



CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

Case ID 1500168341

**Erf 27323, 17B Chalcedony Street,
Bottelary Smallholdings 2,
Kuils River, (Stellenbosch)**

Development Management

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SECTION A: HISTORY AND BACKGROUND INFORMATION

A) 1. INTRODUCTION

Elco Property Developments was mandated by the owners of Erf 27323, Kuilsrivier, to apply on their behalf for the amendment of the Subdivision of the property and amendment of Site Development Plan and conditions of approval to allow an additional residential property and housing type. The **Company Resolution** and **Power of Attorney** authorizing this firm is herewith attached.

This memorandum serves to outline the proposed development and to prove the necessity and desirability of the aforementioned application in order to obtain the approval from the relevant authorities. In addition its purpose is also to elaborate on information required by Council, which will enable Interested and Affected Parties and Council to make informed comments and/or decisions on the proposed development.

A) 2. HISTORY AND BACKGROUND

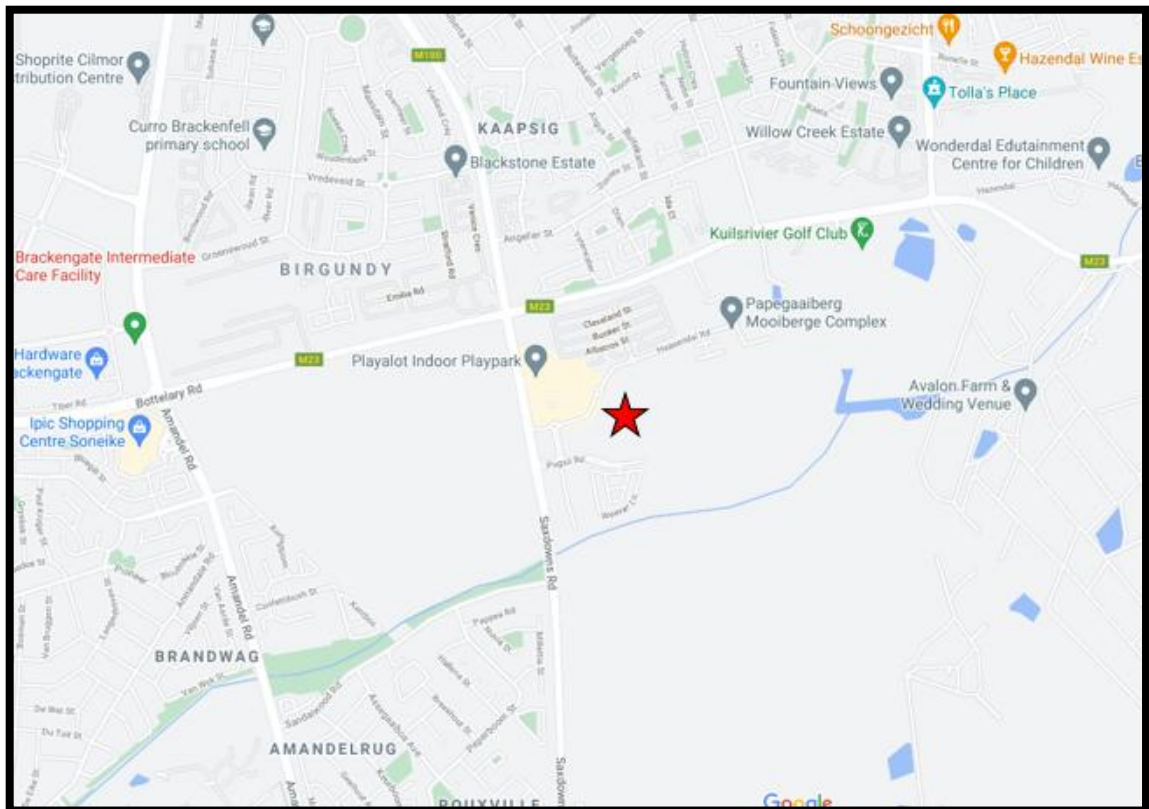


Figure 1: Locality

The property is located within the approved Haasendal Estate within the Kuilsrivier suburb of Cape Town. On 28 November 2012 approved land uses include 252 Single Residential 1 (SR1) erven (Turnberry Estate), 12 500m² GLA for Haasendal Shopping Mall, a petrol station with two fast food

outlets, 187 flat units (The Links), 126 Single Residential 1 (SR1) erven (Greystone Village) as well as 500m² GLA for Estate Offices. An application (70379121) for the extension of the Haasendal development was approved on 22 September 2020. This extension includes 50 000m² of floating GLA for various businesses, a school (Curro), ECD facilities, a church, a 10.89ha public river park as well as 2833 new residential units of varying typologies. Erven 26398 and 26405 were allocated a zoning of General Residential 4 (GR4) and Subdivisional Area as part of the extension approval. Amendments to the Phasing Plan was approved on 4 March 2022 (70573636). There is an approved Landscape Master Plan (70588168) for the entire development. On 2 December 2022 the Site Development Plan with associated applications to allow a group housing development for 127 units and apartments with 80 units (70589754). The current application is only to subdivide Erf 27323, on which the guard house stands, into two portions in order to create an additional general residential property and increase the total group housing units to 128. An additional housing type will also be added to the site development plan that will fit on the newly created portion. Please see the **Previous Approvals** attached.

