

# SFB PLANNING COMMITTEE MEETING (11/2018)

MONDAY 2nd OF JULY 2018 AT 17h45

8TH FLOOR PROTEA NORTH WHARF HOTEL 1 LOWER BREE STR CAPE TOWN

## MINUTE OF PLANNING COMMITTEE MEETING

### 1. Welcome & Apologies

**Apologies:** Aris Vayanos, David Rose

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

### 2. Previous Minutes

**2.1.** 04.06.2018 (10/2018)

**Proposer:** Victor Morris

**Secunder:** Ori Saban

### 3. Matters Arising

**3.1. ERF 1367 FRESNAYE 14 AVENUE FRESNAYE:** Alterations & Additions: HWC – ASAP

**Departure:** 1915mm ILO 3500mm

**Description:** Addition of double garage (departure: 1915mm ILO of 3500mm street setback) and minor internal alterations to the current garage.

**Discussed:** Comment from Environmental & Heritage Management: “HWC N/A as the internal work is minor and the proposed garage is separate from the main house. The garage that is proposed however, does not comply to The City’s boundary enclosure policy. Two single garages doors and a visually, permeable pedestrian gate may be the way forward. Amended plan received. Supported as complies to The City’s boundary fences policy. Proposal supported as it does not impact on the heritage resource.

**To Proceed:** LONO

### 4. Items for comment:

**4.1. ERF 480 BANTRY BAY 20 AVENUE MARINA:** Removal of Restrictions: – 16 JULY

**Departure:** Delete a restrictive condition contained in title deed T6455/1930/ reads as follows:

G1: That a space of not less than 10 feet in width be left in front of this existing fronting or abutting on the road marked “Road” on the annexed diagram; such space may be utilised as gardens or forecourts.

G2: That not more than one dwelling be erected on this lot without the written consent of the Council of the City of Cape Town and not more than one third of the area be built upon.

Application in terms of Section 42(j) of the MPBL to delete conditions in respect of an existing approval granted or deemed to be granted in terms of this By-Law.

Application in terms of Section 42(b) of the MPBL to permit permanent departures from:

Item 22: To permit the structure at first floor level to be 0m ILO 3.5m required

Item 121: To permit: A covered entrance exceeding 5m<sup>2</sup>  
A screen wall to be 3.094m to be positioned on top of an existing boundary wall (the overall height of the wall would be 5.5m/6.5m)

**Description:** It is proposed to extend an existing patio at first floor level toward the street to comprise a deck around the existing jacuzzi, terrace and pool that will extend over the existing entrance on the ground floor level.

**Discussed:** The normal street setback will apply, they are not asking for a departure. No negative effect on the street or the neighbours. The current screen will be replaced with glass balustrades.

**To Proceed:** LONO

**4.2. ERF 101 & 102 BANTRY BAY 11 RAVINE ROAD: Demolition: HWC – ASAP**

**Departure:** N/A

**Description:** Demolition

**Discussed:** Austrian influenced architecture. Heritage consultant supports this demolition. This Erf has not been graded by HWC and numerous changes has diluted any significance.

**To Proceed:** LONO

**4.3. ERF 114 BANTRY BAY 3 RAVINE ROAD: Alterations & Additions: HWC – ASAP**

**Departure:** N/A

**Description:** Proposed dining room and en-suite extensions to dwelling along with a proposed pergola.

**Discussed:** Changes to happen at the back of Ravine Road, it won't be visible from the streetscape. To note that departures are required but the committee has only reviewed it from a HWC point of view as this submission has not been for departures. The committee requests them to circulate to the neighbours for comment.

**To Proceed:** LL to contact applicant for clarification.

## **5. Correspondence**

### **5.1. Erf 586 Bantry Bay 160 Kloof Road**

Original application dated 10 December 2015, SFB Planning Committee objected. Letter confirming The City has approved this application.

Applicant proceeded construction of a second garage on a blind corner without approval. It will prove difficult to leave the garage without reversing into oncoming traffic. The Applicant applied to legalize the changes and The City denied this application based on their own engineered report. Years later they applied again and SFB objected. If it can be proven that the garage can be exited safely in first gear, there will be no further objection. Until then, the Planning Committee will appeal to ensure a condition is added that this

garage can only be exited in first gear.

## **6. General**

### **6.1. Feedback on 2018 Objections**

Feedback given on all objections between Marco 2018 – June 2018.

### **6.2. Plot 391 Fresnaye – Traffic Concerns**

This development was a fully compliant scheme with no departures. This committee will explore the option of an independent traffic impact assessment report. The report will cover from the Sea Point Library to Queens Road Circle. The committee would also like to invite Cllr Ramsay to attend the PlanComm meetings.

### **6.3. Paul Berman Resignation**

Mr Berman has resigned from both the SFB Exco as well as the Planning Committee. He added great value to both committees and we are appreciative of his time, wisdom and expertise. His contribution to the ratepayers has been admirable and invaluable.

The committee will lean on the Chairman & Vice Chair of the SFB Exco to guide them on how to deal with false & unwarranted attacks on committee members in their personal capacity.

### **6.4. Next Meeting Date**

16 July 2018