



# springbook road

BY DARRYL CROOME ARCHITECTS

DCA



## An exclusive preview to invest in a rare DCA development opportunity...

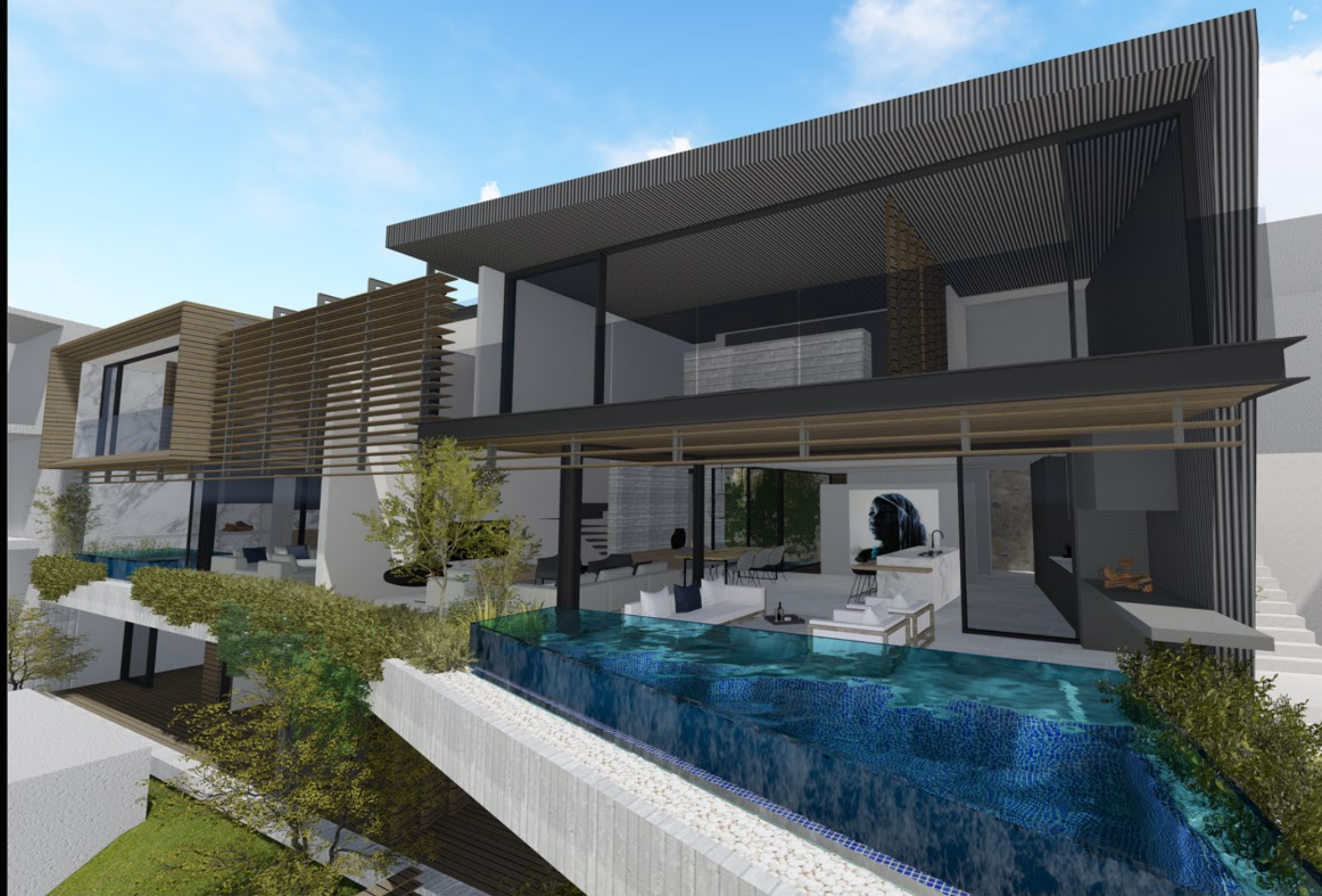
- 2 landmark houses
- Prime sought-after location
- Sea and Mountain Views
- North Facing
- 'Lock-up & Go' convenience
- Private Pools
- Spacious Open-plan, indoor/outdoor living

Perched high up on the slopes of Signal Hill, this fresh, contemporary development offers a unique opportunity to invest in one of the last remaining sites in this exclusive area. Designed by distinguished Cape Town based Darryl Croome Architects, the development is comprised of two individual houses which have been consciously designed to unlock the full potential the exceptional site has to offer. Orientated due North, the houses capitalise not just on sunlight, but on the magnificent views afforded to the site – from the Green Point Stadium, the Atlantic Seaboard, and stretching out to the West Coast and Robben Island in the distance.

A strategically placed rear courtyard serves as a natural light well that connects all Living levels of each house through a dramatic water feature. The calming presence of the private courtyard extends through to the materials chosen for each residence. Self-weathered natural timber, stone cladding and off-shutter concrete harmonise with the contextual surroundings and characterise the simplicity and sophistication of the space. The development offers a stylish urban lifestyle, spacious easy-living and unrivalled views...all packaged within a contemporary & timeless design

### INDEX

01-04	3D Perspectives
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▲  
NORTH-FACING ELEVATION



# LIVING SPACE ▶

	Int.	Ext.	Service	Other
<b>SECOND STOREY (STR LEVEL)</b>				
<b>Unit A</b>				
Internal Area	58.2			
Covered Balcony		5.9		
Uncovered Balcony/bridge		2.3		
Garage			36.3	
<b>Unit B</b>				
Internal Area	52.9			
Covered Balcony		5.9		
Uncovered Balcony/bridge		2.3		
Garage			37.1	
<b>FIRST STOREY</b>				
<b>Unit A</b>				
Internal Area	88.4			
Covered Terrace		21.1		
Courtyard		11.6		
Uncovered Terrace		8.9		
Pool				11.5
<b>Unit B</b>				
Internal Area	85.9			
Covered Terrace		16.4		
Courtyard		11.6		
Uncovered Terrace		6.4		
Pool				8.8
<b>GROUND STOREY</b>				
<b>Unit A</b>				
Internal Area	91.7			
Covered Balcony		27.6		
Courtyard		13.3		
Uncovered Balcony/bridge		39.5		
<b>Unit B</b>				
Internal Area	98.9			
Covered Balcony		14.8		
Courtyard		13.3		
<b>BASEMENT</b>				
<b>Unit A</b>				
Internal Area	120.3			
Covered Patio/Deck		24.4		
Uncovered Patio/Deck		12.2		
Total Internal	596.3			
Total Terrace/balcony		237.5		
Total Garage			73.4	
Total Pool				20.3
<b>Total Unit A (excl.Pool)</b>			562.3	
<b>Total Unit B (excl.Pool)</b>			344.9	
<b>Grand Total (excl. Pools)</b>			907.2 m <sup>2</sup>	