SECTION B: LAND USE MANAGEMENT APPLICATION

B) 1. THE APPLICATION

Application is hereby made on behalf of the registered owner for:

- **Subdivision** of Erf 27323 (Mother Erven 26398 and 26405) in terms of Section 42(d) of the City of Cape Town Municipal Planning By-Law in order to create the following properties:
 - Portion 1 – 143m²
 - Remainder – 1272m²
- **Rezoning** terms of Section 42(a) of the City of Cape Town Municipal Planning By-Law in order to rezone Portion 1 from Open Space to General Residential 2
- **Amendment of Conditions of Approval** in terms of Section 42(j) of the City of Cape Town Municipal Planning By-Law in order to amend the following conditions of approval in Approval Letter dated 3 November 2022 in order to read as follows:

1.4 – Subdivision of the Consolidated erven 26404 and 26405, into ~~131~~ **132** portions:

~~427~~ **128** Group Housing Units (General Residential 2)
 2 Open Space 3 (OS3);
 1 Utility (UT); and
 1 Transport Zone (TR2)

2.1.9 That the development be restricted to the following:

- Group Housing > 200m² - 42 properties
- Group Housing < 200m² - ~~85~~ **86** properties
- Flats < 100m² - 80 flat units
- Open Space - 8000m² GLA

2.1.23 That the Silverstone Development be capped/restricted to 80 flat units & ~~427~~ **128** group housing properties.

- **Amendment of Site Development Plan** in terms of Section 42(j) of the City of Cape Town Municipal Planning By-Law (2015) to allow an addendum to the SDP containing an additional property and additional variation to Housing type 3
- **Permanent Departure** in terms of Section 42(b) of the City of Cape Town Municipal Planning By-Law (2015) in order to allow a garage setback of 0.23m.
- **Amendment of General Plan** in terms of Section 42(l) of the City of Cape Town Municipal Planning By-Law (2015) in order to amend General Plan No 2369/2023.

An Application Form, duly completed and signed is herewith attached.

SECTION C: LEGAL AND GENERAL INFORMATION

C) 1. TITLE ASPECTS

Erf 27323, Kuilsrivier, has been registered at the S. G. Office but not at the Deeds Office. The property is therefore still held under Erf 27187 by Deed of Title . Please see copies of the **Title Deeds** attached.

a) PROPERTY DESCRIPTION

By virtue of the General Plan the Erf 27323 is shown to be part of the “*Subdivisions of Erf 27187, Kuils River, Situate in the City of Cape Town, Administrative District Stellenbosch, Province of the Western Cape*”. Please see the **General Plan** attached.

b) PROPERTY SIZE

The extent of the property is 1415m²

Please refer to the **General Plan** attached.

c) REGISTERED OWNER

The registered owner of property is

d) MORTGAGE BONDS

There are no bonds registered against the titles of the properties.

e) TITLE DEED CONDITIONS

There are no restrictive title deed conditions against the proposed development.

f) SERVITUDES

There are no servitudes registered over Erf 27323, Kuils River Please refer to the **General Plan** attached.

C) 2. GENERAL INFORMATION

a) LOCATION & ACCESSIBILITY

Access to the site is obtained via Haasendal Boulevard and Pugsli Road. The property is located in Haasendal Estate within the Kuils River suburb of Cape Town. The site is easily accessible to the surrounding area as it is situated in close proximity to Bottelary Road (M23) as well as Brackenfell Boulevard (M100) which are the main links to Bellville, Durbanville and Cape Town.

The **Locality Plan** and **Aerial Photo** are herewith attached.

b) EXISTING ZONING

In terms of the City of Cape Town Development Management Scheme Erf 27323, Kuils River is zoned Open Space 3 (OS3).

c) EXISTING LAND USE

The Guard House to the Silverstone gated community is located on Erf 27323. The engineering services for the property has already been implemented as per the **Previous Approval**.

d) SURROUNDING LAND USES & ZONING

The property located within the approved Silverstone Estate which forms part of the larger Haasendal Estate within the Kuilsrivier suburb of Cape Town. Silverstone estate was approved with 127 General Residential properties and one flat block consisting of 80 units. The surrounding properties are thus mainly used for residential purposes. The proposed Portion 1 will be rezoned to General Residential 2 to fit in with the surrounding properties and the remainder of Erf 27323 will remain Open Space 3 with the Use of the guard house.

For further detailed information about the surrounding zonings, see the **Previous Approval** and the **Locality Plan** attached.

SECTION D: DEVELOPMENT PROPOSAL

D) 1. PROPOSED LAND USE

The owner's intention is still to increase the group housing units from 127 to 128 in addition to the 80 flats in accordance with the previous approval (70589754). The subject application is also to add an additional housing type to the approved SDP. The approved Site Development Plan allows eight (8) different unit types with variations allocated to different erven dependant on size and shape. This allows for a more flexible and affordable market. It is proposed to add an additional variation to House Type 3.

The units will consist of the following, with the addition of House Type 3 in **BOLD**:

- House Type 1: A: 89m² (2 Bedroom); AXL: 92m² (2 Bedroom); B: 98m² (2 Bedroom); BXL: 102m² (2 Bedroom); C: 121m² (3 Bedroom, 2 Bath Loft); CXL: 126m² (3 Bedroom, 2 Bath Loft); D: 130m² (3 Bedroom, 2 Bath Loft); DXL: 136m² (3 Bedroom, 2 Bath Loft); E: 121m² (3 Bedroom Loft); EXL: 126m² (3 Bedroom Loft); F: 130m² (3 Bedroom Loft); FXL: 136m² (3 Bedroom Loft).
- House Type 2: A: 89m² (2 Bedrooms); AXL: 93m² (2 Bedroom); B: 98m² (2 Bedrooms); BXL: 103m² (2 Bedroom); C: 119m² (3 Bedroom, 2 Bath Loft); CXL: 125m² (3 Bedroom, 2 Bath Loft); D: 130m² (3 Bedroom, 2 Bath Loft); DXL: 137m² (3 Bedroom, 2 Bath Loft); E: 119m² (3 Bedroom Loft); EXL: 125m² (3 Bedroom Loft); F: 130m² (3 Bedroom Loft); FXL: 137m² (3 Bedroom Loft).
- House Type 3: A: 86m² (2 Bedroom); B: 95m² (2 Bedroom); C: 117m² (3 Bedroom, 2 Bath Loft); D: 129m² (3 Bedroom, 2 Bath Loft); E: 117m² (3 Bedroom Loft); F: 129m² (3 Bedroom Loft); **H 112m² (2 Bedroom)**.
- House Type 4: A: 89m² (2 Bedroom); B: 100m² (2 Bedroom); C: 124m² (3 Bedroom, 2 Bath Loft); D: 136m² (3 Bedroom, 2 Bath Loft); E: 124m² (3 Bedroom Loft); F: 136m² (3 Bedroom Loft).
- House Type 5: A: 88m² (2 Bedroom); B: 97m² (2 Bedroom); C: 122m² (3 Bedroom, 2 Bath Loft); D: 131m² (3 Bedroom, 2 Bath Loft); E: 122m² (3 Bedroom Loft); F: 131m² (3 Bedroom Loft).
- House Type 6: 153m² (3 Bedroom Double Storey)
- House Type 7: 138m² (3 Bedroom Single Storey)
- House Type 8: 137m² (3 Bedroom Single Storey)

