

Kwa Zulu-Natal Low Density Developments Profile



Property Tawi is a South African PPP (Public-Private Partnership) Development Cooperative focusing on alternative development solutions for private clients, government, development organizations and local municipalities. We primarily design, develop and construct opportunities for development funding from local and international investment cooperatives to the community.

Executive Summary

Property Tawi was founded by Mashiya Ngcobo who has over 15 years of experience in the built environment industry. Their journey began as architectural students and evolved into careers as practicing architectural professionals. Over the years, they have worked closely with renowned architects such as Andrew Makin, Mpho Selepe, and Janina Masojada—visionaries behind iconic projects like the Durban ICC Arena and the Constitutional Court in Hillbrow.

Lifelong friends and professional collaborators, Ngcobo and Mkhize combined their expertise to establish Property Tawi in 2020 in Cape Town. Although the company was founded in the Western Cape, both founders were born and raised in KwaZulu-Natal. In 2021, they made the strategic decision to return to their hometown to contribute their skills to the development of the province.

Property Tawi specializes in middle- to low-density developments and is currently focused on projects within KwaZulu-Natal. Drawing from a diverse portfolio of international and local experience, the firm is committed to delivering high-quality solutions tailored to the needs of low-density clients in the region.

Our Vision, Mission and Values

****Our Vision****

At Property Tawi, our vision is to become a global hub for built environment solutions—empowering students, professionals, and investors. We aim to foster multidisciplinary skills development that drives future innovations and redefines ways of thinking. We are committed to pioneering excellence in higher learning and technological advancement, taking human potential to greater heights.

****Our Mission****

Our mission is to uplift living standards across the globe by delivering comprehensive and sustainable solutions in education, industry, commerce, and community development. We strive to create well-established educational institutions, sustainable industrial infrastructure, convenient commercial spaces, and vibrant, healthy human settlements.

****Our Core Values****

Our values are deeply embedded in everything we do:

- * ****Respect for the Craft****
- * ****Commitment to Higher Learning and Skills Development****
- * ****Promotion of Social Balance****
- * ****Fostering Love, Health, and Happiness****
- * ****Dedication to Sustainability and Eco-Friendly Practices****
- * ****Guided by Hope and Faith****



THINKING INSIDE THE BOX 10: DESIGNWORKSHOP:SA



VISI's deputy editor Annemarie Meintjes invited 10 architects to explore the concept of container architecture in a South African context. We're publishing the results in our [Thinking Inside the Box feature](#).

Designworkshop:SA shows that the possibilities presented by the container are almost endless and can completely transform the dynamic of city living.

Container concept

Designworkshop:SA wanted to showcase the versatility of the container as a building material. It believes containers are as viable as traditional building materials and, what's more, they do not have to be constructed from scratch, are easily transportable, affordable and modular, meaning they can be stacked on top of each other or adjoined in whichever way you please. The result: a container can be used for almost any imaginable structure.

Designworkshop:SA demonstrated the following ideas: the space inside an apartment block can be maximised by placing the staircase outside the building in adjoined containers; extra rooms can be added to apartments without taking up floor space, for example in the case of an extra lounge area; a swimming pool attached to the side of a building means the roof space can be used for another purpose; placing containers in public spaces, such as parks, and converting them into functional spaces, such as a games room or cinema, is an easy way to facilitate community interaction; and dormitory-style rooms can be created by stacking containers on top of each other on the roof of an apartment block. Other container alternatives include a greenhouse, a caravan, a garden delivery container and a recliner.

Company profile

Durban-based Designworkshop:SA functions under the leadership of Andrew Makin, Janina Masojada and Mark Horner, who aim to continuously build and maintain a team of the best possible people, and to add to their individual and shared knowledge and skills. Their design process does not begin with reference to form and shape, but rather with reference to activity – from the scale of the individual to that of the collective (a family, community or consumer group).

"We understand the dynamic of the collective and the universal. We then develop a strategy that will enable an appropriate design response to both necessity and luxury," explains Andrew Makin.

LATEST ISSUE



POLLS

WHICH SECLUDED ESCAPE SOUNDS LIKE YOUR PERFECT AUTUMN/WINTER RETREAT?

- ☐ A mountain cabin with a wood-burning stove
- ☐ A desert pod under starry skies
- ☐ A forest treehouse with amazing views
- ☐ A coastal cottage with the ocean on your doorstep

VOTE

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Our Experiential Journey

Mashiya Ngcobo has built distinguished careers in architecture, marked by years of collaboration with some of South Africa's most esteemed architects. Their professional journeys have included close work with visionaries like Andrew Makin, Mpho Selepe, and Janina Masojada—creative forces behind landmark projects such as the Durban International Convention Centre Arena and the Constitutional Court in Hillbrow. These experiences have not only enriched their design philosophies but have also positioned them at the forefront of contemporary South African architecture.





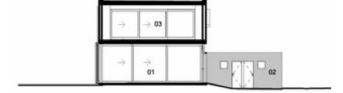
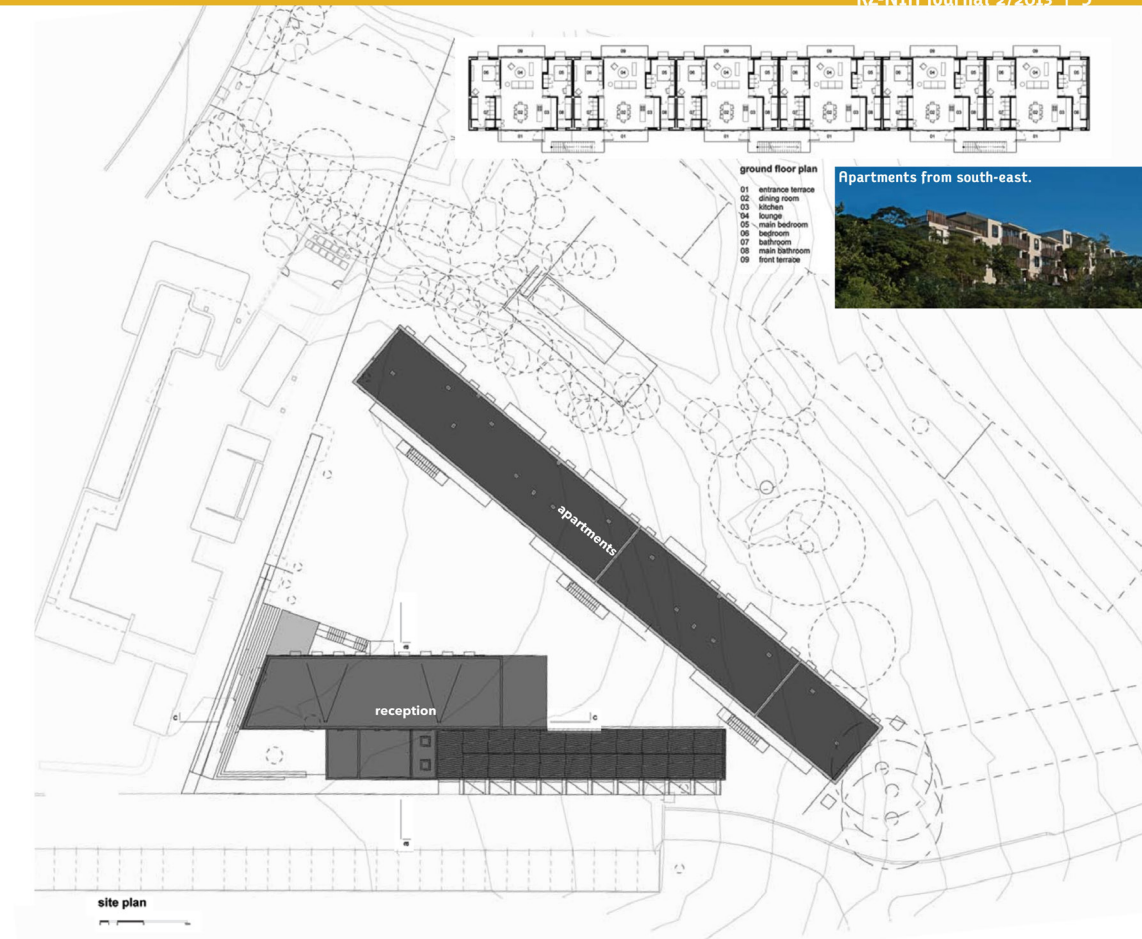


AWARD

2013 KZ-NIA Awards for Architecture programme
Dunkirk all-suite Hotel (DASH), Dunkirk Estate, Salt Rock
DESIGNWORKSHOP : SA

Neatly detailed palisades front the access stairs and entrances to the units, which are entered through a courtyard and cleverly mediate the private-public interface. The spacious apartments are designed around the living spaces which open to sea and land. There is a sense of originality in this complex, tectonically sensible yet understated.

