



**CBCRA**

**CAMPS BAY & CLIFTON  
Ratepayers Association**

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7 February 2025

Dear Camps Bay Resident

Re: 18 Central Drive, Camps Bay

A serious planning error has become apparent at 18 Central Drive, Camps Bay. The building plans, which were approved by the City, show that the rear of the building exceeds the permissible height by at least 1.8m.

While the owner claims that only the rear is affected, lowering the roof to meet regulations would effectively eliminate the third storey—resulting in a building that is far less imposing on our streetscape and would allow better views from across the street. Moreover, an official “height certificate” supporting the current approval has not been found on the City file.

These errors have a significant negative impact on the views and amenities of neighbouring properties. The CBCRA is assisting affected residents and is calling on the broader community to rally in support to protect our property rights.

If you would like to help, please print this petition letter and send to Angela at [villaatlanticacampsbay@gmail.com](mailto:villaatlanticacampsbay@gmail.com) or reach out directly to CBCRA.

Join us in serving our community, conserving our environment, and preserving the unique character of Camps Bay.

Regards

Chris Willemse  
Chair  
CBCRA

Cape Town 18 January 2025

Dear Neighbours,

1. I address this letter to you concerning an unlawfully constructed building at number 18 CENTRAL DRIVE, Camps Bay.
2. You may have noticed the building that was recently constructed on that property.
3. Even to the naked eye, it is quite apparent that the house constructed on that property is in breach of building restrictions applicable to Camps Bay.
4. The opinion of two Town Planners were obtained (details can be provided upon request) which reveal numerous transgressions, the most egregious of which is the height of that the building is approximately 2 meters above the maximum lawful height, as per the EGL (Existing Ground Level) established by the Municipality.
5. It is the Ratepayers Association's intention to petition the City of Cape Town to take the necessary legal steps to bring the illegality to an end and to enforce legal prescripts to have the building rendered compliant.
6. We require your support in this endeavour.
7. If you are in favour of petitioning the City of Cape Town to act firmly and expeditiously in ending this illegality, please indicate your support by signing this letter and emailing it to the address below.

Yours faithfully,

VILLA ATLANTICA

21 Central Drive, Camps Bay

villaatlanticacampsbay@gmail.com

Name:

Date:

Signature: