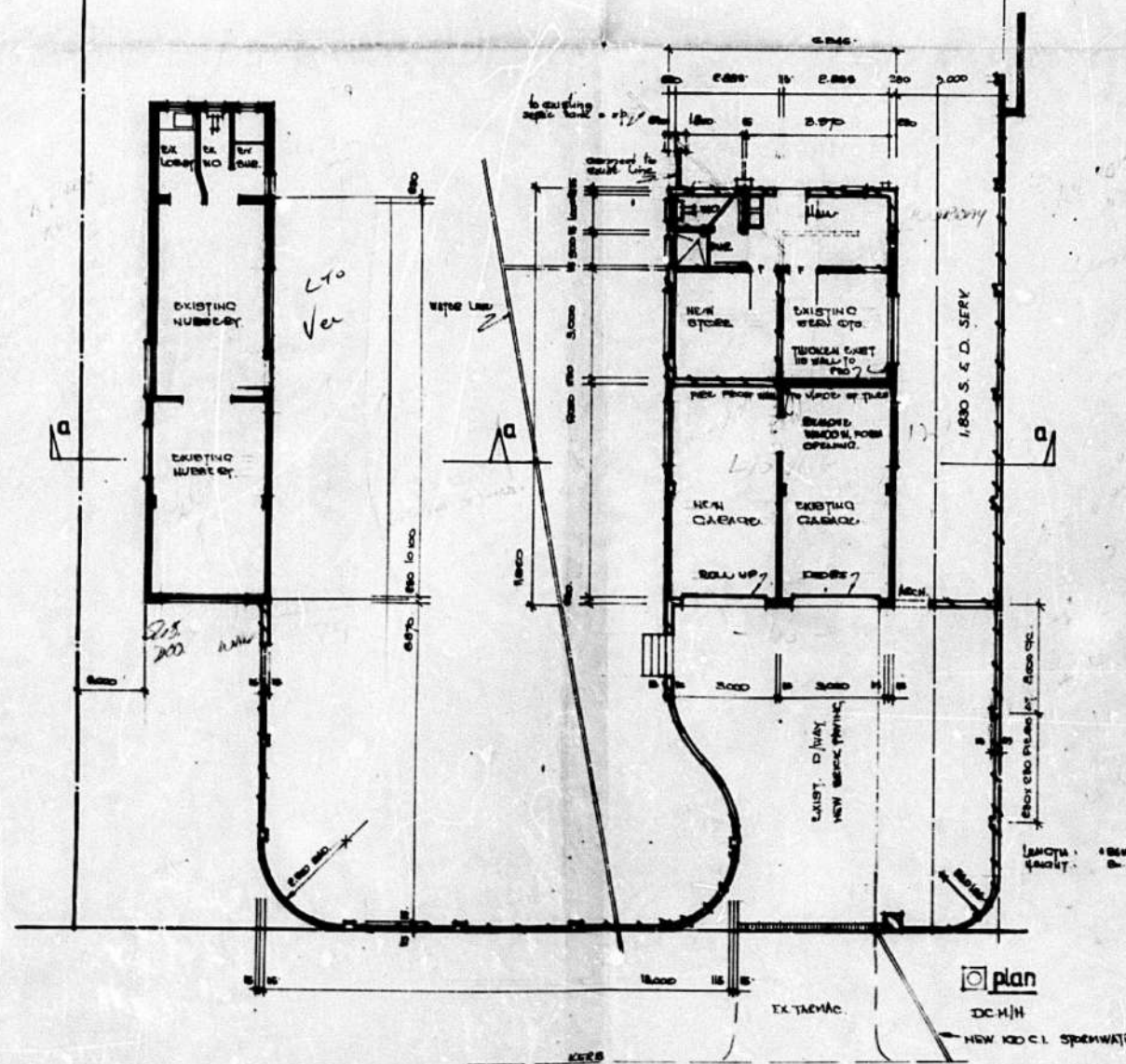
[Signature]
 15/8/77



TOWN PLANNING BRANCH
APPROVED
 DATE 19 MAY 1983
 Signature: *[Handwritten Signature]*

PLAN SUBSTITUTED	17 MAY 1983
SHEET SUBSTITUTED	
SHEET ADDED	
NO. OF SHEETS	11
COPY	3
CITY OF DURBAN	
PLAN NUMBER	430/3/83
APPROVED	DATE 1983. 6. 10.
S. S. MACLEOD	
CITY ENGINEER	

ORIGINAL



ALL SOAK PITS 4 M. FROM BUILDINGS OR BOUNDARIES AND DRAINAGE SERVICES

Any person undertaking building operations in accordance with this plan is required to ascertain from the City Electrical Engineer the location of underground cables in the vicinity of the proposed works prior to the commencement thereof.

HEIGHTS LEVEL REQUIREMENTS

1. The height of any building shall not be higher than the highest adjacent kerbside road.

2. The height of any building shall not be higher than the highest adjacent kerbside road.

3. The height of any building shall not be higher than the highest adjacent kerbside road.

4. The height of any building shall not be higher than the highest adjacent kerbside road.

5. The height of any building shall not be higher than the highest adjacent kerbside road.

6. The height of any building shall not be higher than the highest adjacent kerbside road.

7. The height of any building shall not be higher than the highest adjacent kerbside road.

8. The height of any building shall not be higher than the highest adjacent kerbside road.

9. The height of any building shall not be higher than the highest adjacent kerbside road.

10. The height of any building shall not be higher than the highest adjacent kerbside road.

IMPORTANT

APPLICATION FOR REFUND OF PORTION OF BUILDING FEES ON ABANDONED DEVELOPMENT MUST BE RECEIVED BY THE CITY ENGINEER'S DEPARTMENT NOT LATER THAN THIRTY (30) DAYS AFTER THE EXPIRY DATE OF APPROVAL OF THIS PLAN.

