

# SFB PLANNING COMMITTEE MEETING (11/2019)

MONDAY 8<sup>th</sup> OF JULY 2019 AT 17h45

8<sup>TH</sup> FLOOR NORTH WHARF 1 LOWER BREE STREET FORESHORE CAPE TOWN

## RECORD OF DECISION

### 1. Welcome & Apologies

**Apologies:** Aris Vayanos, Victor Morris, Ori Saban, David Polovin, David Rose

**Present:** Lauren Bolus, Larry Aberman, Gordon Metz, Lizaan Loedolff

### 2. Previous Minutes

24.06.2019 (10/2019)

**Proposer:** Gordon Metz

**Seconder:** Lauren Bolus

### 3. Matters Arising

#### 3.1. ERF 1315 FRESNAYE 8 BELLWOOD ROAD: Demolition: HWC

– ASAP

**Departure:** N/A

**Description:** Total Demolition

**Discussed:** GM confirmed that this building will be a perfect example of its era, in 50 years' time. Currently the whole character of the area is changing and replaced by one-size-fits-all apartment blocks. GM feels the issue is not this individual building, with every house demolished it will change the whole area and one can make an argument to retain it, but no one will pay attention as The City does not sufficiently protect these buildings.

**Newly Discussed:** GM did a site inspection and confirmed the heritage significance of not only the house, but also the surrounding buildings in the Bellwood Road. The proposed building is 5 floors, no other building is as high in this road.

**To Proceed:** Objection

### 4. Items for comment:

#### 4.1. ERF 1432 THREE ANCHOR BAY 229A MAIN ROAD: Rezoning

– 29 JUL

**Departure:** Rezoning from GB5 to GB6.

**Description:** To permit rooftop structures for private use by the 6 approved penthouse units to enable outdoor use of the roof level of the approved building (approved height at 25m) with the new total height being a maximum of 27.66m.

**Discussed:** There were no departures for the original block so it was not advertised to IAP. The committee will support the request to rezone with strict conditions. The applicant can only build the rooftop structures mentioned in application 70447342, the total height will not exceed 27.66m and the pergolas are not to be enclosed. From an architectural point of view LB enjoys the urban

living aspect of making full use of the building. She also suggests the applicant consider that the brick wall is replaced by glass, allowing more transparency. The Committee is concerned about this kind of ad-hoc submissions. The applicants need to think clearer about the complete proposed plans.

**To Proceed:** LONO with conditions.

**4.2. ERF 337 BANTRY BAY 30 ROCHESTER ROAD: Alterations & Additions: HWC - ASAP**

**Departure:** N/A

**Description:** This is an update and addition to an application sent for the same erf in March. The owners decided to include an additional dwelling unit inside a mansard roof.

**Discussed:** GM states that the proposed plans are sensitively done, and the roof height won't exceed the height of the neighbour's roof.

**To Proceed:** LONO.

**4.3. ERF 603 SEA POINT 9 CLIFFORD ROAD: Alterations & Additions: HWC - ASAP**

**Departure:** N/A

**Description:** SFB objected to original application; applicant amended their plans. The amendments consist of:

- Building the new extension in contrasting materials and finishes, not to confuse the new work with the existing aesthetics of the original structure.
- Moving the proposed new extension 1,1m forward towards the street boundary, providing depth to the existing façade.

**Discussed:** The new proposed plans show no improvement as the extension still seems out of place and unsightly. The Committee suggests that the proportion of the existing roof should be continued.

**To Proceed:** Objection.

**4.4. ERF 891 SEA POINT EAST 41 BARKLY ROAD: Alterations & Additions: HWC - ASAP**

**Departure:** N/A

**Description:** Internal alterations and raising the roof by 0.5m in order to get into the roof space.

**Discussed:** Very beautiful building. Applicant will change the roof pitch to get more head height and add windows. The proposed plans show that the house will stay in proportion.

**To Proceed:** LONO.

**4.5. ERF 1674 FRESNAYE 3 ARCADIA CLOSE: Departures - 25 JUL**

**Departure:** Item 22(d): Departure to permit the proposed retaining wall and water tank to be set back 0m ILO 3m from the north common boundary.

Item 126(b): City approval to permit a retaining structure (retaining wall) to be 3.27m in height ILO 2m in height above existing ground level.

**Description:** Proposed to erect a water tank and retaining wall on the property.

**Discussed:** The retaining wall is below ground level; the neighbours should be unaffected by these changes.

**To Proceed:** LONO

**4.6. ERF 723 BANTRY BAY 329A BEACH ROAD: Alterations & Additions: HWC – ASAP**

**Departure:** N/A

**Description:** Internal alterations to the existing layout, including remodelling bathrooms and a new kitchen. On the exterior of the section, all the existing rotten timber window and door frames are to be replaced with new aluminium frames. The style and finish of the new windows is to match the existing building standards. The existing balcony and louvre canopy are to remain.

**Discussed:** GM showed concerned for the changes to the exterior, but it was confirmed that the changes will be like for like.

**To Proceed:** LONO

**5. Correspondence**

**6. General**

**6.1. 15 Kloof Road**

Report writing stage – follow up in one month

Noted.

**6.2. Lydia Abel Attendance**

The committee welcomes Ms Abel to attend the Planning Committee meeting on the 5<sup>th</sup> of August. LL to find out her points of concern and add them to the Agenda.

**7. Close**

19:04

**8. Next Meeting**

22 July 2019