

SFB PLANNING COMMITTEE MEETING (03/2018)

MONDAY 12th FEBRUARY 2018 AT 17h45

Fabian Architects, 8th Floor, North Wharf Square, 1 Lower Bree Street, Cape Town

MINTUES

1. Welcome & Apologies

Apologies: David Polovin, Paul Berman

Present: Lauren Bolus, Ori Saban, Larry Aberman, Aris Vayanos, Lizaan Loedolff

2. Previous Minutes

2.1. 29.01.2018

Proposer: Aris Vayanos

Secunder: Larry Aberman

3. Matters Arising

3.1. ERF 1025 SEA POINT 57 ST JOHNS ROAD: Permanent Departures & Rezoning - ASAP

Discussed: LA is concerned that the roofslab is not set back, which leave the potential to enclose this area in the future. It can be considered lifting the objection if the applicant will undertake that they do not enclose this balcony. The new designs should not enclose any balconies beyond the set back and no additional plans be submitted after the fact by the developer.

To Proceed: Applicant to send undertaking.

4. Items for comment:

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

Departure: None

Description: Demolition

Discussed: This application has been reviewed in July 2017, we issued a LONO. Comment from the Heritage Consultant: "The interventions of the past, especially the circa 1940 alterations diminished the cultural significance of the building to a level where it makes an average contribution to the street. Its position in the street does not elevate the significance of the street to higher levels of significance at all and the policies of HWC precludes the status of the building to be considered anything higher than a Grade 3C". The proposed development is below what they are zoned for.

To Proceed: LL to issue a LONO.

4.2. ERF 349 31 VICTORIA ROAD BANTRY BAY: Alterations & Additions - ASAP

Departure: Item 22(d): To permit the width of the garage to be 8.125m ILO 6.500m
To permit the garage to be setback 0.000m ILO 5.000m from Rochester Road

Description: To have the building line restriction waived for erection of the garage as well as the increase in the width of the garage to cater for 3 cars. This will ease parking on an already overburdened road for parking.

Discussed: OS knows this applicant personally but has no affiliation to this application. LB recuses herself from this discussion. There is no impact on the street or the neighbours. Letters of no objection received from the neighbours.

To Proceed: LL to issue LONO.

- 4.3. ERF 778 39 VICTORIA ROAD BANTRY BAY: Alterations & Additions: HWC - ASAP**
- Departure:** None
- Description:** Ground storey: Extend kitchen and scullery and create guest wc under existing first storey slab. (Excavation is required)
- First storey: Extend bedroom 4. (This will be a similar extension to the adjoining unit)
- First storey: Refurbish bathrooms. Create new en-suite.
- Fit new lift
- General: New windows and doors. (Existing aluminium is of poor quality. This will match the aluminium of all the other apartments that have already upgraded their windows and doors)
- Discussed:** Comment from Environmental & Heritage Management: "Built fabric has largely been modernised over time. Current proposal does not change original fabric or significance as a result. Building considered to be of 3C significance, given remaining architectural features. Proposal supported." This grading is in progress.
- To Proceed:** LL to issue LONO

- 4.4. ERF 390 7 DUNROBIN ROAD SEA POINT EAST: Alterations & Additions: HWC - ASAP**
- Departure:** None
- Description:** To add a boundary wall
- Discussed:** Committee enjoyed the design of this boundary wall.
- To Proceed:** LL to issue LONO

- 4.5. ERF 163 & 646 CNR SEACLIFF & VICTORIA ROAD BANTRY BAY: Departures - 06 MAR**
- Departure:** Floor factor to be 1.833 (608.41m² of which 1.825 [606.06m²] 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 2m². This application was always approved to use the roof space.
- To Proceed:** LL to request applicant to send comment for effected neighbours.

5. Correspondence

5.1. 1 Calais Road, Sea point

6. General

7. Next Meeting Date:

26 February 2018

8. Close

18:38