alts. adds. to existing outbid. nursery, screen, return walls: N.P.KAY

BY OF S. BLUFF TOWN

HARRY TOUNTAS

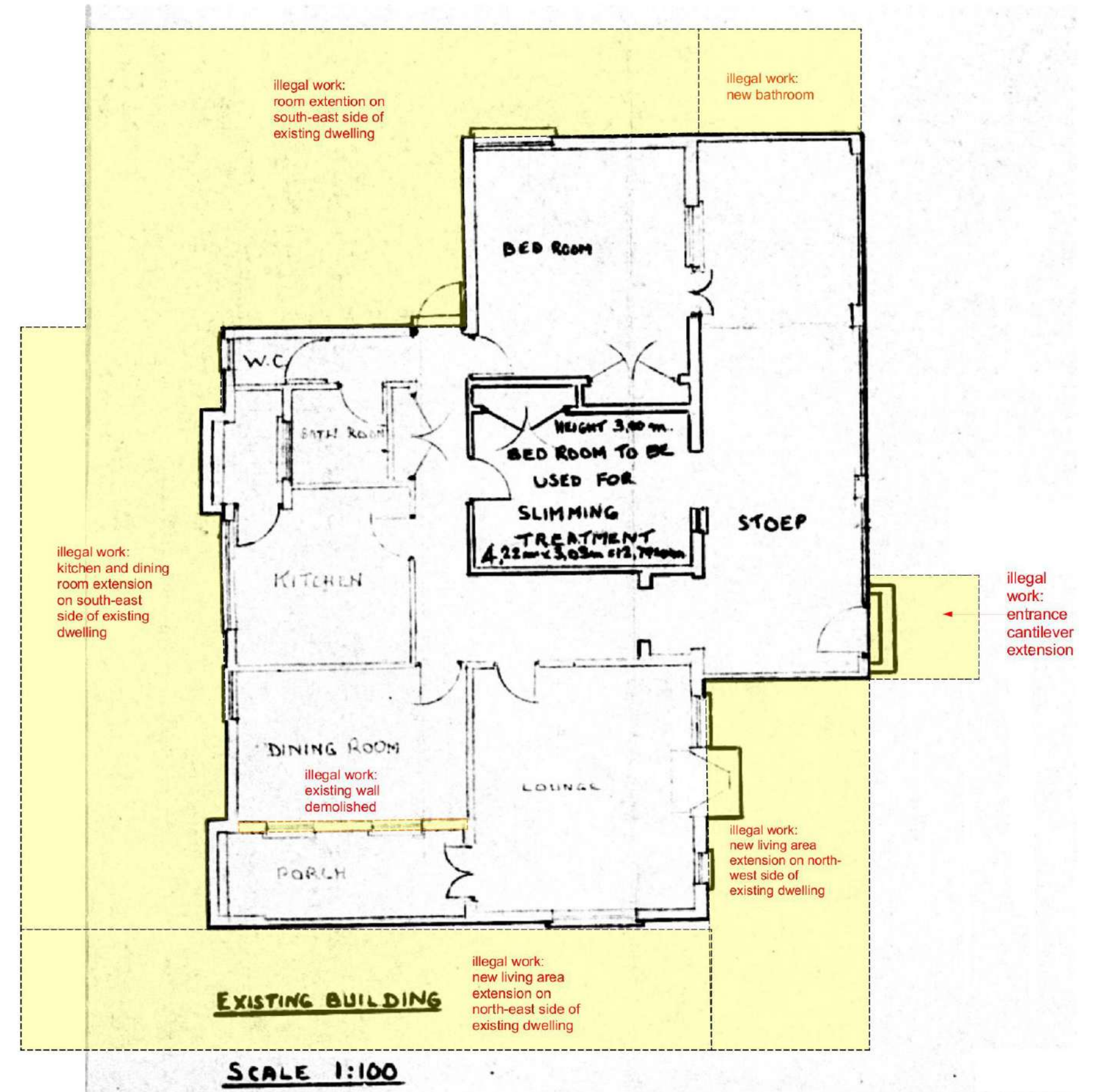
3098 HIGHWAY HOUSE
 83 JAN SMITHS HIGHWAY
 P.O. BOX 20214, DURBAN NORTH
 4016 - PHONE 811588

REF. DRAWN S.O.C. DATE P.L.S. 1984 SCALE 1:500

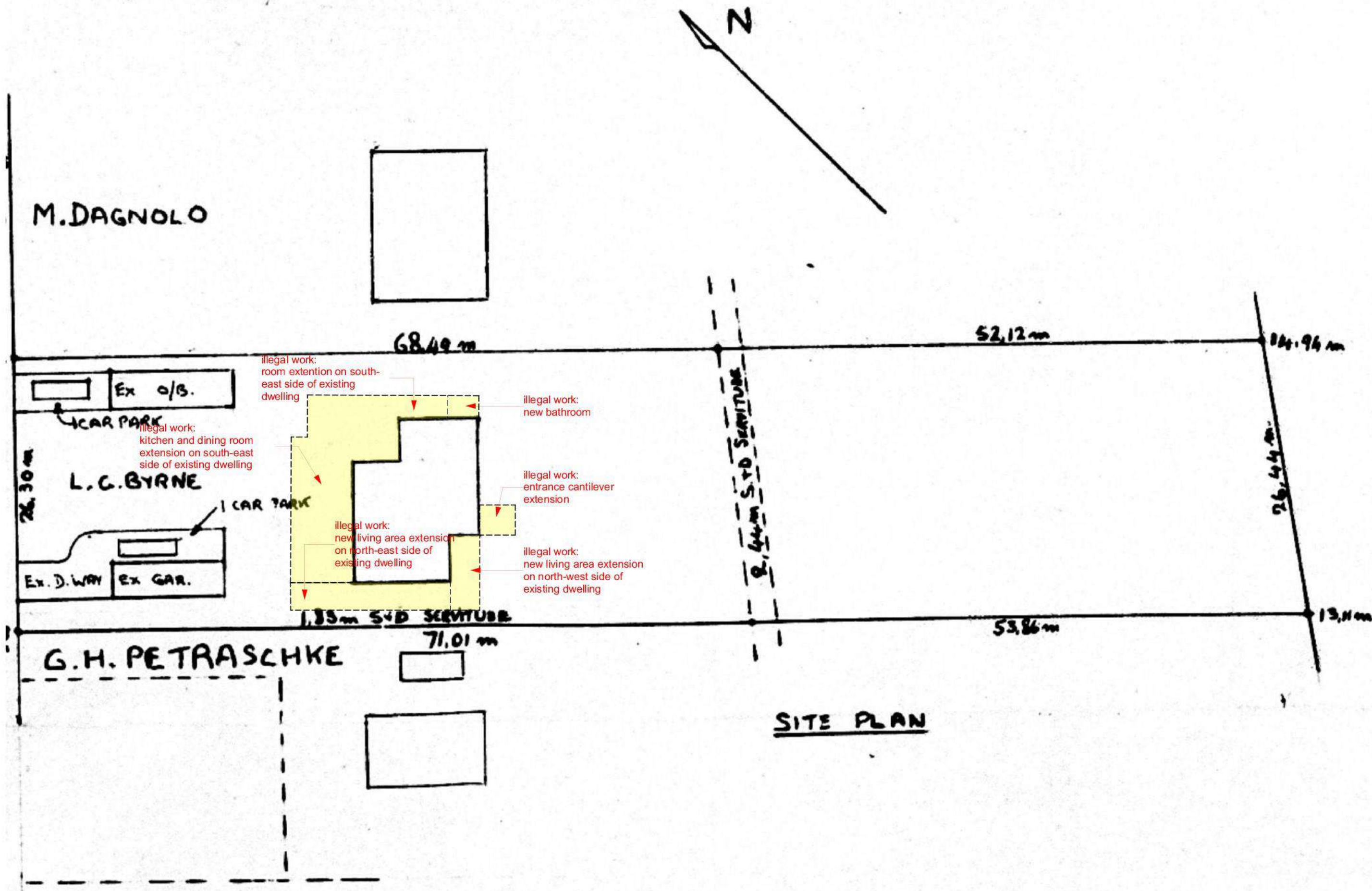
AMAFI APPLICATION PART 4 | PREVIOUSLY APPROVED DRAWINGS:
 PREVIOUSLY APPROVED DEVELOPMENT
 177 MARINE DRIVE, BLUFF, DURBAN



