

## SFB PLANNING COMMITTEE MEETING (04/2018)

MONDAY 5<sup>th</sup> MARCH 2018 AT 17h45

Fabian Architects, 8<sup>th</sup> Floor, North Wharf Square, 1 Lower Bree Street, Cape Town

### MINUTES OF PLANNING COMMITTEE MEETING

#### 1. Welcome & Apologies

**Apologies:** Paul Berman, Aris Vayanos

**Present:** Larry Aberman, Ori Saban, Lauren Bolus, David Polovin, Lizaan Loedolff

#### 2. Previous Minutes

2.1. 12.02.2018

**Proposer:** Ori Saban

**Seconder:** Larry Aberman

#### 3. Matters Arising

3.1. **ERF 163 & 646 CNR SEACLIFF & VICTORIA ROAD BANTRY BAY:** Departures - 06 MAR

**Departure:** Floor factor to be 1.833 (608.41m<sup>2</sup> of which 1.825 [606.06m<sup>2</sup>] was previously approved)

Height (of the lift shaft) to be 14.8m ILO 10.0m required to the top of the roof the lift shaft

Building line for the lift shaft to be 1.674m ILO 3.5m from Victoria Road

Lift to project above the scenic drive

Additionally the property is located along a proclaimed Main Road and is positioned closer to the street boundary than the permitted 5.0m. Therefore, the approval of Council is required to agree to permit the lift shaft to be 1.67m ILO 5.0m in terms of Item 121 of the DMS.

**Description:** Proposed to install a lift with vertical access to the roof and for the lift shaft to be enclosed in glass. To do so departures are required from Items 22, 53 and 171.

**Discussed:** Floor factor increase is only for 2m<sup>2</sup>. This application was always approved to use the roof space. LL to request applicant to send comment for effected neighbours.

**Newly Discussed:** As to date, no letters of objections has been received from affected neighbours.

**To Proceed:** LL to issue LONO

#### 4. Items for comment:

4.1. **ERF 522 42 AVENUE MARSEILLES AND ST JOHNS ROAD FRESNAYE:** Permanent Departures

(Application No: 70379775)

- 26 MAR

**Departure:** Item 41(e): To permit the proposed new covered parking deck to be setback 2.71m and 0.00m ILO 4.5m, respectively from the southern and western common boundaries.

Item 90: Consent for air and underground rights to permit portion of the parking deck to extend over the TR2 zone on the property.

Item 121: City's approval to permit the raising of the ground floor to the building to be 12.129m of 1.5m above existing ground level.

**Description:** Proposed additions to the existing block of flats for parking structure for 20 parking bays.

**Discussed:** Applicant must adhere to the 4.5m setback line in accordance to the zoning scheme. No objection to Item 90 (Consent to air and underground right to permit portion of the parking deck to extend over the TR2 zone on the property), but the committee does object to the common boundary setbacks Item 41e (to permit the proposed new covered parking deck to be setback 2.71m and 0.00m ILO 4.5m, respectively from the southern and western common boundaries) as well as Item 121 (city's approval to permit the raising of the ground floor to the building to be 12.129m of 1.5m above existing ground level). Letters of concern received from 2 neighbours.

**To Proceed:** LL to issue objection, LB to approve.

**4.2. ERF 599 BANTRY BAY 20 RAVINE ROAD:** Rezoning, Deletion of Restrictive Title Deed Conditions (Application No: 703623318) **- 03 APR**

**Departure:** The deletion of conditions I.B.1 and II.B.1 which both read as follows:

That a space of not less than 19 feet in width be left in front of all lots fronting or abutting the passage. Such space may be utilised for gardens or forecourts.

The deletion of condition I.B.3 and II.B.3 1 which both read as follows:

That not more than one dwelling be erected on any one lot.

The following applications are also required:

The rezoning of Remainder Erf 599 from Single Residential (SR1) to General Residential (GR2) to permit the erection of flats.

Subdivision of Remainder Erf 599 into two portions (Portion Remainder  $\pm 665\text{m}^2$  and Portion 1  $\pm 59\text{m}^2$ ). Portion 1 is to be road widening purposes.

Item 41(e): To permit the proposed building to be setback 1.6m ILO 4.5m from the street boundary (Ravine Road).

Item 41(d): Departure front he street Centreline setback requirement.

**Description:** Rezoning of the property to General Residential (GR2) to permit flats (3 dwelling units). Subdivision of the property into two portions in for road widening (minimum 9m road with). Deletion of restrictive title deed conditions (one dwelling house restriction and building line restriction) in order to erect flats on the property.

**Discussed:** The committee suspects that this has already been built. It is noted that the future development of the site will respect the existing height servitude which are imposed to protect view right of the properties to the south of Ravine Road. This application is not asking for additional bulk or height.

**To Proceed:** LL to issue LONO with the condition that the applicant improve the wall and the butting.

**5. Correspondence**

**5.1.** Application, Case Number: 130001378, Abutting Erf 1626  
Noted

**6. General**

**6.1.** Annual Membership Application

All members of the committee is members in good standing prior to the 2018 SFBRRR AGM.

**7. Next Meeting Date:**

19 March 2018