All the properties have a unit type allocated to them. The new unit type will only be for the newly created property (Portion 1 of Erf 27323).

Please see the **Site Development Plan** and **Previous Approvals** attached.

D) 2. PROPOSED ZONING AND REGULATIONS

It is proposed to subdivide Erf 27323, Kuils River into 2 portions. The remainder will remain zoned Open space 2 and utilised as the guard house to Silverstone. The newly created portion 1 will be rezoned to General Residential 2 and utilised as a dwelling unit. A new Housing Type (Housing Type 3 H) will be added to the Approved Site Development Plan that will fit onto the new Portion 1. A Regulation Departure is applied for in order to allow the garage to be allocated 0.23m from the street boundary. The approved SDP has a blanket departure for the approved unit types to allow garages between 1m - 5m from the street boundary. The table below details the previously approved SDP parameters against the new proposal. As can be ascertained, all the parameters remain the same. Certain conditions were imposed in terms of the previous SDP approval that require amendment.

ERF 26405 – GROUP HOUSING					
ASPECT		SCHEME	APPROVED (2/12/22)	APPROVED (26/03/2024)	PROPOSED
Units		-	127	127	128
Height		8m tow / 10m tor	≤8m tow / 10m tor	≤8m tow / 10m tor	≤8m tow / 10m tor
Parking		2 per unit (254)	>2 per unit (254)	>2 per unit (254)	>2 per unit (254)
Haasendal Rd		5m	1.47m (26) 1m (27) >5m Rest	1.47m (26) 1m (27) >5m Rest	1.47m (26) 1m (27) >5m Rest
Pugsli Road		5m	1.5m (104-113) 1.5m (8)	1.5m (104-113) 1.5m (8)	1.5m (104-113) 1.5m (8)
Common BL	East	>3m	>3m		
	West	1.6m (13-26) 2m (12) 1.6m (11) 1m (8, 9)	1.6m (13-26) 2m (12) 1.6m (11) 1m (8, 9)	1.6m (13-26) 2m (12) 1.6m (11) 1m (8, 9)	1.6m (13-26) 2m (12) 1.6m (11) 1m (8, 9)
Garage to Kerb		5m	2.8m (27) 4.657m (128) 5m Rest	Blanket Departure: All Units between 1m and 5m depending on type and servitudes	0.23m for the additional 128 th unit
Density		35u/ha	31.5u/ha	31.5u/ha	31.7u/ha

Please see the **Amended SDP** as well as the **Previous Approvals** attached.

SECTION E: POLICIES & FRAMEWORKS

E) 1. METROPOLITAN SPATIAL DEVELOPMENT FRAMEWORK: 2023

According to the MSDF, the subject property lies within an Incremental Growth and Consolidation Area. Table 4.3 addresses the key principles of the Incremental Growth and Consolidation Area which is to conserve existing and new communities and allow new development subject to capacity of bulk engineering infrastructure.

One of the spatial outcomes of this area is incremental intensification (density and diversity) via subdivisions / 2nd and 3rd dwelling and rezoning. The proposed subdivision and rezoning application is thus in line with the policies and outcomes of the MSDF.

