

SFB PLANNING COMMITTEE MEETING (12/2019)

MONDAY 5th OF AUGUST 2019 AT 17h45

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

RECORD OF DECISION

1. Welcome & Apologies

Apologies: Ori Saban

Present: David Rose, Lydia Abel (SFB Vice-Chair), Victor Morris, Aris Vayanos, Larry Aberman, David Polovin, Lauren Bolus, Gordon Metz, Lizaan Loedolff

2. Previous Minutes

08.07.2019 (11/2019)

Proposer: Lauren Bolus

Seconder: Larry Aberman

3. Matters Arising

4. Items for comment:

4.1. ERF 507 BANTRY BAY 53 DE WET ROAD: Removal of Restrictive Title Deeds – 12 AUG (Application Number: 70440091)

Departure: N/A

Description: The purpose of this application is to remove various title deed conditions relating to subdivision, number of dwellings on the property, building line setbacks from the street boundary, as well as built upon on order to redevelop the property at a future date.

Discussed: The requested sub-divisions are uncommon in the surrounding area and the proposed changes are not in keeping with the road. The committee will object on the grounds of context, congestion and the fact that the application did not include any supporting information to allow the committee to make a fully informed decision.

To Proceed: Objection

4.2. ERF 297 BANTRY BAY 30 QUEENS ROAD: Alterations & Additions: HWC – ASAP

Departure: N/A

Description: Two storey additions on top of the existing garage.

Discussed: There are no features with heritage significance and the infill has been sensitively planned. The proposed plans confirmed that there will be no changes from the street façade.

To Proceed: LONO

4.3. ERF 722 SEA POINT 14 BELLEVUE ROAD: Alterations & Additions: HWC – ASAP

Departure: N/A

Description: Renovation of existing kitchen which includes the enclosing an outdoor area and joining it to the house. Minor demolition work to renovate the outdoor area to create laundry room.

Discussed: No Heritage significance to this building and all the changes will happen toward the back of the property.

To Proceed: LONO

4.4. ERF 926 BANTRY BAY 387 OCEAN VIEW DRIVE: Alterations & Additions: HWC – 30 AUG

Departure: Item 22(d): To permit the proposed retaining wall to be setback 0m ILO 4.5m from Ocean View Drive.

Item 22(d): To permit the proposed retaining wall to be setback 0m ILO 3m from North East common boundary.

Description: New proposed security room and retaining walls to stabilize unstable eroding mountain side embankment edge, together with connecting garden stairs between outside garden terraces.

To Discuss: This will not negatively affect neighbours as the house has already been built. The new proposed walls will line up with the existing garage and has been treated sensitively to the surrounding area as it is a stone clad wall.

To Proceed: LONO

5. Correspondence

5.1. Call for Nominations (HWC)

There was a call for nominations from the public to serve on the Heritage Western Cape Committee and GM decided to stand for election.

5.2. HWC public consultation guidelines

Noted.

6. Municipal Planning Tribunal

6.1. Erf 367 Fresnaye 32 Upper Clarens Road – 06 AUG

LA will represent the SFB Planning Committee as well as the IAP at the upcoming MPT meeting. The ten minutes allocated to objectors will be shared with Town Planner Willem Bührmann.

6.2. Erf 401 Sea Point West 9 Arthurs Road – 06 AUG

Town Planners Willem Bührmann and Tommy Brummer will speak on behalf of IAP who objected to this development.

7. Lydia Abel (SFB Vice-Chair)

7.1. Developer Behaviour

LA shares several complaints regarding debris and rubbish left by workers on building sites and suggest a code letter and code of conduct is shared with everyone. The SFB planning Committee should take it up with Councillor Nicola Jowell. GM suggest advertising a hotline where ratepayers can report irregularities, perhaps compiling an incident report and allocating certain responsibilities to the Ward Councillor. A letter should also be written for the attention of Yusuf Cader, the building inspector for the Sea Point, Fresnaye, Bantry Bay area and cc Ward Councillor Nicola Jowell in.

7.2. Community Relationships

LA shares stories of frustrated residents dealing with developments and alterations happening on neighbouring ervens. She suggests developers in SA should follow the example set by India where several 40m² units are built in the back of new developments allowing families to live in these units and work in the buildings as domestic/laundry workers. LB states that the City does not have a formal procedure or plan on inclusionary housing.

8. General

8.1. 29 Queens Road

Demolition Approved (SFB Appeal Unsuccessful)

Despite requests from VM to HWC to allow him to attend site visits and attending all related HWC meeting to object/appeal against the proposed demolition of 29 Queens Road, the demolition was approved. One of the reasons given was since the porch was enclosed the building lost heritage significance, this will result in Queens Road having apartment blocks along the entire road. VM states his frustration with HWC and that certain parts of this process were handled incompetently.

8.2. R5000 Outstanding (15 Kloof Road)

It was instructed to pay over the R28 000 in the Planning Committee account to cover the expense of the 15 Kloof Road appeal. Depending on the outcome of the appeal, additional crowd funding will have to be done.

8.3. Suggestion: 'Case Officer' for objections

GM states that he is willing to take on any HWC related cases.

8.4. Propose to change meeting time

LB suggested that the start time is amended to 16:00 and the rest of the committee approves.

9. Close

19:04

10. Next Meeting

19 August 2019