The reception and restaurant, with offices and gallery over, line the road and the apartment block, arranged for best sea views, defines a triangulated courtyard off which all suites are accessed. Each suite consists of two bedrooms *en suite* on either side of the central dining-living space. The last is "treated like a courtyard", to look out to sea on one side, and communal cortile on the other.





AWARD

2013 KZ-NIA Awards for Architecture programme Dunkirk Beach Clubhouse, Salt Rock

DESIGNWORKSHOP : SA

Perched above its beachfront site, this clubhouse is conceived as both a pavilion and a belvedere, and is distinguished by the clarity and openness of its planning, the integration of parking and landscaping, the seamless transition between indoors and out, and the appropriately spare palette of materials.

The demolition of a house on an elongated site on the beachfront of Salt Rock enabled the realisation of a clubhouse for a residential estate.

A landscaped transitional space at the head of the parking area gives access to the clubhouse located on the edge of the dune. The restaurant on the ground floor opens to a lawn, and a staircase gives access to the deck above from both of which spectacular views are offered up and down the coast.

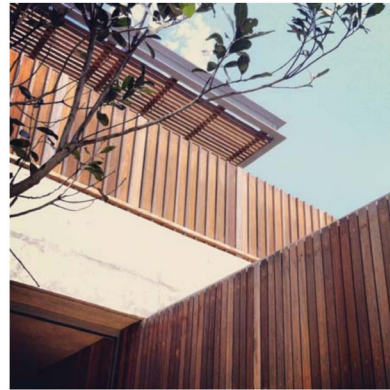
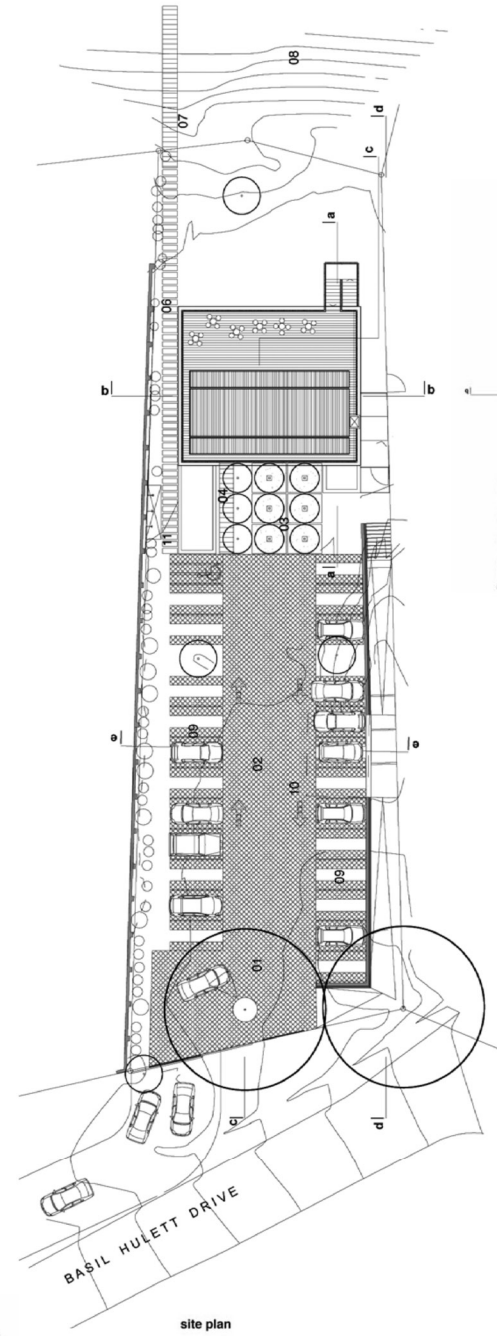


Photo: Roger Jardine

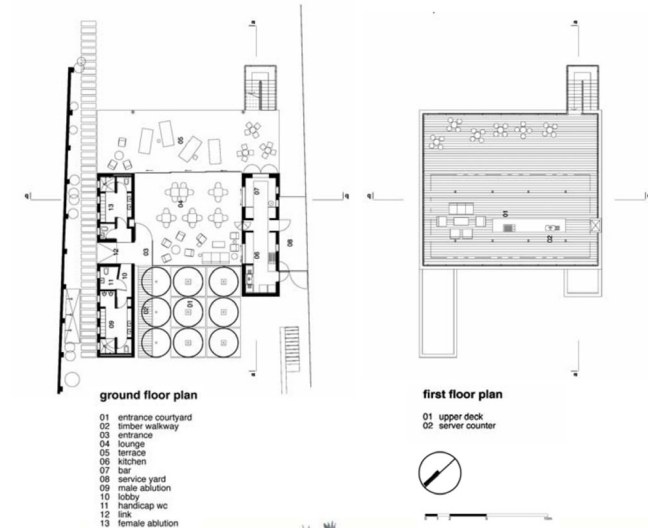
site section c-c

- 01 terrace
- 02 bar
- 03 kitchen
- 04 server counter
- 05 upper deck
- 06 stair
- 07 entrance courtyard
- 08 parking



site plan

- 01 parking
- 02 entrance courtyard
- 03 entrance walkway
- 04 beach access
- 05 outbuilding outline
- 06 outdoor showers



ground floor plan

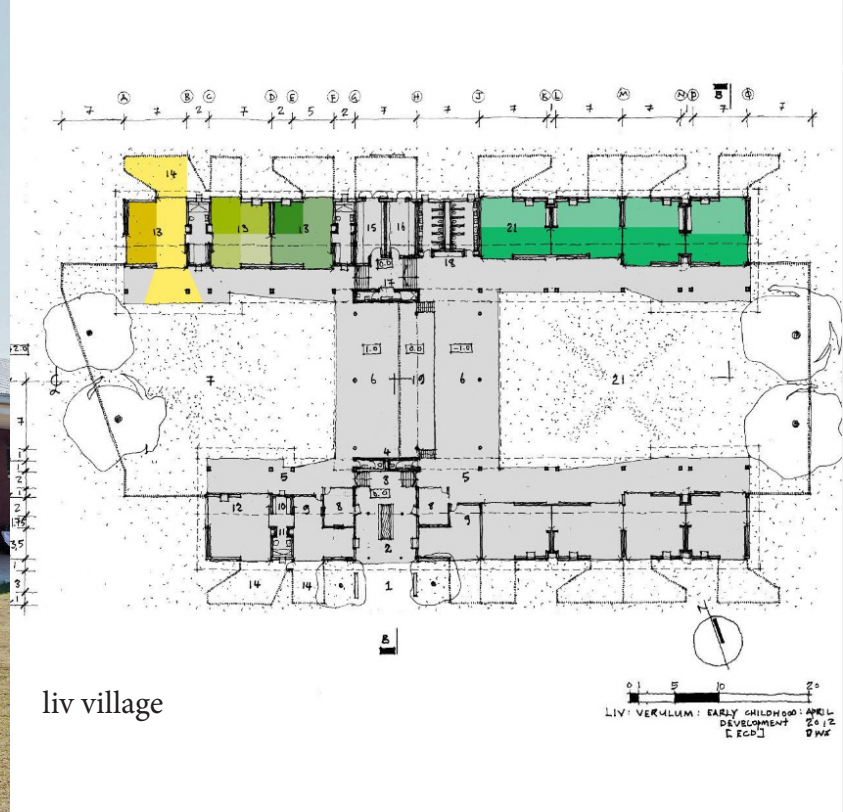
- 01 entrance courtyard
- 02 timber walkway
- 03 entrance
- 04 lounge
- 05 terrace
- 06 kitchen
- 07 bar
- 08 service yard
- 09 male ablution
- 10 lobby
- 11 handicap wc
- 12 link
- 13 female ablution