# KOI POND & STUDY ▶

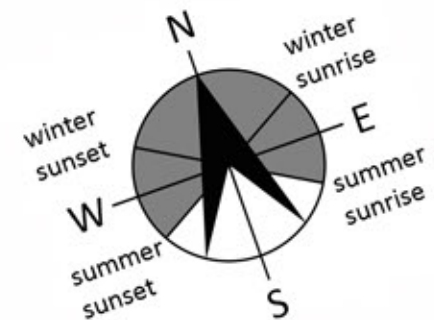
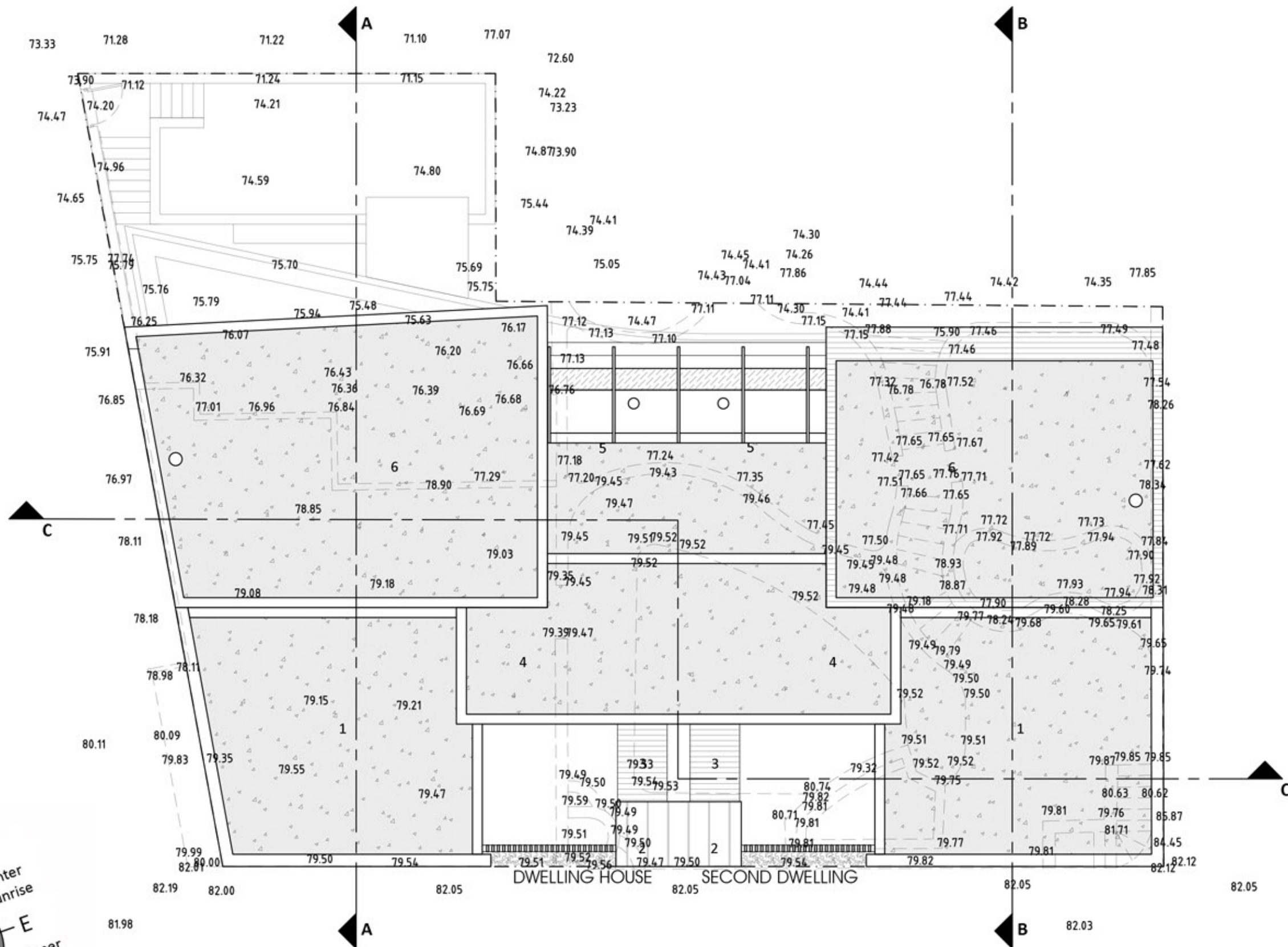






