

SFB PLANNING COMMITTEE MEETING (12/2018)

MONDAY 16th OF JULY 2018 AT 17h45

8TH FLOOR PROTEA NORTH WHARF HOTEL 1 LOWER BREE STR CAPE TOWN

MINUTE OF PLANNING MEETING

1. Welcome & Apologies

Apologies: Victor Morris, David Polovin

Present: Lauren Bolus, Ori Saban, Ari Vayanos, David Rose, Larry Aberman, Gordon Metz, Lizaan Loedolff

2. Previous Minutes

2.1. 02.07.2018 (11/2018)

Proposer: Larry Aberman

Seconder: Ori Saban

3. Matters Arising

3.1. ERF 114 BANTRY BAY 3 RAVINE ROAD: Alterations & Additions: HWC – ASAP

Departure: N/A

Description: Proposed dining room and en-suite extensions to dwelling along with a proposed pergola.

Discussed: Changes to happen at the back of Ravine Road and it won't be visible from the streetscape. To note that departures are required but it has only been reviewed from a HWC point of view as this application has not been for departures. The committee requests them to circulate this to the neighbours for comment.

Newly Discussed: Both City Heritage and the Environmental & Heritage Management departments support this application. Letters of No Objections received from neighbours.

To Proceed: LONO

4. Items for comment:

4.1. ERF 275 FRESNAYE 9 AVENUE DISANDT: Alterations & Additions: HWC – ASAP

Departure: N/A

Description: Removal of existing roof, reconstruction of first floor, internal renovations to existing ground floor, landscape improvements. Alterations are aimed at increasing the usability and aesthetic value of the dwelling, while remaining considerate to the surrounding buildings and streetscape, decreasing its overall height and creating a refined street façade.

Discussed: Comment from City Heritage "The existing resource has been altered over time drastically and very little of the earlier fabric remains. The current house form and architectural language shows no resemblance to the original. Internally the house has been modernised. The current street facing elevations depict a modern building which does not add much historical significance to the immediate area".

To Proceed: LONO

4.2. ERF 314 BANTRY BAY 4 FIR ROAD: Permanent Departures: HWC – 23 JULY
(Application Number: 70405724)

- Departure:**
- Item 22(c): To permit the height of the building to be 6.48m ILO 4m on north west, south west and south east common boundaries, respectively.
 - Item 22(d): To permit the building (first storey second dwelling) to be setback 0.00m ILO 3.00m from the north west, south west and south east common boundaries, respectively.
 - Item 22(e): To permit the first storey windows to be setback 0.00m ILO 1.50m from the north west common boundary.
 - Item 138: To permit 0.00 parking bays ILO 1 bay.

Description: To add a first storey second dwelling to the existing dwelling house on the property.

Discussed: There are several heritage significant houses on this road. The proposed changes will happen only at the back of the property, will not affect the streetscape and has received approval from Heritage Western Cape. The applicant wants an extra dwelling on this erf with a parking departure, but since Fir Road does not allow for street parking, the committee feels it is important to object to the parking departure.

Proceed: No objections to Item 22(c), (d), or (e), but insist on the 1 parking bay.

4.3. ERF 659 SEA POINT EAST 17 HALL ROAD: Demolition: HWC – ASAP

Departure: N/A

Description: Demolition

Discussed: Neither the building nor the context can be used to produce or inform any heritage design indicators and therefore the future of the site should not be influenced or controlled from a heritage perspective.

To Proceed: LONO

4.4. ERF 689, 690, 691 SEA POINT CNR BEACH & HALL ROAD: Deletion of Title Deed Restriction, Deletion of Conditions – 06 AUG
(Application Number: 70367497)

Deletion:

- Application in terms of Section 42(g) of the MPBL to regularize the Hotel on Erf 689 by deleting the title deed restriction contained in title deed T49682/1987 which reads: That not more than one house with stable (if desired) in connection with the said house shall be erected on the land hereby conveyed and to and with the benefit of the condition regarding a party wall referred to in the Endorsement dated 4 September 1919, on the said Deed of Transfer.

- Application in terms of Section 42(j) of the MPBL to delete conditions in respect of an existing approval granted or deemed to be granted in terms of this By-Law.