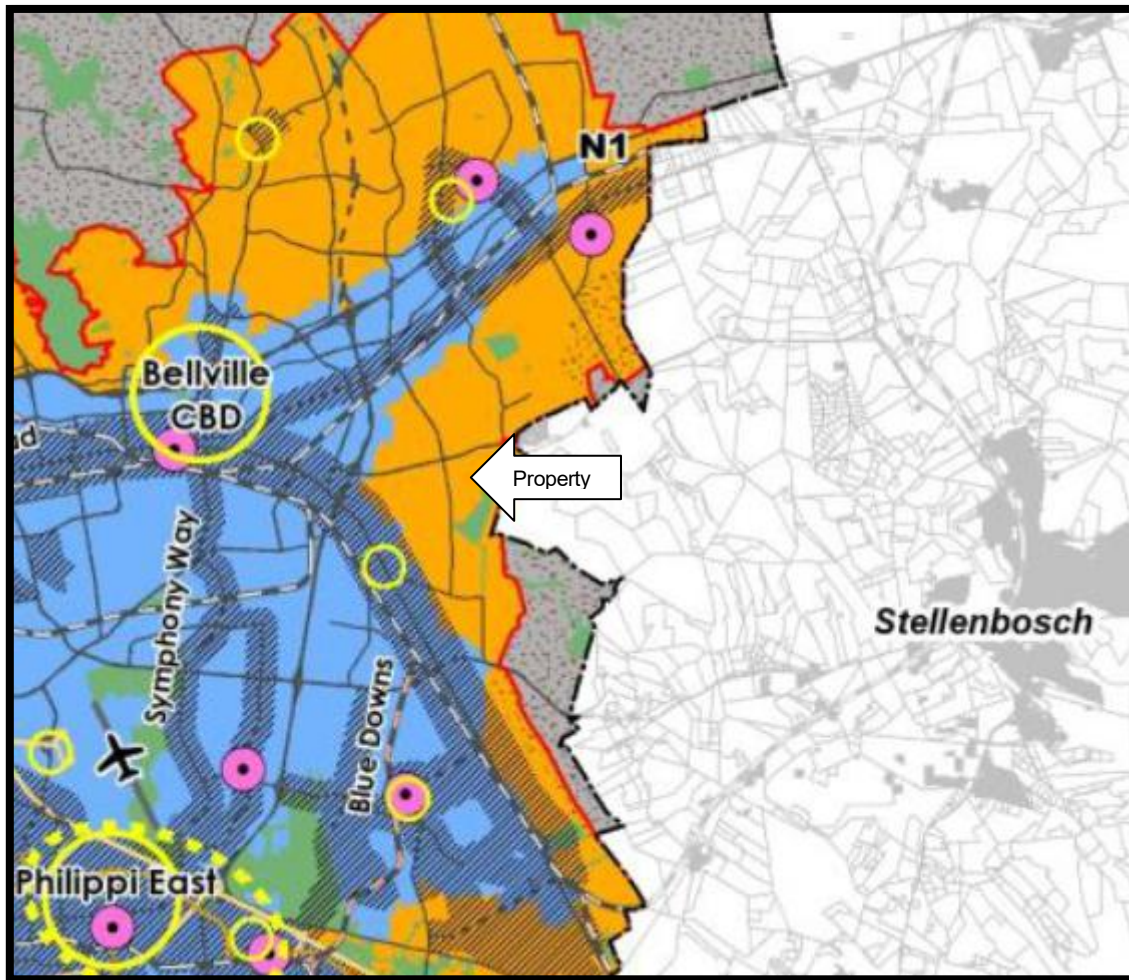


Fig 2: Location in MSDF

E) 2. TYGERBERG DISTRICT FRAMEWORK (2023)

The Tygerberg DSDf earmarked this area for “potential medium density residential development”. The proposed subdivision and rezoning to add a 128th general residential property to the approved Silverston Development is in line with the framework policies which aims to “Support incremental densification in the established residential areas through subdivision of larger properties or group housing”.

The proposal is this in line with the with the policy as it proposes densification by means of subdivision and rezoning for an additional property in an approved general residential development.

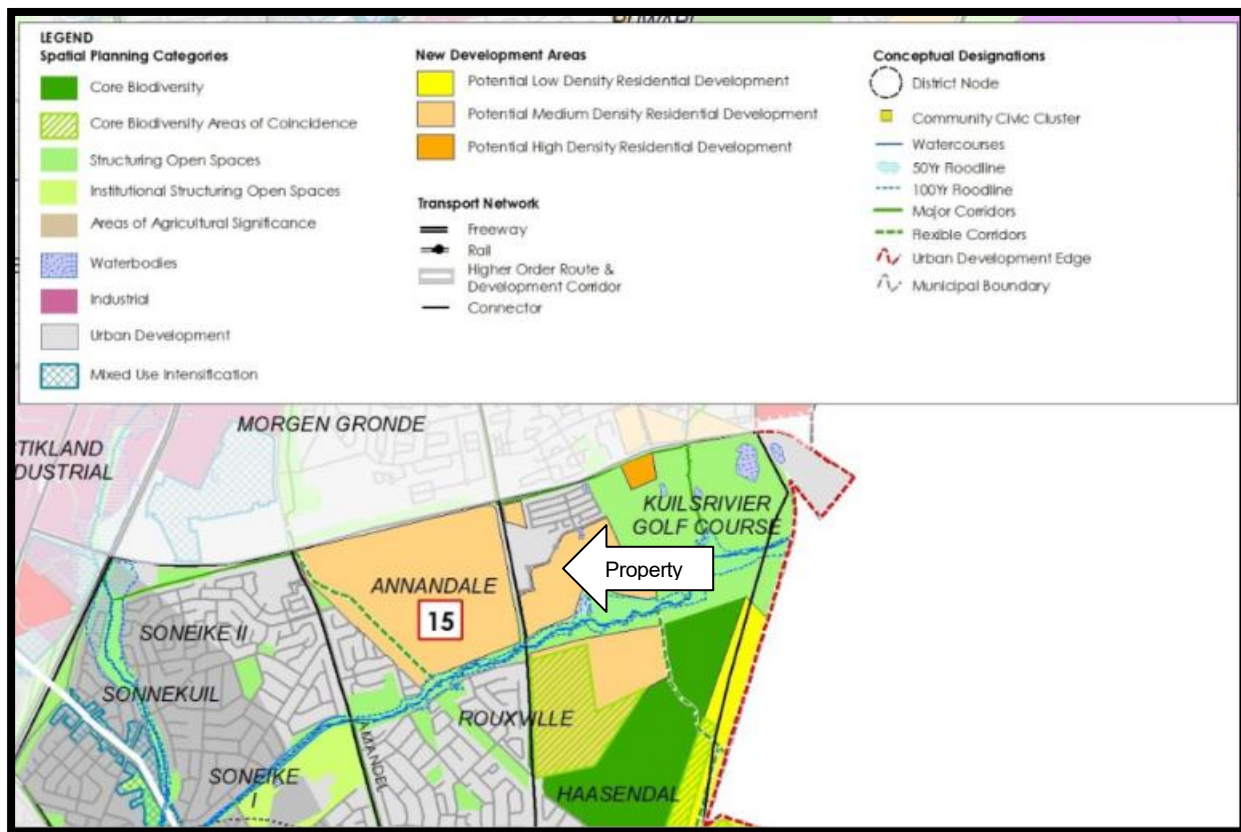


Fig 3: Location in TDSDF

SECTION F: MOTIVATION

Section 99 of the City of Cape Town Municipal Planning By-Law states that there are certain criteria that need to be assessed before a decision on an application is made. These include the social and economic impact, scale of the capital investment, compatibility with surrounding land uses, impact on the external engineering services, impact on safety, health and wellbeing of the community, impact on heritage, impact on the biophysical environment, traffic impacts, parking, access and other transport related considerations. The following section will explore these aspects in relation to the proposed developments desirability.