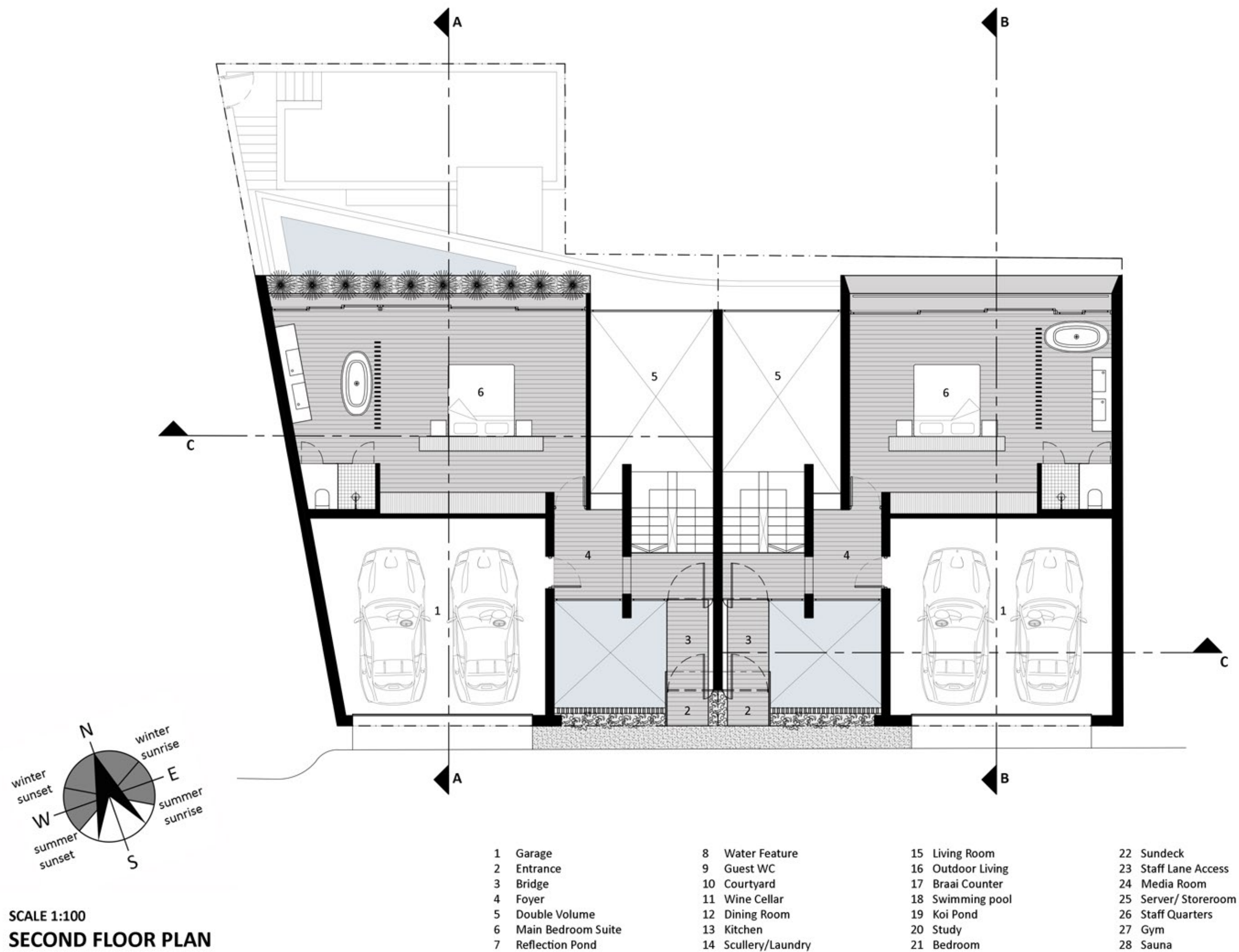
▲  
LIVING SPACE & VIEWS



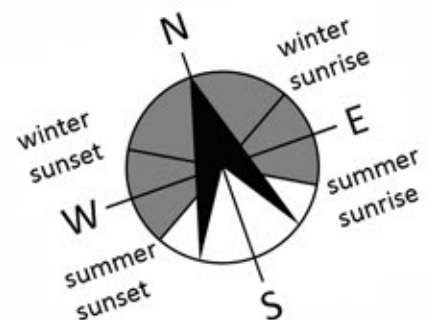


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ROOF/SITE PLAN

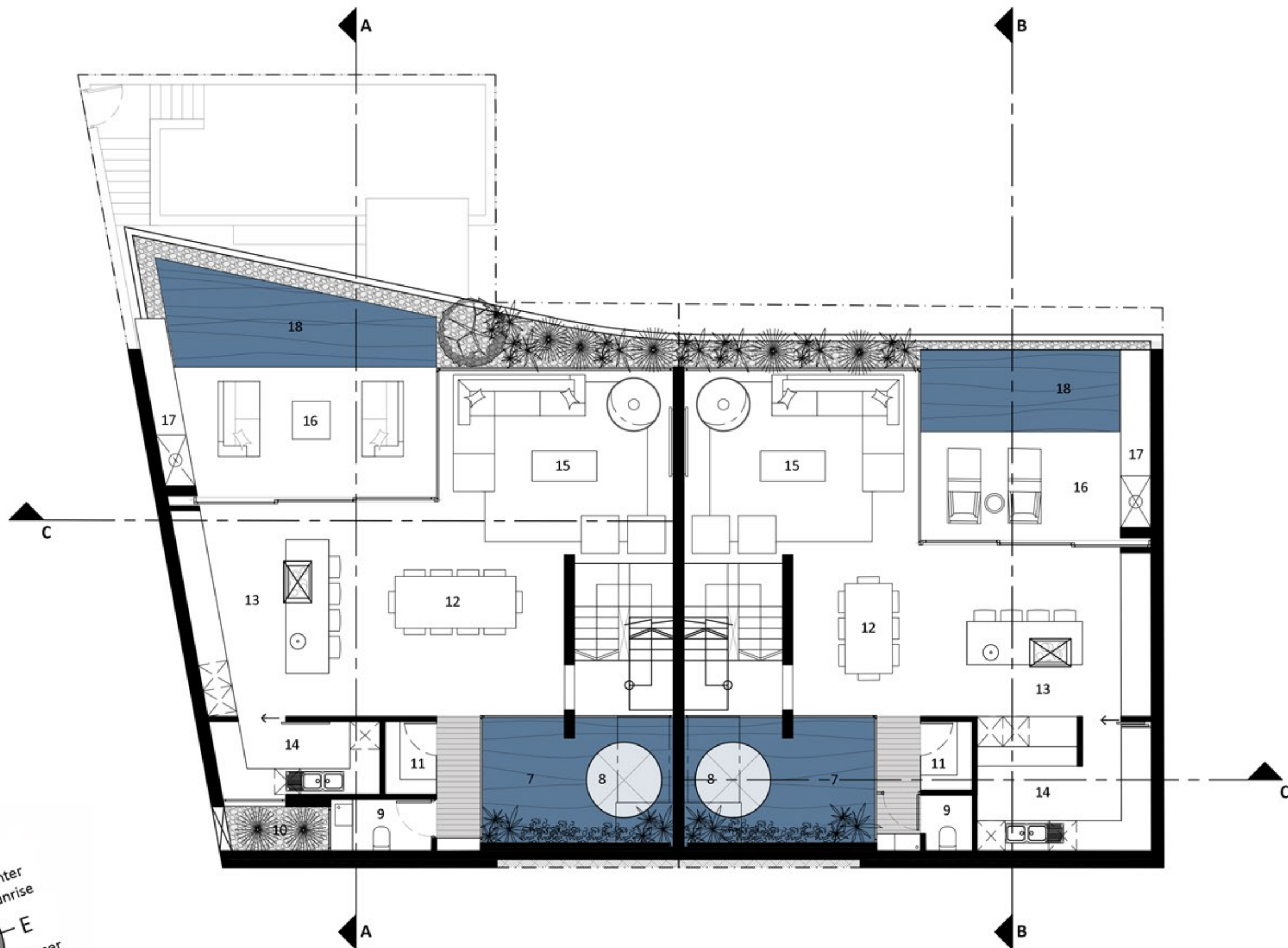
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|----------------------|---------------------|-------------------|----------------------|
| 1 Garage             | 8 Water Feature     | 15 Living Room    | 22 Sundek            |
| 2 Entrance           | 9 Guest WC          | 16 Outdoor Living | 23 Staff Lane Access |
| 3 Bridge             | 10 Courtyard        | 17 Braai Counter  | 24 Media Room        |
| 4 Foyer              | 11 Wine Cellar      | 18 Swimming pool  | 25 Server/ Storeroom |
| 5 Double Volume      | 12 Dining Room      | 19 Koi Pond       | 26 Staff Quarters    |
| 6 Main Bedroom Suite | 13 Kitchen          | 20 Study          | 27 Gym               |
| 7 Reflection Pond    | 14 Scullery/Laundry | 21 Bedroom        | 28 Sauna             |





