

SFB PLANNING COMMITTEE MEETING (15/2017)

MONDAY 11TH SEPTEMBER 2017 AT 17h45

The Boardroom, 8th Floor, The Point

MINUTE OF PLANNING MEETING

1. Welcome & Apologies

Present: Lauren Bolus, Paul Berman, Ari Vayanos, Larry Aberman, Lizaan Loedolff

Apologies: David Polovin, Rod Stevens, Jacques van Embden

2. Previous Minutes

2.1. 28.08.2017 (14/2017)

Proposer: Larry Aberman

Seconder: Lauren Bolus

3. Matters Arising

4. Items for comment:

4.1. ERF 12 SEA POINT WEST 35 QUEENS ROAD: Demolition: HWC - ASAP

Departure: None

Description: Demolition

Discussed: The building is an ungraded building outside any Heritage Protection Overlay Zone. The building has not enough intrinsic architectural or heritage significance and cannot be considered to be formally protected. Its level of significance does not warrant its retention and the rear of the building had extensive alterations and most of the old flooring had been replaced, and window frames were changed to aluminium.

To Proceed: LL to issue a LONO

4.2. ERF 325 BANTRY BAY 5 BANTRY ROAD: Demolition: HWC - ASAP

Departure: None

Description: Demolition

Discussed: We need the motivation report, photos alone is not enough to make an informative decision.

To Proceed: LL to get motivation report from applicant. LL to circulate the motivation report to the committee.

4.3. ERF 394 SEA POINT 25 MOUNT NELSON ROAD: Alterations & Additions: HWC - ASAP

Alt & Add: TBC

Description: Proposed first storey to accommodate 2 children.

Discussed: Graded 3C and located in a HPOZ. This proposal was not supported by The City. The change in roofs cape at the rear of the site is very drastic, visible as the existing house on a corner. The Cllr tried to keep the frontage of the buildings, allowing applicants to build up at the back. This is a retrospective approval. We will not approve retroactively, we will under no circumstances condone building works that have taken place without formal approval or comment from The City or HWC.

4.4. ERF 462 FRESNAYE 30 ST JOHNS ROAD: Additions & Alterations: HWC,

Renovations: Departures

- ASAP

Alt & Add: Internal reorganization of living areas and re-finishing
Miscellaneous replacement of non-original doors and windows.
Addition of new guest room and enlargement of the existing garage at ground floor.

Addition of new west facing verandah and new stairs

First Floor: Extension of existing Bedroom 2 and non original bathroom 2
Enclosure of the Bed 1 verandah under a replacement hipped roof

Repositioning of the non original Bath 1.

Existing garden "boma" (roofed pergola) to be replaced with new construction including new stairs.

Departure: To permit a garage extension to be setback 0.00m ILO 1.50m from St Johns Road

To permit a first storey bathroom to be setback 0.00m ILO 3.00m from the South West Boundary

Description: Improvement on current dwelling.

Discussed: They are adding arches, it looks as if they are tidying up what already exists. It is an improvement. No impact on the streetscape.

To Proceed: LL to issue LONO

4.5. ERF 672 SEA POINT EAST 17 BELLEVUE ROAD: Demolition: HWC

- ASAP

Departure: None

Description: Demolition

Discussed: We need the motivation report, photos alone is not enough to make an informative decision.

To Proceed: LL to get motivation report from applicant. LL to circulate the motivation report to the committee.

4.6. ERF 1076 SEA POINT EAST 6 BATTERY CRESCENT: Partial Demolition: HWC,

Alterations: HWC

- ASAP

Alterations: Retaining the existing stores (troop shelters)

Demolishing the portion of the driveway slab covering the stairs and corridor to the stores (troop shelters) and constructing a visually permeable metal grate to expose the store entrances.

Exposing any uncovered gun emplacement remains (6 inch mounting) around the current swimming pool with a view to integrating it into the entrance of the building.

Stripping the plaster off the existing thick walls and exposing the old face-brick detailing.

Highlighting the historical significance of this site by naming the apartment block after it ("The Battery" if available) as well as illustrating the photographic and plan history of this site in the entrance lobby of the apartment block.

Description: Great care has been taken in designing the proposed building in order to ensure the structural integrity of the heritage resource is maintained.

Discussed: Grade 2 status difficult to justify. City supports above ground demolition, but not the below ground demolition.

To Proceed: LL to request them to present.

4.7. ERF 597 BANTRY BAY 24 RAVINE ROAD: Proposed Deletion/Amendment of Title Deed

Restrictions and Departures. Application No: 70344004

- 2 October

Deletion: Condition 1.B.2 "That a space of not less than 5.97m width be left in front of all lots fronting or abutting the passages. Such spaces may be utilized as gardens or forecourts."

