

SFB PLANNING COMMITTEE MEETING (15/2019)

MONDAY 30th OF SEPTEMBER 2019 AT 16h00

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

RECORD OF DECISION

1. Welcome & Apologies

Apologies: David Rose, David Polovin, Ori Saban

Present: Gordon Metz, Aris Vayanos, Victor Morris, Lauren Bolus

Leave of Absence: Larry Aberman

2. Previous Minutes 02.09.2019 (14/2019)

Proposer: Victor Morris

Seconder: Gordon Metz

LB request LL to include in the minutes of the 2nd of September 2019, under section 6.1, that Tommy Brummer of Tommy Brummer Town Planners wrote the objection and appeal submitted by SFB for Erf 367, Fresnaye, 32 Clarens Road.

3. Matters Arising

4. Items for comment:

4.1. ERF 638 SEA POINT 2B FIRDALE ROAD: Alterations & Additions: HWC – ASAP

Departure: N/A

Description: The project aim is to restore the house and to improve the lighting and thermal properties of the house. Therefore, the original design and layout will be kept and visually the changes will be minor.

Please refer to the drawings to understand the changes description below:

- Internal walls layout between the kitchen and the Bath1 are slightly moved
- At the back of the house, the kitchen and the dressing room openings are enlarged (Refer to section D,E,F)
- The existing boundary walls and pillars are slightly raised on Firdale road and a new fence will be installed. (Refer to North east ELev.) The rest of the boundary walls will also be raised and rebuilt in some area to match existing, as per drawings.

Discussed: Changes to the boundary wall and internal changes. GM states it is important for these buildings to remain their streetscapes. The applicant will raise the height of the wall (iron fencing) and the surrounding pillars. The plans are sensitively done.

To Proceed: LONO

4.2. ERF 39 BANTRY BAY 99A KLOOF ROAD: Departures – 16 OCT (Application Number: 70432211)

Departure: Item 22(d): Departure to permit the proposed retaining structure to be setback 0m ILO 3m from the west common boundary.

Item 126(a): City approval to permit the proposed ground level to be

- raised 9.931m ILO 1.5m above existing ground level.
- Item 126(b): City approval to permit the proposed retaining structure to be constructed to a height of 9.931m ILO 2m above the existing ground level.
- Description:** It is proposed to erect a retaining wall, boundary wall and a roof garden on a portion of the property.
- Discussed:** The departure height is due to the retaining wall. The existing retaining structure encroaches on the common building line, exceeds the permissible height as well as raise the ground level. The garden area which previously existed on the property has been extended as a result of this development. Potential retrospective approval. Currently there is no house on this site (demolished). A retaining wall is normally structural, not decorative.
- To Proceed:** LB will call the applicant to get further clarity on the application and provide feedback to the committee once discussed.

4.3. ERF 273 FRESNAYE 7 AVENUE DISANDT: Alterations & Additions: HWC – ASAP

- Departure:** N/A
- Description:** Extending the main bedroom and en-suite on the first storey and replacing the current extension.
- Discussed:** Numerous alterations have been made to this property in the past and the proposed changes will happen toward the back of the house.
- To Proceed:** LONO

4.4. ERF 587 BANTRY BAY 158 KLOOF ROAD: Amendment of Restrictive Title Deed Conditions and Departures (Application Number: 70438533) – 28 OCT

- Departure:** Amendment title deed conditions (conditions B.2.(1), (2) and (3)) to allow for two dwelling houses.
- Item 22(c): To permit portions on the fifth storey (within the existing roof space), to permit the proposed gable (external) wall on the north-western side of the building and the proposed new window on the south-eastern side of the building, to be 11.51m and 11.15m respectively in height ILO 11m in height above the base level.
- Item 22 (d): To permit portions of the building (existing bathroom) on the second storey to be 0m ILO 3m from the north-east common boundary.
- Item 22(d): To permit portions of the building (existing dressing room) on the third storey to be 2.14m ILO 3.5m from the street boundary (Erf 716).
- Item 22(d): To permit portions of the building (existing dressing room) on the third storey to be 0M ILO 3m from the north-east common boundary.
- Item 22(d): To permit a lean to roof above the existing garage to be 1.15m ILO 3.5m from the street boundary (Erf 716).
- Item 22(d): To permit the existing outbuilding (laundry room and store room) on the third storey to be 0m and 0.64m ILO 3m from the north-east and south-west common boundary.
- Item 22(f)(iii): To permit the proposed garage (for Unit 1) to be 4.3m ILO 5m from the street boundary (Erf 716)
- Item 121(2): To permit portions of the building to be within 5m of Erf 716 which is part of a designated metropolitan road (Kloof Road).

Item 140(2): To permit two carriageway crossings on the property.

