

SFB PLANNING MEETING (12/2017)

MONDAY 24TH JULY 2017 AT 17h45

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

MINUTE OF PLANNING MEETING

1. Welcome & Apologies

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

Apologies: Lauren Bolus; Jacques van Embden

2. Previous Minutes

2.1. 10.07.2017 (11/2017)

Proposer: David Polovin

Seconder: Larry Aberman

3. Matters Arising

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

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. We should be writing a letter of objection to say that we are in support of the neighbour who objected.

Newly discussed: LA has reviewed this application and advised that we do not object

To Proceed: LL to issue LONO

3.2 ERF 9 BANTRY BAY 1 AVENUE ST LEON: Rezoning & Departures

- 31 July

Application Number 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.

Newly discussed: RS drafted objection, Planning Committee worked through it (slight change to No 11). The drafted objection was approved. LL to issue objection.

3.3 ERF 926 SEA POINT EAST 35 ARTHURS ROAD: Permanent Departures

- 31 July

Application Number 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: Construction started 8 years ago. Building as they can afford.

Note: Applicant requested we table for our next meeting

Discussed: Aesthetically ill considered. Suspect that this is an application for retrospective approval. Should this be the case, applying now for approval on work done is not acceptable. We have no evidence of approved plans, in fact the building looks nothing like what has been built. RS suggests: Applicant to provide stamped approved building plans for previous alterations, if not the SFB Planning Committee will request a penalty given to the applicant. SFB Planning Committee do not support retrospective approval.

To Proceed: LL to get more information. The Committee requests copies of the approved plans, plus a photocopy in colour of the changes they would like to make.

4. Items for comment:

4.1. ERF 1072 SEA POINT EAST 7 MAIN ROAD: Departures - 22 August

Application Number 70315040

- Departure:** Item 41(b): To permit a floor factor of 1.504 (1059.1m²) ILO 1.5 (1056m²) required
- Item 41(e): To permit portion of the building over 18m from the street to set back:
- 4.03m ILO 4.95m (3rd storey) south west common boundary
 - 4.03m ILO 6.69m (4rd storey) south west common boundary
 - 4.95m ILO 6.695m (4th storey) north east common boundary
 - 4.62m ILO 8.4m (roof level) south west common boundary
 - 4.97m ILO 8.4m (roof level) north east common boundary
 - 7.91m ILO 8.4m (roof level) south east common boundary

Description: It is proposed to effect alterations and additions to flats on the property. The building will contain 11 dwelling units. Permanent departures from the Development Management Scheme set out above are being applied for.

Discussed: Item 41(b) 3m² difference. Not aware of any objections. Very difficult to tell from the way the plans are drawn. Right on the boundary of both common boundaries. This will not have a material effect on the neighbours.

To Proceed: RS will contact D&N Planning Studio to see if there are any objections and if so, to meet with RS. Outcome: The developer wishes to fatten out the top floor in the h-shape at the back by adding the blue sections show in the attached 3 x 3D views as well as the red triangles in the attached 2D view. The bottom 2D view shows a small red dot which is a section of structure which is approximately 50mm over the setback line. Erf 1073 next door has issued Fred with a LONO. Based on the outcome, the planning committee has LL to issue a LONO.

4.2. ERF 700 FRESNAYE 24 AVENUE FRESNAYE: Departures - 08 August

Application Number 70345706

- Departure:** Item 22(f)(ii): To permit to proposed garage to be set back 0m ILO 1.5m from the street boundary (Avenue Fresnaye Avenue) required
- Item 22(d): To permit the proposed first storey terrace to be set back 0.0m ILO 3.5m the street boundary (Avenue Fresnaye Avenue) required

Description: It is proposed to erect a dwelling house on the property.

Note: Awaiting supporting documents – tabled for next meeting.

Discussed: The new garage will be built in the same exact spot. Departures are fairly insignificant.

To Proceed: Planning Committee want comments from the neighbours (703 & 688). We require supporting documents and confirmation if neighbours object.