F) 1. SOCIO-ECONOMIC IMPACT

The approved development consists of 8 housing types with variations that cater for a flexible market values of between R1 800 000 and R2 800 000. The proposed additional property has an additional variation to housing type 3 which has a value of R1 600 000. The application thus creates an even greater opportunity for affordable housing.

F) 2. COMPATIBILITY WITH SURROUNDING LAND USES

A blanket departure was previously approved for a garage setback of between 1m and 5m to allow enough flexibility for every erf to host as many of the unit types as possible. An additional regulation departure is required for the proposed unit and housing type to allow a garage setback of 0.23m.

The proposed use of the guard house will not change and the proposed general residential use of proposed portion 1 remains compatible with the surrounding area.

For further detailed information about the surrounding zonings, see the **Previous Approvals** attached as well as the **Locality and Zoning Maps**.

F) 3. IMPACT ON EXTERNAL ENGINEERING SERVICES

Additional DC's will be payable for the additional unit proposed. The addition of one unit in the greater development will not have a noticeable impact on engineering services.

F) 4. IMPACT ON SAFETY, HEALTH AND WELLBEING OF SURROUNDING COMMUNITY

The proposed subdivision, rezoning and amendments to the SDP and conditions of approval will not have any impact on the safety, health and wellbeing of the surrounding community. The existing guard house will still function as it currently does. The subdivision will have no impact of its effectiveness and in turn, the security of the development.

F) 5. IMPACT ON HERITAGE

The proposed amendments will not have an impact on any heritage resources or the original Record of Decision obtained from Heritage Western Cape.

F) 6. IMPACT ON THE BIO-PHYSICAL ENVIRONMENT

The proposed subdivision will create an additional residential property where the landscaping plan currently proposes vegetation. An amended landscaping plan has been submitted to accommodate the additional property. There is still a lot of landscaped areas in the Silverstone development. The loss of one landscaped area due to the additional property.

Please refer to the **Site Development Plan**, **Landscaping Plan** and **Previous Approvals** attached.

F) 7. TRAFFIC IMPACT, PARKING ACCESS, OTHER TRANSPORT RELATED CONSIDERATIONS

Access to the new property will be via Calcite Street. The street forms a dead end at the service vehicle entrance. The property will be the last property in the street and is located on the curve of the at the end of the road. A regulation departure is being applied for in order to allow the garage to be set back only 0.23m from the street boundary line. Currently there is a blanket departure approved for the existing 127 general residential properties for a garage set back between 1m and 5m from the street boundary,

depending on the property and housing type. As the access is at the very end of a dead-end road, there won't be much traffic going past the house, and the few traffic that there is, will already be breaking in anticipation for the dead end. There will thus be enough warning for a car to reverse out of the garage and onto the road. The main reason for the departure is the diagonal line that the street boundary forms around the curve of the circle at the end of the road. The road is thus also extra wide at that point which will aid in the visibility of a car reversing out of the garage. The image below indicates the positioning of the property on the curve of the road widening.

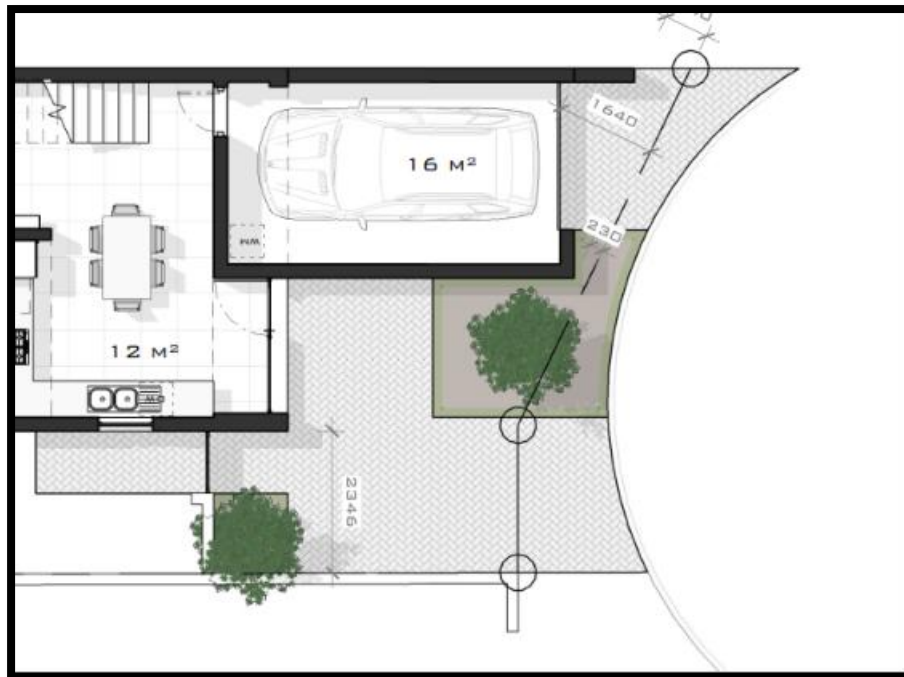


Figure 4: Positioning of garage on curve of turning circle

SECTION F: SUMMARY AND CONCLUSION

As fully detailed in this report, the proposed amendment will be desirable in the area and will not adversely affect the rights of any other properties in the area. In relation to the above Elco Property Developments recommends the approval of the proposed application.