Illegal work represented in context on site of 177 Marine Drive, Bluff, Durban



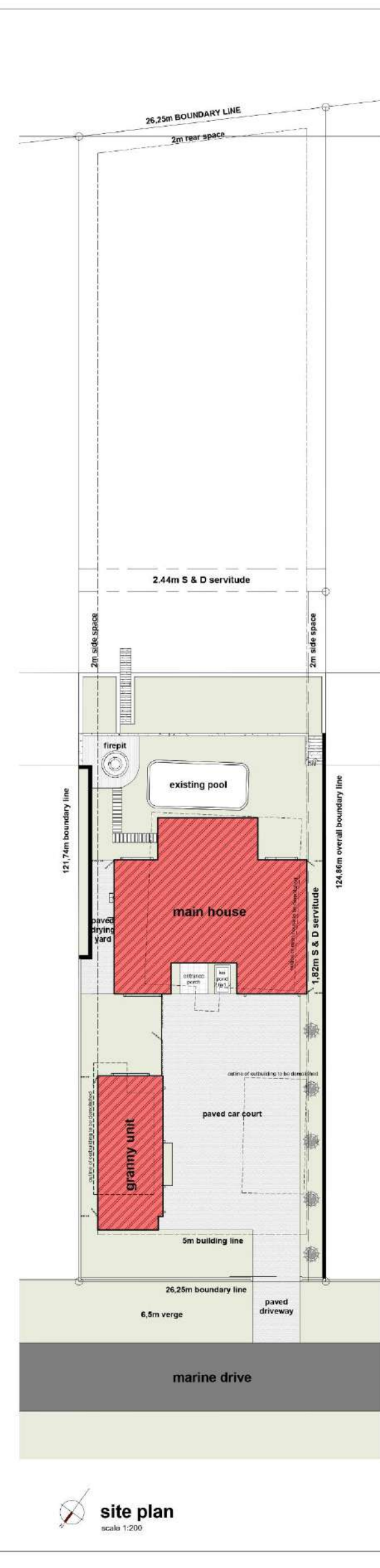
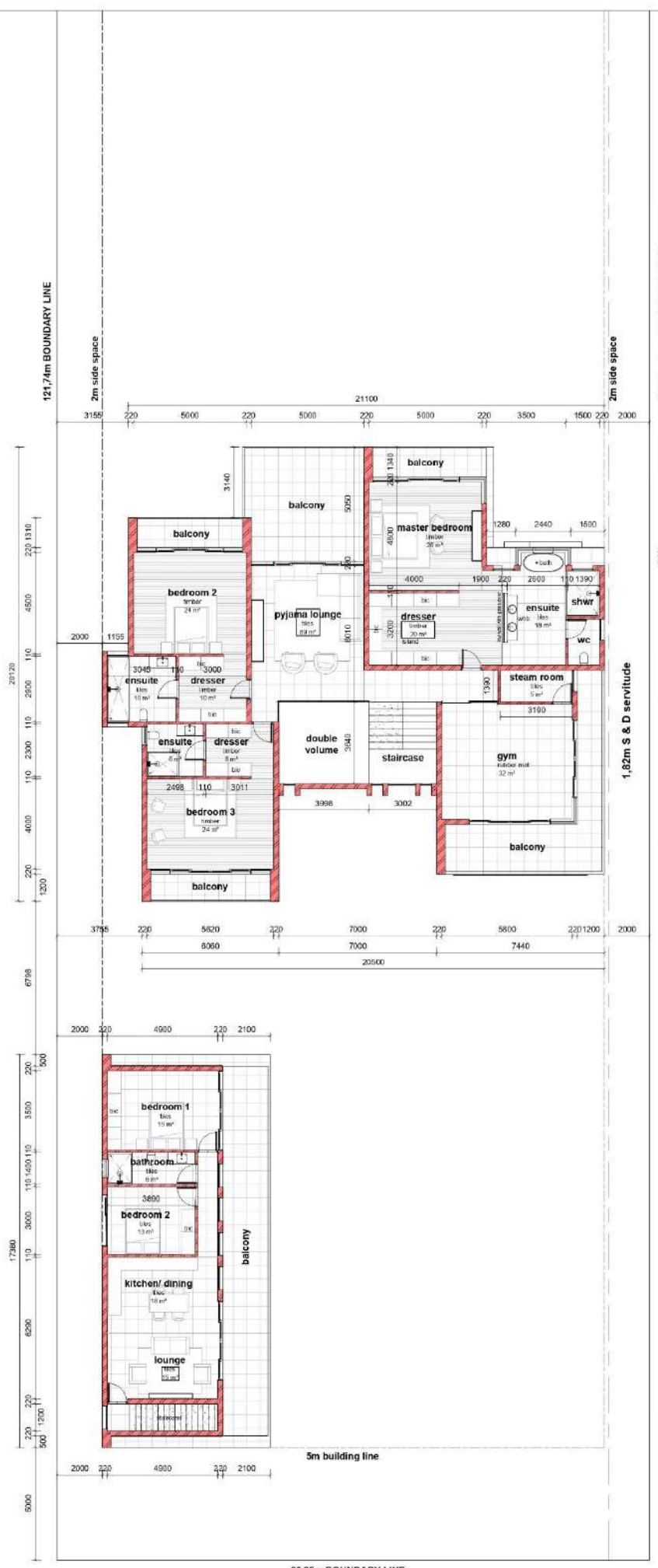
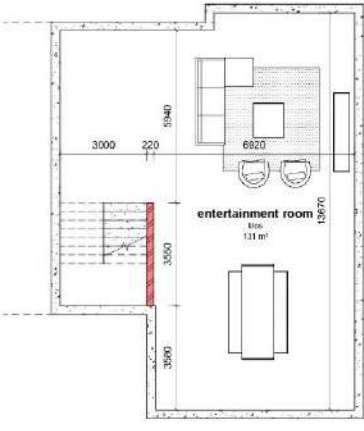
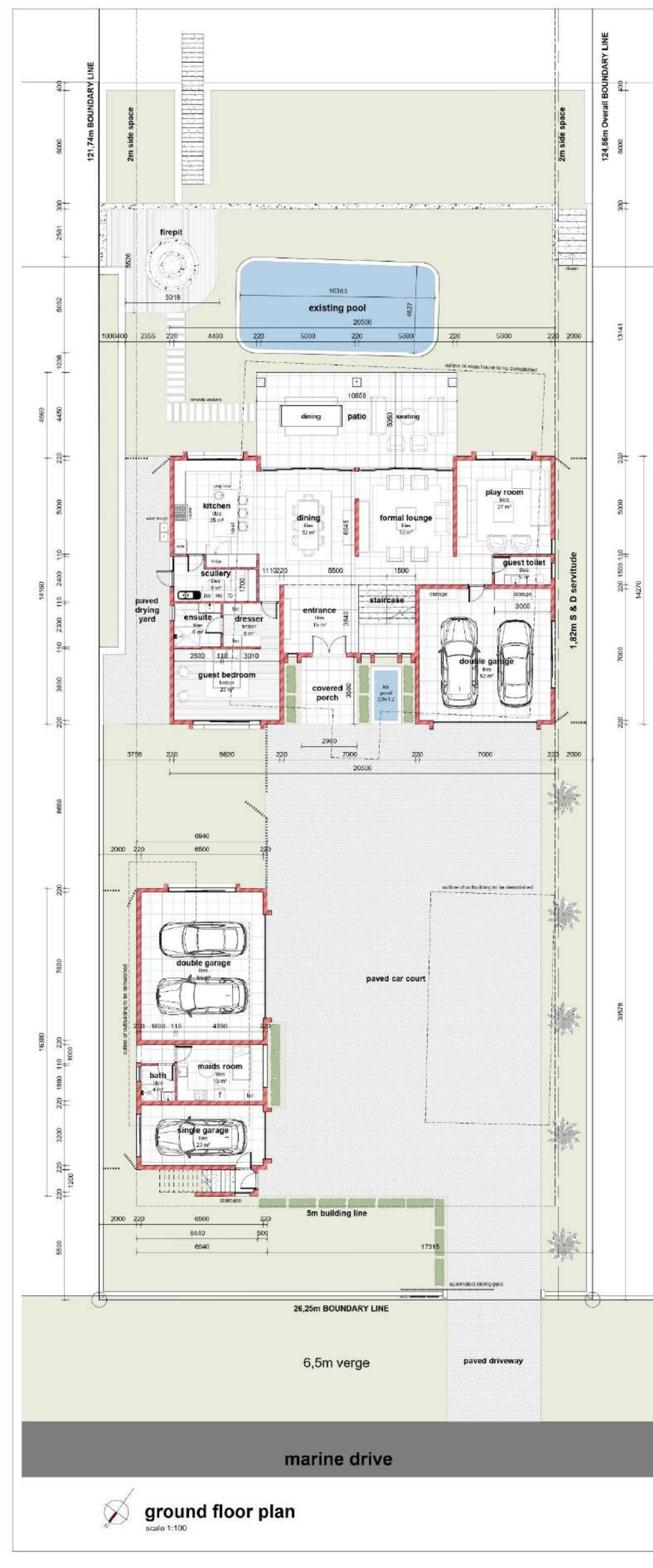
Illegal work represented in context on latest previously approved plans for L. G. Byrne, 1977