4.3. ERF 77 SEA POINT 10 SOLOMONS ROAD: Departures & Council Approval (By-Law) – 14 August

Application Number 70344510

- Departure:** Item 60: The building to be setback 5.5m from the centre line of the street ILO 8.0m
- Parking within 10.0m of the street on the ground floor level
- Item 121: pools on the 1st, 3rd and 7th storeys to be setback 0m ILO 1.0m required
- Item 138: 3 parking bays ILO 6 parking bays required
- Item 141: Vehicles to reverse across the footway

- Description:** It is proposed to accommodate a block of flats on the property
- Discussion:** Request traffic impact assessment. They have half the parking that they need. The apartments are 3 bedrooms, all en-suite, Erf is 162m². As a building, pleasant design and idea but it has parking problems. The Spar parking is across the (already slim) road. Very concerned about the parking issue. However, very close to MiCiti busroute. This building might enhance the look of the street. If the building is set back enough to where it does not obstruct the pavement, perhaps...
- To Proceed:** Request Applicant to Present

4.4. ERF 743 BANTRY BAY 68 DE WET ROAD: Departures & City Approval - 14 August
Application Number 70342129

- Departure:** Item 22(c): To permit the wall-plate height of the workshop roof to be 9.715m ILO 9m from base level 3
- Item 22(c): To permit the roof height of the workshop roof to be 11.360m ILO 11m from base level 3
- Item 22(c): To permit the bedroom and lounge chimneys to be 12.725m ILO 11m from base level 3
- Item 22(d): To permit the new service, gas and refuse rooms to be setback 0m ILO 4.5m from De Wet Road
- Item 22(d): To permit the new jockey slab/raised driveway to be setback 0m ILO 4.5m from De Wet Road
- Item 22(d): To permit the extended garage at 2nd level to be setback 1.27m ILO 3m from the south-western common boundary
- Item 22(d): To permit the new balcony at 1st level to be setback 0m ILO 3m from the south-western common boundary
- Item 89: City's Approval to permit the construction of raised driveway slabs within the TR2 zone

- Description:** Amendment of approved plans for new dwelling house requiring the above application in terms of the Municipal Planning By-Law
- Discussed:** The road is above the house. Located on the sea side of the road and has a very steep slope. DP requests neighbour comments. RS will contact D&S Planning Studio to discuss. Outcome: The house has approved plans which include an application to buy council land for the driveway. The amendment plan before us is to change the driveway, which forms part of the council land purchase application, from a surfaced ground slope to a surfaced floor slab so they can tuck a services room underneath it. The owner wishes to increase the slopes of the 2 sloping roofs on the top floor to create more volume inside the rooms underneath. The highest point of these 2 roofs is unchanged and already approved so the slope adjustment will not be a change to the view line from behind. All the other departures are for a below-ground refuse room on the lateral boundary, 4 slightly fatter chimneys and lofelstein retaining walls which raise the lawn by 2.1m – ie 0.6m more than the permitted 1.5m. The 6 affected neighbours have not yet consented or objected. We may only know their decision after the advertising closes on 14 August 2017. Based on the outcome, the planning committee has LL to issue a LONO.

4.5. ERF 102 FRESNAYE 3 PRINCESS ROAD: Demolition: HWC - ASAP

Departures: None

Description: Demolition

Discussed: No objection

To Proceed: LL to issue LONO

4.6. ERF 987 SEA POINT EAST 38 ARHURS ROAD: Demolition: HWC - ASAP

Departures: None

Description: Demolition

Discussed: Fairly old house, Victorian. It is not an Hpoz and it has not been graded. DP thinks we should object. They think the house is beautiful and in a very good state. The Committee feels conflicted.

To Proceed: Ask applicant to provide stronger motivation.

4.7. ERF 876 SEA POINT 11 BARKLY ROAD: Alterations & Additions: HWC - ASAP

Departures: None

Description: Changes made to original application, deviation is reduced from approved submission

Discussion: They want to improve the property by adding a pool at the back, under roof lounge and additional bathroom.

To Proceed: LA will assist in dealing with this. Outcome: LL to issue a LONO

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

Update: Deadline extended to 28 July, comment from MPRA, not yet GPRA.

To Proceed: LA to assist.

5. Correspondence

None

6. General

6.1. Green Point Common

6.1.1. GPRA have proposal that will meet The City halfway. The City wants to manage both the Stadium and the Urban Park. Heritage Western Cape will allow 6 weeks to comment. On the municipal entity, required to have the information on which we need to comment. When it comes to management of the common, GPRA asked for info, they refer them to access to information process. If The City requires commentators to go the access of information route, they need to extend the deadline.

7. Close

19:50

NOTES

HWC: Heritage Western Cape

LONO: Letter of No Objection

HPO: Heritage Protection Overlay

ILO: In Lieu Of