

SFB PLANNING MEETING (11/2017)

MONDAY 10TH JULY 2017 AT 17h45

The Boardroom, 8th Floor, The Point, Sea Point

MINUTE OF PLANNING MEETING

1. Welcome & Apologies

Present: Rod Stevens, Larry Aberman, David Polovin, Paul Berman, Lizaan Loedolff

Apologies: Ari Vayanos, Jacques van Embden, Lauren Bolus

2. Previous Minutes

2.1. 26.06.2017 (10/2017)

Proposer: Paul Berman

Secunder: David Polovin

3. Matters Arising

3.1. A legal letter from Nicholas Smith of Smith Ndlovu and Summers, dated 21 June 2017, which is addressed to the Chairman of the Executive Committee of the SFB and copied to the Chairman of the Planning Committee. Edward Nathan Sonnenburg has been instructed in this regard and the letter has been sent to them for their attention.

3.2. Green Point Common Heritage Application

LA to assist on behalf of SFB Planning Committee

4. Items for comment:

4.1. **ERF 840 BANTRY BAY 10 EDGEWATER ROAD:** Alterations & Additions

- 12 June

Brought forward from the previous meeting

Departure: Setback 0.00m I.L.O. 3.00m from the West and East Boundaries

Permit a height of 10.00 I.L.O. 4.00m (behind 12.00m from street) on the West and East boundaries.

Description: To permit a second storey addition. Clients require additional loft type space to their minimal living floor area, maximizing on mountain views directly towards the South East. Concept was to design a lightweight glass and aluminium structure with raising the two adjacent shared party walls to 3.6m above the finished floor level, the raised walls will afford privacy.

Discussed: Planning Committee requires the map from council confirming which neighbours needs to comment. The requested departure is higher than it should be so we require comments from the neighbours.

Newly discussed: We should be writing a letter of objection to say that we are in support of the neighbour who objected. The SG Diagram calls it 839 but the diagram from the city is 847.

To Proceed: LA to investigate

4.2. **ERF 333 SEA POINT 12 FIRMOUNT ROAD:**

- ASAP

Internal Renovations: HWC; Partial Demolition (no HWC – addition added later)

Departure: No Departures

Description: Internal renovations as above. Partial demolition of back bathroom only, remove bathroom to make space for a patio.

Discussed: Does not affect the street value and is not visible from any property.

Proceed: LL to issue LONO

4.3. **ERF 375 SEA POINT ALGARKIRK ROAD:** Alterations & Additions: HWC - **ASAP**

Departure: No Departures

Description: None

Discussed: They are blocking up what was a balcony. Separate letting opportunity for one bedroom and owners can live in the rest of the house.

Proceed: LL to issue LONO

4.4. **ERF 9 BANTRY BAY 1 AVENUE ST LEON:** Rezoning & Departures - **31 July**

Case ID: 70326202

Departure: Rezoning of the subject site from Single Residential (SR1) to General Residential (GR5) in terms of the City of Cape Town Municipal Planning By-Law, 2015.

Departure of 10.293m in lieu of 12.852m on the northern common boundary

Departure of 7.696m in lieu of 12.852m on the southern common boundary

Departure of 10.7m in lieu of 14.844m on the southern common boundary roof level

Departure of 7.446m in lieu of 12.852m on the western common boundary

Departure of 8.8m in lieu of 14.844m on the western common boundary roof level

Departure of 3.660m in lieu of 12.852m on the north eastern common boundary

Departure of 3.149m in lieu of 12.852m on the south eastern common boundary

Departure of 4.8m in lieu of 14.844m on the eastern common boundary roof level

Departure in terms of Item 126(c) of the Development Management Scheme as the retaining structure on the southern boundary has a cumulative height of 5.4m in lieu of 2,5m above existing ground level, and the level area of 1.924m wide in lieu of 2m width is incorporated between successive embankments.

Description: The proposal to rezone the property to General Residential (GR5) for a block of flats consisting of six units is considered reasonable, and is in keeping with the character of the surrounding residential area. The application is in line with the Cape Town Spatial Development Framework, the Table Bay District Plan and the Cape Town Densification Policy, which aim to intensify the use of land in areas with good amenities and public transport. The site has adequate parking facilities and an appropriate access/egress for the proposed units. As the neighbouring properties are situated on the steep southern slope behind the Erf 9-RE, Bantry Bay their views will be minimally and inconsequentially affected by the development. Furthermore, the urban design of the site is congruent with the urban fabric of the area as the proposed development has been broken up to be in context with the surrounding buildings. The building contains much planting/greenery, and therefore it blends in well with look of the local area.