The following applications are also required:

- Application in terms of Section 42(b) of the MPBL to permit permanent

- Departures from Departures (for the Hotel on Erf 690) from Item 41 to permit:
 - the building on Erf 690 to be 0m ILO 4.5m from the street boundary
 - a coverage 85% ILO 60%
- Application in terms of Section 42(j) of the MPBL to permit
- Approval of council to alter the extent of the existing non-conforming Hotel on Erf 689 (in terms of Section 37 of the Municipal Planning By-Law)
- Approval of Council to allow shared parking for the Hotel on Erf 690 to be accommodated on Erf 689 (in terms of item 138 of the DMS)
- Approval of Council for an agreement (in terms of Item 121 of the DMS) that the building on erf 690 to positioned at 0m ILO 5m from Beach Road required.
- Council's Consent in terms of Section 40 DMS to accommodate a Hotel on Erf 690.

Description: It is proposed to accommodate 28 hotels rooms. Parking will be shared with that of the existing hotel. In addition, it is proposed to regularize the hotel use in terms of the title deeds. The existing hotel will further be reduced in extent.

To Discuss: GM (Heritage Specialist) shows concern for the front façade, particularly the top floor of the proposed building and feels it does not integrate well with the current building, especially the gable that needs to stay as the most prominent feature of the building. He also noted that the floors from the current building and the new proposed building does not align. The basement requires a big departure. In the original application the new proposed parking area was very exposed, with the revised plans the applicant included planters and a front façade to hide the parked cars, resulting in a more acceptable streetscape.

To Proceed: To clarify the amended application, the committee request the applicant to present.

4.5. ERF 860 SEA POINT 292 BEACH ROAD: Alterations & Additions: HWC – ASAP

Departure: N/A

Description: Renovations – Apartment 810.

Discussed: City Heritage and Environmental & Heritage Management departments supports these renovations.

To Proceed: LONO

4.6. ERF 1295 SEA POINT EAST 247 HIGH LEVEL ROAD: Demolition: HWC – ASAP

Departure: N/A

Description: Demolition

Discussed: This house is in a very bad state, no heritage significance.

To Proceed: LONO

4.7. ERF 550 FRESNAYE 303 HIGH LEVEL ROAD: Alterations & Additions: HWC – ASAP

Departure: N/A

Description: Addition of two storeys above existing garage

Discuss: This house has been well preserved. This is zoned as GR4 so the application is within its zoning. There are departures required and there will be an objection to the 0m setback on the boundary. Currently the committee can only comment on the heritage aspect of the application and find that there is significance to this house. The committee find that the proposed new design is not done respectfully or with any considerations to the intrinsic heritage value.

To Proceed: Letter of Objection

4.8. ERF 1264 FRESNAYE 24 AVENUE ALEXANDRA AVENUE: Permanent Departure & Relaxation of a Restrictive Title Deed (Application Number 70339115) – **30 JULY**

Departure: Item 21(c): To permit the proposed building additions (second storey covered patio) to be setback 2.743m ILO 3m from the South West common boundary.

The relaxation of condition B.4.(d): To Permit the proposed building additions (second storey covered patio) to be located within 2.743m ILO 3.15m from the South West common boundary.

Description: Proposed to effect alterations and additions (wall enclosure) to an existing building comprising a dwelling house and an outbuilding.

Discussed: Applicant only requires 257mm over what it should be. They have a title deed restriction of 3m on the south west common boundary.

To Proceed: LONO

5. Correspondence

5.1. Winchester Mansions

Some residents have shared their concern for this application, the committee has noted these concerns and requested the applicant to present in order to have a complete understanding of this applicant.

6. General

6.1. Bins on construction sites

A resident complained about the littering at certain developments on Main Road. LL to request the developers to add bins on their building site.

6.2. Transport

LL to contact JvE for information on the process and Traffic Impact Report leading to changes made in Woodstock that allowed for a significant improvement in the flow of traffic. It is suggested that the committee engage with The City and/or an independent party to assist with a Traffic Impact Report. To make informed decisions regarding the impact on traffic that developments will have in Sea Point Main Road, the committee will need the relevant information. LL should also contact Councillor Brett Heron for information.

7. Next Meeting Date:

30 July 2018

8. Close
19:17