

# EQUITY STUDIO (PTY) LTD

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## GANSBAY HARBOUR UPGRADING

LOCATION: GANSBAAI, WESTERN CAPE

DATE: 2009-2012

### BACKGROUND

This project was a Repairs and Maintenance project for the National Department of Public Works. It consisted of the upgrading of 9 buildings in Gansbay harbour, the harbour wall as well as extensive civil work.

The buildings which were upgraded included the entrance gatehouse, the administration building, the manager's house, a winch house and slipway, a fish trading shed, a public ablution block, a lecture room and two boatsheds.

### DESIGN

Due to the harsh weather conditions in this marine environment, a high standard and quality of work was important that could ensure low maintenance of the buildings in future. It was also important to make the buildings more functional.

At the gatehouse a toilet area and small tea sink was added to fulfil the needs of the security staff. The ablution block had a leaking septic tank that had to be removed while a disabled toilet and public showers were also installed. Vandal proof fittings and brightly coloured tile work was incorporated to give life to the public facility.

The manager's house was in an extremely poor condition with water penetrating through the North West facades. The house was also sagging due to the lack of proper foundations. The windows were replaced on the North West facade while it was re-plastered and painted with a waterproofing agent. The entire house had to be underpinned. Small design changes in the interior were also made to improve the quality of the house. A shower was added to the bathroom and the kitchen remodelled to include a laundry area. The granny flat at the garage was also redesigned while the driveway was paved and neatened.

The Fish shed at the water-edge was being used as a storage area and was in a very dilapidated condition. The shed was therefore restored with a newly constructed roof and plastered and painted to a level where it could be useful to the local fisherman to off load, clean and sell their fresh fish.

The winch house was built out of vibacrete walls while the storage area did not have a proper roof. A skin of brickwork was therefore added with a new roof constructed across the entire building. For public safety a fence was introduced around the buildings and slipway.

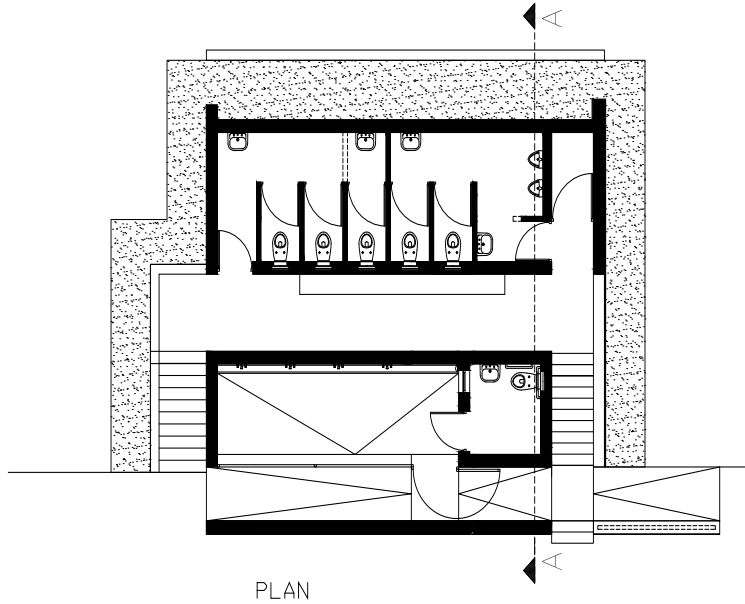
The small lecture room was upgraded with a new roof, insulation and a ceiling. It is now a multipurpose space used for training and meetings.

The administration building houses two organisations. The harbour management and harbour crime prevention. The interior had to be re designed to fulfil their organisational needs while the building had to be made accessible for the disabled.

The red shed which is used for storage purposes as well as an annual flower festival was also upgraded. The boatshed in the new harbour had to totally be restored as it was in a very poor condition. The retaining walls had to be rebuilt, while the corrugated sheeting was replaced and the concrete floor repaired. The harbour wall, slipway and parking areas were also restored and made safe for public usage.

The project has improved the overall conditions of the harbour. The upgrading has contributed to the economic activity in the harbour and encouraged private tenants to upgrade their own buildings and outdoor areas.