CITY HEALTH DEPT., DURBAN
 PLANNING SECTION
 RECEIVED
 1977-8-16
 REPORT No.
 APPROVED *[Signature]* 24/8/77

[Signature]
 15/8/77

Illegal work represented in context on latest previously approved plans for L. G. Byrne, 1977



- NOTES**
- The design on this drawing remains the property of the architect copyright reserved. All dimensions to be checked on site before any work is carried out.
 - Do not scale off the drawings! When in doubt, call the architect!
 - Ground bearing tests to be carried out by engineer prior to construction.
 - All foundation footing sizes to be certified by engineer.
 - All structural concrete, brick, steel and timber work to engineer's specification.
 - Final levels of buildings to be confirmed with architect.
 - All stormwater run-off, discharge pipes, sunlites to engineer's specification.
 - All existing drainage to be checked by engineer and re-routed.
 - Provide separation joints between new and old work.
 - All existing trees to be protected against damage.
 - All landscaping works to comply with SANS 10101 Part 5.
 - All specified brand name materials to be in strict accordance with manufacturers specifications & details.
 - All drainage and plumbing specifications in accordance with SANS.
 - Top of all garden / external exposed & parapet walls to be waterproofed with sealant.

Schedule of areas

area	area	area
site area	3227m ²	
current zoning	special res 900	
permitted FAR	Full	
permitted Coverage	50%	1616.50m ²
proposed FAR		
main house		
basement	136.25m ²	
ground floor	205.31m ²	
total	341.56m ²	
granny unit		
basement	103.82m ²	
ground floor	78.89m ²	
total	182.71m ²	
grand total FAR	524.27m²	
proposed coverage		
main house	336.74m ²	
granny unit	182.71m ²	
total	519.45m ²	
proposed contribution area		
(including balconies & porches)		
main house	136.25m ²	
basement	325.50m ²	
ground floor	210.25m ²	
total	774.45m ²	
granny unit	103.82m ²	
basement	136.25m ²	
ground floor	233.12m ²	
total	473.24m ²	
grand total contribution area	1247.69m²	

OTHER: shore line trust date

ARCHITECT: address: abraham date

DRAWING STATUS: sketch

designZA
design | consult | construct

PROJECT TITLE: house chetty

PROJECT DESCRIPTION: proposed new dwelling for the shore line trust on portion 37 of erf 565 bluff at 177 marine drive, bluff

DRAWING INFORMATION:

floor plans	
scale	As indicated
date	03/10/2023
drawn by	Author
revision number	0
project number	J079
drawing number	(01) 01



View from the road, on 177 Marine Drive, Bluff, Durban North-West of the site



North-West elevation of new main dwelling, view of proposed structure seen from existing driveway



South-East elevation of main dwelling, view of proposed structure seen from Marine Drive



South-West elevation of new garage and granny flat, view of proposed structure seen from existing driveway

