

SFB PLANNING COMMITTEE MEETING (07/2019)

MONDAY 15th OF APRIL 2019 AT 17h45

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

RECORD OF DECISION

1. Welcome & Apologies

Present: Lauren Bolus, Ori Saban, David Polovin, Victor Morris, Gordon Metz, Aris Vyanos, Lizaan Loedolff

Apologies: David Rose, Larry Aberman

2. Previous Minutes

01.04.2019 (06/2019)

Proposer: Ori Saban

Seconder: Victor Morris

3. Matters Arising

3.1. ERF 166-RE SEA POINT EAST 10 GRESHAM ROAD: Alterations & Additions: HW - ASAP

Departure: N/A

Description: Internal alterations to ground storey – open plan lounge and dining area. Adding a first storey.

Discussed: Heritage Specialist, GM, will do an onsite inspection.

Newly Discussed: Gresham Road is sealed off with a locked gate with the back of the property running against Mutley Road. The Heritage Specialist for SFB did a site visit and reported that all the surrounding walls are head height or higher. There are properties in the area that contains heritage significance, but they are not visual due to the high surrounding walls. The proposed changes will be at the back of the property and will include turning a window into a door. The proposed French door shares a similar façade to the neighbours. The heritage sensitive façade is going to be in line with the top of the roof. The biggest changes will include two new garage doors. A privacy screen is included on the deck.

To Proceed: LONO

4. Items for comment:

4.1. ERF 213/214 SEA POINT 1 QUENDON ROAD 22 KEI APPLE ROAD - 13 MAY

Deletion & Amendment of Title Deed Restrictions, Subdivision, Consolidation, Departures (Application Number: 70432637)

Departure: Title Deeds

Deletion: That no more than one house costing not less than one thousand pounds shall be built on each of the above lot.

Amend: Subject to such conditions as are referred to in Deed of Transfer No 6584 dated 15th May 1920 and also to be the special condition contained in Deed of Transfer No 3446 dated 13th May 1916, that no more than one house costing not less than two thousand rand (R2000) shall be built on this lot.

Amend To

Subject to conditions as are referred to in Deed of Transfer

No 6584 dated 15 May 1920.

Subdivide

- Erf 213: Portion 1 to be 59m² in extent zoned for Transport Zone 2 purposes.
Remainder portion to be 49 4m² in extent zoned for General Residential, Sub-zone GR4
- Erf 214: Portion 2 to be 128m² in extent, zoned for Transport Zone 2 purposes:
Remainder portion to be 295m² in extent zoned for General Residential, Sub-zone GR4.

Consolidation: Section 42(f) of the MPBL to permit the consolidation of Remainder Erf 213 and Remainder Erf 214, Sea Point West. The Consolidated property will be 789m² in extent.

Departures: From Item 42(b) of the DMS to permit the building to be setback:
0m ILO 4.5m from the new Quendon Road street boundary.
0M ILO 4.5m from the new Kei Apple Road street boundary.
0m ILO 9.18m from the southeast common boundary for the portion of the building within 18.0m of the street and above 15.0m in height.
0m ILO 9.18m from the east common boundary for the portion of the building within 18.0m of the street and above 15.0m in height.
0m ILO 9.18m from the west common boundary for the portion of the building within 18.0m of the street and above 15.0m in height.
0.0m ILO 9.93m from the south-east common boundary for the portion of the building within 18.0m of the street and above 15.0m in height (lift shaft).
From Item 137 of the DMS to permit 23 parking bays ILO 44 parking bays.

Description: Proposal to demolish the existing dwelling houses on the property and to redevelop the property with a block of flats comprising of 22 dwelling unit and the provision of 23 parking bays.

Discussed: Height departures only 300mm but severe setbacks and parking departure.

To Proceed: Applicant to present.

4.2. ERF 1028 SEA POINT 201 BEACH ROAD: Departure – 07 MAY

Departure: Item 41(e): To permit the proposed enclosed 5th storey balcony (patio) to be setback 0.000m ILO 4.50m from the west common boundary.

Description: Proposed to cover an existing balcony.
This has been reviewed July 2018 (LONO), but The City only advertised it now.

Discussed: Comment needed from affected neighbour on the right.

To Proceed: Request letter of no objection from neighbour.

4.3. ERF 1408 SEA POINT GLENGARRIF ROAD: Alterations & Additions: HWC – ASAP

Departure: N/A

Description: Applicant bought the right to the first-floor roof slab and want to extend their unit onto the roof slab with the remainder being used as a terrace.

Discussed: It does not look like this building has been significantly altered and currently is the classic example of 60's architecture. The proposed plans will ruin the

look and symmetry of the building especially the well-articulated rhythmic windows. The applicant would like to enclose the breakfast area. VM & GM feel we should not approve this application as it will be a significant dilution of the (grade 3C) heritage significance.

To Proceed: GM will do a site inspection.

4.4. ERF 1142 SEA POINT 21 CLIFFORD ROAD: Alterations & Additions: HWC – ASAP

Departure: N/A

Description: The amended plan does not affect the original house at all. The original house remains intact. This plan only proposes an extension towards the back of the property, and it is currently in full support from the Heritage Department by the City of Cape Town. There was also a reduction in height of this new proposed structure from previous concept drawing.

Discussed: Changes will happen at the back of the property, from a Heritage point of view, no objection.

To Proceed: LONO

4.5. ERF 1146 SEA POINT 17 ARTHUR'S ROAD: Alterations & Additions: HWC – ASAP

Departure: N/A

Description: Internal Renovations, no change to the envelope of the house.

Discussed: Minor Changes

To Discuss: LONO

5. Correspondence

5.1. MPT approval (Erf 25 Sea Point West 16 Kings Road)
Correspondence noted.

6. General

6.1. 15 Kloof Road

In principle this application has been approved by The City, subject to social housing. The applicant will amend the plans and inform the committee of these amendments. After the review, we can appeal. The City of Cape Town feels as if this building, in its current state, will be an asset to Sea Point.

6.2. AGM Feedback Report

LB is happy to provide all her resources and expertise to serve on the committee, but she does not want to be the face of it, understandably so. There is a lot of mystification over who serves on this committee and the role it plays in approval of applications. OS and GM will deliver the Planning Committee feedback report at the 2019 SFB AGM.

7. Close

19:08

8. Next Meeting

06 May 2019