

## SFB PLANNING COMMITTEE MEETING (06/2018)

MONDAY 9<sup>th</sup> APRIL 2018 AT 17h45

Fabian Make Architects, 8th Floor, Protea North Wharf Hotel, 1 Lower Bree Street, Foreshore, Cape Town

### MINUTE OF PLANNING MEETING

#### 1. Welcome & Apologies

**Apologies:** Paul Berman, Ori Saban, David Polovin

**Present:** Ari Vayanos, David Rose, Victor Morris, Larry Aberman, Gordon Metz, Lauren Bolus, Lizaan Loedloff

#### 2. Previous Minutes

2.1. 19.03.2018 (05/2018)

**Proposer:** Larry Aberman

**Seconder:** Ari Vayanos

#### 3. Matters Arising

3.1. **ERF 507 SEA POINT 1 ALBANY ROAD:** Proposed New Building – **ASAP**

**Departure:** Parking bay departure (12 bays ILO 18 bays)

**Description:** Proposed new building

**Discussed:** Confusing application, LL to request applicant to present at the next meeting.

**Newly Discussed:** HWC instructed applicant to present proposed plans for new building. LB requests LL to contact Mr September of HWC to inquire if this is a new procedure that HWC implemented to request applicants to submit proposed plans for comment? Applicant presented. Only departure is parking bays, 18 bays ILO 12. To date, no objections have been received from neighbours. Applicant will give 0.7m from his boundary to council. This will be added to the 8.3m width of the current road in order to widen the road to allow for more street parking. Current zoning is GR4.

**To Proceed:** LL to email Mr September from HWC to request why HWC want comment on proposed plans. Also enquire if application will be advertised for public participation.

#### 4. Items for comment:

4.1. **ERF 93 THREE ANCHOR BAY 25 BLACKHEATH ROAD:** Departures – **07 MAY**

(Application No: 70372086)

**Departure:** Item 22(c)(i): To permit the height of the wallplate to be 8.857m ILO 8.0m from the base level

Item 22 (d): To permit the proposed first floor to be setback 1.266m ILO 3.0m from the West boundary

Item 22(d): To permit the proposed first floor to be setback 0.925m ILO 3.0 from the East boundary

**City Approval:** Item 162 (1)(a): To permit building work within a Heritage Protected Overlay Zone

**Description:** New 1<sup>st</sup> floor bedroom and roof deck above

**Discussed:** This house has already been altered and now they would like to alter it again. Changes do not affect street view, also relaxation of the height of the roof.

**To Proceed:** LL to issue LONO

**4.2. ERF 188 SEA POINT 8 FRERE ROAD: Alterations and Additions: HWC – ASAP**

**Departure:** N/A

**Description:** Addition of a timber staircase and walkway to the rear of the property.

**Discussed:** Very small departure. Tucked into the side of the house.

**To Proceed:** LL to issue LONO.

**4.3. ERF 977 FRESNAYE 29 AVE DE L'HERMITE: Demolition: HWC – ASAP**

**Departure:** N/A

**Description:** Demolition

**Discussed:** Committee studied application and confirmed that it only serves as confirmation from the Tribunal that the application has been approved, no discussion needed.

**To Proceed:** N/A

**4.4. ERF 55-RE FRESNAYE 1 AVE BRITTANY: Alterations and Additions: HWC – ASAP**

**Departure:** N/A

**Description:** Alterations to the garage, interior only, no changes to the outside of garage. Addition of a small office on top of the current office, the owners need one office for themselves and another office for their children.

**Discussed:** Graded 3B. The plans have been drafted very sensitively and is very much in keeping with the original house. Same windows and features as the current house. Given the heritage value of this period building, the opinion of a specialist of this genre of building should be sought in order for the committee to make an informed decision on the potential impact of the proposed alterations. The committee would like to review a report from their Heritage specialist.

**To Proceed:** LL request applicant to provide a report from a Heritage specialist.

**4.5. ERF 964 FRESNAYE 12 AVE BORDEUX: Alterations and Additions: HWC – ASAP**

**Departure:** N/A

**Description:** Extension of existing deck and laundry rooms as well as the replacement of rear side boundary walls.

**Discussed:** Comment from City Heritage "Previous proposed work supported by HRS – HWC permit dated 21 September 2016. Current proposal, drawings LAD 101, 102, 103, 104, 201, 202, 203, 204, 30. Current proposal does not impact negatively on the relative significance of the resource nor on any Heritage resources with the immediate area".

**To Proceed:** LL to issue LONO

**5. Correspondence**

**5.1. 50 Upper Rhine Road Apartment Block (Potential Illegal Building)**

LL to contact architect to investigate, LL to cc LB into this email. Greg September to be contacted to also investigate, LB to provide LL contact details for GS.

**6. General**

**6.1. Advertising Applications**

LB to send LL a list of contacts in The City's Planning department. This information will be posted on our website to make it easier for the residents to resolve planning queries. LL to investigate how other RRA advertise their applications.

**7. Next Meeting Date:**

23 April 2018

**8. Close**

19:39