AMAFI APPLICATION PART 8: TITLE DEEDS

G.P.-S. 003-0148

J246



REPUBLIC OF SOUTH AFRICA

MAGTIGINGSBRIEF LETTERS OF AUTHORITY

Ingevolge Artikel 6(1) van die Wet op Beheer oor Trustgoed, 1988 (Wet 57 van 1988)
In terms of Section 6(1) of the Trust Property Control Act, 1988 (Act 57 of 1988)

No: IT000076/2021(D)

Hiermee word gesertifiseer dat /
This is to certify that

1) NADIA CHETTY - 8409070089088 (ID)

2) DEON CHETTY - 8109085105089 (ID)

CERTIFIED A TRUE COPY

KELVIN SCOTT MOODIE
Suite 5 Sutton Square
310 Mathews Meyiwa Road, Durban
Commissioner of Oaths
Practising Attorney
Republic of South Africa

2021-10-12

gemagtig word om op te tree as trustee(s) van die /
is/are hereby authorized to act as trustee(s) of the

SHORE LINE TRUST

GEGEE onder my hand te op hede die dag van
GIVEN under my hand at DURBAN this 3rd day of FEBRUARY year 2021

MTHUNZI MNGOMEZULU
ASSISTANT MASTER

Signature

ASSISTENT MEESTER
ASSISTANT MASTER




DEPARTMENT OF JUSTICE AND CONSTITUTIONAL DEVELOPMENT
Captured by: DOJCDIFAMEER-ALLY

Approved by: DOJCDIMTNGOMEZULU

FEES	
Stamp Duty.....	
Reg. R 178,00	
Waiver.....	e
O/M Bond.....	

PREPARED BY ME:

Jershwin Ramone Nolan KHAN
 (74773) CONVEYANCER

VERBIND		MORTGAGED	
VIR FOR R. 2 500 000,00			
B	22291	21	 REGISTRAR/REGISTRAR
2021-12-13			

2021-12-13

Gafney & Associates
 10 Flanders Drive
 Mt Edgecombe
 4302

T	21 41742
----------	----------

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN
 JERSHWIN RAMONE NOLAN KHAN
 THAT LPCM 74773

appeared before me, REGISTRAR OF DEEDS at PIETERMARITZBURG, the said
 Appearer, being duly authorised thereto by a Power of Attorney granted to him/her by

THE GABRIEL STEYN TRUST
REGISTRATION NUMBER IT 3282/2002

which said Power of Attorney is dated 10th August 2021 and signed at SOMERSET
 WEST

AND THE APPEARER DECLARED THAT his said principal **THE GABRIEL STEYN TRUST** had on the **23 JUNE 2021** truly and lawfully sold by private treaty and that he the said Appearer in his capacity aforesaid did by virtue of these presents cede and transfer to and on behalf of

**SHORE LINE TRUST
REGISTRATION NUMBER IT 76/2021 (D)**

Its Heirs, Executors or Assigns the following in full and free property, namely:

**PORTION 37 OF ERF 565 BLUFF
REGISTRATION DIVISION FU
PROVINCE OF KWAZULU-NATAL**

**IN EXTENT 3 237 (THREE THOUSAND TWO HUNDRED AND THIRTY SEVEN)
SQUARE METRES**

**FIRST TRANSFERRED BY DEED OF TRANSFER NO.T 5952/1945 WITH DIAGRAM
S.G. NO. 1502/42 ANNEXED THERETO AND HELD BY DEED OF TRANSFER NO.
T 40840 / 2018**

THE SAID PIECE OF LAND IS TRANSFERRED:

- A. Subject to the terms and condions of the original Government Grant No. 2696 in so far as now applicable.
- B. Subject to a Sewer and Drain Servitude 2,44 metres wide along the south – easterly saide of the line E.F. as shown on the diagram in favour of transferred subdivision of said Lot 5 as created in the relevant subdivisional transfer and in favour of the Remainder of said Lot 5 as created in said Deed of Transfer No. 5952/1945.
- C. Subject to a Sewer and Drain Servitude 1,83 metres wide along the north-easterly side of the line D.E as shown on the diagram in favour of the Remainder of said Lot 5, as created in said Deed of Transfer No. 5952 / 1945.
- D. With the benefit of the Servitudes of Roads over the Remainder of said Lot 5, as shown on the diagram of the said Lot 5, as created in said Deed of Transfer No. 5952/1945.
- E. With the benefit of the Sewer and Drain Servitude 2,44 metres and 3,05 metres wide respectively, over the Remainder of said Lot 5 as shown on the Servitude Diagram S.G. 3986/1939 attached to Deed of Transfer No. 2791 / 1940 as created in said Deed of Transfer No. 5952/1945.
- F. With the benefit of Servitude of Right of Way 12,19 metres wide over Subdivison 3 of Lot 6 Bluff NO. 2697, as shown on the diagram thereof annexed to Deed of Transfer No. 245/1939 as created in Deed of Servitude No. 167 /1941.



- G. With the benefit of a Servitude of Right of way 12, 19 metres wide over Remainder of Lot 6, Bluff No. 2697, as shown on the diagram S.G No. 704 / 1939 of the said Right of Way attached to the aforesaid Notarial Deed of Servitude No. 167 / 1941.
- H. With the benefit of the use of the Sewer and Drain Servitude 2,44 metres wide over Subdivision 64 of the said Lot 5, as shown on the diagram thereof, as created in Deed of Transfer No 6160/1942.

WHEREFORE the said Appearer, renouncing all the right, title and interest which the said

THE GABRIEL STEYN TRUST
REGISTRATION NUMBER IT 3282/2002

heretofore had to the premises, did in consequence also acknowledge the Estate to be entirely dispossessed of, and disentitled to, the same; and that, by virtue of these presents, the said

SHORE LINE TRUST
REGISTRATION NUMBER IT 76/2021 (D)

Its Heirs, Executors, Administrators or Assigns now and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its rights, and finally acknowledging the purchase price of the property declared to be **R 2 500 000.00 (TWO MILLION FIVE HUNDRED THOUSAND RAND)**

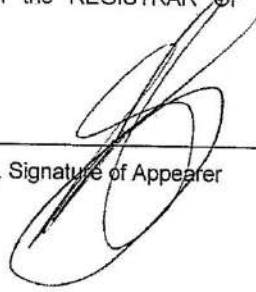
Handwritten mark

IN WITNESS WHEREOF I, the said Registrar of Deeds together with the Appearer, have subscribed to these presents and have caused the Seal of Office to be affixed thereto.