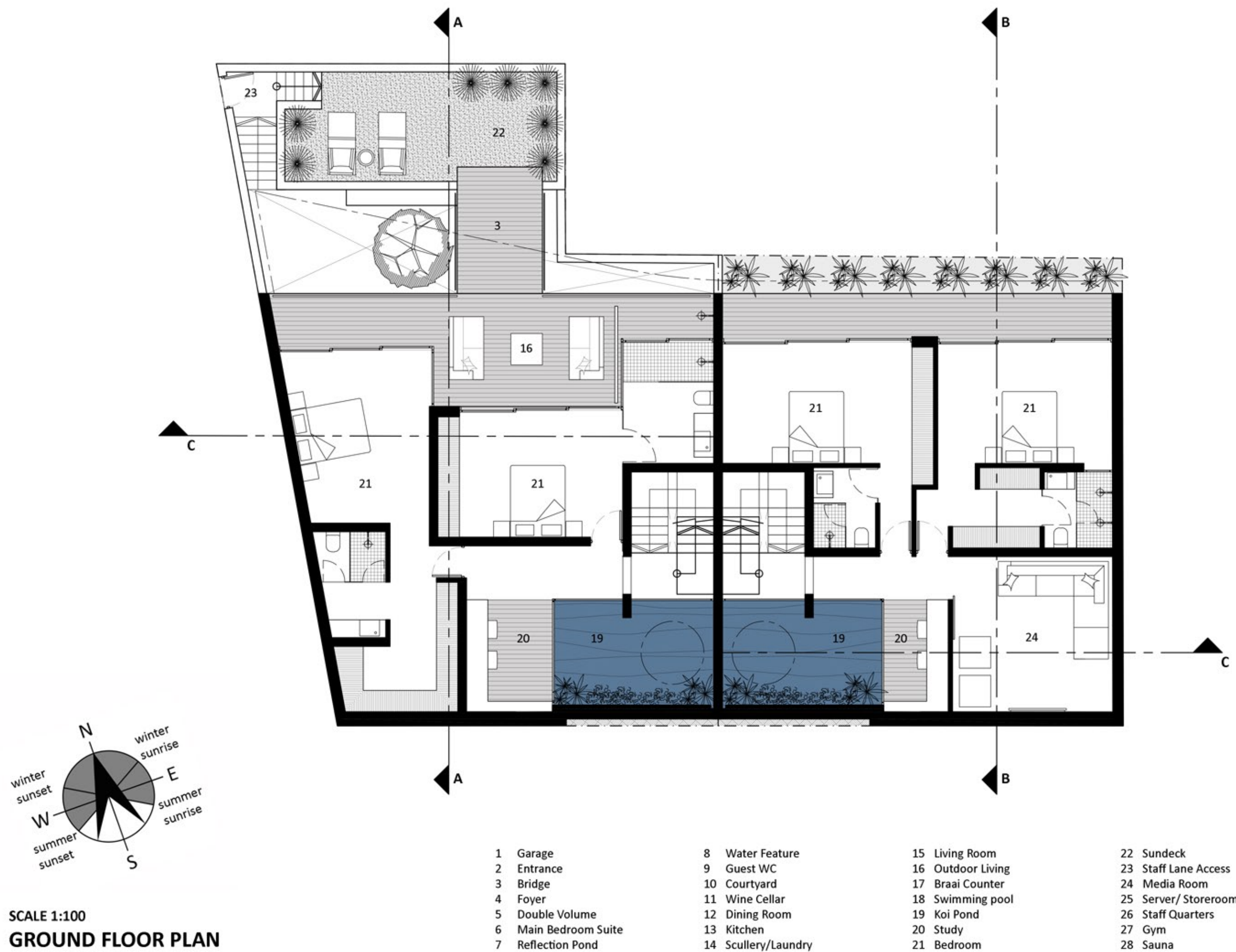


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FIRST FLOOR PLAN

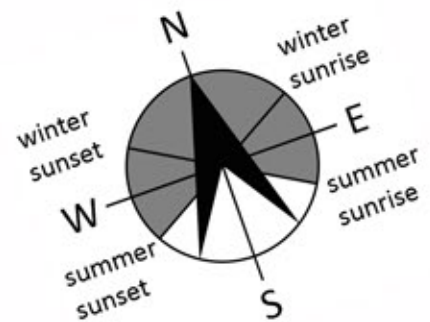
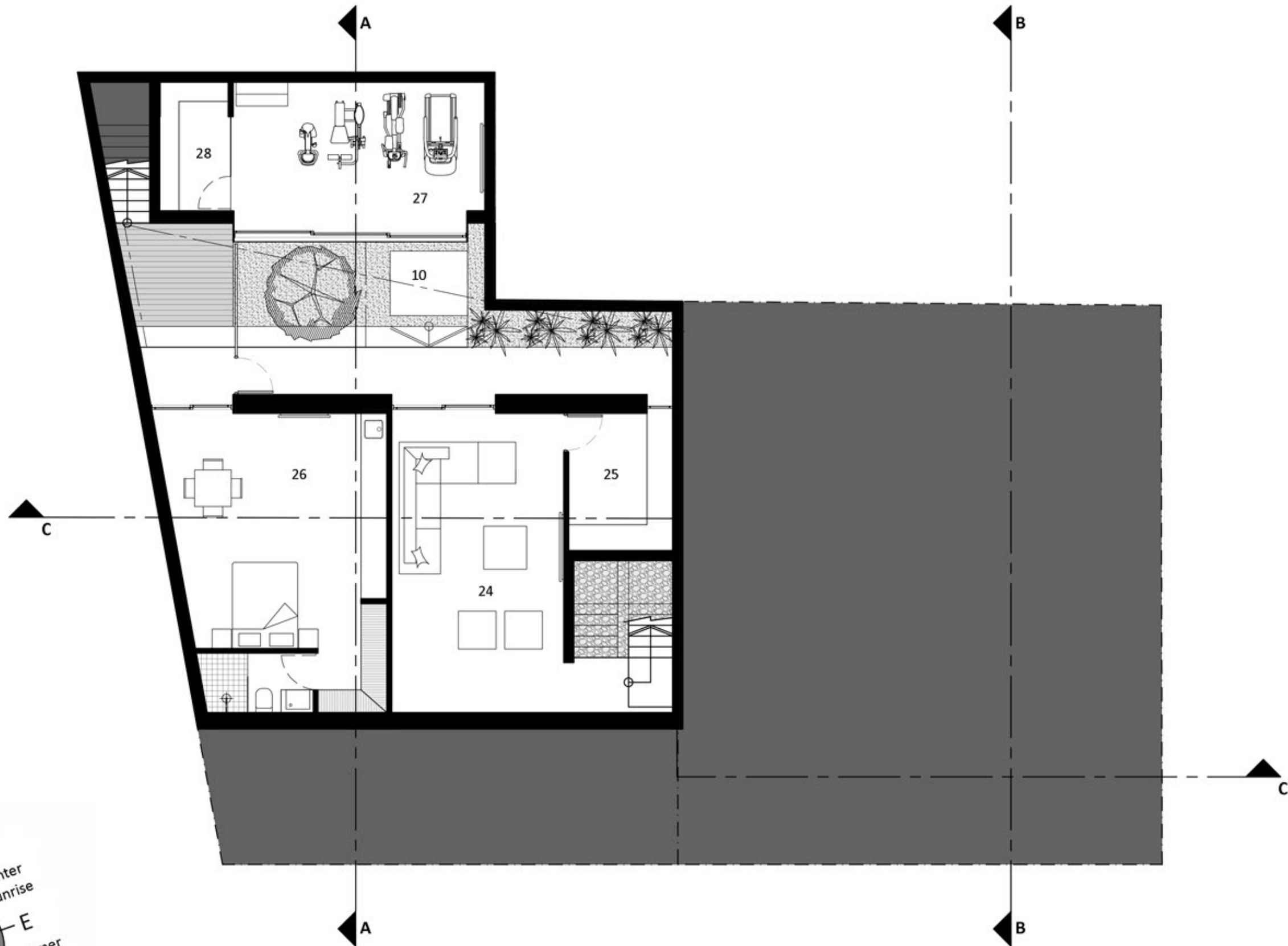


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SCALE 1:100  
**BASEMENT PLAN**

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|----------------------|---------------------|-------------------|----------------------|
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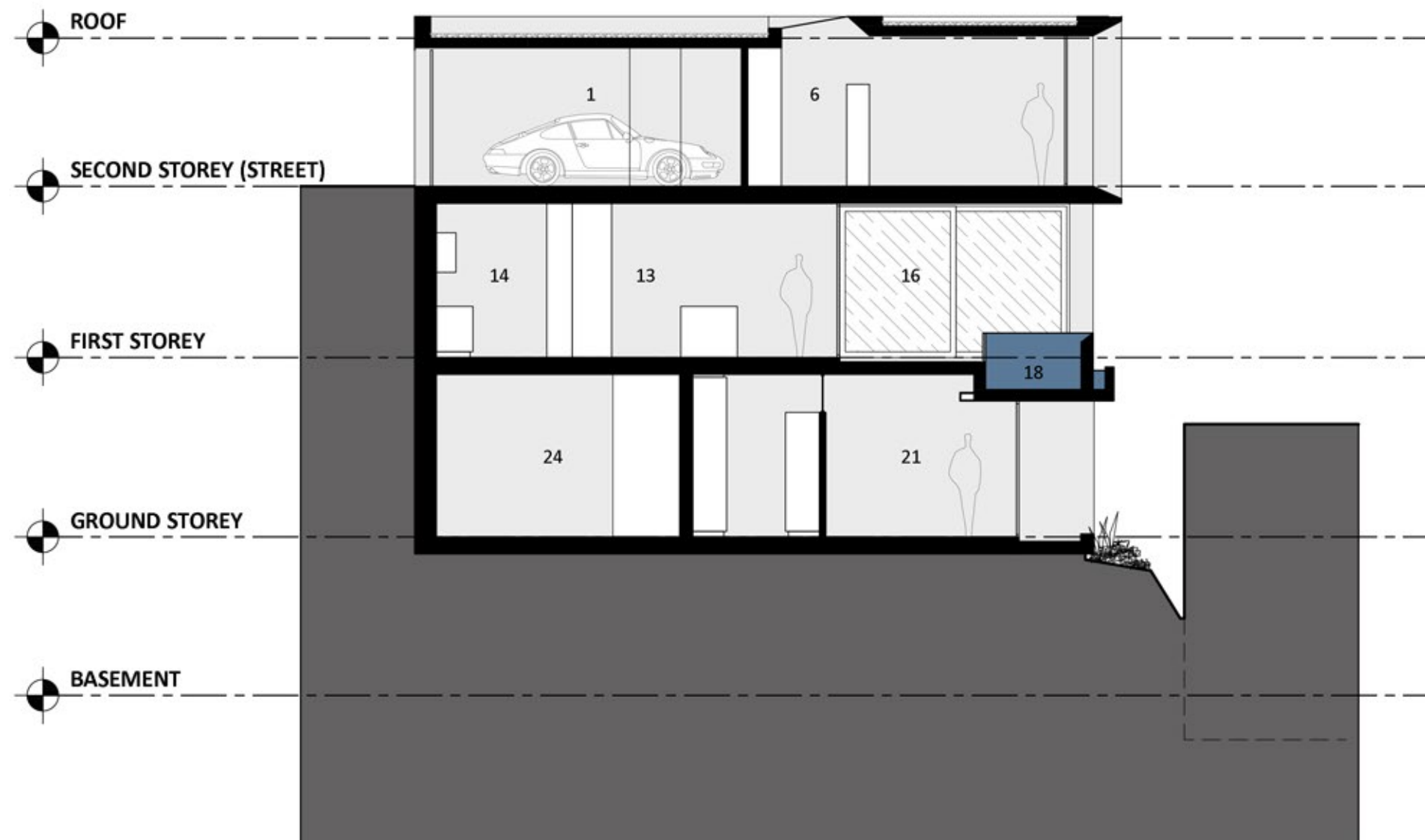




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SECTION AA

- |                      |                     |                   |                      |
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| 2 Entrance           | 9 Guest WC          | 16 Outdoor Living | 23 Staff Lane Access |
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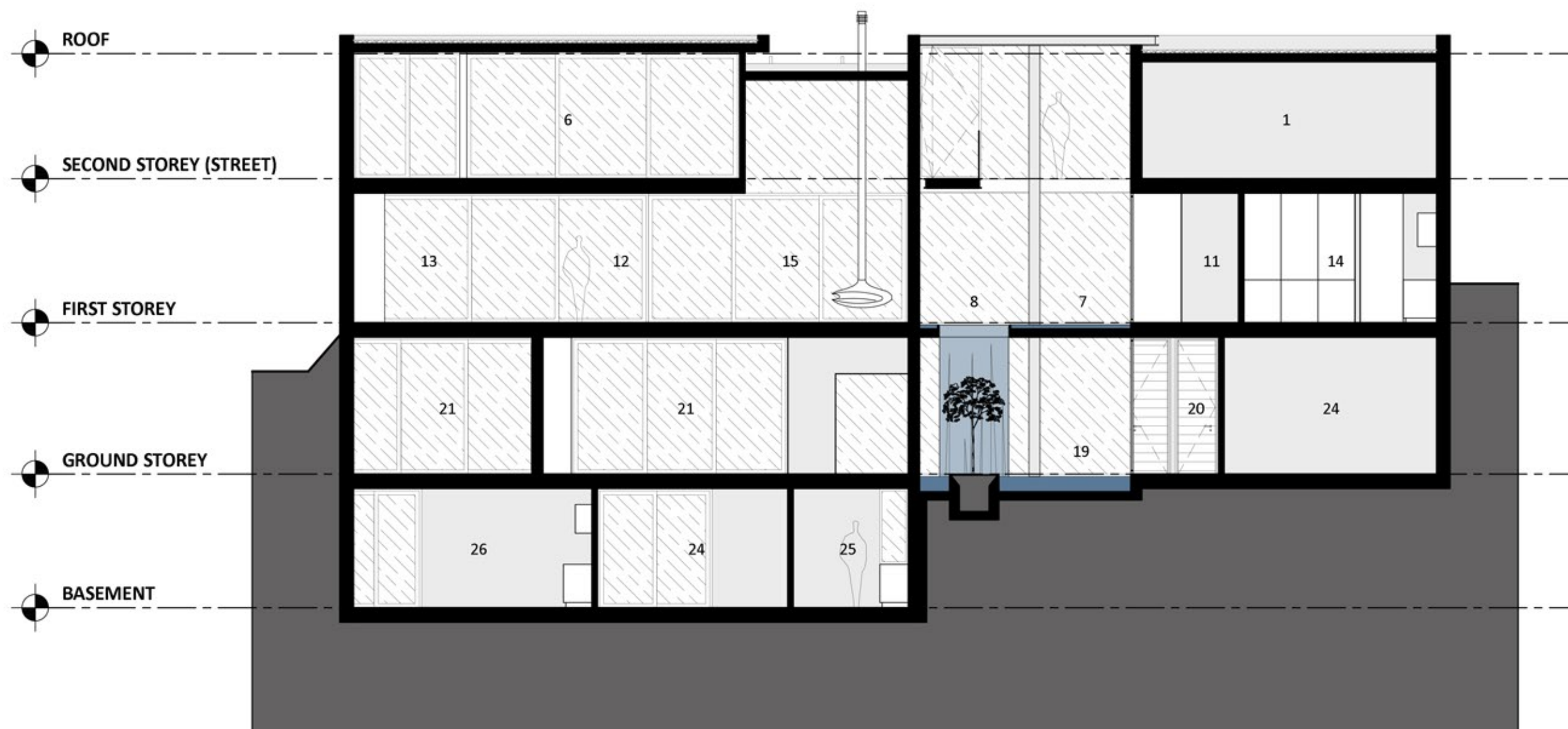




