

SFB PLANNING COMMITTEE MEETING (05/2019)

MONDAY 18th OF MARCH 2019 AT 17h45

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

MINUTE OF THE MEETING

1. Welcome & Apologies

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

Partially Present: Councillor Nicola Jowell

2. Previous Minutes

04.03.2019 (04/2019)

Proposer: Lauren Bolus

Seconder: David Rose

3. Matters Arising

4. Items for comment:

4.1. ERF 206 FRESNAYE 2A AVENUE DES HUGUENOTS: Departures & Rezoning

(Application Number: 70426340)

- 18 MAR

Departure: Section 42(a): To rezone the property from General Residential Subzone GR2, with a floor factor of 1, to General Residential Subzone GR4 which has a floor factor of 1.5.

Item 41(a): To permit a maximum coverage of 73% ILO 60%

Item 41(e): To permit the terrace to be 2m ILO 4.5m from the southern common boundary.

Item 41(e): To permit the terrace to be 0m ILO 4.5m from the eastern and western common boundaries, respectively.

Item 41(e): To permit the swimming pools to be 0m ILO 1m from the southern common boundary.

Description: To permit additions and alterations to the existing block of flats. The additions result in an increase in the coverage and floor factor which exceeds that which is permitted within the current GR2 zoning.

Discussed: Construction is currently ongoing, approved plans left a void in the building which the applicant want to fill via this application. Increase in bulk at the back of the building. The increase in floor factor seems extensive and works against the zoning. The current building does not have an impact on the neighbour, but the newly applied section will have impact and the affected neighbour has already lodged his objection. Evasion of Intent.

To Proceed: Objection

4.2. ERF 547 BANTRY BAY 391 OCEAN VIEW DRIVE: Departures & Removal of Restrictions

(Application Number: 70372869)

- 25 MAR

Departure: Deletion of conditions of title relating to the number houses/dwellings on the property, building lines and built upon.

- Item 22(a): To permit a floor factor to be 1.21 (785.29m²) ILO 1.0 (649m²)
- Item 22(d): To permit portions of the building (staff room and refuse room) to be setback 1.5m ILO 3.5m from the street boundary (Ocean View Drive)
- Item 22(f)(i): To permit a garage with a width of 13.3m ILO 6.5m to be 1.5m from the street boundary (Ocean View Drive)

Description: To develop the property with a main and second dwelling.

Discussed: This is only a sliver and the garage is located underground.

To Proceed: LONO

4.3. ERF 2067 FRESNAYE 75 KLOOF ROAD: Departures & City Approval

(Application Number: 70431316)

- 10 APR

- Departure:**
- Item 22(d): Departure to permit the new garage and terrace on top of the garage to be 1.24m ILO 3m from the North-East common boundary.
 - Item 22(d): Departure to permit the new staircase to the terrace and terrace on top of the garage to be 3.45m and 2.55m respectively ILO 4.5m from the street.
 - Item 22(d): Departure to permit the new outbuilding to be 0.60m and 1.27m ILO 3m from the North-East and South-East common boundary respectively.
 - Item 22(d): Departure to permit the new first storey balcony and new window to be 0m and 1.31m respectively ILO 3m from the South-East common boundary.
 - Item 22(f)(iii): To permit the new garage to be 2.55m ILO 5m from Kloof street.

City Approval: Item 121(2): To permit structures within 5m of a designated Metropolitan Road.

Description: Alterations and additions to the dwelling house on the property.

To Proceed: To be discussed at the next meeting.

4.4. 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.

To Proceed: To be discussed at the next meeting.

5. Items of Concern (Discuss with Councillor Jowell)

5.1. Upgrade/Improvement of the Promenade (DP)

Upgrades are planned for the kids park but the grass on the promenade is still in dire need of rehabilitation. Councillor Jowell is dealing directly with the Head of the Water Department at The City of Cape Town to find practical solutions. Test seedlings will be planted in May. These seedlings might be the solution as they should be able to grow with sea water. A small effluent plant was also suggested but the cost involved will not make this feasible. Another suggestion was tapping into the spring that supplies the Green Point Urban Park, but they are barely getting by with what is available to them as the majority source of water has been routed elsewhere due to the draught. The Councillor is pushing for a solution.

5.2. Rubble/demolition removal trucks Parking on Promenade (GM)

A large number of trucks waiting their turn to collect their load from the 15 Kloof Road excavation make use of this parking area. They keep their engines running resulting in noise and air pollution. They are using public space for a private entity and many residents are not happy about this along with the pollution. Councilor Jowell will meet with the Traffic department to discuss.

5.3. Taxi "rank" at Queens Beach (LA)

A meeting has already been set up with the Traffic department to discuss this issue. A temporary parking permit was issued to these taxis. They are traveling unauthorised routes on Beach Road and this weakens the MyCiti bus system. Since they were issued a temporary permit, there needs to be a humane intervention for the passengers not wait in the cold/heat and in the rain. The area needs to be properly monitored along with temporary signage and structures to be in place.

5.4. MyCiti Contract & Taxis (LA)

The MyCiti concept was to allow taxi owners to become shareholders and remunerate them according to the number of passengers transported, instead they are being remunerated by the number of kilometres travelled. This system is fundamentally problematic.

5.5. Upgrading High Level Rd (LA)

There are plans in the pipeline to do a big upgrade, but there are problems underground that first needs to be repaired otherwise the newly resurfaced road will have to be dug up again at a later stage.

5.6. Removal of weeds (VM)

Weed removals are normally done twice per year. A tender process is ongoing.

5.7. Traffic Impact Assessment Report (All)

The SFB Planning Committee enquired on the plan of The City of Cape Town regarding infrastructure and traffic. Do they have a plan for the future? Councillor Jowell stated that ideally The City would like to promote public transport to relieve traffic. GM states there is a clear absence of vision by The City.

5.8. Appeal against decision of Municipal Planning Tribunal re 15 Kloof (All)

SFB Planning Committee chair attended the MPT Oral Hearing to echo our objection. Her 15 minutes to object was high jacked by Ndifuna Ukwazi co-director Jared Rossouw who supports the development and should not have been allowed to take precious time away from objections. The SFB Planning Committee objects due to the additional floor factor, additional height and it does not comply with the spatial development framework, NOT because of social housing. The City's Town Planner suggested refusal of this application but was overruled by four out of the five members of MPT. The MPT think the rezoning was of a technical nature, it was a district focal area and it deserves a building to celebrate it. They thought the proposed 18 storey building was desirable. The MPT committee is appointed by The Mayor and will serve for 5 years. The applicant stated that they have been speaking with council for over a year and they said that have received support. GM states we need to take this to court. This became a political issue rather than a technical decision. We will start the process of appeal. Should this fail, the option will be explored to take this further via the court system. The MPT failed to look at the facts, the extensive bulk up and increase in floor factor. It was suggested to get a property development economist involved in the appeal process.

6. Correspondence

6.1. Comment for Media (MPT outcome for 15 Kloof Road)

The committee will appeal the decision by the MPT based on the additional floor space. The SFB Planning Committee is not again social housing. DP will provide the draft

statement.

7. General

7.1. Proposed changes to Planning By-Law
Moved to the next meeting.

8. Close

19:27