Condition 1.B.3 "That all fences erected adjoining the passages be not more than 1.37m high."

Condition II.B.2 "That a space of not less than 5.97m in width be left in front of all lots fronting or abutting the passages. Such spaces may be utilised as gardens or forecourts."

Condition II.B.3 "That all fences erected adjoining the passages be not more than 1.37m high".

Condition III.B.2 "That a space of not less than 5.97m in width be left in front of all lots fronting or abutting the passages. Such spaces may be utilised as gardens or forecourts."

Condition III.B.3 "That all fences erected adjoining the passages be not more than 1.37m high".

Amendment: From: Condition 1.B.4 "That not more than one dwelling be erected on any one lot and that not more than half the area of any one lot be occupied by buildings."

To Read: Condition 1B.4 "That not more than one dwelling be erected on any one lot"

From: Condition II.B.4 "That not more than one dwelling be erected on any one lot and that not more than half the area of any one lot be occupied by buildings."

To Read: Condition II.B.4 "That not more than one dwelling be erected on any one lot."

From: Condition III.B.4 "That not more than one dwelling be erected on any one lot and that not more than half the area of any one lot be occupied by buildings."

To Read: Condition III.B.4 "That not more than one dwelling be erected on any one lot."

Departures: The new dwelling house at ground, first and second floors to be setback 0m ILO 3.5m from the Ravine Road street boundary

A (5.0m) portion of the property (which exceeds 60%) beyond 12.0m from the street to be setback 0m ILO 3.0m from the west common boundary on the first floor.

The second storey balcony to be setback 0m ILO 3.0m from the west common boundary.

Description: Removal and amendment of restrictive title deed conditions, and departures to permit the erection of a new dwelling house on the subject property.

Discussed: Applicant presented. Parking is accommodated in the basement. No departures triggered in the basement. There is a first storey setback. Very vegetated between the ervens. From the streetscape, you will only see one storey. Advertising currently to the neighbours.

Conditions, 5.97m that should be left by the passage. LB thinks the view corridors are important. The new height of the building will not exceed the height of the current building. Also for the pedestrians using the steps, it will not be good to have big tall buildings on each side. PlanComm is not comfortable with the 5.97m, they suggest 3m ILO of the 6m. The amendment of the title deed should match the setback according to the zoning scheme. LONO for increase from 50% to 68%.

LONO for the slight overage of the garage

We suggest they must do some landscaping/plants in front of the house.

Second storey balcony: Screen might have to be added for privacy

To Proceed: LB to draft response

4.8. ERF 502 FRESNAYE 6 CHATEAU AVENUE: Proposed Removal of Restrictions, Departures & Council Consent. Application No: 70289192 **- ASAP**

- Deletion:** “B (1) That the above erf be used for residential purposes only.”
“B (3) That no more than one dwelling or tenement be erected on the said erf and that not more than half the area of the said erf be built upon.”
- Departures:** From item 22 to Permit: The deck/terrace above the garage/carport to be 0.0m ILO 3.0m on the north-west common boundary
1.64m ILO 3.0m on the north-east common boundary
The covered portion of the backyard to be 0.0m ILO 3.0m on the north-east and north-west common boundaries
- Consent:** To permit a Place of Instruction (Early childhood centre (ECD) to operate from the garage/carport on the property.
- Conditions:** The number of children enrolled at the Place of Instruction (Early childhood centre (ECD) shall not exceed 25 or any lesser number as may be limited by the Director: Social Services (City Health Department).
Unless determined otherwise by the Director: Planning and Building Development Management, the hours of operation of the Place of Instruction (Early childhood centre (ECD) shall be limited to 08:00 – 17:00 from Monday to Friday, excluding public holidays.
- Discussed:** This is a small crèche and they want to now make it bigger. This application has already been approved by The City
- To Proceed:** TDA letter of approval dated 16 August 2017. We don't deem it necessary to object/comment.

4.9. ERF 1485 SEA POINT EAST 8 MOUNT NELSON ROAD: Title Deed Condition **- 29 September**

- Alt & Add:** Item 162: To permit the building work in a Heritage Protection Overlay Zone Consent in terms of Condition 2(3.3) of Title Deed T701383/2016 to permit alterations and additions to the building
- Descriptions:** The application is to do alterations and additions to the dwelling house.
- Notes:** This application has been reviewed on the 8th of May 2017 by SFB PlanComm who issued a LONO. We received the application again since one neighbour retracted support/objected this application so they had to advertise again.
- Discussed:** We considered, deliberated and we stand by our LONO

5. Correspondence

6. General

7. Next Meeting Dates:

2 October 2017

8. Close

NOTES

HWC: Heritage Western Cape

LONO: Letter of No Objection

HPO: Heritage Protection Overlay

ILO: In Lieu Of