first floor plan

- 01 upper deck
- 02 server counter



AWARD
DUNKIRK BEACH CLUBHOUSE



Nokaneng ECD Centre

DO NOT SCALE - IF IN DOUBT ASK



COORDINATES
LATITUDE: 24°53'27.04"S
LONGITUDE: 30° 3'57.48"E

AREA CALCULATIONS	
Total Ground Storey Plan (BUILDING FOOTPRINT)	605m²
COVERED WALKWAY	180m²
TOTAL AREA OF THE BUILDING	785m²
Site Area	3600m²
Site Coverage	21%
FAR	0.211
Climatic Zone	2
Occupancy	A3

LEGEND	
LANDSCAPING & GRASS	
NEW BRICK WORK	
NEW CONCRETE	
NEW DEVELOPMENT	
PARKING AREA	
VERANDAH/WALKWAY	
SEPTIC TANK	
SAND	
CONTAINERS	

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NOTES :
1. ALL DIMENSIONS AND ALL LEVELS TO BE CHECKED ON SITE AND WHERE APPLICABLE TO MATCH EXISTING STRUCTURE.
2. ANY DISCREPANCY OR CONTRADICTION TO IMMEDIATELY BE REPORTED TO THE ARCHITECT.
3. DRAWINGS NOT TO BE SCALED.
4. USE PROFILE COLUMNS AT 50mm CENTRES FOR BRICKWORK EXCEPT WHERE SPECIFIED DIFFERENTLY.
5. A COMPLETE SET OF DRAWINGS TO BE AVAILABLE ON SITE AT ALL TIMES.
6. ALL DIMENSIONS AS SHOWN ON PLAN TO BE PLOTTED ON SITE AT THE HORIZONTAL LEVEL.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE CORRECT LAYOUT OF BUILDINGS ON SITE IN RELATION TO SITE BOUNDARIES AND BUILDING LINES.
8. ALL DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DETAILS AND DRAWINGS.
9. FINISHED STRUCTURE TO COMPLY WITH LATEST AMENDMENTS OF SABS SANS.

SITE DEVELOPMENT PLAN

Scale: 1 : 150



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REFERENCE	DRAWING NO.	DESCRIPTION

NO.	DESCRIPTION	DATE	DRAWN	CHECKED	ARCH	SIGN	DATE
A	ISSUED FOR REVIEW	14/09/2023	M.A. MARGDALE	M. MKHIZE	M. MKHIZE		

MODELED:	ALPHIUS MARGDALE	14/09/2023
DRAWN:	M. MKHIZE & A. MARGDALE	14/09/2023
CHECKED:	MSIZI MKHIZE	14/09/2023
CIVIL:		
MECH:		
ELEC:		
APPROVED:		

ENG. MANAGER:	E. NYTSANE	14/09/2023
SIGN		
DATE		

PROJECT: PROPOSED NEW ECD CENTRE AT NOKANENG, LIMPOPO PROVINCE

SECTION: ARCHITECTURE

TITLE: SITE DEVELOPMENT PLAN

CLIENT: ANGLO AMERICAN

DRAWING NO. 2 | R | D | A | A | A | R | C | 0 | 2

SHEET 2 | 2

SCALE 1:100 A1

REVISION

Scale: 1 : 20



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Scale: 1 : 100



Scale: 1 : 100



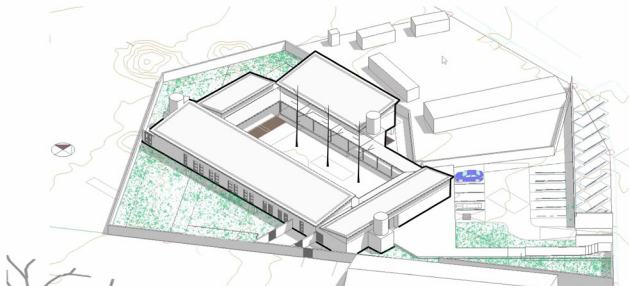
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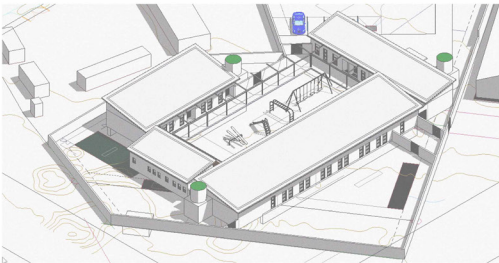
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2. ANY DISCREPANCY OR CONTRADICTION TO IMMEDIATELY BE REPORTED TO THE ARCHITECT.
3. DRAWINGS NOT TO BE SCALE.
4. USE PEOPLE COLLIMATING AT 60mm CENTRES FOR BRICKWORK EXCEPT WHERE SPECIFIED DIFFERENTLY.
5. A COMPLETE SET OF DRAWINGS TO BE AVAILABLE ON SITE AT ALL TIMES.
6. ALL DIMENSIONS AS SHOWN ON PLAN TO BE PLOTTED ON SITE AT THE HORIZONTAL LEVEL.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE CORRECT LAYOUT OF BUILDING ON SITE IN RELATION TO SITE BOUNDARIES AND BUILDING LINES.
8. ALL DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL, ENGINEERS DETAIL, AND COMPLYS.
9. FINISHED STRUCTURE TO COMPLY WITH LATEST AMERICAN STANDARDS.

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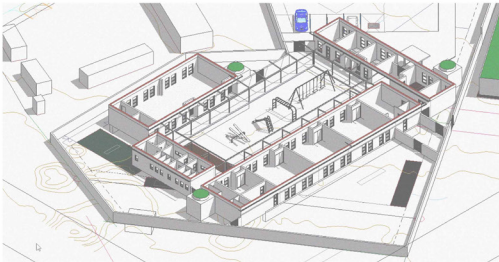
Nokaneng ECD Centre



