

SFB PLANNING COMMITTEE MEETING (14/2019)

MONDAY 2nd OF SEPTEMBER 2019 AT 16h00

THE EQUINOX 154 MAIN ROAD SEA POINT CAPE TOWN

RECORD OF DECISION

1. Welcome & Apologies

Apologies: Lauren Bolus, Aris Vayanos

Present: Ori Saban, Gordon Metz, Larry Aberman, David Polovin, Victor Morris, David Rose, Lizaan Loedolff

2. Previous Minutes

19.08.2019 (13/2019)

Proposer: David Polovin

Secunder: Victor Morris

3. Matters Arising

3.1. ERF 1195 SEA POINT WEST 275 BEACH ROAD: Departure – 13 SEPT
(Application Numbers: 70377681, 70377648, 70377686)

Departure: Section 45(a): To permit the short-term accommodation use from the abovementioned units for a period not exceeding 30 (thirty) consecutive days.

Description: To permit the short-term accommodation use from units 310, 406 and 309 (Air B&B).

Discussed: This application is the first of its kind and the committee will first familiarise themselves with the material. DP to investigate.

Newly Discussed: Applying for a zone that is not normally permitted, may be permitted by The City, but not for more than 5 years. The City of Cape Town does not have the resources to regulate short term rentals. A resident can regularise their position by making it official with The City. The Planning Committee does not have a policy in place for this type of application and GM states each case must be taken on its merits. Air B&B can potentially be a problem (parties, noise, safety etc) and is extremely difficult to enforce. The Body Corporate of every Sectional Title apartment block should set their own rules regarding allowing/denying short term letting.

To Proceed: The Body Corporate of every Sectional Title apartment block should set their own rules regarding allowing/denying short term letting. We acknowledge receipt of their application, but do not have comment.

4. Items for comment:

4.1. ERF 603 SEA POINT EAST 9 CLIFFORD ROAD: Alterations & Additions: HWC – ASAP

Departure: N/A

Description: New study on upper level above existing laundry. Main bedroom amended to fit open plan bathroom.

Newly Discussed: The new proposed plans have been amended to incorporate the suggestions made by the committee.

To Proceed: LONO

4.2. ERF 10 BANTRY BAY 99 KLOOF ROAD: Alterations & Additions: HWC – ASAP

Departure: N/A

Description: Changes to the master bedroom, conversion to add an en-suite and incorporating the covered terrace as part of the TV lounge.

Discussed: The main building has been extensively altered over time and not considered to be heritage significance.

To Proceed: LONO

5. Correspondence

- 5.1.** Invite to the HASA Heritage Symposium in Tulbagh
Noted, LL to decline the invitation.

6. Appeal

6.1. Erf 367 Fresnaye 32 Clarens Road

The SFB Planning Committee objected to this application for reasons of height, floor space, impact on the existing rights and because it will be out of character in the area. The City of Cape Town approved the application and SFB will submit a letter of appeal. Tommy Brummer of Tommy Brummer Town Planners wrote and prepared both the objection and the appeal for this application.

6.2. Erf 1245 & 667 Sea Point 6 & 8 Norfolk Road

LL made a big administrative error by duplicating the letter of objection, submitting it as an appeal without discussing it with the SFB Planning Committee or obtaining their approval to submit an appeal to an application where all other objectors has withdrawn their objections. GM feels the principle is if the committee object on the merits of analyse and assessment and nothing changes to impact the decision, the appeal must stand. The majority of the committee agrees to withdraw the appeal submitted erroneously by the coordinator. This building will be shorter than the neighbouring buildings.

6.3. Erf 2052 Sea Point 15 Kloof Road

The City of Cape Town is still busy drafting their report.

6.4. Erf 19 Sea Point 29 Queens Road

The minutes of the decision made by The City of Cape Town was distributed to the Planning Committee.

7. General

8. Close

16:57

9. Next Meeting

16 September 2019