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SECTION BB

- |                      |                     |                   |                      |
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| 2 Entrance           | 9 Guest WC          | 16 Outdoor Living | 23 Staff Lane Access |
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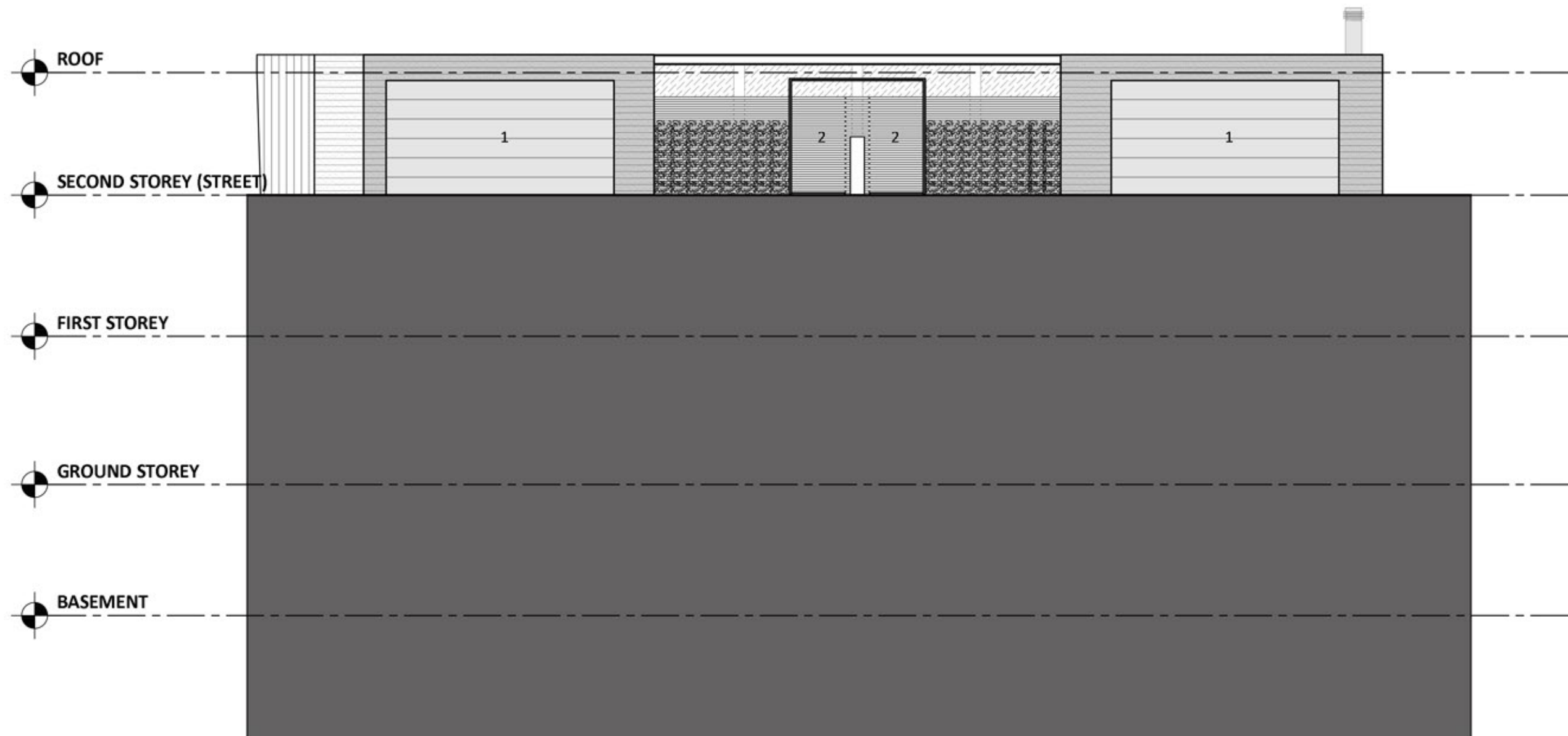




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SECTION CC

- |                      |                     |                   |                      |
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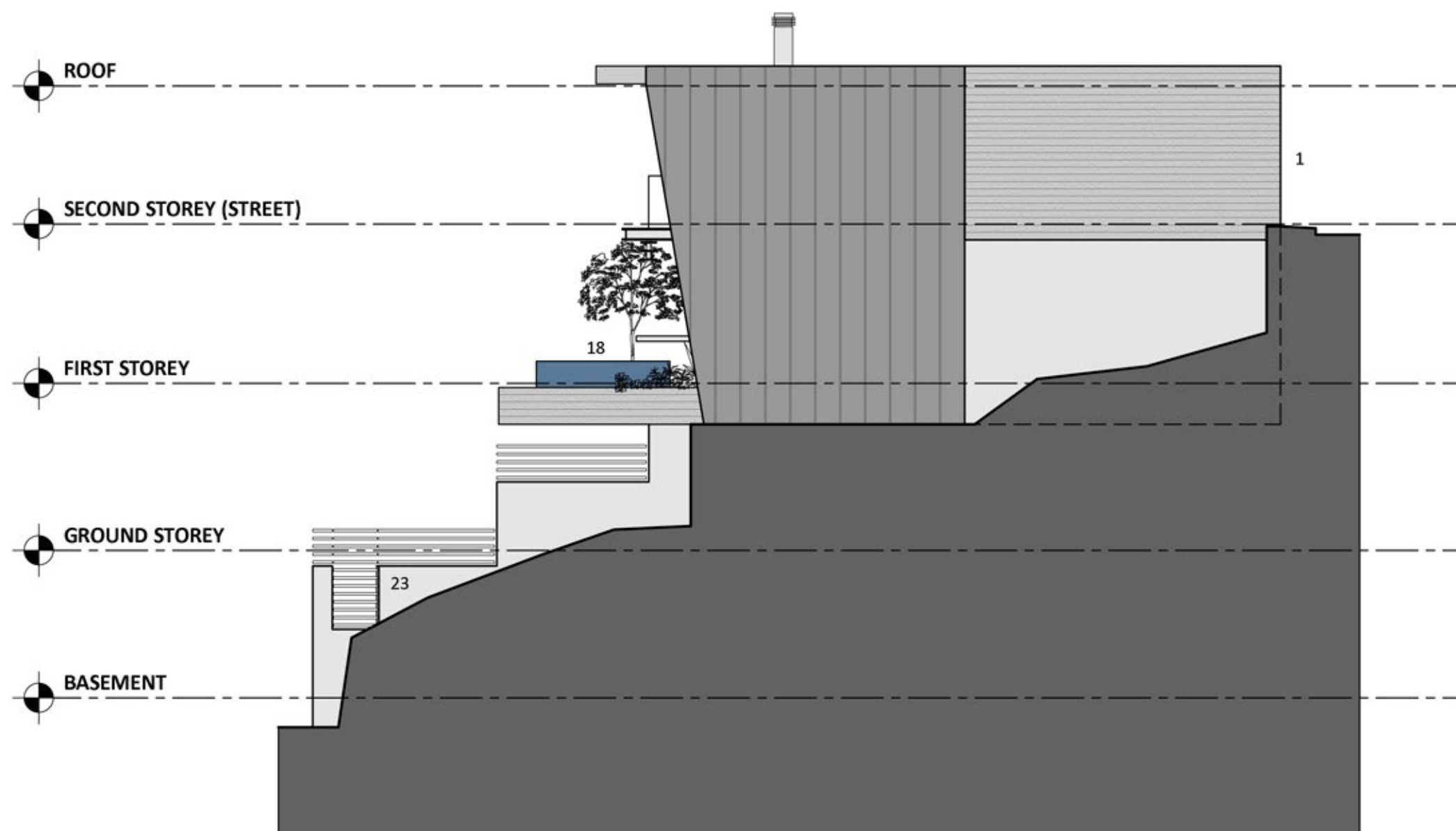