Isometric 3D Plan



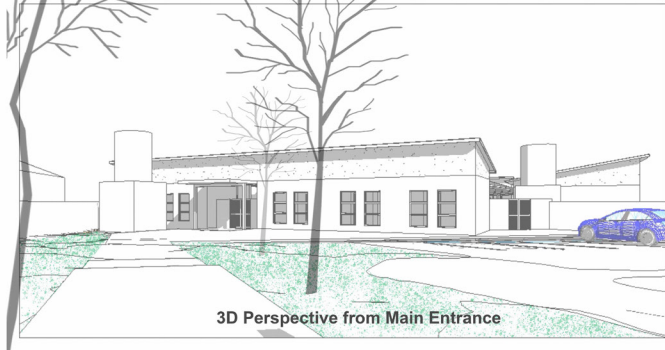
Isometric 3D Plan- Roof



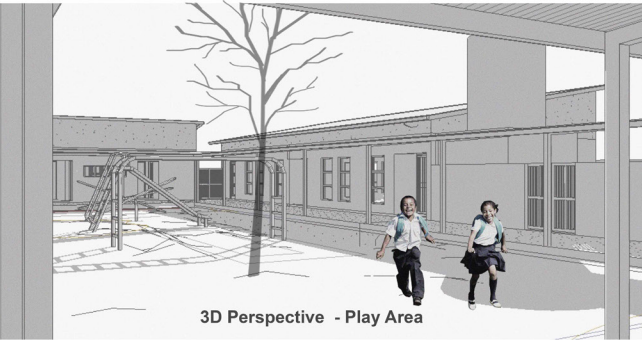
Isometric 3D Plan - Structure



Isometric 3D Plan



3D Perspective from Main Entrance



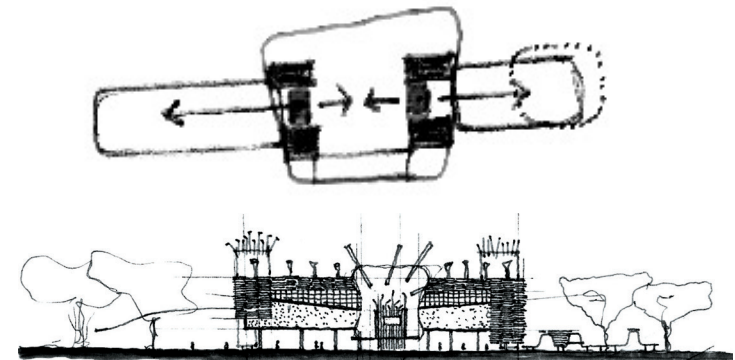
3D Perspective - Play Area







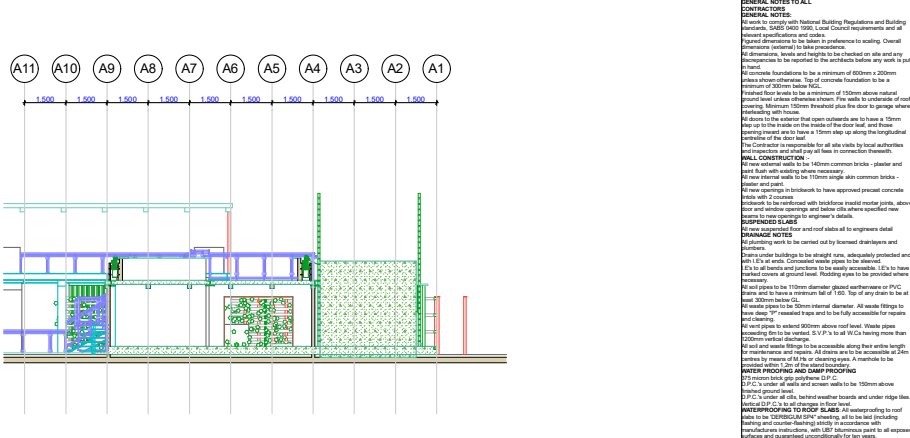
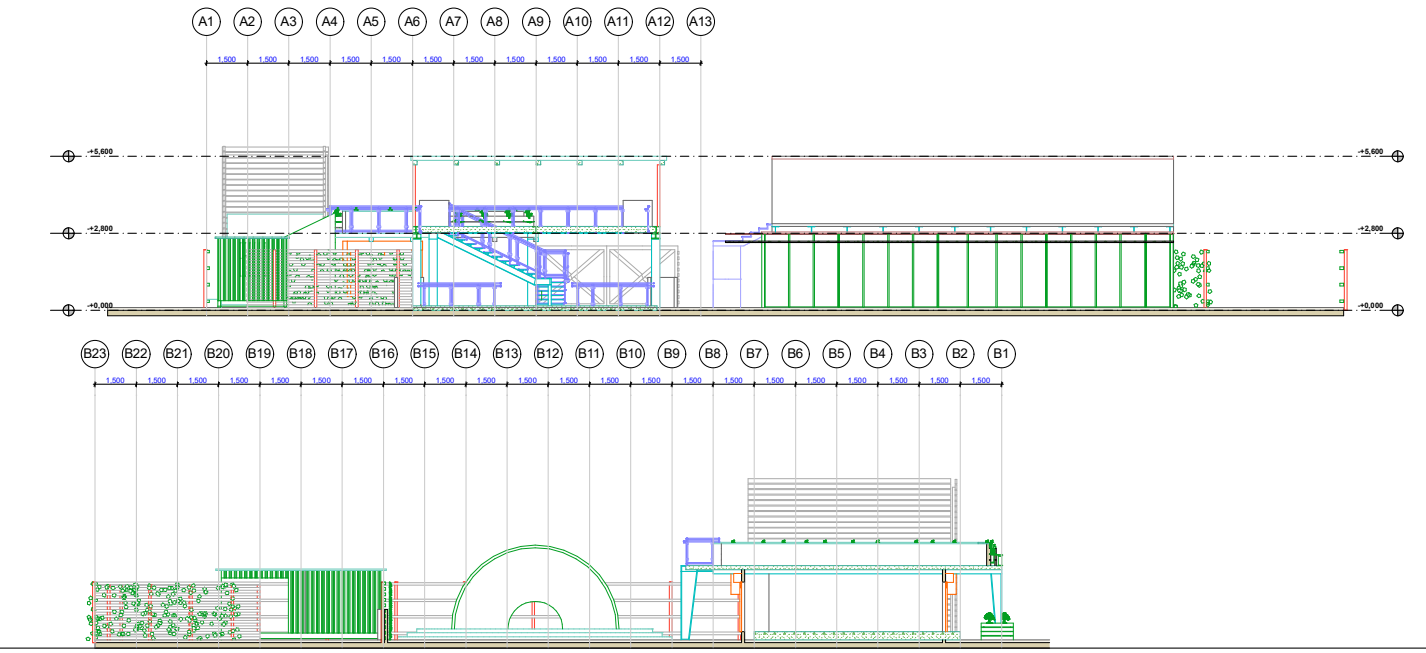
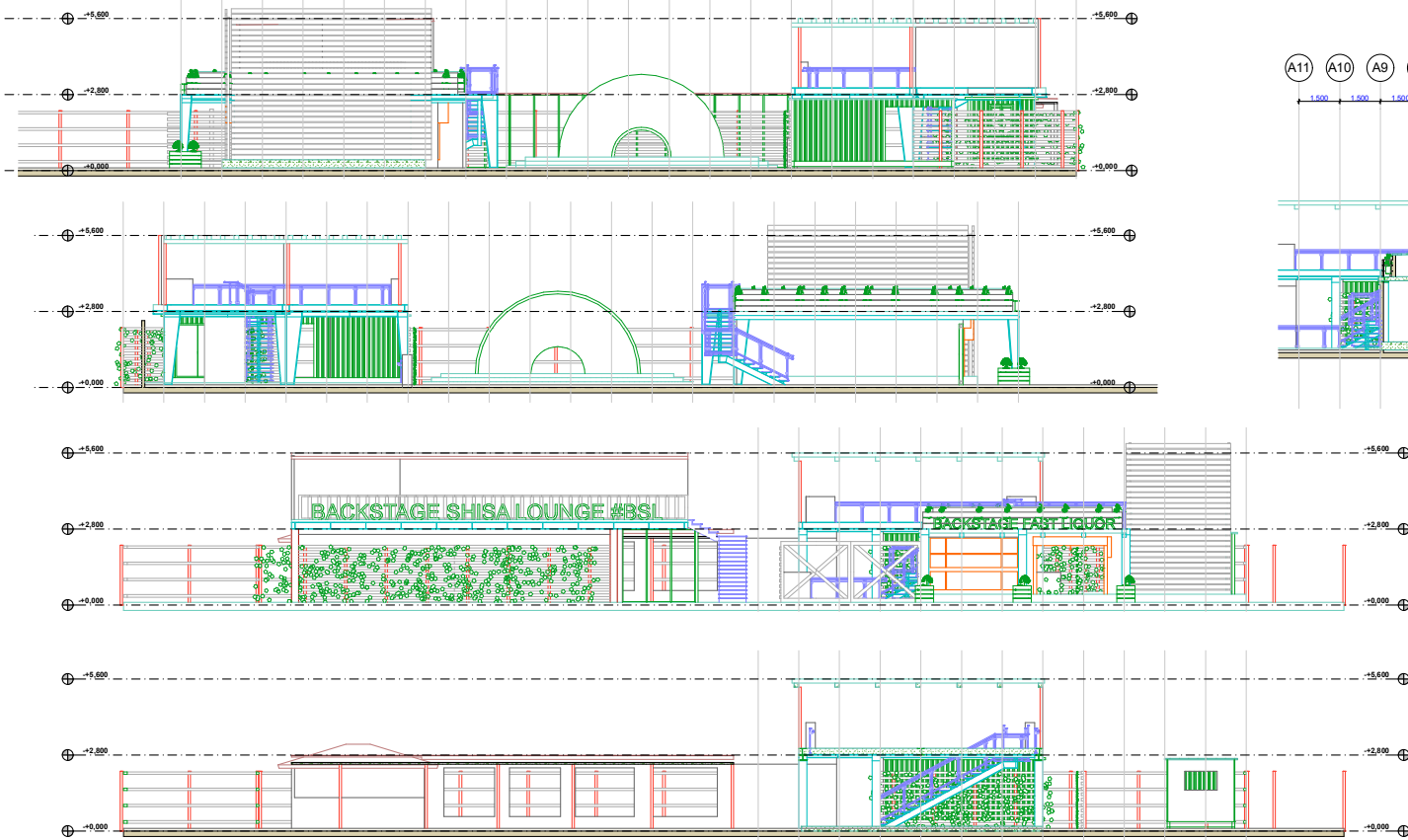
Commercial