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**GENERAL NOTES:**

Replace existing roof with new IBR profile metal roof, Blue scope steel color bond ultra colour durable cream

Extend portal structure as per detail

Prepare and repaint interior walls with as per paint spec

Repair facebrick walls and Waterproof walls with Sikaguard 703 w  
Repair plaster walls and waterproof with Sika Seoloflex professional

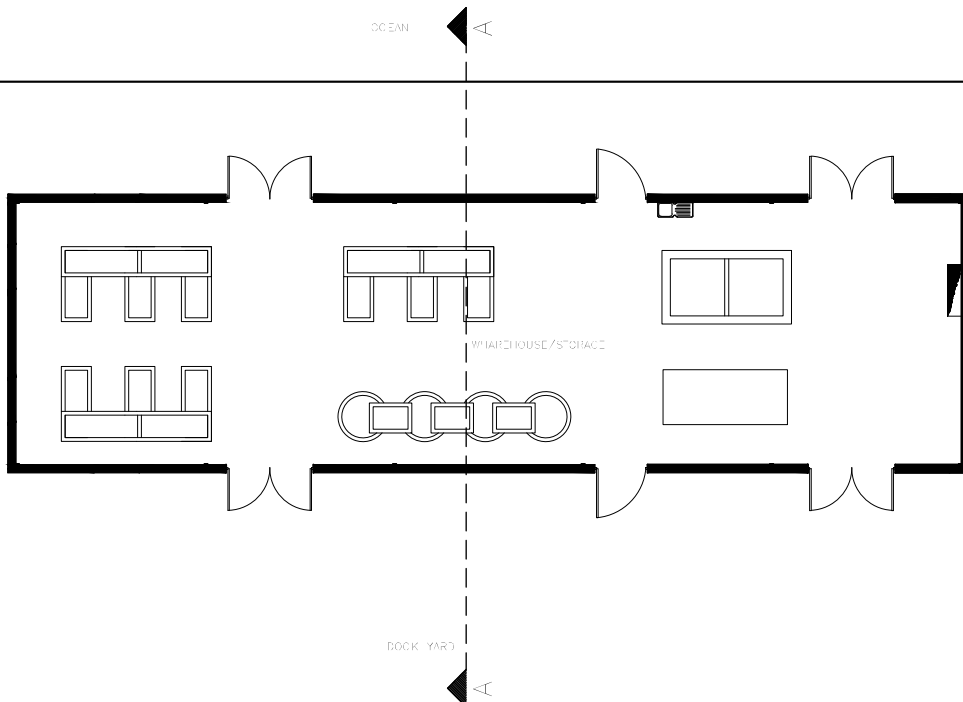
Paint as per paint spec

Replace existing steel gates

Repair concrete floor

Add sink and standpipe

REV A  
Additional notes added



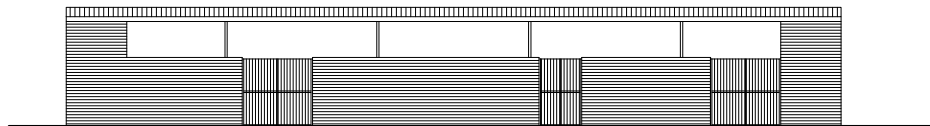
DWG.NO	GANSBAAI REPAIRS AND MAINTENANCE			WCS 045717
701 REV A	PLAN - HARBOUR STORAGE SHED			
scale	date	drawn	CS STUDIO ARCHITECTS	
1:100	March '11	CA	64 OCEAN VIEW DRIVE	
		DT	SEAPPOINT CAPE TOWN, 8005	
			TEL : 433 1330 FAX : 433 1334	

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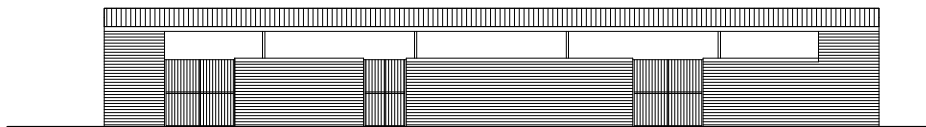