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## STREET ELEVATION (SOUTH)

- |                      |                     |                   |                      |
|----------------------|---------------------|-------------------|----------------------|
| 1 Garage             | 8 Water Feature     | 15 Living Room    | 22 Sundek            |
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SCALE 1:100  
WEST ELEVATION

- |                      |                     |                   |                      |
|----------------------|---------------------|-------------------|----------------------|
| 1 Garage             | 8 Water Feature     | 15 Living Room    | 22 Sundek            |
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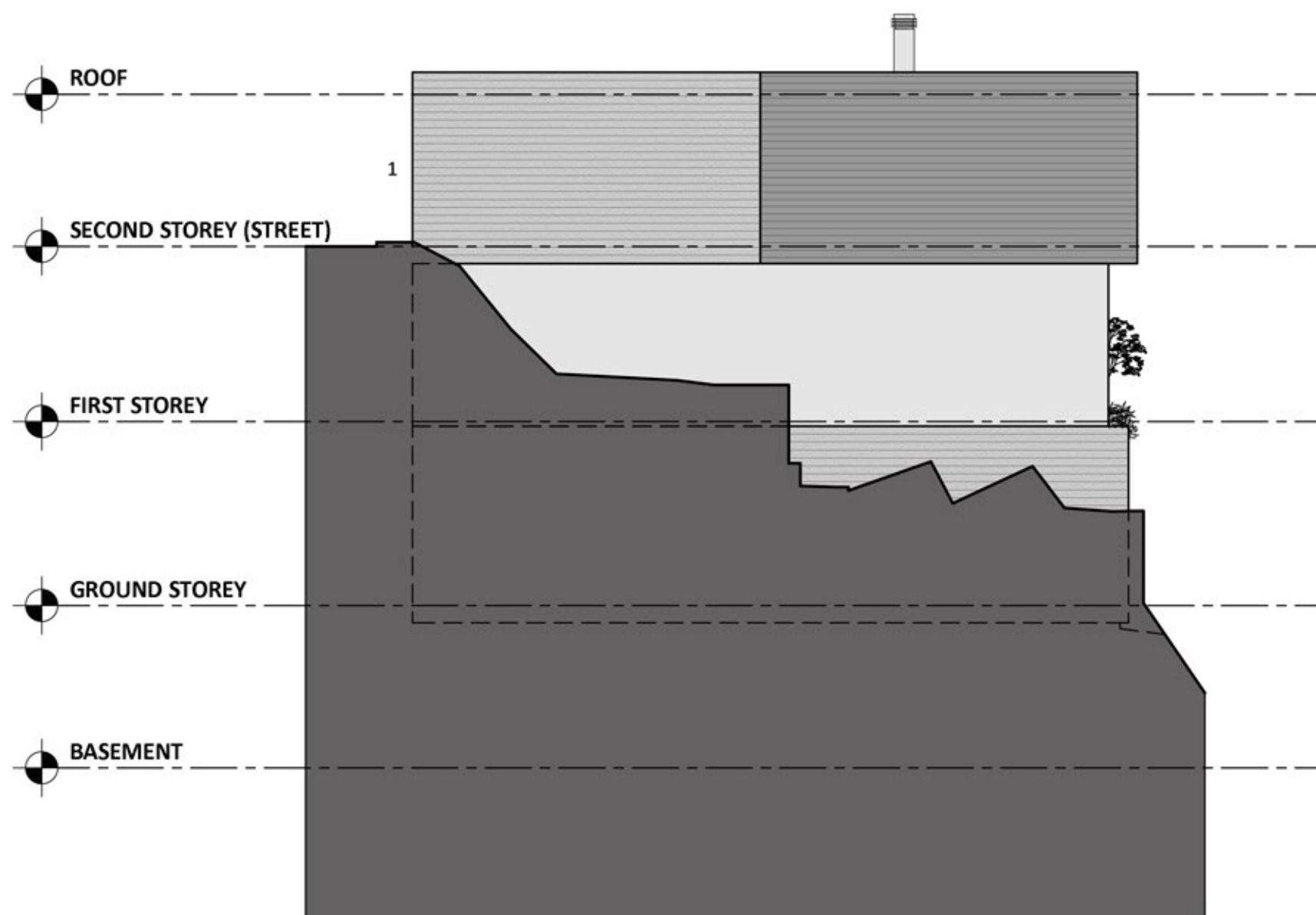




SCALE 1:100  
NORTH ELEVATION

- |                      |                     |                   |                      |
|----------------------|---------------------|-------------------|----------------------|
| 1 Garage             | 8 Water Feature     | 15 Living Room    | 22 Sundek            |
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SCALE 1:100  
EAST ELEVATION

- |                      |                     |                   |                      |
|----------------------|---------------------|-------------------|----------------------|
| 1 Garage             | 8 Water Feature     | 15 Living Room    | 22 Sundeck           |
| 2 Entrance           | 9 Guest WC          | 16 Outdoor Living | 23 Staff Lane Access |
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STREET VIEW (EXISTING)



NORTHERN VIEW (EXISTING)



NORTH-WESTERN VIEW (EXISTING)



NORTH-EASTERN VIEW (EXISTING)





## DEVELOPMENT MANAGEMENT

Juliet Leslie  
PRINCIPAL PLANNING PROFESSIONAL

T: 021 400 6450 F: 021 21-4665  
E: JULIET.LESLIE@CAPETOWN.GOV.ZA  
Case ID: 70382218

BLUM022

2019-06-18

TOMMY BRÜMMER CC -A/2426/2016  
242 BUITENGRACHT STREET  
CAPE TOWN  
8001

## FINAL NOTIFICATION LETTER

Dear Sir / Madam

## APPLICATION FOR DELETION OF TITLE DEED CONDITIONS, SUBDIVISION AND DEPARTURES IN TERMS OF THE MUNICIPAL PLANNING BY-LAW, 2015 : ERF 2170, GREENPOINT, 89 OCEAN VIEW DRIVE

My previous correspondence dated 2019-05-14 refers.

I wish to advise that the appeal process has now been concluded and that the decision as per the City's previous letter of approval is therefore now considered final. Accordingly, the decision may now be acted upon, subject to compliance with the conditions detailed in the letter dated 2019-05-14.

Note that in the case of an approval of an amendment, suspension or deletion of a restrictive condition in a title deed, and after the decision has been published by notice in the Provincial Gazette by the City, the City will notify the Registrar of Deeds of the approval of the application and will also forward a copy of the notification in the Provincial Gazette to the Registrar of Deeds. The Department will send the applicant a copy of the notification in the Provincial Gazette as part of a separate letter and inform them what steps should be followed to ensure that the Registrar of Deed make the appropriate entries and endorsements.

Yours faithfully

for DIRECTOR : DEVELOPMENT MANAGEMENT

## ANNEXURE A

In this annexure:

"City" means the City of Cape Town

"The owner" means the registered owner of the property

"The property" means **Erf 2170, 89 Ocean View Drive, Green Point**

"Bylaw" and "Development Management Scheme" has the meaning assigned thereto by the City of Cape Town Municipal Planning Bylaw, 2015 (as amended)

"Item" refers to the relevant section in the Development Management Scheme

"Dir: DM" means Director: Development Management or his/her delegatee.

CASE ID: 70382218

1. APPLICATIONS GRANTED IN TERMS OF SECTION 98 (b) OF THE BYLAW

1.1 **Subdivision** of the property (729 m<sup>2</sup>) into two portions (portion 1: 380 m<sup>2</sup> and remainder: 349 m<sup>2</sup>) in terms of Section 42(d) of the By-Law.

