

## SFB PLANNING COMMITTEE MEETING (05/2018)

MONDAY 19<sup>th</sup> MARCH 2018 AT 17h45

The Boardroom, 8<sup>th</sup> Floor, The Point, Regent Road, Sea Point

### MINUTE OF PLANNING MEETING

#### 1. Welcome & Apologies

**Apologies:** Lauren Bolus

**Present:** Paul Berman, Ari Vayanos, Larry Aberman, Ori Saban, David Polovin, Lizaan Loedolff

#### 2. Previous Minutes

2.1. 05.03.2018 (04/2018)

**Proposer:** David Polovin

**Seconder:** Larry Aberman

#### 3. Matters Arising

#### 4. Items for comment:

**4.1. ERF 906 SEA POINT EAST 69 ARTHURS ROAD: Removal of Restriction and Departures – 16 APR**  
(Application No: 70353348)

**Departure:** Condition B.2: That not more than one building be erected on any one lot and that not more than half the area of any lot be built upon.

**Must Read:** That not more than one building be erected any one lot

**Item 22(d):** To permit the cellar to be 1.07m ILO 3.5m from Arthurs Road

**Item 22(d):** To permit the new window to be 1.07m ILO 3.5m from Arthurs Rd.

**Item 22(d):** To permit the domestic staff quarter to be 0.0m ILO 3.5m from Arthurs Road.

**Description:** Amendment of a restrictive title deed condition (condition B.2) applicable to enable the owners to allow alterations and additions to the existing dwelling house on the subject property. Please note that this application is mainly to regularise building work completed by the previous owner relating to a cellar and domestic staff quarters behind the existing boundary

**Discussion:** Property was purchased in February 2018 by new owner. Previous owner built without approval and current owner would like SFBRRA Planning Committee to comment on building plans in order to regulate changes. This means requesting retrospective approval. The Planning Committee will not comment on retrospective approval. This is for The City to approve not for us to comment on, in any matter, The City disregards comments from affected parties on retrospective approval. LA confirmed that The City has a fining system in place for retrospectively approval. This association has consistently set it's face against illegal building work that we are not prepared to condone this. On these grounds alone, we will object to this application.

**To Proceed:** LL to draft Letter of Objection, DP to approve.

**4.2. ERF 175 FRESNAYE 3 AVENUE LA CROIX: Alterations and Additions: HWC**

**– ASAP**

**Departure:** N/A

**Description:** Alterations and Additions

**Discussed:** Comment from City Heritage "No objection to the proposed work to the house that

has limited historical and architectural significance”.

**To Proceed:** LL to issue LONO

**4.3. ERF 507 SEA POINT 1 ALBANY ROAD: Proposed New Building**

**– ASAP**

**Departure:** TBC

**Description:** Proposed new building

**Discussed:** This is a very confusing application.

**To Proceed:** LL to request applicant to present at the next meeting.

**4.4. ERF 1047 SEA POINT EAST 39 ST JOHNS ROAD: Alterations and Additions: HWC**

**– ASAP**

**Departure:** N/A

**Description:** Internal renovation with the plan to restore the building back to the original Victorian cottage it used to be.

**Discussed:** This application has been sent prematurely. The council must first comment before we can. Applicant can resend application once council made their comment.

**To Proceed:** LL to ask for later submission.

**4.5. ERF 1157 SEA POINT WEST 300 BEACH ROAD: Alterations and Additions: HWC**

**– ASAP**

**Departure:** N/A

**Description:** Minor internal alterations to a one bedroom sectional title apartment (< 80m<sup>2</sup>). No proposed work of any structural nature.

**Discussed:** Minor changes internally. Body Corporate has approved this application.

**To Proceed:** LL to issue LONO

**5. Correspondence**

**5.1. ERF 619 BANTRY BAY 146 KLOOF ROAD**

Objection to Demolition

Noted. We will leave this in the hands of The City.

**6. General**

**6.1. Proposed member (Gordon Metz)**

He is a heritage expert with years of experience. LA has spoken to him after the AGM. PlanComm proposes he joins under probation.

**6.2. Planning Committee Election**

We will wait for LB to be back and the committee to all be in attendance.

**6.3. AV request LL contact a resident from Rochester Road regarding difficulties she is having with a development next to her home. She needs guidance and assistance.**

**6.4. LA suggests we add contact details on our website to members from The City of Cape Town (such as Greg September) that will guide residents in who to reach out to with regards to planning issues/queries.**

**6.5. PB requests LL to keep a running total of how many applications we review, how many hours spent on consulting, the number of departures, types of applications etc so that we can use this for our feedback report on Planning at the 2018 SFBARRA AGM.**

**7. Next Meeting Date:**

09 April 2018

**8. Close**

18:39