- 1 SECURITY BUILDING
- 2 ADMIN BUILDING
- 3 LECTURE ROOM
- 4 RED SHED
- 5 WINCH HOUSE
- 6 ABLUTION BLOCK
- 7 HARBOUR STORAGE SHED
- 8 MANAGER'S HOUSE
- 9 BOAT SHED

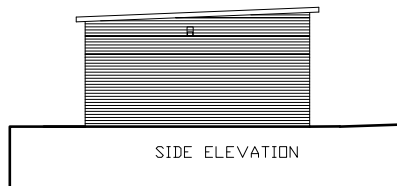
GANSBAY HARBOUR REPAIRS AND MAINTENANCE WCS 045717	
DIAGRAM 1	
CS STUDIO ARCHITECTS 64 OCEAN VIEW DRIVE SEAPOINT 021 433 1330	
V.S.S.E.R.Y.E.: ONTWIKKELINGSKORPORASIE VAN S.A. B.V.	
GANSBAAI VOORGESTELDE VERBETERINGS	
SKAAL - 1: 2000	
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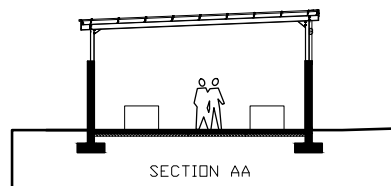
FRONT ELEVATION



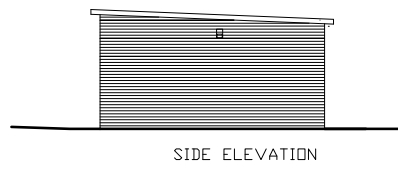
BACK ELEVATION



SIDE ELEVATION



SECTION AA

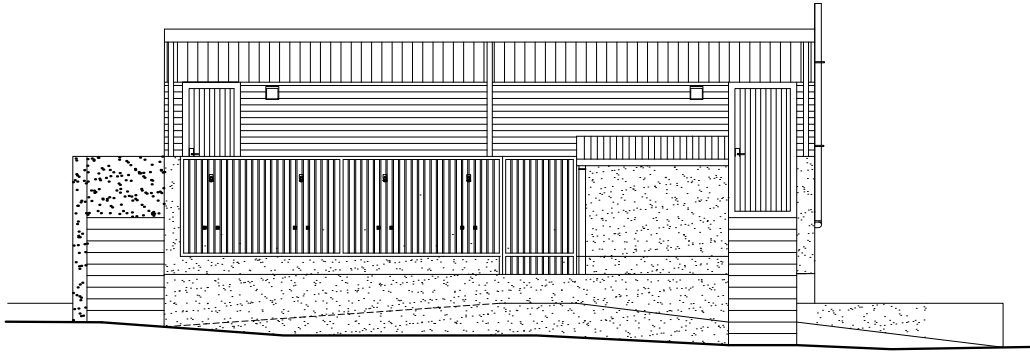


SIDE ELEVATION

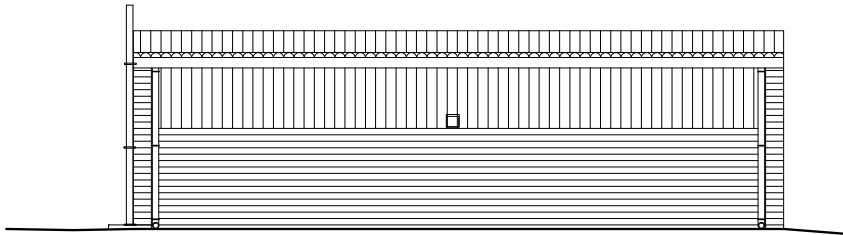
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REV. A	SECTION AND ELEVATIONS - HARBOUR STORAGE SHED		
702	Scale 1:100	Date March '11	Drawn CA DT
CS STUDIO ARCHITECTS 64 OCEAN VIEW DRIVE SEAPOINT CAPE TOWN, 8005 TEL : 433 1330 FAX : 433 1334			