1.2 **Deletion of title deed conditions** 2, 3 and 4 in Schedule A to Deed of Transfer No. T. 8648/1914, referred to. in Deed of Transfer No. 79688/2016:

Condition 2 Only one dwelling house having no floor above the ground floor to be built on each lot, excepting lots 97 to 111 inclusive, 17 to 24 inclusive and 31 to 32.

Condition 3 The main entrance of all houses shall face towards the High Level Road.

Condition 4 No buildings or other erections of any description shall be erected within a distance of 25 feet from the road which the main entrance of house faces.

1.3 **Permanent departures** in terms of Section 42(c) of the By-Law:

1.3.1 Item 22(a): Departure to permit a floor space of 678.4 m<sup>2</sup> in lieu of 348 m<sup>2</sup>.

1.3.2 Item 22(d): Departure to permit the main building at 0.0m in lieu of 3.5m from the Springbok Road street boundary (ground, 1<sup>st</sup> & 2<sup>nd</sup> storeys).

1.3.3 Item 22(d): departure to permit the outbuilding which is more than 12m from the street to be:

- 1.017 m in lieu of 3.0 m from the western common boundary (the passage);
- 0.0 m in lieu of 3.0 m from the northern common boundary (Erf 2169); and
- 0.0m in lieu of 3.0 m from the eastern common boundary (Portion 1)

1.3.4 Item 22(d): Departure to permit that portion of the main building more than 12 m from the street to be:



- 0.63 m in lieu of 3.0 m from the eastern common boundary (ground storey bridge);
- 0.28 m in lieu of 3.0 m from the western common boundary (1<sup>st</sup> storey pool structure); and
- 0.0 m in lieu of 3.0 m from the corner of the northern and eastern common boundaries (1<sup>st</sup> storey pool structure)

1.3.4 Item 140(2(a): Departure to permit two in lieu of one motor vehicle carriageway crossing from Springbok Road.

## 2. CONDITIONS OF APPROVAL IMPOSED IN TERMS OF SECTION 100 OF THE BYLAW

2.1 The owner shall impose the following title deed conditions in respect of the Remainder and portion 1 of the subdivision of Erf 2170 Green Point into the respective title deeds:

2.1.1 **Not more than one** dwelling shall be permitted on Portion 1.

2.1.2 Not more than 2 dwellings shall be permitted on the Remainder.

2.2 The maximum height of any building or portion of a building erected on the Remainder or on Portion 1 shall be 85m above mean sea level.

2.3 The outbuilding shall not contain any trafficable roof terrace/s.

## 2.6 CONDITIONS TO BE COMPLIED WITH PRIOR TO A SECTION 137 CERTIFICATE BEING ISSUED

### 2.6.1 CLEARANCE CERTIFICATE:

Once conditions of subdivision have been met the applicant must apply for a subdivision clearance certificate and such application must be accompanied by the original survey diagrams and/or general plan approved by the Office of the Surveyor General.

### 2.6.2 RATES CLEARANCE:

Applications for rates clearance to the City Treasurer for the individual portions of the subdivision must be accompanied by the subdivision clearance certificates. In the case where servitudes are created the Powers of Attorney to pass transfer must be submitted to this office and the clearance certificates will be endorsed on those documents. The rates clearances will be endorsed on the same documents. In terms of Section 137 of the Municipal Planning By Law, the City Treasurer will not issue a rate's clearance for any portion of this subdivision until such time as he is supplied with proof of compliance with the conditions of subdivision (i.e. the subdivision clearance certificate). **Documents to be lodged on 4<sup>th</sup> Floor Podium: Enquiries: (021) 400 2965**

### 2.6.3 ELECTRICITY:

2.6.3.1 Any alterations or deviations to electricity services necessary as a consequence of the proposal, or requested by the applicant, will be carried out at the applicant's cost.

2.6.3.2 A separate service connection cable rated to supply the authorised capacity of the erf, must be installed to the point of supply on the boundary of each erf of the subdivision. The cable shall be routed clear of all other private property, typically within the public road reserve.

2.6.3.3 In accordance with policy and tariffs approved by Council, a connection fee to provide a separate connection to the property boundary shall be paid before clearance of the subdivision shall be granted.

2.6.3.4 In accordance with policy and tariffs approved by Council, a Shared Network Charge tariff, as published in the standard tariffs, shall be paid before clearance of the subdivision will be granted.

### 2.6.4 SOLID WASTE

Refuse arrangements shall be to the satisfaction of Solid Waste Management. Should the owner require additional refuse containers/bins, application shall be made to Solid Waste Management

### 2.6.4 STORMWATER

Stormwater shall be conveyed to the City's stormwater system to the satisfaction of Transport and Urban Development Authority.

### 2.6.4 MUNICIPAL SERVICES

The owner shall be responsible for all the costs incurred in respect of the upgrading, extension, deviation or removal of any existing stormwater, sewerage, electricity or other services or works whether on the property of the Council or any other body, whether public or private, which may be requested by the Council or any other body having the authority so to require as a result of the development of the property concerned and for any connection costs in respect of such services or works.

### 2.6.5 STREET NUMBERING

Street numbering shall be as follows:

Portion 1: 89 Ocean View Drive

Remainder: 20 Springbok Road

### 2.6.6 DEVELOPMENT CONTRIBUTIONS

The owner shall pay a financial contribution towards the provision of bulk civil engineering services to the amount of **R52 392.10** before subdivision clearance in terms of Section 137 of the By Law. The abovementioned financial contributions shall be subject to escalation to be calculated as follows:

- calculations shall be per month or part thereof;
- the escalation shall be based on the Consumer Price Index (CPI) as published in the Statistical News Release by Statistics South Africa.
- the CPI used in the calculation will be those of a twelve month period prior to the current financial year.
- the escalation rate will be revised annually on 01 July.

### 2.6.5 GIS / DATA CAPTURE:

An electronic copy (in either dxf, shp or dwg format) of the Surveyor General's Diagram must be submitted to Council's GIS Section after the Surveyor General approves the survey records.

**Note:** This information can also be e-mailed to [Moehsin.Waggie@capetown.gov.za](mailto:Moehsin.Waggie@capetown.gov.za). Copy of the email must be attached to diagram clearance documentation. A copy of the e-mail shall be attached to diagram clearance documentation.

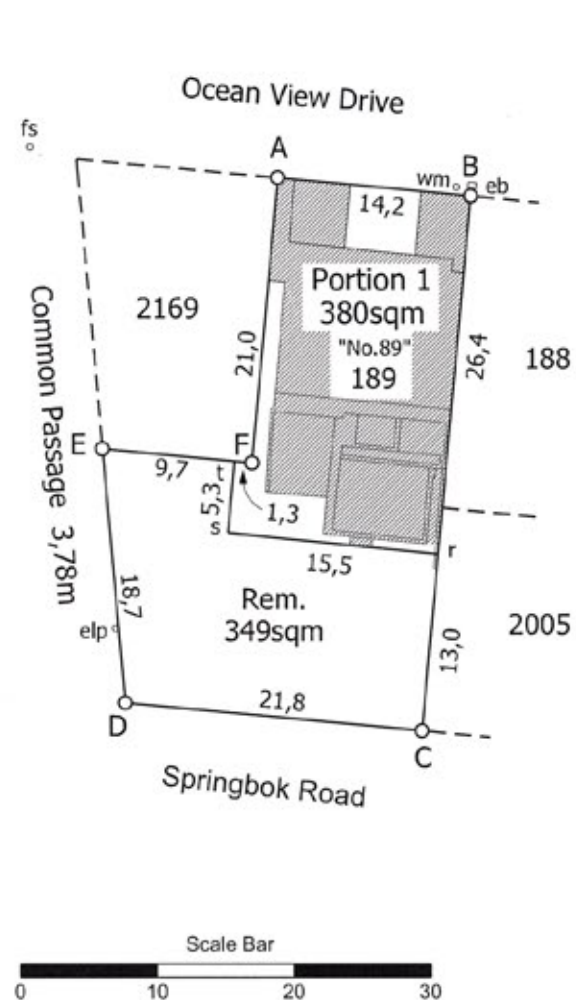


CITY OF CAPE TOWN  
ISIKHO SASAKA  
STAD KAAPSTAD

Case ID 7038 22/8

This subdivision / consolidation / site development plan has been approved in terms of section 98 of the City of Cape Town Municipal Planning By-law, 2015 subject to the conditions as per decision letter dated 18/06/2017 and supercedes the previous subdivision / consolidation / site development plan no. 27/6/2017

