

SFB PLANNING COMMITTEE MEETING (16/2017)

MONDAY 2nd OCTOBER 2017 AT 17h45

The Boardroom, 8th Floor, The Point

MINUTE OF PLANNING MEETING

1. Welcome & Apologies

Apologies: Lauren Bolus, Ori Saban, Larry Aberman, Jacques van Embden

Present: Rod Stevens, Paul Berman, David Polovin, Ari Vayanos, Lizaan Loedolff

2. Previous Minutes

2.1. 11.09.2017 (15/2017)

Proposer: Paul Berman

Seconder: Ari Vayanos

3. Matters Arising

3.1. **ERF 325 BANTRY BAY 5 BANTRY ROAD:** Demolition: HWC - ASAP

Departure: None

Description: Demolition

Discussed: We need the motivation report, photos alone is not enough to make an informative decision. LL to get motivation report from applicant.

Newly discussed: The only noteworthy elements in the design were the entrance porch and first floor balcony, both of which were removed in the early life of the house. The extent of alterations over time is such that the building most definitely is not of a quality that would warrant a grading of 3B. Especially noteworthy, alterations to the rear elevation and ground floor interior.

To Proceed: LL to issue LONO.

3.2. **ERF 672 SEA POINT EAST 17 BELLEVUE ROAD:** Demolition: HWC - ASAP

Departure: None

Description: Demolition

Discussed: We need the motivation report, photos alone are not enough to make an informative decision. LL to get motivation report from applicant.

Newly Discussed: While retaining various original elements in term of both form and detail the house has undergone unsympathetic alterations, most notably to the interior of the ground floor and to the north & western elevations. The building is also generally in poor condition, this has resulted in various original windows having been removed and replaced with aluminium windows. Any replacement building should be controlled by the city of Cape Town in terms of the HPOZ provisions.

To Proceed: LL to issue LONO.

3.3. **ERF 1076 SEA POINT EAST 6 BATTERY CRESCENT:** Partial Demolition: HWC, Alterations: HWC - ASAP

Alterations: Demolition and new entrance

Description: Applicant intends to demolish the existing structure located on the property and redevelop the site in accordance with the Zoning Rights afforded the property.

Discussed: Grade 2 status difficult to justify. City supports above ground demolition, but not the below ground demolition. LL to request them to present.

Newly Discussed: Applicant presented. Great care has been taken in designing the proposed building to ensure the structural integrity of the heritage resource is maintained.

DEMOLITION - There have been extensive renovations and additions to the structure in the last two decades or so which have changed the original layout and character of the structure significantly.

ALTERATION - They designed a building that does not interact with the basement, maintaining the integrity of the structure. Up until recently this structure was used as a wine cellar by previous owners. It is intended to leave this structure intact and to incorporate it into the development. The only alteration to the structure in this regard with be to introduce a formal door that it can be accessed directly from the new building. The intention of the applicant is to keep it as a cellar, maintaining all historical features and detailing the story of the Battery at the back hall behind glass. This will be for private use of the owner and associated public. The building has been sitting derelict since 1922. This application has been responsibly done and there is no objection from the committee provided they adhere with the term set by The City: a) An archaeologist is to monitor any below ground work to the site once the residential building has been demolished and any further finds are to be reported to Heritage Western Cape and b) a close out report which includes detailed drawings of glass cases, fixtures etc to the Battery itself are submitted to Heritage Western Cape for its records.

To Proceed: LL to issue LONO with the proviso that they comply strictly to the conditions set by The City.

4. Items for comment:

4.1. ERF 1620 SEA POINT EAST 4A ROSEDENE ROAD: Alterations & Additions: HWC - ASAP

Departure: None

Description: Boundary wall in very bad condition and bathroom addition.

Discussed: Applicant would like to fix boundary wall and add a bathroom. The proposed works are in keeping with the level of significance of the resource and the heritage character of the area. HWC supports.

To Proceed: LL to issue LONO

4.2. ERF 75 BANTRY BAY 2 WESTGATE 1 RAVINE STEPS: Alterations & Additions: HWC - ASAP

Departure: None

Description: Internal addition & alterations. Enclosure of veranda

Discussed: No impact on Heritage

To Proceed: LL to issue LONO

4.3. ERF 118 SEA POINT 4 HOFMEYER ROAD: Demolition: HWC - ASAP

Departure: None

Description: Demolition

Discussed: Sagging roof, substantially modernised, other than the gable. Completely modernised already including modern addition and extension.