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IES-02 Door Schedule						
Element ID	DOO-004	DOO-005	DOO-006	DOO-007	DOO-008	DOO-009
Opening Name	Rectangular Door O.	Rectangular Door O.	Rectangular Door O.	Rectangular Door O.	Rectangular Door O.	High-Speed Roll-up
Quantity	1	1	1	2	1	2
Zone Number						
W x H Size	1,200x0,700	2,170x1,800	2,400x1,800	1,870x1,800	0,964x2,100	2,500x1,800
Orientation						
Sill height	1,500	0,530	0,530	0,530	0,100	0,400
Head height	2,200	2,330	2,330	2,330	2,200	2,200
2D Symbol						
View from Side Opposite to Opening Side						
Fire Resistance Rating	20 minutes	20 minutes	20 minutes	20 minutes	20 minutes	20 minutes
Thermal Transmittance	Undefined	Undefined	Undefined	Undefined	Undefined	Undefined
Sound Transmission Class	25	25	25	25	25	25
Fire Exit	☒	☒	☒	☒	☒	☒
Handicap Accessible	☒	☒	☒	☒	☒	☒
Security Rating	Undefined	Undefined	Undefined	Undefined	Undefined	Undefined

IES-03 Door Schedule 1:1

IES-02 Window Schedule	
Element ID	WID-001
Opening Name	Blowfront Window...
Quantity	1
Zone Number	
W x H Size	3,298x2,100
Orientation	
Sill height	0,400
Head height	2,500
2D Symbol	
View from Side Opposite to Opening Side	
Fire Resistance Rating	20 minutes
Thermal Transmittance	Undefined
Sound Transmission Class	25

IES-04 Window Schedule 1:1

CONTRACTOR'S NOTES:

All work to comply with National Building Regulations and Building Standards, SANS 10400, Local Council Requirements and all relevant legislation and codes.

Figured dimensions to be taken in preference to scaling. Overall dimensions to be checked on site and any discrepancies to be reported to the architect before any work is put in place.

All dimensions, levels and heights to be checked on site and any discrepancies to be reported to the architect before any work is put in place.

All dimensions to be a minimum of 100mm above natural ground level unless otherwise shown. The note to construct of roof covering. Minimum 100mm threshold plus door to garage where the door is to be constructed.

All doors to the exterior that open outwards are to have a 10mm step up to the inside of the door frame, and these frames must be to have a 10mm step up along the longitudinal direction of the door leaf.

All doors to be constructed of all steel work by steel fabricator and contractors must also pay off fees in connection therewith.

WALL CONSTRUCTION

For exterior walls to be 140mm concrete brick - plaster and sand finish with render where necessary.

For interior walls to be 100mm brick with concrete block - plaster and paint.

For floor openings to be made in have approved precast concrete slabs with 2 courses.

Reinforcement to be constructed with stainless steel rebar, where required, and where necessary, the reinforcement must be specified new to the architect to engineer's details.

ROOFING

For roof covering to be 140mm concrete brick - plaster and sand finish with render where necessary.

For roof covering to be 140mm concrete brick - plaster and sand finish with render where necessary.

For roof covering to be 140mm concrete brick - plaster and sand finish with render where necessary.

WATER PROOFING AND DAMP PROOFING

For water proofing to be 140mm concrete brick - plaster and sand finish with render where necessary.

For water proofing to be 140mm concrete brick - plaster and sand finish with render where necessary.

For water proofing to be 140mm concrete brick - plaster and sand finish with render where necessary.

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BACKSTAGE SHISA LOUNGE

ARCHITECTURAL CONTENT

ALTERATIONS AND ADDITIONS DEVELOPMENT STAGE 2

BSL (Backstage Shisa Lounge) an experiential restaurant that is located in the coastal shores of Richards Bay, Tuzi Gazi in the province of Kwa Zulu Natal, this restaurant which offers a variety in traditional African dishes, drinks and world class entertainment,

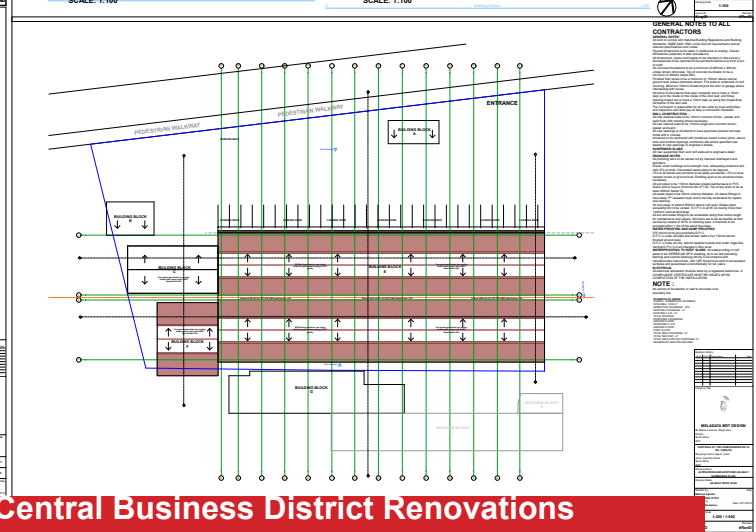
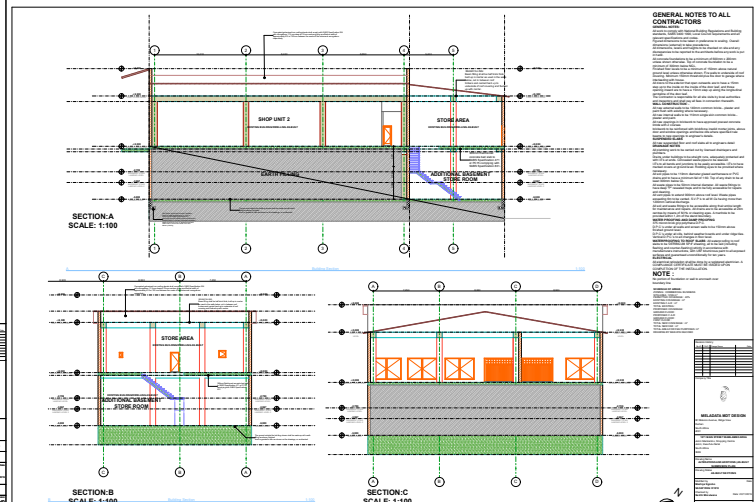
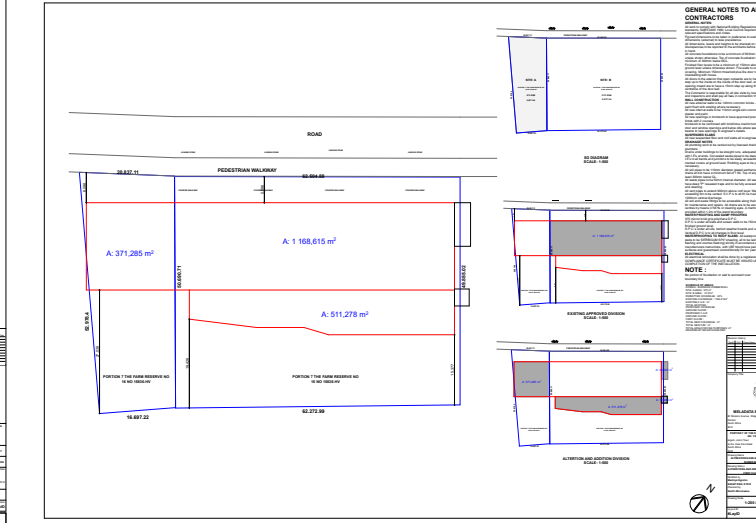
This events and conventional space for performing artists is a unique environment where good food, good music and good company meet.