Authorized Official \_\_\_\_\_ Date \_\_\_\_\_



Zoning: Single Residential	Date: 25/09/2017	Checked : CBM
<b>NOTES:</b> 1. The figure ABCDEF represents Erf 2170 Green Point 2. The line rst represents the proposed line of subdivision 3. All data and areas approximate in metres and square metres 5. elp denotes electric pole 6. wm denotes water meter 7. eb denotes electric box 8. fs denotes foul sewer cover	<b>PROPOSED SUBDIVISION OF</b> <b>ERF 2170 GREEN POINT</b> Situate in the City of Cape Town Administrative District of Cape	
	AREA: 729 square metres	
	OWNER: W.L.VELTMAN	
	Scale: 1/500	
	PREPARED BY STERN & EKERMANS Professional Land Surveyors 74 Shortmarket Street Cape Town, 8001 Ph: 021 424 9128 Fax: 021 424 5892	
	REFERENCE: 2819/8/C	
DGM. S.G. No. 444/2015	ROLL No.	SG SHEET No.
		VAL REF. No.
D/T No. 79688/2016		

**From:** Arina de Villiers <[Arina@tommybrummer.co.za](mailto:Arina@tommybrummer.co.za)>  
**Sent:** Thursday, 27 June 2019 10:41  
**To:** Willem Veltman <[willem@willemveltman.com](mailto:willem@willemveltman.com)>  
**Cc:** [anton@svy.co.za](mailto:anton@svy.co.za); Janine Venter <[janine@svy.co.za](mailto:janine@svy.co.za)>; Darryl Croome <[Darryl@dcarch.co.za](mailto:Darryl@dcarch.co.za)>; Tommy Brummer <[Tommy@tommybrummer.co.za](mailto:Tommy@tommybrummer.co.za)>  
**Subject:** Erf 2170 Green Point Final Notification Letter

Dear Willem

**Re: Erf 2170 Green Point, at 89 Ocean View Drive  
Removal of Restrictions, Subdivision & Departure Approval**

I'm happy to let you know that no appeals were received against the City's decision to approve your application and we have today received the attached Final Notification (approval) Letter.

The approval is valid for 5 years, counted from the "effective date of a decision" which in this case is the date that the City gives notice that no appeal was received and that the decision is effective. The notice was received by email today, 27 June 2019. The approvals must accordingly be acted on by **27 June 2024**.

On/before 27 June 2024:

1. **To act on the subdivision approval**, the clearance conditions of approval must have been met and at least one of the new land units must have been registered at the Deeds Office.

Conditions which must be complied with prior to transfer or separate registration of the new erven at the Deeds Office, are listed in Paragraph 2.6 of the Annexure A attached to the approval.

Janine Venter and Chris Mattinson (Stern & Ekermans land surveyors) will advise you on this process.

With regard to complying with the clearance conditions of approval (installation of connections, etcetera), you could contact Doug Gordon who will be able to assist; his contact details are:

Doug Gordon Pr CPM MSc Civil Eng.  
Brite Projects CC  
Cell +27 82 414 7290  
Tel +27 21 671 9605  
Fax +27 21 671 9605

2. **To act on the departures**, building plans for the two new dwellings on the Remainder Erf must have been approved by the City in terms of National Building Regulations and construction must have commenced. In terms of the By-law definitions, "commencement of construction" means to have begun a continuous programme of physical, on-site construction in accordance with building plans approved in terms of the National Building Regulations and Building Standards Act, 1977, and which has gone beyond site clearing, excavation or digging trenches in preparation for foundations.

Note: In terms of Section 55(4) of the By-law, the building plans for the erven may only be submitted once the subdivision has been confirmed (registered), or once the City has granted approval to do so before registration of the subdivision (the latter requires a small planning application to the City – we can discuss once you are ready to submit building plans, to see how far you are with complying/registering the subdivision).

3. **With regard to the removal of restrictions application**, the City will now arrange for a notice to be published in the Provincial Gazette and thereafter will provide us with another letter which is to be submitted to the Deeds Office (together with other documents) to enable endorsement of the title deed (confirming the removal of the conditions from the title deed).

For this, please provide me with the original title deed for the property.

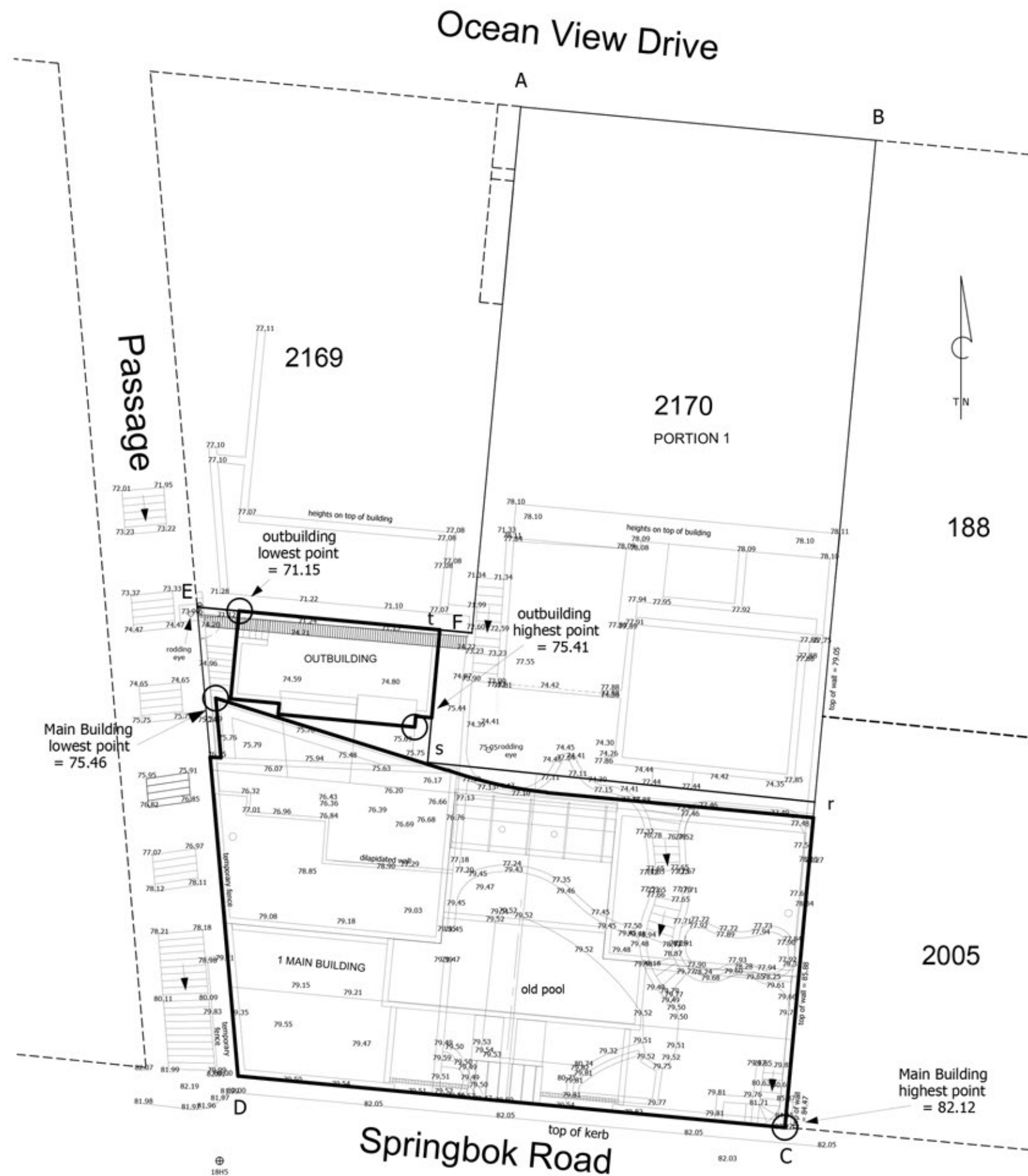
Kind regards

**Arina de Villiers**

BA M (TRP) Pr. Planner A/2426/2016

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**TOPOGRAPHIC PLAN**  
**ERF 2170 GREEN POINT**

Situate in the City of Cape Town  
Scale : 1/200

**DIAGRAM DATA**

SIDES	METRES	DIRECTION
AB	14,17	275 22 00
BC	39,36	5 15 40
CD	21,83	95 22 00
DE	18,69	174 59 40
EF	10,98	275 22 00
FA	20,97	185 17 20

**Notes:**

1. The figure ABCDEF represents Erf 2170 Green Point
2. All heights based upon Mean Sea Level having been from Town Survey Marks 18H5 and 23H5 at heights of 81.650 and 65.675m
3. Line rst is the Line of Subdivision
4. All spotshots (heights) are justified about the decimal point

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Fax: 021 424 5892  
Date: June 2017  
Ref: 2819/8/B



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