Description: To develop the existing building on the property into two dwelling units.

Discussed: The applicant wants to maximize the space and create an additional floor under the existing roof. Windows will also be added into the existing roof and the roof will not be raised. Departures include the new shower area built, a new laundry room toward the back of the property along with a new storeroom. The applicant will add a second garage on the right side of the building, a mirror image of the existing garage will be in line with the existing garage, only applying for a 0.7m departure and will be 4.3m from the street ILO 5m. LB states that the garage extension is done sensitively.

To Proceed: Ask applicant for pictures of the common boundary where the shower and dressing room will be built.

4.5. ERF 216 SEA POINT WEST 19 KEI APPLE ROAD: Demolition: HWC – ASAP

Departure: N/A

Description: Total Demolition

Discussed: GM, Heritage Specialist for SFB, noted the beauty of the building. He also states that by law, the heritage specialist compiling the report must list their name and details on the report. Several structures and buildings surrounding that has heritage significance and will be impacted by a new development therefor the committee request the plans as even though the building has been altered, it is still in very good condition. GM found certain statements in the report do not reflect the truth.

To Proceed: LL to request the proposed plans from the applicant.

4.6. ERF 281 BANTRY BAY 40A VICTORIA ROAD 'MIRAMAR': Departures - 31 OCT
(Application Number: 70439539)

Departure: Ground Floor

Item 41(e): To permit a timber deck, new garden retaining walls to be set back 0m ILO 4.5m from the west common boundary (Erf 729)

Item 41(e): To permit a timber deck to be set back 2.34m ILO 4.5m from northern common boundary (Erf 80)

Item 41(e): To permit a staircase to be setback 3.3m ILO 4.5m from the northern common boundary (Erf 80)

Item 41(e): To permit a timber deck and new garden beds to be set back 0m ILO 4.5m from the eastern common boundary

First Floor

Item 41(e): To permit water tanks, steel pergola and new landscape to be set back 0m ILO 4.5m from the western common boundary (Erf 729)

Item 41(e): To permit a timber deck and steel pergola to be set back 0m ILO 4.5m from the eastern common boundary (Erf 881)

Second Floor

Item 41(e): To permit new landscaping to be set back 0m ILO 4.5m from the western common boundary (Erf 729)

Item 41(e): To permit new garden retaining walls to be set back 0m ILO 4.5m from the western common boundary (Erf 729)

Item 41(e): To permit a timber deck to be set back 1.76m ILO 4.5m from the western common boundary (Erf 729)

Description: Application to do additions and alterations to the existing building.

Discussed: GM confirm that the changes are minor. LB work through each departure

with the committee. All work will happen on the sides of the building, all below the driveway. It does not seem if anyone will be negatively affected by the proposed changes.

To Proceed: LONO

4.7. ERF 951 SEA POINT EAST 31 ARTHURS ROAD: Alterations & Additions: HWC – ASAP

Departure: N/A

Description: Repairing the Morasha (Arthurs Road) Shul after extensive fire damage.

Discussed: The only changes to the exterior that will be different from the original building is that a skylight will be inserted at the apex of the building. The façade will stay exactly the same.

To Proceed: LONO

4.8. ERF 1046 FRESNAYE 19 AVE ST BARTHOLOMEW: Demolition: HWC – ASAP

Departure: N/A

Description: Total Demolition

Discussed: GM request it be minuted that OS asked him for his opinion from a heritage point of view a while back. He was happy to have a look and offer an opinion and at a site visit informed OS that this house has significant heritage value. He is uncertain if OS accepted the project or not as OS did not attend this meeting due to the Religious holiday. This application was submitted by Bridget O'Donoghue who is a Heritage Practitioner. GM feels this building contains much heritage and is surrounded by several heritage significant buildings.

To Proceed: Objection. GM will draft the objection.

5. Correspondence

6. Appeal

6.1. Erf 401 Sea Point West 9 Arthurs Road

The applicant is allegedly building while their application is still under review by The City of Cape Town. LL requested a site inspection be done.

6.2. Erf 367 Fresnaye 32 Upper Clarens Road

The City of Cape Town propose approving this application (with conditions). GM states that this will set a precedent and that the Planning Committee need to investigate what the implication will be of taking this further. LB suggest LL contact DP to provide guidance on what the implications will be and what the cost involved will be. TB should also confirm how his client will proceed.

7. General

7.1. Lydia Abel Attendance

SFB Vice-Chair, Lydia Abel, would like to attend meetings intermittently and the Planning Committee welcomes her to attend.

7.2. Town Planner to replace LA while on hiatus

A replacement should be found for LA while he is on hiatus until early 2020

8. Close

17:23

9. Next Meeting

14 October 2019