

## The Yacht Club

Western Cape, South Africa

The Yacht Club is an iconic mixed-use development strategically positioned at the gateway to Cape Town's V&A Waterfront in Cape Town.



### The project

A mixed-use development which includes commercial and residential space, in the vibrant Cape Town Harbour area at the Gateway to the Waterfront and Ocean Passenger Terminal. It offers breath-taking views of the mother city and harbour.

This prestigious foreshore development comprises two towers of modern apartments along with the AC Hotel by Marriott, set on a podium of premium-grade office space.

Our scope of works included the design and installation of the lateral support and foundation piling to this multi-storeyed, double-basement project, the excavation and disposal of some 65,000m<sup>3</sup> of bulk earthworks, 5081m of lateral support and 271 no. foundation piles.

## The challenge

The client needed to provide early partial access to the building contractor to achieve their ambitious completion deadline and we had very tight milestone targets.

Work needed to be undertaken within a high density residential and port environment with heavy vehicle traffic and railway siding activity.

Other challenges were the variable geotechnical ground conditions, high water table, adjacent canal and existing residential apartments and hotel with abundance of live services.

## The solution

Earth retention works comprised of 335 no. 400mm diameter CFA piles, 75 no. 325mm diameter rota piles, 211 no. R51N SDA anchors and 2040m<sup>2</sup> of 150mm thick gunite.

The soldier piles for the lateral support were a combination of the continuous flight auger (CFA) piles and rota piles tied back with a single row of anchors and gunite arches. The anchors had to be carefully positioned and inclined sufficiently to not intersect with the canal, which runs very close to the site.

The foundation piling works included 160 no. 520mm - 610mm diameter DCIS piles, 82 no. temporary cased auger piles of various diameters and 29 no. 1200mm diameter oscillator piles.

## Project facts

### Owner(s)

AMDEC Property Developments

### Keller business unit(s)

Keller South Africa

### Main contractor(s)

Franki Geotechnical (Pty) Ltd.

### Solutions

Heavy foundations  
Excavation support

### Markets

Commercial

### Techniques

CFA piles (auger cast)  
Rota piles  
Franki (DCIS) piles  
Anchors  
Shotcrete / Gunite

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