To Proceed: LL to issue LONO

4.4. ERF 432 SEA POINT 2 MOUNT NELSON ROAD: Additions & Alterations: HWC - ASAP

Departure: None

Description: Alterations & Additions to existing dwelling, street fence and deck above new bedroom. Alterations & Additions required for owners to make full use of space in this small dwelling.

Discussed: Addition and alteration to the rear supported. All internal proposed work as indicated on the plan supported. There is minimum loss in fabric. Addition of boundary wall and proposed doors on NE elevation supported.

To Proceed: LL to issue LONO in terms with the recommendation of The City to keep the chimney as is.

4.5. ERF 1080 SEA POINT EAST 21 MAIN DRIVE: Demolition: HWC - ASAP

Departure: N/A

Description: Demolition

Discussed: Two erven at the end of the road, structure has been substantially added to and altered over time. Section 35 have been approved that will allow applicant to demolish with conditions.

To Proceed: LL to issue LONO in accordance with conditions of The City.

a) If the permit holder is not to be present on the site at all times then HWC must be provided with the names and qualifications of the authorized representatives

b) Adequate recording methods as specified in the Regulations and Guidelines pertaining to the National Heritage Resources Act must be used

c) A final report, in both digital and hardcopy format, MUST be submitted to HWC on or before 20.04.2019. An extension to this permit can be granted on submission of a progress report (if work was initiated) and a letter stating reasons for the extension. HWC reserves the right to withhold further permits if progress is not deemed satisfactory.

d) All material collected and excavated, as well as field notes and records, will be curated by the Iziko: South African Museum.

e) Reprints of all published papers or copies of theses or reports resulting from this work must be lodged with HWC

f) If a published report has not appeared within three years of the lapsing of this permit, the report in terms of the permit will be made available to researchers on request.

g) it is the responsibility of the permit holder to obtain permission from the landowner for each visit, and conditions of access imposed the landowner must be observed.

4.6. ERF 1081 SEA POINT EAST 25 MAIN DRIVE: Demolition: HWC - ASAP

Departure: N/A

Description: Demolition

Discussed: Two erven at the end of the road, structure has been substantially added to and altered over time. Section 35 have been approved that will allow applicant to demolish with conditions.

To Proceed: LL to issue LONO in accordance with conditions of The City.

a) If the permit holder is not to be present on the site at all times then HWC must be provided with the names and qualifications of the authorized representatives

b) Adequate recording methods as specified in the Regulations and Guidelines pertaining to the National Heritage Resources Act must be used

- c) A final report, in both digital and hardcopy format, must be submitted to HWC on or before 20.04.2019. An extension to this permit can be granted on submission of a progress report (if work was initiated) and a letter stating reasons for the extension. HWC reserves the right to withhold further permits if progress is not deemed satisfactory.
- d) All material collected and excavated, as well as field notes and records, will be curated by the Iziko: South African Museum.
- e) Reprints of all published papers or copies of theses or reports resulting from this work must be lodged with HWC
- f) If a published report has not appeared within three years of the lapsing of this permit, the report in terms of the permit will be made available to researchers on request.
- g) it is the responsibility of the permit holder to obtain permission from the landowner for each visit, and conditions of access imposed by the landowner must be observed.

4.7. ERF 1126 SEA POINT 11 PALL MALL 28 LONDON ROAD: Additions & Alterations: HWC - ASAP

Departure: None
Description: Addition of a shower
Discussed: Very small internal change
To Proceed: LL to issue a LONO

4.8. ERF 307 SEA POINT 23 KINGSGATE 301 BEACH ROAD: Additions & Alterations: HWC - ASAP

Departure: None
Description: Small internal change with exit to balcony being enlarged
Discussed: Creating an en-suite for the master bathroom, enlarging the exit to the balcony to add folding doors.
To Proceed: LL to issue LONO

5. Correspondence

5.1. ERF 155 BANTRY BAY 32 VICTORIA ROAD

Proposed departures approved
 Noted

5.2. ERF 299 SEA POINT EAST 1 CALAIS ROAD

Notice that the above appeal lodged with the Western Cape Provincial Minister responsible for the Department of Cultural Affairs and Sport is acknowledged.
 Noted

6. General

7. Next Meeting Dates:

16 October 2017

8. Close

NOTES

HWC: Heritage Western Cape
 LONO: Letter of No Objection
 HPO: Heritage Protection Overlay
 ILO: In Lieu Of