This recommendation is supported by the following:

- Application (70379121) for extension of Haasendal development approved on 22 September 2020;
- Application (70589754) for Site Development Plan (incl. associated applications) to allow 127 group housing units and 80 apartments approved on 2 December 2022;
- The proposed amendments are only to allow an additional variation to unit type three (3), and eight (8) different unit types with variations have already been approved;

- Allowing a larger variety of unit types will increase the flexibility of the market with buy-in starting at R1 660 000 (in lieu of the previous R1 800 000) and ending at R2 800 000.
- The 0.23m garage departure will not impact road safety as the property is located at the end of a dead end road on a curve.
- The current proposal is in line with the previous approval with no amendments required to conditions of approval.



P. O. BOX 1036
CAPE GATE
7562

Project management - Town Planning - Development

ERF 27323, KUILSRIVER
(REGISTERED AS ERVEN 23582 & 23583)

PROPOSED SUBDIVISION PLAN

SUBDIVISION TABLE

Property and Zoning	Nr of Portions	%	Area
Erf 27323 Portion 1 General Residential 2	1	10	143sqm
Erf 27323 Remainder Open Space 3	1	90	1272sqm
Total	2	100	1415sqm

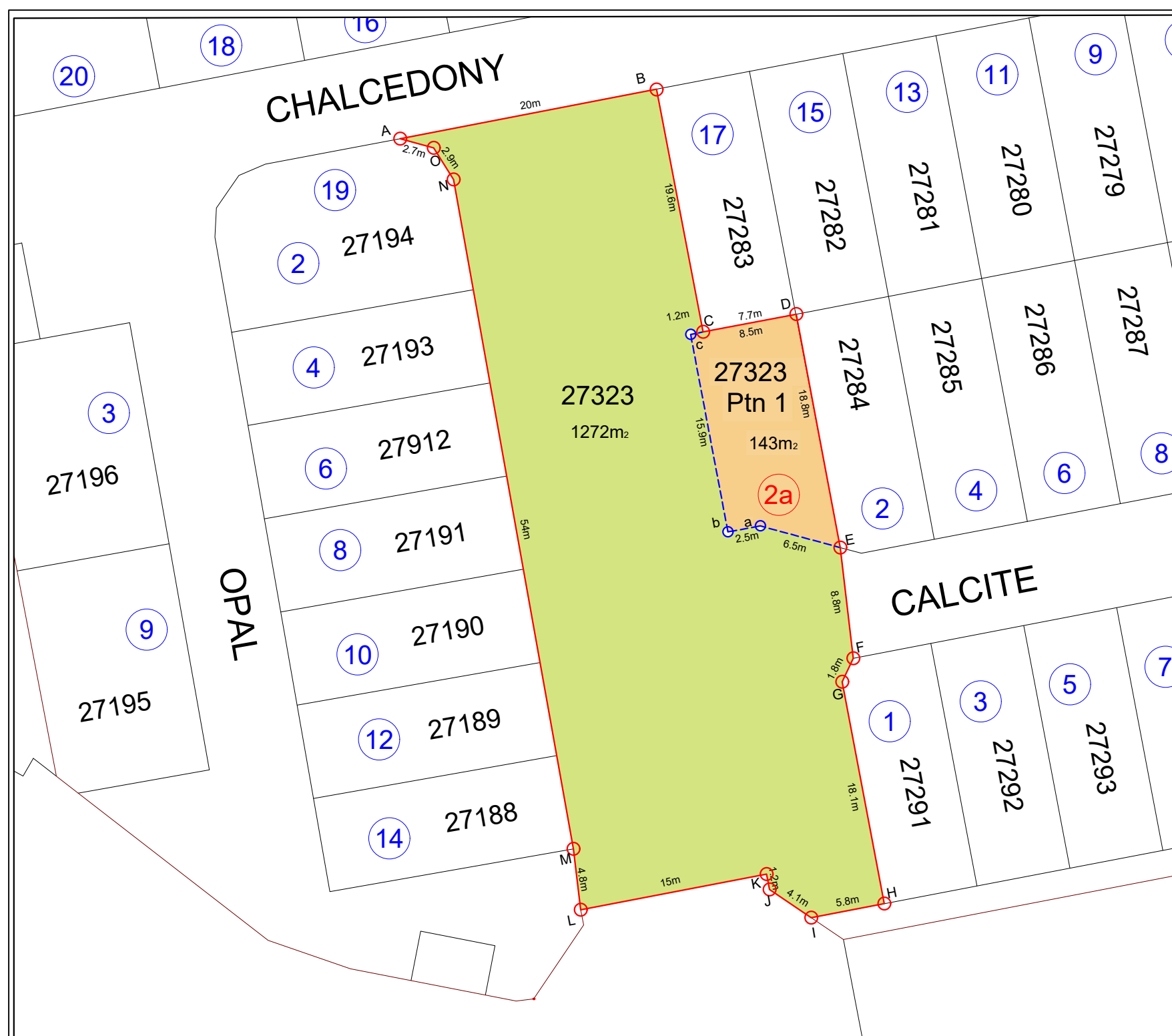
	Existing Road and Property Alignments
	Proposed Subdivision
	Property
	Proposed Street Number

DESIGNED	J NEL	COPYRIGHT	
DRAWN	J NEL	RESERVED	
APPROVED	E SMITH		
DATE	17 July 2026		
SCALE	1:400 @ A3		
PLAN NO	Erf 27323_Sub		
REVISIONS			

SPECIFICATION & NOTES:
1. FIGURE A-O REPRESENTS ERF 27323, KUILSRIVER
2. FIGURE CDEabc REPRESENTS PROPOSED PORTION 1
3. ALL DIMENSIONS AND AREAS ARE APPROXIMATE AND
SUBJECT TO FINAL SURVEY.

INDEMNITY

DATA PRESENTED ON THIS SHEET REMAINS THE SOLE PROPERTY OF THE CLIENT AND MAY ONLY BE USED WITH THE WRITTEN CONSENT OF THE CLIENT. ELCO PROPERTY DEVELOPMENT MAKES NO WARRANTY OF ANY KIND, EXPRESSED OR IMPLIED, WITH REGARD TO THE DATA, AND SHALL NOT BE HELD LIABLE IN ANY EVENT FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES IN CONNECTION WITH OR ARISING OUT OF THE USE OF THIS DATA.