Discussed: DP recuse himself from discussion.

This is inappropriate, there is not precedent in the area for this type of rezoning. Significant opposition to this application.

Proceed: RS will work with Tommy Brummer to strongly object. RS will draft objection and circulate among members.

4.5. **ERF 525 BANTRY BAY 262 OCEAN VIEW DRIVE:** - **31 July**

Proposed Deletion of Title Deed Restrictions and Departures

Case ID: 70350452

Departures: Item 22(d) of the Development Management Scheme ('DMS') to permit the second dwelling to be setback 2.185m in lieu of 3m from the south-western common boundary.

Item 22(d) of the DMS to permit the second dwelling to be setback 2.5m in lieu of 3m from the north-eastern common boundary (ground floor level only).

Item 22(c)(i) of the DMS to permit a height departure of 11.525m in lieu of the permitted 9m from base level to the wall plate.

Item 22(c)(i) of the DMS to permit a height departure of 11.925m in lieu of the permitted 11m from base level to top of roof.

In terms of Section 42(g) of the MPBL to delete restrictive title deed conditions to permit a second dwelling unit in terms of condition E.2 of title deed

In terms of Section 42(g) of the MPBL to delete restrictive title deed conditions to permit a second dwelling unit in terms of conditions F.3 of title deed

Description: Application is for departures to permit a second dwelling to be enclosed below the existing dwelling house. The proposal will delete two restrictive title conditions to permit a second dwelling on the site and to remove the 1/3rd 'as built' restriction

Discussed: In this particular part of Bantry bay we have not objected to similar applications. They want to inhabit the cavity underneath their home. It is a set of technical departures because the hillside underneath the existing house is being turned into a second dwelling.

Proceed: LL to issue LONO

4.6. **ERF 926 SEA POINT EAST 35 ARTHURS ROAD:** Permanent Departures - 31 July
Case ID: 70331820

Departures: Item 22(d): To permit the new 1st floor addition to be 0.0m ILO 3.0m on the north rear common boundary

Item 22(d): To permit the new 1st floor addition to be 1.165m ILO 3.0m on the east common boundary

Item 22(c)(ii): To permit the new 1st floor addition to be 6.60m ILO 4.0m on the north rear common boundary

Item 22(c)(ii): To permit the new 1st floor balcony to be 7.3m ILO 4.0m on the east common boundary

Item 22(d): To permit portions of the proposed building beyond 12m from the street and within 3.0m from the common boundaries to be 84%(27.90m) of the remaining linear distance ILO 60% (20.033m)

Item 22(e)(i): To permit external windows to be setback 1.165m ILO 1.50m required

Description: None

Discussed: Wondering if this is a retrospective approval?

Proceed: LL to get more info

4.7. **ERF 471 BANTRY BAY 2 AVENUE MARINA:** Demolition: HWC - ASAP

Departures: None

Description: The owner wants to apply for the demolition of the building to redevelop the site following precedent in this part of Bantry Bay.

Discussed: Owner would like to upgrade his home.

Proceed: LL to issue LONO

4.8. **ERF 1136 SEA POINT REGENT ROAD:** Replacing of Approved Plans - ASAP

Departure:

Description: The property has been rezoned and have approved plans but they are substituting that.

Discussed: PB recused himself. The matter was discussed and considered by the remaining members of the committee. Replacing approved plans with new plans for a slightly smaller building in order that the applicant do not build in the road reserve.

Technical matter.

Proceed: LL to issue LONO

5. Correspondence

5.1. ERF 367 FRESNAYE 32 CLARENS ROAD: Submission for appeal

Discussed: Belcom decided to not approve this demolition. We previously did not object but would abide by the decision of the appeal authority.

5.2. ERVEN 1955, 2090, 2091, 1560, 1559 GRANGER BAY: Proposed rezoning, subdivision, consolidation and departures (Somerset Hospital Site)

Update: Deadline extended to 28 July, once comment received from GPRA & MPRA, application and comment to be circulated to Planning Committee members.

5.3. ERF 1218 FRESNAYE 41 AVE ST BARTHOLOMEW: Alterations & Additions; Renovations: Departures

- ASAP

Update: Applicant requested we remove from our Agenda until he instructs otherwise.
(Neighbour retracted their No Objection Letter)

6. General

None

7. Meeting closed

(17:45 – 19:45)

NOTES

HWC: Heritage Western Cape

LONO: Letter of No Objection

HPO: Heritage Protection Overlay

ILO: In Lieu Of