THUS DONE AND EXECUTED at the Office of the REGISTRAR OF DEEDS at PIETERMARITZBURG on

2021-12-13

q.q. Signature of Appearer



In my presence:

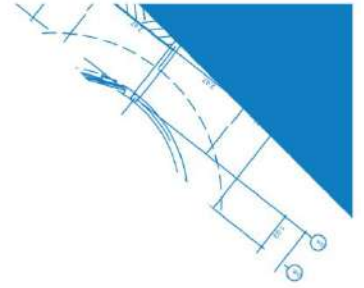

REGISTRAR OF DEEDS



AMAFA APPLICATION PART 9:
PROOF OF PROFESSIONAL ACCREDITATION



**THE SOUTH AFRICAN COUNCIL
FOR THE
ARCHITECTURAL PROFESSION**



CERTIFICATE OF REGISTRATION

This certificate is proudly issued to

Muhammed S. Ebrahim

registered as a

PROFESSIONAL ARCHITECTURAL TECHNOLOGIST

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

Registration Number	PAT43425482
Registration Date	2019/01/14
Valid Until	2024/01/01

Mrs. Letsabisa R Shongwe
President

Adv. Toto Fiduli
Acting Registrar/CEO



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

Certificate Serial Number: 43425482-5315

AMAFA APPLICATION PART 10: PROOF OF PAYMENT



Notification of Payment

Nedbank Limited confirms that the following payment has been made:

Date of Payment : 20/10/2023
Reference Number : 2023-10-20/Nedbank/004271284545

Beneficiary details

Recipient : KZN AMAFA
Amount : R800.00
Recipient Reference : 177 Marine Drive
Bank : ABSA BANK
Account Number : ...356024
Channel : Internet payment

Payer details

Paid from Account Holder : EBRAHIM M S

Nedbank will never send you an e-mail link to access Verify payments, always go to Online Banking on www.nedbank.co.za and click on Verify payments.

This notification of payment is sent to you by Nedbank Limited Reg No 1951/000009/06. Enquiries regarding this payment notification should be directed to the Nedbank Contact Centre on 0860 555 111. Please contact the payer for enquiries regarding the contents of this notification.

Nedbank Ltd will not be held responsible for the accuracy of the information on this notification and we accept no liability whatsoever arising from the transmission and use of the information.

Payments may take up to three business days. Please check your account to verify the existence of the funds.

Note: We as a bank will never send you an e-mail requesting you to enter your personal details or private identification and authentication details.

Nedbank Limited email disclaimer

This email and any accompanying attachments may contain confidential and proprietary information. This information is private and protected by law and, accordingly, if you are not the intended recipient, you are requested to delete this entire communication immediately and are notified that any disclosure, copying or distribution of or taking any action based on this information is prohibited. Emails cannot be guaranteed to be secure or free of errors or viruses. The sender does not accept any liability or responsibility for any interception, corruption, destruction, loss, late arrival or incompleteness of or tampering or interference with any of the information contained in this email or for its incorrect delivery or non-delivery for whatsoever reason or for its effect on any electronic device of the recipient. If verification of this email or any attachment is required, please request a hard copy version.

Security Code : D722B64F4916AB19FADDC3E074C3D70455170ECD

AMAFA APPLICATION PART 11: ENGINEER'S REPORT

STRUCTURAL ASSESSMENT REPORT

MAY 2023

DETAILS OF STUDY SITE

177 MARINE DRIVE, OCEANVIEW,
BLUFF

CADASTRAL DESCRIPTION

PORTION 37 OF ERF 565 OF BLUFF

Prepared For :

Shore Line Trust
177 Marine Drive
Oceanview
Bluff
4052



GOLDWIRE CONSULTING

civil & structural engineers and
project managers

1 Lindsay Drive
Durban North
4051

15 Dhalia Road
Buffelsdale
Tongaat

CONTACT DETAILS

☎ +27315368072

☎ 0624030030

☎ +27862736033

✉ navan@goldwire.co.za

✉ info@goldwire.co.za

1. TERMS OF REFERENCE

Goldwire Consulting was appointed by Shore Line Trust to conduct a structural assessment along the study site situated 177 Marine Drive, Oceanview, Bluff (hereinafter referred to as the subject site). The study was localized to the eastern margin. Our client purchased the property which was part of a deceased estate. The property was severely neglected over the years. The main dwelling is structurally compromised with evident material degradation along the floors, walls and roof. This will be discussed in a separate report.

On acquiring the property, the client proceeded to clear the thick overgrowth and level the yard to firstly acquire proper access to the unit and secondly to reduce the risk of snakes entering the unit. Images of the property at the time of purchase can be seen in Slide 1 below. He appointed a contractor to undertake the clearing, grubbing and remove all unwanted material. The contractor, in his exuberance, levelled and widened the areas along the eastern boundary and in doing so, cut excessively into the existing embankment. The subsequent rains earlier this year has now led to a progressive deterioration of the embankment which will now compromise the neighbouring platform if left unattended.

The purpose of our study was to firstly assess the extent of damage and secondly recommend remedial measures, where necessary, to ensure compliance with SANS 10400. Pursuant to these instructions, a site visit was conducted on Saturday, 8th April 2023.

This Structural Assessment report has been prepared for the intended and exclusive use of Goldwire Consulting and Shore Line Trust. Goldwire Consulting does not assume any liability for the use of this report, or for the information included herein, or resulting in any damages from the use of this report by other parties.

2. SCOPE OF WORKS

The structural engineering assessment of the site was limited to the following aspects, details of which are listed hereunder :



- Obtaining information relating to the history of the property relevant to the assessment;
- Assessing the integrity of the platform especially along the eastern margin
- Assess the condition of the structural elements: identify types of structural defects, signs of structural distress and deformation, and signs of material deterioration along any affected structures.
- Recommending appropriate safety precautionary and remedial measures to restore the structural stability and integrity of the eastern embankment.

3. METHODOLOGY

A visual inspection of the damaged elements was carried out with reasonable diligence and included an assessment of the following aspects:

(a) The condition of affected structural elements:

- to identify the types of structural defects
- to identify any signs of distress and deformation
- to identify any signs of material deterioration

The purpose of the preliminary site visit was to document the damages and their characteristics to obtain a view and understanding of the underlying causes and possibly establishing mitigatory measures.

4. LOCATION

The subject site is situated along Marine Drive approximately 5.10km east of the M7 Solomon Mahlangu Drive and approximately 8.70km east of the N2 northbound carriageway. The site is perched along the spur of a moderate to steeply undulating south easterly slope which descends into the lower eastern catchment. The study area consists of an established platform with a main dwelling located along the central site axis and outbuilding along the north western corner. The site is typically characterized by well established indigenous vegetation with shrubs and various species of pine and cycas along the northern margin. The eastern belt forms part of the DMoss Zone. The built platform has a gently undulating east to south westerly slope steepening towards the eastern boundary. which coincides with the geological setting of the area which consists of gentle to steep and undulating topography with broad and rounded hilltops



and ridge lines separated by broad, moderately sloping valleys and valley heads. The site is bounded by Marine Drive along the northern western margin, and neighbouring residential stands along the northern and southern cadastral boundaries.