1 : 350

ORMWATER CATCHPIT

- ### 1-8 HOUSE TYPE

GENERAL NOTES:

ALL RELEVANT DETAILS, LEVELS AND DIMENSIONS TO BE ORDERED AND VERIFIED BY SITE, BY CONTRACTOR, PRIOR TO COMMENCING WORK.

SHOULD DIMENSIONS BE OBTAINED, DIMENSIONS TO BE ORDERED WITH DIMENSION BEFORE IMPLEMENTED. OTHERWISE DIMENSIONS TO TAKE PRECEDENCE.

DISCREPANCIES OR DIMENSIONS, OR INTENDED VARIATIONS ARE TO BE CLEARED WITH THE DESIGN PRIOR TO IMPLEMENTATION.

EXISTING PRESENTS DIMENSIONS MAY BE AVAILABLE IT IS NECESSARY TO NOTIFY THE DIMENSION OF TO SUBMITTALS.

ALL WORKS TO BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS & SELF AFFRICATION TITLES, STANDARDS.

THE DIMENSION ACCEPTS NO RESPONSIBILITY FOR ERRORS RESULTING FROM MISINTERPRETATION OF THE DIMENSION.

ALL DIMENSIONS ARE GIVEN IN MILLIMETERS UNLESS OTHERWISE INDICED.

EXEMPTED TO PROPERTY AND AREN'T ALL LINE DIMENSIONS WALL, BRICK, SLAB AND TO PROPERTY

CONSTRUCTION NOTES:

ZONNE 002 40331 m²
 BITE SIZE
 COVERAGE 60%
 COVERAGE 31%
 DENSITY 2.1-2.5/m²

27188	147 m ²	1
27189	147 m ²	2
27190	147 m ²	3
27191	147 m ²	4
27192	147 m ²	5
27193	147 m ²	6
27194	240 m ²	7
27195	220 m ²	8
27196	222 m ²	9
27197	183 m ²	10
27198	194 m ²	11
27199	259 m ²	12
27200	148 m ²	13
27201	148 m ²	14
27202	148 m ²	15
27203	148 m ²	16
27204	148 m ²	17
27205	148 m ²	18
27206	148 m ²	19
27207	148 m ²	20
27208	148 m ²	21
27209	148 m ²	22
27210	148 m ²	23
27211	149 m ²	24
27212	148 m ²	25
27213	239 m ²	26
27214	137 m ²	27
27215	152 m ²	28
27216	158 m ²	29
27217	163 m ²	30
27218	169 m ²	31
27219	174 m ²	32
27220	180 m ²	33
27221	186 m ²	34
27222	191 m ²	35
27223	197 m ²	36
27224	203 m ²	37
27225	208 m ²	38
27226	214 m ²	39
27227	220 m ²	40
27228	225 m ²	41
27229 CH	1113 m ²	42
27230	229 m ²	43
27231	229 m ²	44
27232	229 m ²	45
27233	229 m ²	46
27234	229 m ²	47
27235	229 m ²	48
27236	229 m ²	49
27237	229 m ²	50
27238	229 m ²	51
27239	155 m ²	52
27240	151 m ²	53
27241	152 m ²	54
27242	153 m ²	55
27243	174 m ²	56
27244	229 m ²	57
27245	229 m ²	58
27246	229 m ²	59
27247	229 m ²	60
27248	229 m ²	61
27249	229 m ²	62
27250	229 m ²	63
27251	229 m ²	64

NAME	AREA	FLUX
27253	227 m ²	65
27254	227 m ²	67
27255	227 m ²	68
27256	227 m ²	69
27257	227 m ²	70
27258	227 m ²	71
27259	227 m ²	72
27260	227 m ²	73
27261	227 m ²	74
27262	166 m ²	75
27263	160 m ²	76
27264	160 m ²	77
27265	161 m ²	78
27266	183 m ²	79
27267	227 m ²	80
27268	227 m ²	81
27269	227 m ²	82
27270	227 m ²	83
27271	227 m ²	84
27272	227 m ²	85
27273	227 m ²	86
27274	227 m ²	87
27275	228 m ²	88
27276	148 m ²	89
27277	147 m ²	90
27278	147 m ²	91
27279	147 m ²	92
27280	147 m ²	93
27281	147 m ²	94
27282	147 m ²	95
27283	149 m ²	96
27284	146 m ²	97
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27294	147 m ²	107
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27296	147 m ²	109
27297	147 m ²	110
27298	147 m ²	111
27299	147 m ²	112
27300	147 m ²	113
27301	168 m ²	114
27302	154 m ²	115
27303	155 m ²	116
27304	156 m ²	117
27305	167 m ²	118
27306	210 m ²	119
27307	190 m ²	120
27308	186 m ²	121
27309	182 m ²	122
27310	194 m ²	123
27311	181 m ²	124
27312	160 m ²	125
27313	156 m ²	126
27314	151 m ²	127
27315	156 m ²	128
ERF NEW	143 m ²	129



