

SFB PLANNING COMMITTEE MEETING (21/2018)

MONDAY 26th OF NOVEMBER 2018 AT 17h45

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

MINUTE OF PLANNING MEETING

1. Welcome & Apologies

Apologies: David Polovin

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

2. Previous Minutes

2.1. 12.11.2018 (20/2018)

Proposer: David Rose

Seconder: Ori Saban

3. Matters Arising

3.1. ERVEN 214/213 SEA POINT 22 KEI APPLE/1 QUENDON ROAD: Demolition: HWC– ASAP

Departure: N/A

Description: Total demolition and consolidation of erven.

Discussed: There are no heritage significance in these buildings and it is currently zoned as GR4. A proposed five storey building will be built on these erven. The committee as no objection to the demolition but needs more information on the consolidation application in order to make an informed decision. DP will investigate the consolidation process to assist with forming comment. LL to request the applicant if there has been any comment from the neighbours regarding the proposed building (advertised?) and to provide more information regarding the consolidation process. LONO for the demolition application.

Newly Discussed: By consolidating the erven, the zoning stays the same and will allow the applicant to provide better setbacks and more cohesion of the building.

To Proceed: LONO

3.2. ERF 655 BANTRY BAY 15 BROMPTON AVENUE: Demolition: HWC – ASAP

Departure: N/A

Description: Total demolition.

Discussed: The SFB Heritage Specialist is familiar with this site. He considers this building in a very good condition and noted that it should not be much older than 60 years. The Committee needs further photos of the exterior of the building and requests our Heritage Specialist to meet with the applicant on site. LL to arrange a site visit and requests additional exterior photos. Also inquire if they have comment from The City.

Newly Discussed: OS and GM conducted a site visit and although a nice building, it is not conservation worthy. Comment from Environmental & Heritage Management Department: "Building does not appear to have

sufficient significance to merit retention – demolition supported”.
Comment from City Heritage: “Demolition supported – Building not considered sufficiently significant to merit retention”.

To Proceed: LONO

4. Items for comment:

4.1. ERF 204 FRESNAYE 4 DES HUGUENOTS: Alterations & Additions: HWC – ASAP

Departure: N/A

Description: Basement Storey Level:

New Internal Courtyard, Entrance Passage, Store, Spare Bedroom and En-Suite.

Ground Storey Level:

Extension to the existing Dining Room, extension to existing Deck, extension to existing Play Room, New Guest Bathroom, and New Braai Patio.

Existing Gazebo:

New Pool and timber pool equipment enclosure.

Existing First Storey Level:

Include new roof over all extensions and additions as per changes mentioned on the Ground Storey Level. Extensions to existing Bedroom 4 and Bathroom 1.

Discussed: City Heritage comment: “Previous approved changes to a much modernised building. Little to no heritage context remains in the existing structure”, this application is also supported by the Environmental and Heritage department. The committee reviewed the application along with all the supporting documents and it seems as if this application is seeking retrospective approval. The SFB Planning Committee is strongly against applicants who apply for permits after they built.

To Proceed: Applicant to confirm if this is an application for retrospective approval. SFB Planning Committee will never comment on retrospective applications seeking approval and strongly condemn this behaviour.

4.2. 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.

To Proceed: The SFB Heritage Specialist will conduct a site visit.

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

Departure: N/A

Description: Additional two storeys above existing garage.

Discussed: The size of the proposed addition does not show sensitivity to the proportion and scale of the existing structure, as well as to those houses within proximity. The proposal to build the addition up to the garage front boundary will serve to exacerbate the over-size scale of the addition while negatively impinging upon the views from the neighbouring property and the light falling thereon and generally, the proposed addition will have a negative impact on the built heritage fabric of the area.

To Proceed: Letter of Objection

4.4. 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.

To Proceed: Applicant to present.

5. Correspondence

6. General

6.1. Surplus funding for Planning Committee

Surplus funding raised from the residents will be kept in a separate account and only be used for Planning Committee uses.

6.2. TDA Applications via email

LL arrange that the TDA applications will be sent via email since receiving it via registered mail is not always reliable due to the strike/weak service from the Postal Office.

7. Next Meeting Date:

10 December 2018

8. Close

19:20