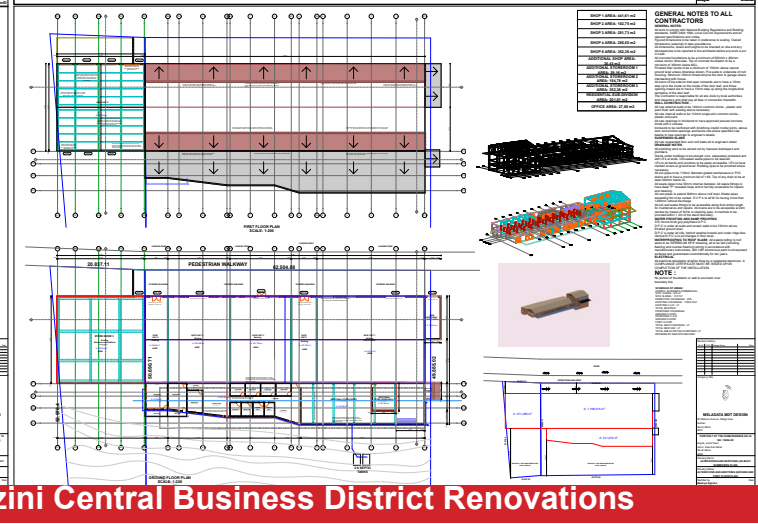
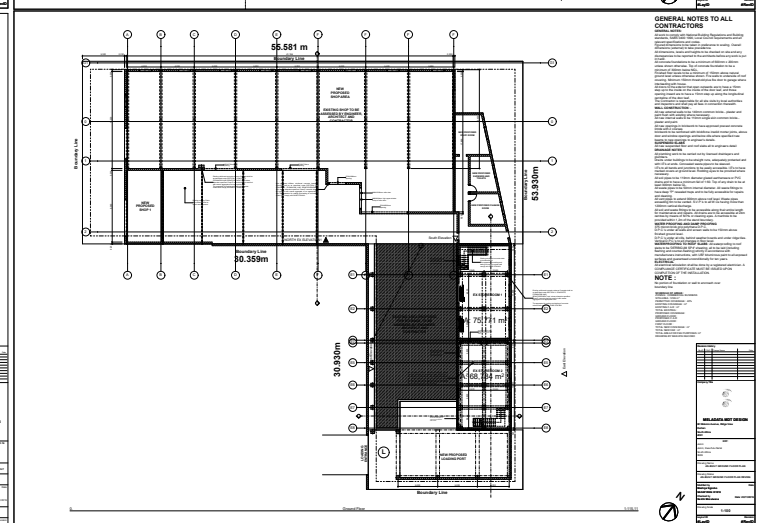
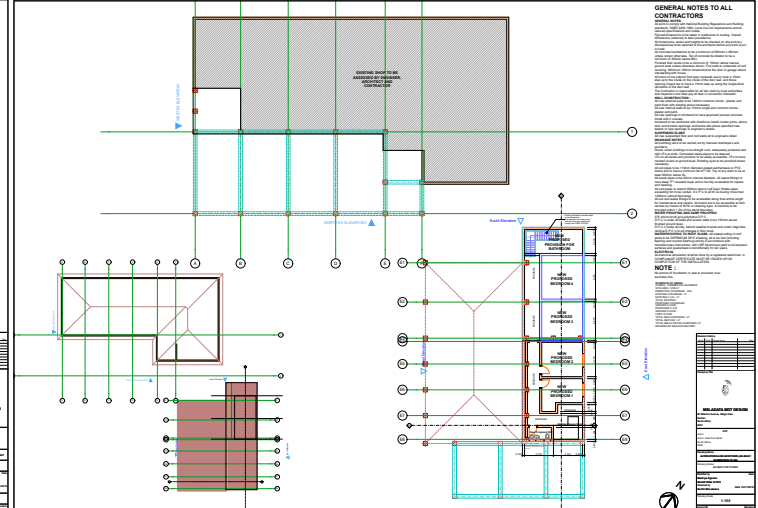
Backstage Richards Bay Commercial Developments







