

# SFB PLANNING COMMITTEE MEETING (14/2017)

MONDAY 28<sup>TH</sup> AUGUST 2017 AT 17h45

The Boardroom, 8<sup>th</sup> Floor, The Point

## MINUTE OF PLANNING MEETING

### 1. Welcome & Apologies

**Present:** Rod Stevens, Lauren Bolus, Jacques van Embden, Ari Vayanos, David Polovin, Paul Berman, Larry Aberman, Lizaan Loedolff

**Welcome:** Ori Saban attended the SFB Planning meeting in his capacity as a Professional Architect and Exco member.

### 2. Previous Minutes

#### 2.1. 07.08.2017 (13/2017)

**Proposer:** Rod Stevens

**Seconder:** David Polovin

### 3. Matters Arising

#### 3.1. ERF 401 SEA POINT CNR ARTHURS AND GRAHAM ROAD: Proposed Departure - 04 September

Application Number 70331166

**Departure:**

|             |   |
|-------------|---|
| Item 41(b): | To permit a floor factor of 2.51 ILO 2.5  |
| Item 138:   | To permit 8 off-street parking bays ILO 26 off-street parking bays.                                       |
| Item 41(a): | To permit coverage of 78.18% ILO 60% (existing 64.25%)  |
| Item 41(e): | To permit storey 1,2,3,4 and 5 being setback 1.06m & 0.6m ILO 4.5m from Graham Road and 1.06m on storey 6 |
| Item 41(e): | Departures from the north-west common boundary more than 18m from the street boundary (Arthurs Road).     |
| Storey 1:   | 0m ILO 4.5m   |
| Storey 2:   | 1.1m ILO 4.5m   |
| Storey 3:   | 1.1m ILO 5.2m   |
| Storey 4:   | 1.1m ILO 6.9m   |
| Storey 5:   | 1.1m ILO 8.67m  |
| Storey 6:   | 5.084m ILO 10.56m   |

Council to not require a street centreline setback of 8m from the centreline of abutting public street (Graham Road)

**Description:** Proposed 21 roomed boarding house

**Discussed:** PlanComm has seen this before and we objected due to the fact that it did not have enough parking, no provision for car stacking, the proposed building will be in conflict with urban design policies and not acceptable in term of urban design. LL to request applicant to present.

**Newly Discussed:** The applicant presented. This application received numerous objections, they have revised and scaled the back of the building significantly. Currently a boarding house and will continue to be a boarding house for the medium budget traveller. PT2 has not been adopted. JvE pulled up the original comment from 2015 and the building is non-compliant in its current state. RS suggests investigating parking solutions and requesting comment from neighbouring blocks.

The closest bus stop is less than 100m away. This application has extensively been revised. They have requested a reduced parking rule and is now requesting further leniency on parking. The Planning Committee will object this application. In our objection we will note the improvements made in the revised application. PB suggests reducing the number of rooms in the boarding house to accommodate the parking bays available. LA noted his concern about rooms such as the penthouse being used as a residential apartment and not as part of the boarding house.

**Notes:** Neighbouring blocks will collectively object.  
**To Proceed:** RS to draft objection.

#### 4. Items for comment:

##### 4.1. ERF 2046 FRESNAYE 11 BELLWOOD ROAD: Proposed Departure - 07 September

Application Number 70342949

**Departure:** Item 41: To permit a floor factor of 1.09 (1081m<sup>2</sup>) ILO 1.0(991m<sup>2</sup>)

**Description:** It is proposed to renovate a portion of the property to accommodate a new TV lounge and extension to the dining area on the first and second storeys.

**Discussed:** Very small departure, no objection

**To Proceed:** LL to issue a LONO

##### 4.2. ERF 412 FRESNAYE 16 IRWINTON ROAD: Alterations & Additions: HWC - ASAP

**Alt & Add:** Proposed to make alterations to the rear of the property, add a dormer window to the front of the building, and replace certain existing doors and windows. At the same time the entire building will be upgraded.

**Description:** The proposal is in keeping with the relevant significance of the row house, the individual unit and the street character.

**Discussed:** This is to improve the property to add a new loft, pool at the back. Drawings are well articulated. Excellent report received. HWC supports and so will PlanCom.

**To Proceed:** LL to issue LONO

##### 4.3. ERF 974 FRESNAYE 23 AVENUE DE L'HERMIT: Demolition: HWC - ASAP

**Departure:** None

**Description:** Demolition

**Discussed:** This site has not officially been graded. This site does not fall within the declared Sea Point or Green Point Heritage Protection Overlay Zones and no HPOZ has been proposed for the area to date. Research show that this site has no known social or cultural significance. Although much for the house's original fabric remains, it is in very poor condition.

**To Proceed:** LL to issue LONO

##### 4.4. ERF 368 SEA POINT WEST 273 BEACH ROAD: Proposed Additions & Alterations- ASAP

**Alt & Add:** Proposed new windows and stacking doors to the offices and coffee shop.

A new timber deck with safety glass balustrades

A roof slab with polycarb skylight supported on brick piers

Internal alterations within the existing kitchen, entrance lobby and sales office

**Description:** Proposed additions and alterations have the aim of enhancing and adding value to the spatial experience of the inhabitants of this building.

**Discussed:** Significant improvement.

**To Proceed:** LL to issue LONO

**4.5 ERF 911 SEA POINT EAST 67 ARTHURS ROAD: Proposed Removal of Restrictions & Departures**  
Application Number 70353011 **- 26 September**

- Departure:** To delete a condition (clause 2) of title deed T3537/1929 referred to in T10859/2006 relating to the area to be built upon the property
- Item 22(d): To permit the portion of the building (staircase) to be setback 0m ILO 3.5m from the street boundary (Arthur's Road)
- Item 22(f)(i)(aa): To permit a garage that is 3.865m ILO 3.5m in height from base level to top of roof to be within the northern common boundary
- Item 22(f)(ii): To permit a second carriageway crossing on the property
- Item 140(2)(c): To permit a carriageway crossing to be 4.5m wide ILO 5m wide
- Description:** The proposal is to construct a new double garage, staircase and terrace on the property.
- Discussed:** This application had been reviewed on the 23<sup>rd</sup> of September 2016, and a LONO was issued. No changes were made but the application had to be resubmitted since it expired.
- To Proceed:** LL to issue LONO

**5. Correspondence**

**5.1.** Safe removal of asbestos roof sheets  
This is in Moullie Point, refer to MPRA

**5.2.** 163 Ocean View Drive

PlanComm was worried that it was a single house, with 3 floors, one apartment each, now being used for commercial use. JVE suggests that PlanComm requests an inspection. JVE will action.

**6. General**

**7. Close**

19: 05

**NOTES**

HWC: Heritage Western Cape

LONO: Letter of No Objection

HPO: Heritage Protection Overlay

ILO: In Lieu Of