

SFB PLANNING COMMITTEE MEETING (08/2018)

MONDAY 7th MAY 2018 AT 17h45

The Boardroom, 8th Floor, The Point, Cnr of Cassell & Regent Road, Sea Point

MINUTE OF PLANNING MEETING

1. Welcome & Apologies

Apologies: David Polovin, Victor Morris, David Rose, Aris Vayanos

Present: Lauren Bolus, Paul Berman, Gordon Metz, Ori Saban, Larry Aberman, Lizaan Loedolff

2. Previous Minutes

2.1. 23.04.2018 (07/2018)

Proposer: Ori Saban

Seconder: Paul Berman

3. Matters Arising

3.1. ERF 507 SEA POINT 1 ALBANY ROAD: Proposed New Building – **ASAP**

Departure: Parking bay departure (12 bays ILO 18 bays)

Description: Proposed new building

Discussed: Confusing application, applicant to present. HWC instructed applicant to present proposed plans for new building. Contact HWC to inquire if this is a new procedure implemented by HWC? Applicant presented. Only departure is parking bays, 12 bays ILO 18. To date, no objections have been received. Applicant to give 0.7m from his boundary to council. This will be added to the 8.3m with of the current road to widen the road for street parking. Current zoning is GR4. LL to contact HWC to request why comment is needed on proposed plans and if application will be advertised for public participation. HWC confirmed they have implemented the Gees Judgement. GM and OS will do a site inspection. Applicant to send plans marking the elevations and relationship to the streetscape.

Newly Discussed: Applicant withdrew parking departure of 12 bays ILO 18 bays. Site inspection was done. No sensitivity shown towards its heritage neighbour.

To Proceed: Objection

3.2. ERF 55-RE FRESNAYE 1 AVE BRITTANY: Alterations and Additions: HWC – **ASAP**

Departure: N/A

Description: Alterations to the garage, interior only, no changes to the outside of garage. Addition of a small office on top of the current office, the owners need one office for themselves and another office for their children. Graded 3B.

Discussed: The plans have been drafted very sensitively and is very much in keeping with the original house. Same windows and features as the current house. Given the heritage value of this period building, the opinion of a specialist of this genre of building should be sought in order for the committee to make an informed decision on the potential impact of the proposed alterations. LL

request applicant to provide a report from a Heritage specialist. The application does not match the proposed plans. Construction on this application has commenced without our comment. The committee will under no circumstances support retrospective approval or comment on a pending application if they discover construction has started.

To Proceed: We will report to the TDA department of The City of Cape Town and HWC that we will not comment on this application as construction is underway while their application still pending.

3.3. ERF 659 SEA POINT WEST 17 HALL ROAD: Rezoning and Departures: HWC – **21 MAY**
(Application Number 70386452)

Departure: Item 137: Departure to permit 4 ILO 8 accessible parking bays
Item 141(1)(b): Departure to permit vehicles parked on the site to reverse across the footway

Description: Rezoning from GR5 to GB4 and departures to permit 4 ILO 8 accessible parking bays and to permit vehicles parked on the site to reverse across the footway when leaving the site.

Discussed: GB4 (General Business). Concerned about the rezoning as it allows for much more than GR5. LL to contact TDA and neighbouring apartment blocks to enquire if any comment has been received.

Newly Discussed: Neighbours will object. There are businesses creeping into the residential areas that will affect the quality of life of the residents, there is the principle of a business strip along Sea Point Main Road.

To Proceed: Objection

3.4. ERF 513 BANTRY BAY 41 DE WET ROAD: Departures – **14 MAY**
(Application Number 70385018)

Departure: Item 22(d): Departure to allow a planter on ground storey to be 0m ILO 3.5m from the street boundary.

Item 22(d): Departure to allow a pergola at the service/mezzanine level to be 0m ILO 3.5m from the street boundary.

Item 22(d): Departure to allow the viewing deck on the second storey to be 2.3m ILO 3.5m from the street boundary.

Item 22(d): Departure to allow the height of the wall plate to be 8.471m ILO 8m (11.645m approved already) from base level.

Item 22(c)(ii): Departure to allow the height of the screening on the western common boundary to be 4.309m ILO 4m above base level 2 on the third storey.

Item 22(c)(ii): Departure to allow the height of the screening of the eastern common boundary to be 4.309m ILO 4m above base level 2 on the third storey.

Item 89(c): City approval to permit the construction of planter(s) in portion of Public Street (TR2 zone)

Description: Proposal to regularise additions and alterations to a dwelling house.

Discussed: Committee is unable to make an informed decision without the required supporting documents. Requires a full set of plans in colour stating the demarcation along with all supporting documents. Repeatedly asked for supporting documents and plans in colour but applicant refusing to assist.

To Proceed: Without all the information, the committee is unable to comment on this application.

4. Items for comment:

4.1. ERF 156 SEA POINT EAST 25 HOFMEYER ROAD: Demolition: HWC – ASAP

Departure: N/A

Description: Demolition

Discussed: No intrinsic heritage value.

To Proceed: LONO

4.2. ERF 514 FRESNAYE 224 HIGH LEVEL ROAD: Alterations & Additions: HWC – ASAP

Departure: N/A

Description: Alterations to the existing structure and to reconstruct roofing at the rear of the property. The house is pre-1926 but is not in a HPOZ zone

Discussed: Environmental and Heritage Management Comment: "Emailed applicant advising on non-support due to overly negative impact of the proposal on the resource". Comment from City Heritage: "The proposed work is not sensitive to the relative significance of the resource internally but mostly from an external perspective by way of introducing as proposed built form that is not married well to the existing resource's form or language". The committee is in agreement with the comment from The City.

To Proceed: Objection

4.3. ERF 1666 FRESNAYE 7 AVE ST DENIS: Alterations & Additions: HWC – ASAP

Departure: N/A

Description: Small internal alterations

Discussed: Minor changes

To Proceed: LONO

5. Correspondence

5.1. Appeals

5.1.1. Erf 325 Bantry Bay 5 Bantry Road

Noted

5.1.2. Erf 906 Sea Point 69 Arthurs Road

Issue applicant LONO for Removal or Restriction on Title Deed only.

5.2. MPT Oral Hearing

5.2.1. Erf 586 Bantry Bay 160 Kloof Road

Noted

5.3. HWC Impact Assessment Committee Agenda

Noted

6. General

7. Next Meeting Date:

21 May 2018

8. Close

19:28