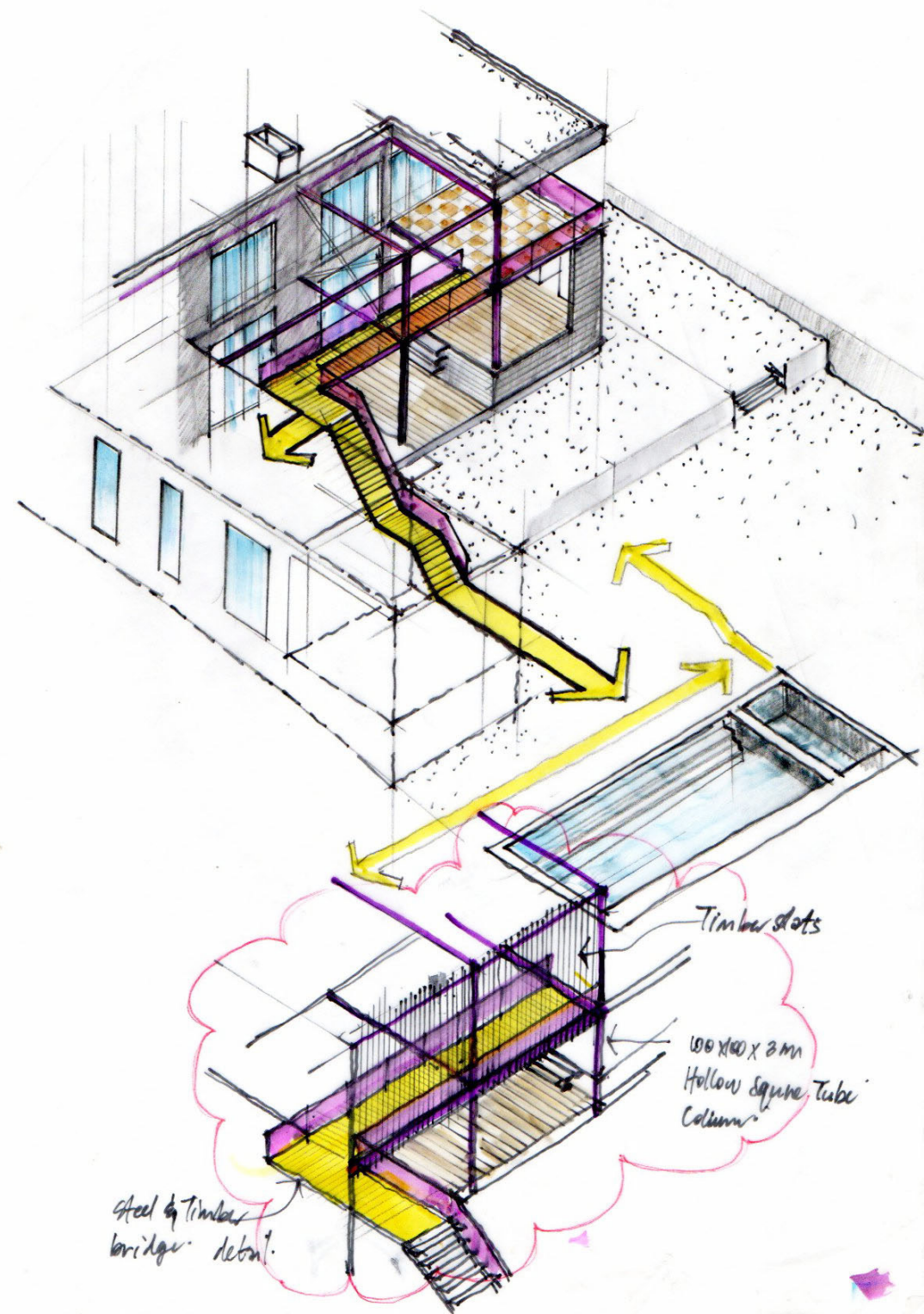


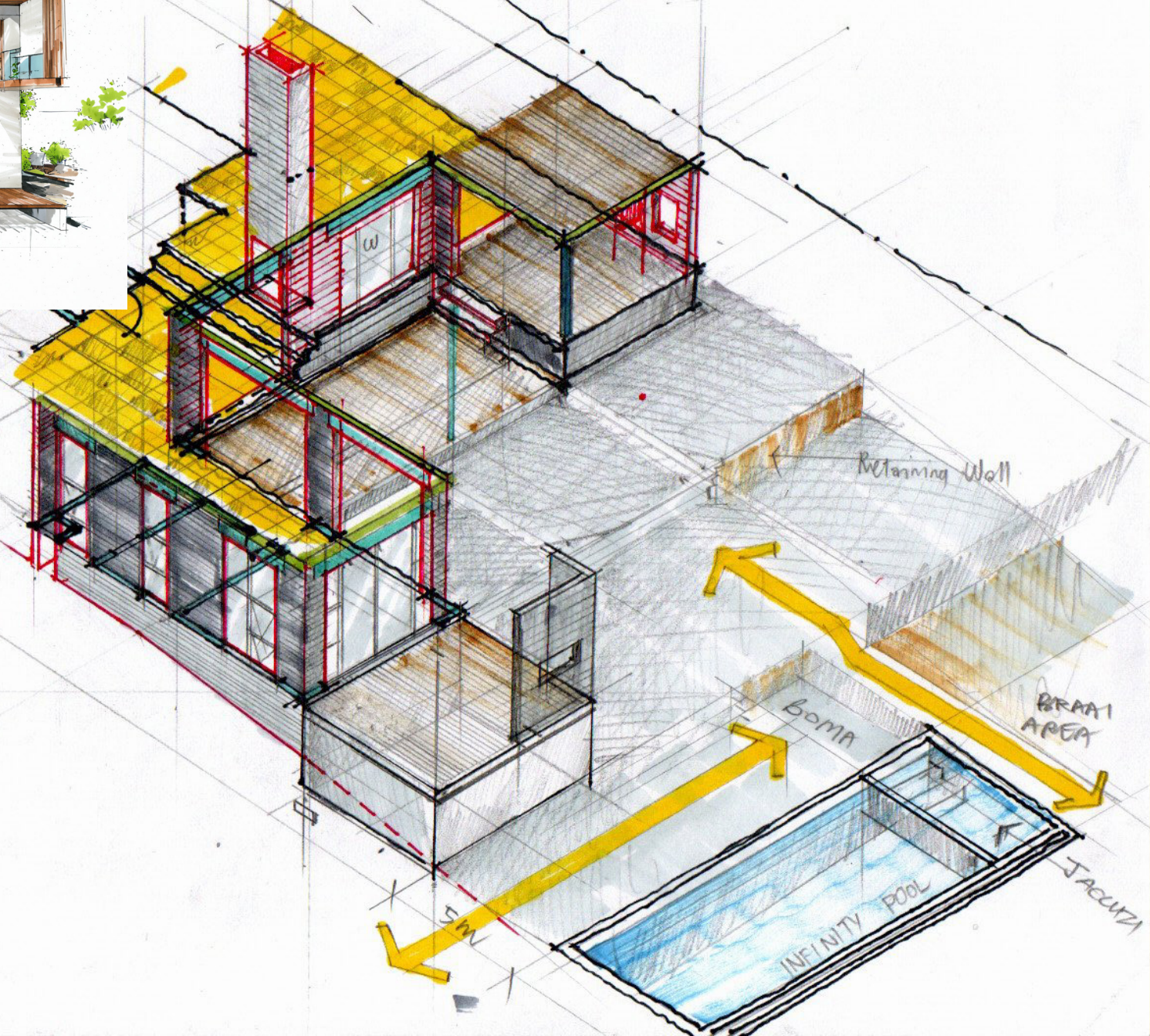




Residential

House in Nonoti





House in Nonoti



House in Nonoti



House in Nonoti



[illegible][illegible]

The architectural drawings include a ground floor plan and a section view. The ground floor plan shows a rectangular building with a central entrance area labeled 'EX KITCHEN' and a larger area labeled 'EX LOUNGE'. The plan includes dimensions for the overall footprint and internal spaces. The section view shows a cross-section of the building, highlighting the roof structure, walls, and floor levels. It includes a scale of 1:100 and a section line labeled '10-10'.

Foundation, Column and Beams



WEST ELEVATION
SCALE: 1:100

NORTH ELEVATION

SOUTH ELEVATION
SCALE: 1:100

SDP (SITE DEVELOPMENT PLAN)
GROUND FLOOR
SCALE: 1:100



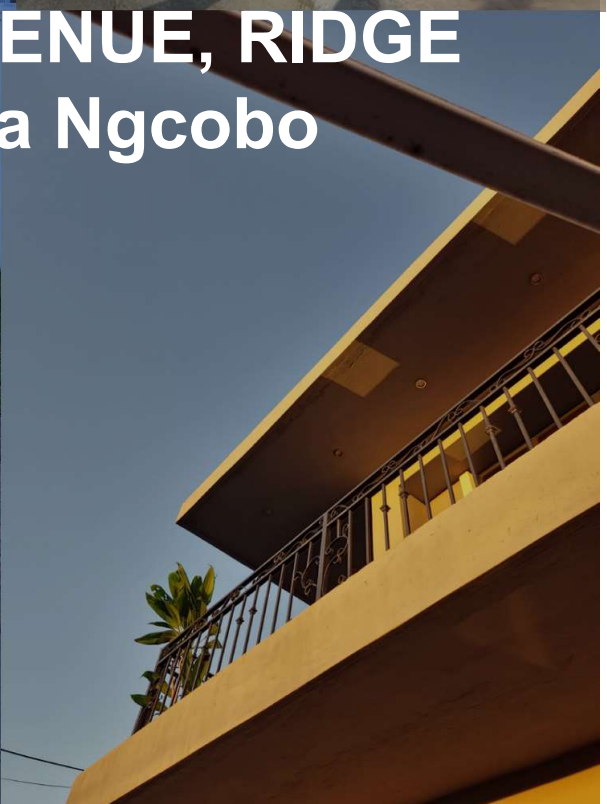
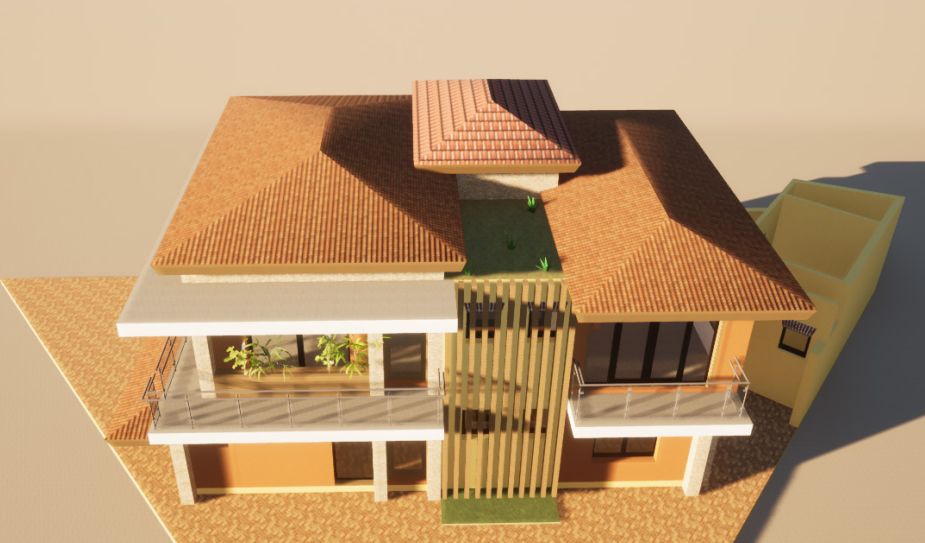
SECTION S-02
SCALE: 1:100

