

SFB PLANNING COMMITTEE MEETING (22/2018)

MONDAY 10th OF DECEMBER 2018 AT 17h45

8TH FLOOR NORTH WHARF 1 LOWER BREE STREET FORESHORE CAPE TOWN

MINUTE OF THE PLANNING MEETING

1. Welcome & Apologies

Apologies: David Rose, Lizaan Loedolff

Present: David Polovin, Lauren Bolus, Gordon Metz, Victor Morris, Ari Vayanos, Ori Saban, Larry Aberman

2. Previous Minutes

26.11.2018 (21/2018)

Proposer: Ari Vayanos

Seconder: Ori Saban

3. Matters Arising

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

Departure: N/A

Description: Total Demolition

Discussed: This application has been reviewed by the committee earlier this year for demolition only and was approved as the house had very little heritage significance. The proposed plans for the site was brought under the attention of the committee who in turn contacted the applicant to recant their approval for demolition and a request to revise the proposed plans. The applicant has since revised the plans and resubmitted. The new plans include a basement that will be used for parking and take cars off the road and the application will be departure free. The committee viewed the impact of the proposed building from all the surrounding roads. The effort of the architect's heritage interpretation can be acknowledged, but the new proposed building will not blend into this area that is in an HPOZ. GM suggested that they do something that is more in keeping with the surrounding houses. The SFB Heritage Specialist will conduct a site visit.

Newly Discussed: SFB Committee agreed that amended plans will not contribute to surroundings and the heritage overlay area in which this property is situated.

To Proceed: Letter of Objection

3.2. ERF 367 FRESNAYE 32 CLARENS ROAD: Proposed Rezoning – 28 JAN

(Application Number: 70369761)

Departure: N/A

Description: Proposed rezoning of the property from GR2 which has a permitted floor area factor of 1, to the GR4 which has a permitted floor area factor of 1.5, to permit alterations and additions to the existing block of flats with a proposed floor area of 1022m² (floor area factor of 1.2).

Discussed: The committee suspect that the proposed plan is working from the approval of GR4 zoning. Applicant to present.

Newly Discussed: Presentation by the applicant. Summarised as follows:

- a) There is an approved building plan dated 24 July 2018.
- b) The approved plan is GR2 and in terms of section 9.2 rezoning to GR4 which would mean a floor factor increase from 1 to 1.2 which is approximately an additional 200 square metres additional floor area
- c) Objections have been received as per letter. Tommy Brummer is assisting certain residents in preparation of their application for objection. Applicant has applied to extend the top floor but no height departure has been applied for.
- d) Before SFB can decide the committee requested 3D plans in context to assist in this process. The committee is aware that this rezoning decision will create a precedence.

To Proceed: The committee will await the 3D plans and will discuss this at the next meeting.

4. Items for comment:

4.1. ERF 368 SEA POINT WEST 273 BEACH ROAD/2 ST JOHNS ROAD: Alt & Add: HWC - ASAP

Departure: N/A

Description: Alterations & Additions to a building over 60 years including adding decks to 4 bedrooms, adjusting the direction of the ramp and replacing the windows.

To Proceed: LONO

4.2. ERF 1652 SEA POINT EAST 15A MILNER ROAD: Alterations & Additions: HWC – ASAP

Departure: Relaxation from 1.8m to 3m high boundary

Description: Replacement of boundary wall.

Discussed: Raising of the boundary wall. Noted that there is additional work and have assumed there are no departures with these additions.

To Proceed: LONO

4.3. ERF 1142 SEA POINT 21 CLIFFORD ROAD: Alterations & Additions: HWC – ASAP

Departure: N/A

Description: Internal renovations

Discussed: No objection to internal work only

To Proceed: LONO

5. Correspondence

5.1. 160 Kloof Road

Correspondence received from a resident. Planning Committee Chair will send response to clarify SFB's policies and procedures

6. Next Meeting Date

21 January 2019