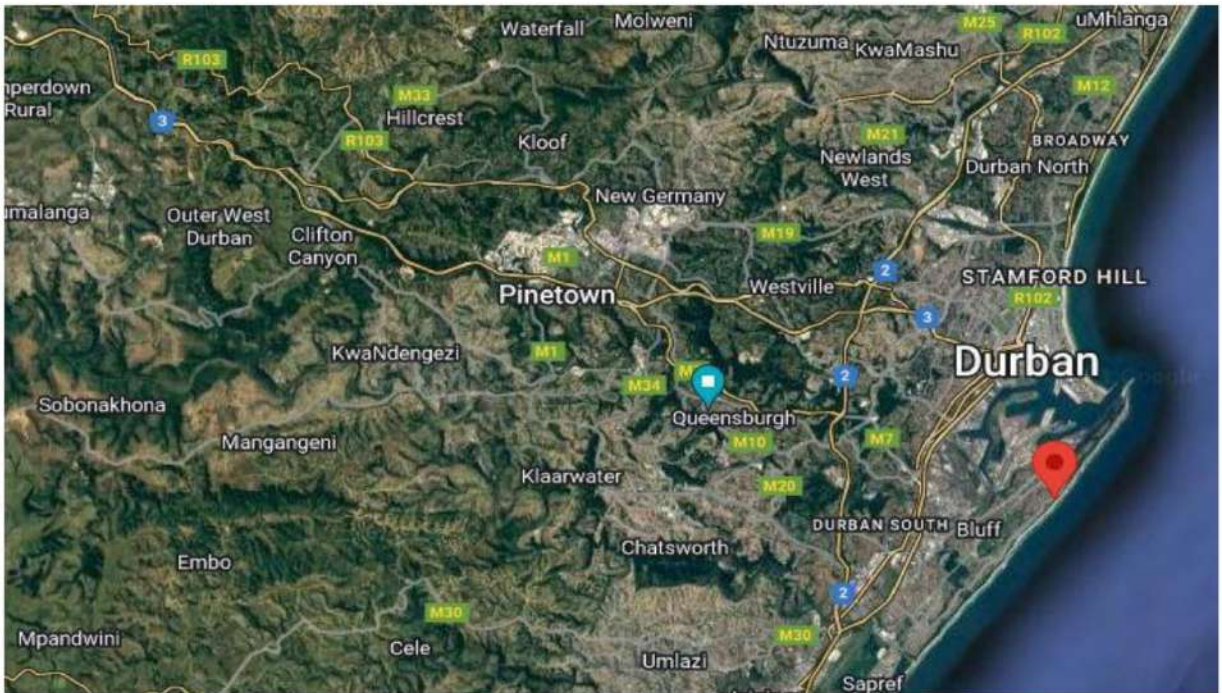


FIGURE 1 : REGIONAL CONTEXT



FIGURE 2 : HISTORICAL IMAGE OF SITE WITH THICK OVERGROWTH OF VEGETATION



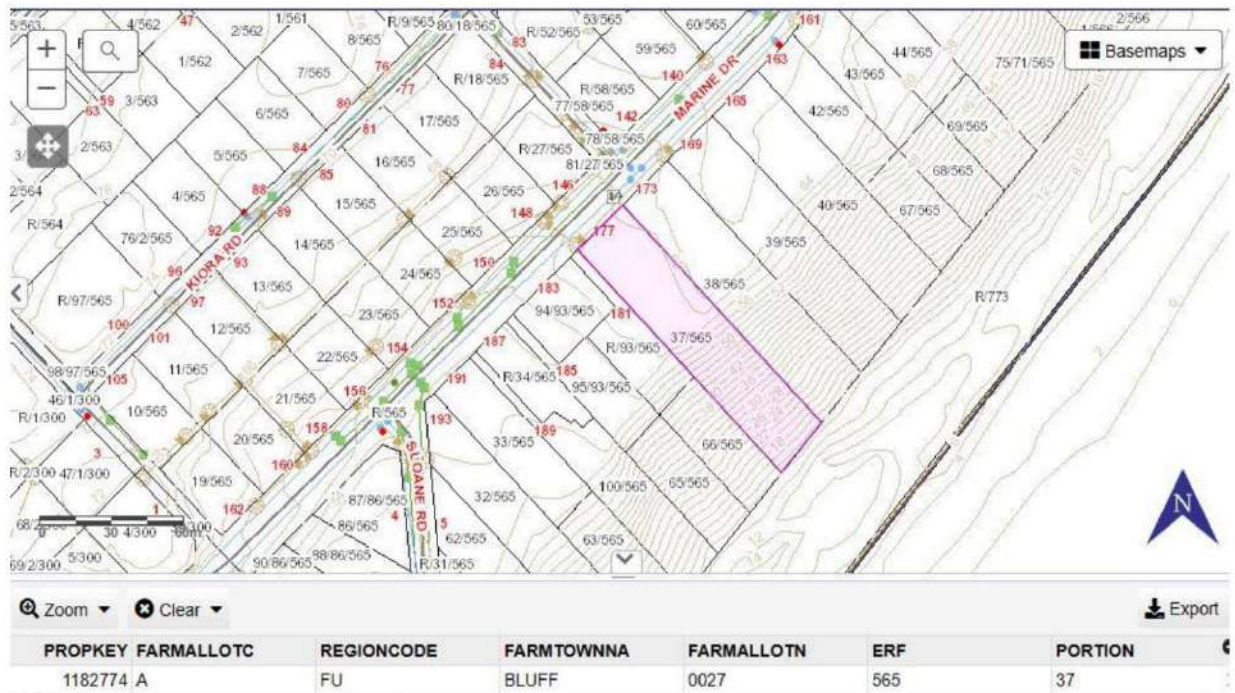


FIGURE 3 : CADASTRAL LAYOUT

5. VISUAL INSPECTION

Our assessment included an appraisal of the eastern margin as well a general examination of the platform. In addition, an assessment was conducted to determine the level of compliance to SANS 10400, which forms a guideline to the Local Authority in assessing "works" of this nature.

6. LIMITATIONS

6.1 The investigation has been conducted in accordance with generally accepted engineering practice, and the opinions and conclusions expressed in the report are made in good faith based on the information at hand at the time of the investigation.