SECTION S-03
SCALE: 1:100

[illegible]

Layout ID	Revision
#LayID	#RevID





**82 NTOKOZO AVENUE, RIDGE
VIEW BY Mashiya Ngcobo**



Nqutshini Community Hub

The Nqutshini Community Hub will provide essential infrastructure and support systems aimed at developing awareness around Marine Protected Areas (MPAs). The hub will facilitate micro-enterprise development, job skills training, and alternative livelihood programmes.

A key focus includes Green Circular Economy entrepreneurship training, alongside a wide range of learning and development initiatives for community members. The hub will serve as a central platform for community engagement, mentorship, and sustainable development, with the primary goal of alleviating pressure on extractive activities within the local and greater uThukela MPA region.



REVITILASATION OF DURBAN CENTRAL POLICE STATION MARRIED QUARTERS MIXED USE PRECINCT

The Vision 2050 project is divided into three phases.

Phase 1 (Laetitia Court) : REPAIR AND RENOVATION

Focuses on converting and enhancing existing structures: Laetitia Court with 31 single quarter units, a sports hall, squash court, and parking; and Natalia Court with 119 two-bedroom units over 17 levels.

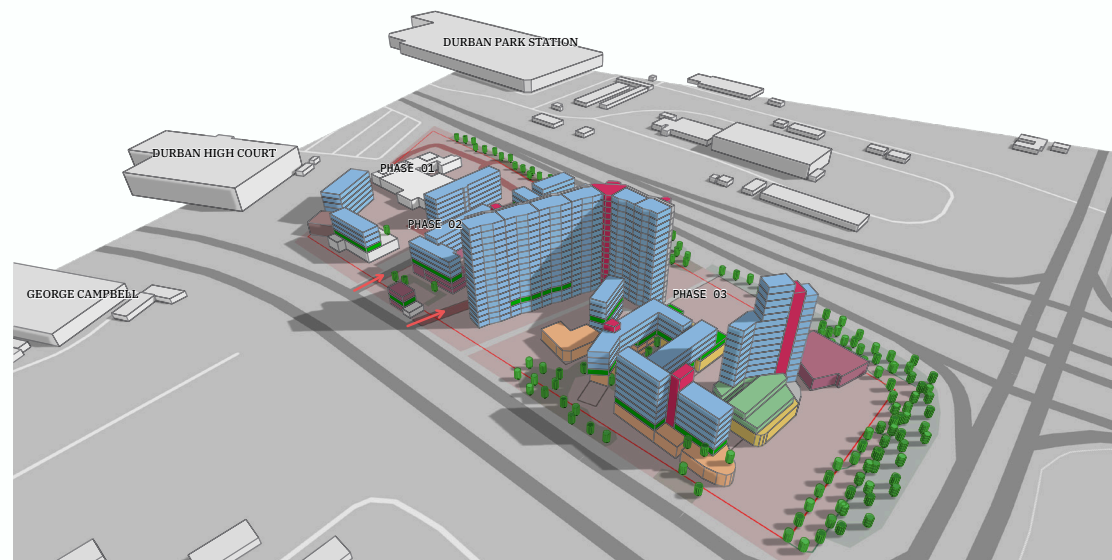
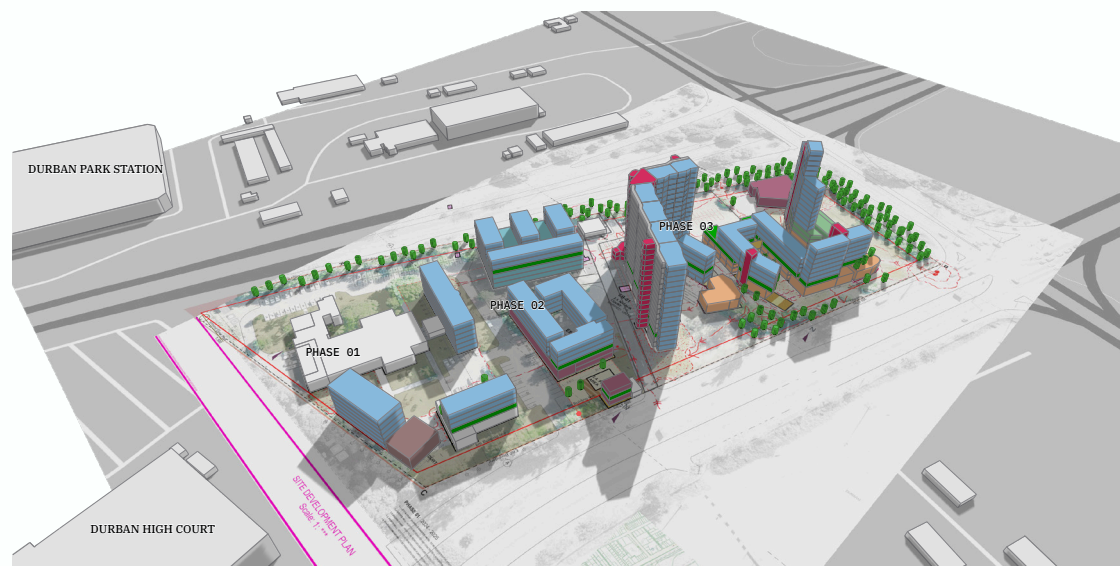
Phase 2 (Laetitia Court) : NEW BUILD & REPAIR AND RENOVATION

Additional 80 new medium-income units with existing parking (parking bays), a community center, gym, children's play area, and green spaces.

Phase 3 (Natalia) NEW BUILD & REPAIR AND RENOVATION:

Introduces high-end mixed-use development with retail and entertainment spaces, pools, co-working areas, conference facility, green roof gardens, and urban farming.

This public-private partnership by the Department of Public Works and Infrastructure is set for an investment value of R750 million. Our construction (Phases 1-3) is estimated to return R467 million within a 5-year period. The estimated ROI from the newly proposed 1,500 units is projected to be R574 million within the same period, based on middle-income rentals, excluding profits from commercial and office spaces.



Area metrics

Proposal 2

Version:

Proposal 2

Last updated:

23 Apr 2025, 17:26

BC	26 %	10,800 m ²
▼ GFA	134 %	55,462 m ²
● Residential		34,316 m ²
● Commercial		0 m ²
○ Unspecified		2,036 m ²
● Parking		5,393 m ²
● Small Business		2,169 m ²
● Anchor Shops		755 m ²
● Internal Circulation		2,491 m ²
● Vertical Circulation		3,068 m ²
● Offices		904 m ²
● Mixed Functions		1,656 m ²
● Plinth Level		2,674 m ²

> GIA	121 %	49,916 m ²
> NIA	109 %	44,924 m ²

Number of living units - 0

Unit distribution

0 - 60 m ²	0%	0
60 - 75 m ²	0%	0
75 - 85 m ²	0%	0
> 85 m ²	0%	0
Total		0 (368)

Parking

Area	0 m ²
Number of spots	0
Area per spot	0 m ²