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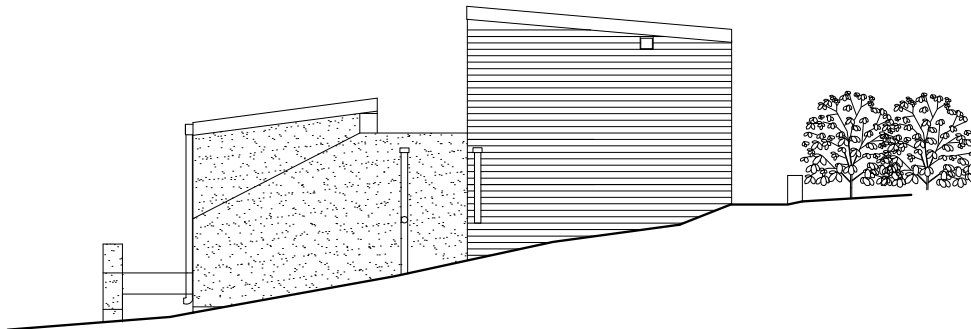
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FRONT ELEVATION



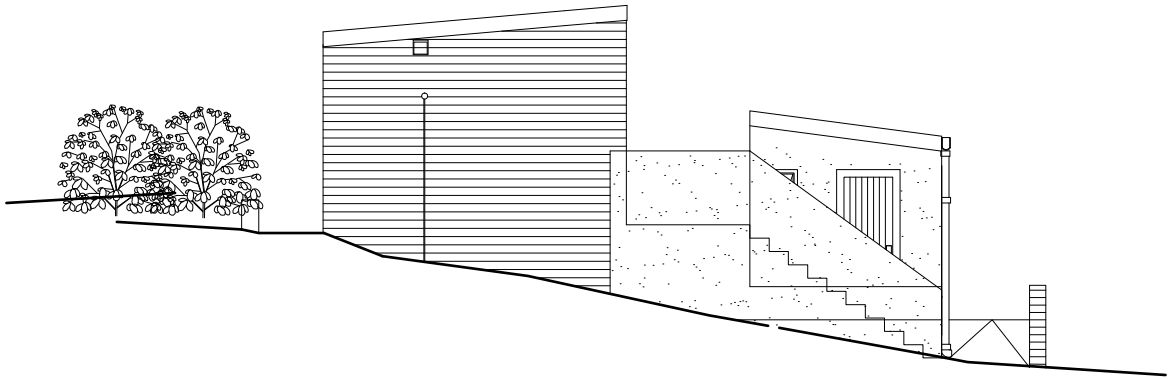
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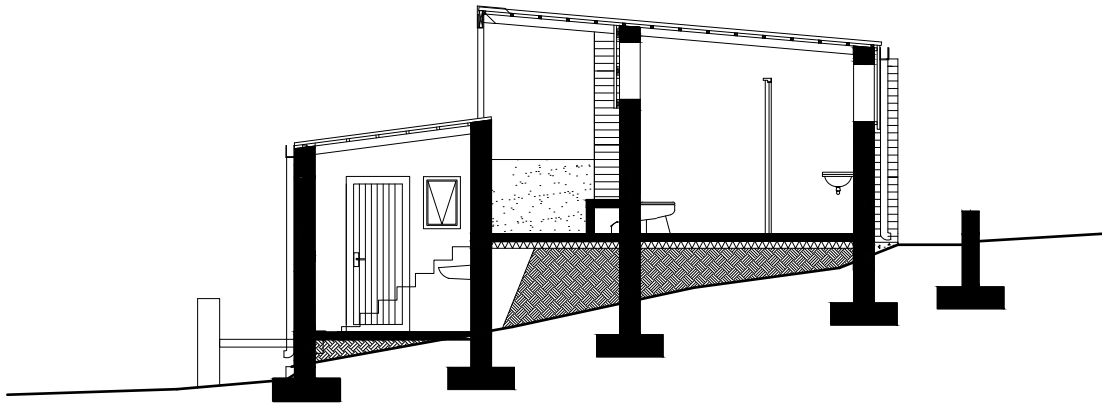
SIDE ELEVATION

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SIDE ELEVATION



SECTION AA