6.2 The contents of this report are valid as of the date of preparation. However, changes in the condition of the site can occur over time as a result of either natural processes or human activity. In addition, advancements in the practice of geotechnical & structural engineering and changes in applicable practice codes may affect the validity of this report. Consequently, this report should not be relied upon



after an eclipsed period of one year without a review by this firm for verification of validity.

6.3 Although the confidence in the information is reasonably high, some variation in the geotechnical and environmental conditions should be expected.

6.4 Geotechnical reports, and engineering layouts were not available at the time of preparation of this report.

7. REGIONAL GEOLOGY

From the regional geology map *2930 Durban 1:250 000* it can be inferred that the site is underlain by Quaternary dune deposits namely the Berea Red Formation. These deposits have been described as a cohesive unit of sediments comprising subangular to rounded quartz grains and considerable amounts of ilmenite and magnetite, with individual quartz coated in hematite or hydrated oxide which lends to the characteristic red colouration.

The Berea Formation soils generally comprise two distinct horizons, namely a silty, to occasionally slightly clayey, sandy upper horizon overlying a sandy clay lower horizon. These horizons have formed as a result of the weathering of feldspar minerals to clays and the subsequent leaching of these clays to the lower soil horizons. Due to the high iron content of the parent minerals, orange to red staining of the soils occurs as a result of the formation of iron (hydr) oxide during the weathering process giving rise to the characteristic colouration.

TABLE 1 : NHBRC RESIDENTIAL SITE CLASS DESIGNATIONS

TYPICAL FOUNDING MATERIAL	CHARACTER OF FOUNDING MATERIAL	EXPECTED RANGE OF TOTAL SOIL MOVEMENTS (mm)	ASSUMED DIFFERENTIAL MOVEMENT (% OF TOTAL)	SITE CLASS
Silty sands, sands, sandy and gravely soils	Compressible and potentially collapsible soils	>10	75%	C2

Density tests were conducted along the eastern margin by Geologist PKA & Associates. All tests were extended to an average refusal depth of 3,10 meters below existing



ground level on dense material with refusal action observed with consecutive high blow counts. Inferring the results further, it can be expected generally that at an average depth of 3.10 meters below existing ground level, the in-situ friction angle is between 36° and 37°. The presumed undrained shear strength can be expected to be at least 250kPa, possibly increasing with depth, not taking into consideration any factor of safety.

8. OBSERVATIONS

Our investigation was localized to the eastern margin which formed the focal point of our investigation.

As discussed in the preamble to this report, the client on acquiring the property proceeded to clear the thick overgrowth and level the yard to obtain uninhibited access to the main dwelling and the south eastern margin. The appointed contractor proceeded to level the areas and in doing so, cut excessively into the eastern embankment. The subsequent rainfall over the months that followed has now led to a progressive deterioration of the embankment which will eventually compromise the neighbouring platform if left unattended.

The current damage on site can be described as significant deformation, displacement and subsidence along the eastern margin. Fabric collapses along the lower soil horizons are highly probable given that the dense horizon lies approximately 3.10 meters below the existing ground level. This was confirmed by the field investigation conducted along the eastern margin.

The eastern embankment in its current form is unstable. This is based on our visual examination of the exposed embankment and considered against the backdrop of the geological attributes of the study area. Any further loss of material or deep saturation may trigger minor collapses or slips across the depleted zone which has the potential of creating further damage to not only the existing cut embankment but also the neighbouring platform.

Although the stability of the neighbouring wall warrants further scrutiny, there is nevertheless, a danger of differential settlement and possibly lateral movement of the



boundary wall if the area is not rehabilitated. A survey of the wall revealed that the neighbours wall is encroaching onto the study site. However, in the absence of lateral supports along the eastern embankment, there is an imminent risk of a complete collapse of the embankment and this may drag the neighbouring wall into the study site, possibly posing a direct risk to life and limb.



SLIDE 1 : EXCAVATED EASTERN EMBANKMENT



SLIDE 2 : DAMAGE ALONG THE NORTH EASTERN CORNER



SLIDE 3 : MASS EROSION & WASHAWAYS ALONG THE EASTERN MARGIN





SLIDE 4 : VISUALS OF HISTORICAL DAMAGE TO NEIGHBOUR'S BOUNDARY WALL



SLIDE 5 : VISUALS OF HISTORICAL DAMAGE TO NEIGHBOUR'S BOUNDARY WALL

Although the neighbour's boundary wall is showing signs of historical damage, there is a possibility that this could deteriorate if the unstable areas along the platform is allowed to saturate during periods of heavy or prolonged rainfall. It is also a reasonable assumption that the unstable zones may compromise the stability of the neighbouring property if the area is allowed to deteriorate especially if there are unstable zones or pronounced cavities along the lower horizons. This is common when there are changes in the hydrologic system, triggering mechanisms such as intense rainstorms or floods or large scale abstraction of groundwater.

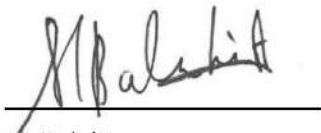
On the basis of the damage and instability of the platform along the eastern boundary, it is apparent that the study area along the eastern margin is considered unstable in terms of Section 12(3)(a) read in conjunction with Section 12(4)(a)(b) & 12(5) of the National Building Regulations & Building Standards Act 103 of 1977, as amended. The home owner has been advised to have this area cordoned off and caution signage erected to minimize the risk of injury in the event of a complete collapse.



10. REMEDIAL MEASURES

1. The loose and moist material must be removed and set aside.
2. All unstable areas must be shored immediately.
3. A reinforced concrete retaining wall must be constructed along the eastern boundary. Details of the retaining wall is annexed to this report.
4. Drainage is required to deal with subsurface moisture.
5. All stormwater needs to be attenuated and piped to the Municipal Stormwater Line. It is advisable to construct a stormwater attenuation tank on site which will provide a central discharge point. The tank will reduce the velocity of the stormwater entering the tank before releasing it into the Municipal stormwater line at a reduced velocity.
6. The subject site falls within the eThekweni Municipal area and are governed by the current requirements of the Local Authority which require that all structures be founded on an engineered foundation in terms of the National Building Regulations and Building Standards Act 103 of 1977 and that the founding solution be designed and certified by a registered engineer as required by section 14(2A) of the National Building Regulations and Building Standards Act 103 of 1977.

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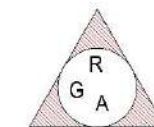
**DETAIL PLAN
OF
PORTION 37 OF ERF 565 BLUFF**

SCALE 1 : 200



Prepared by me in AUGUST 2021

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Drawing No. PORTION 37 OF ERF 565 BLUFF