SPLAY
ARCH

SIGNATURES

AUTHOR		OWNER	
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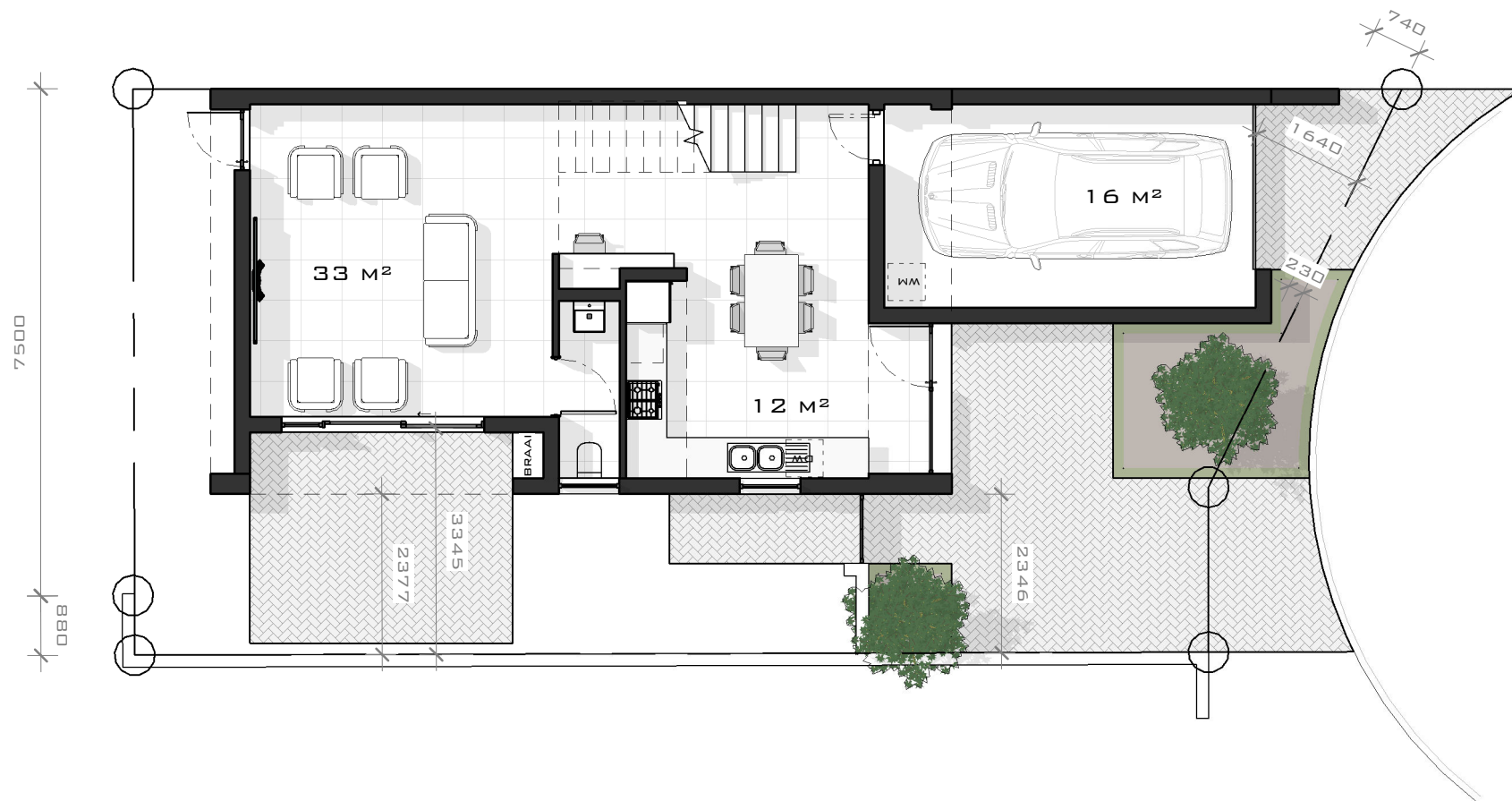
SILVERSTONE
HAASENDAL ESTATE

SILVERSTONE SITE PLAN

7 NOV 2025		DRAWN RIKUS BRUW
A101		
SCALE	1 : 350	SACAP: PAT459418

A10

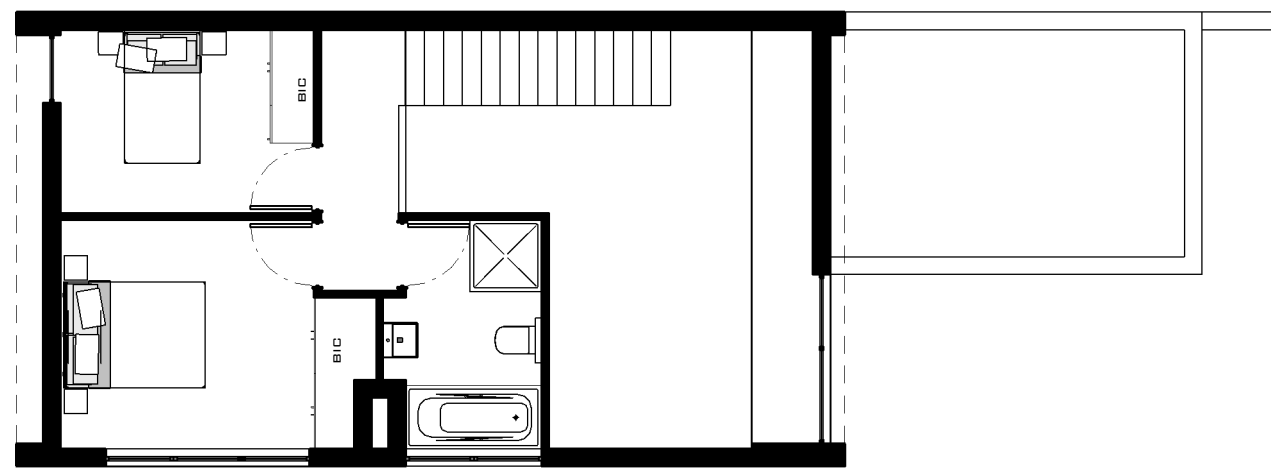
SCALE	1 : 350	SACAP: PAT459418
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house type 3 A B C D E F G H

AREA SCHEDULE	
NAME	AREA
GROUND FLOOR	56 M²
GARAGE	20 M²
1ST FLOOR	35 M²
	112 M²

PRICE: 1 660 000



FLOOR PLANS

SCALE: 1 : 100

SILVERSTONE SDP
HOUSE TYPE 3



waynemichaeldesign
[architecture]

