

SFB PLANNING COMMITTEE MEETING (18/2018)

MONDAY 15TH OF OCTOBER 2018 AT 17h45

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

MINUTE OF PLANNING MEETING

1. Welcome & Apologies

Apologies: David Polovin

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

Partially Attended: Tommy Brummer (Tommy Brummer Town Planners), Nigel Burls (Nigel Burls and Associates), Mida Kirova (Nigel Burls and Associates), Neil Moir (Neil Moir and Associates), Marika Abrahams (BBG Project)

2. Previous Minutes

2.1. 01.10.2018 (17/2018)

Proposer: Ori Saban

Seconder: Victor Morris

3. Matters Arising

3.1. ERF 2052 FRESNAYE 15 KLOOF ROAD: Development Management Scheme, Rezoning and Departures (Application Number: 70422207) – **29 OCT**

Rezoning: To rezone the property from General Business Subzone 5 and General Residential Subzone 5 to General Business Subzone 7.

Departure: Item 60(d)(i): To permit the maximum height of the building (from base level to top of roof), for a services screen wall, to be 60.795m ILO 60m.

Item 60(d)(i): To permit the maximum height of the building (from base level to top of roof), for a lift overrun to be 61.295m ILO 60m.

Item 60(d)(i): To permit the building (over 38m in height above the base level) from the street boundary (Irwinton Road) to be:
3.340m ILO 3.750m on the 14th storey
3.860m ILO 5.335m on the 15th storey
3.340m ILO 6.920m on the 16th storey
3.690m ILO 8.505m on the 17th storey
3.340m ILO 11.000m on the 18th storey

Item 60(e): To permit the building (over 38m in height above base level) from the street boundary (Kloof Road) to be:
2.910m ILO 3.750m on the 14th storey
2.910m ILO 5.335m on the 15th storey
2.910m ILO 6.920m on the 16th storey
2.910m ILO 8.505m on the 17th storey
2.910m ILO 11.000m on the 18th storey

Item 137(1): To permit 315 on-site parking bays ILO 332 on-site parking

bays.

City Approval:Item 89: To permit landscaping elements and structures within the Transport Zone 2 area.

Item 121(2): To permit portions of the building to be 0m ILO 5m from a Proclaimed Main Road/designated metropolitan road.

Item 144(1): To permit 0 on-site loading bays ILO 2 on-site loading bays

Description: The application is to develop the property into an 18 storey mixed use development with approximately 952m² of business premises and 140 residential units.

Discussed: Contrary to what the submitted Traffic Impact Report specified, should this development happen, it will have a very negative impact on the current traffic. The proposed plans will corner on Irwington Road, which is a very narrow road. Importantly, it is situated straight opposite the Firehouse which is steeped with Heritage significance. Certain members feel strongly that the zoning scheme guide is important and that we need to adhere to these guides. The requested departures will result in a very big increase in bulk. The Planning Committee will request approval from Exco to take on the expense to employ a professional Town Planner who will draft a letter of objection. LA will contact Rohn Hyden and OS to contact Tommy Brummer Town Planners and D&S Planning Studio for quotes.

Newly Discussed: Applicant presented and states that this proposed development will be classified as a tall building and there are several of them in Sea Point such as The Ritz, Twin Towers, Pavillion Place etc. He states that the nature of Kloof street has changed over time and has become a quieter, residential area with most of the business traffic happening along Main and Regent Road. An approved plan for this development (in its current zoning scheme and envelope) allowed them the permission to start the excavation for the basement. The current zoning is GB in the front of the erf and GR at the back. The plan to pull the proposed development back from the boundaries with the intention to create a better space with landscaping around the building. Landscaping will happen at podium level. The applicant states that the proposed building and landscaping needs to be worked into the Sea Point CID garden area to allow the building to tie into the urban space across the street. The commercial front door will be on Kloof street (public parking on Kloof Road will remain as is) and the residential entrance will be located on Irwington Road. 20% of the units, a total of 28, will be used as inclusionary housing. These units will be between 35m² – 40m² and will be on the same floor as the facilities such as the gym, pool etc. The rezoning takes the proposed development to 60m and they have applied for an additional 20m on top of that, they have also applied for setbacks. The committee finds this bulk up quite severe as the additional bulk is 11 000m². The parking departures is for the 28 units inclusionary housing, allowing one parking bay per unit instead of the required two bays. The rest of the parking bays completely comply. The articulated edges will ensure that balconies can't be enclosed. They will make use of the existing loading bays on

the Irwington and Gorleston Road and don't foresee any problems as their retail space will be very small. The applicant states that the proposed development will be appropriate as the site is unique and deserving of something that acts as a bookend, the large big building before everything slopes down into the residential area of Kloof Street. The other bookend being the development on the corner of Glengariff and Main Road. The committee states that this development will curtain an entire residential area and it is crucial to have their own loading bays. It should not be allowed to densify this strip as there is no infrastructure in place to support this development.

To Proceed: Approval from Exco to employ the services of a professional Town Planner and Traffic Engineer to compile a strong and professional objection.

4. Items for comment:

4.1. ERF 1090/1091 SEA POINT EAST 21/23 BATTERY CRESCENT: Permanent Departures and Deletion & Amendment of Restrictive Title Deed Conditions (Application Number 70403877) – 05 NOV

Title Deed Restriction: Condition A.I which reads as follows:
That not more than one building shall be erected on the land hereby granted without the written consent of the Council of City of Cape Town, and that not more than one half of the area of the land hereby granted shall be built upon.

Condition A.III which reads as follows:
That when any building on the land hereby granted a space of less than 4.72 meters shall be left where the land abuts on the road 9.45 meters. Such space may be utilised as a garden or forecourt.

Condition A.(1) which reads as follows:
That not more than one building shall be erected on the land hereby granted without the written consent of the Council of the City of Cape Town, and that not more than one half of the area of the land hereby granted shall be built upon.

Condition A.(3) which reads as follows:
That when any building on the land hereby granted a space of less than 4.72 meters shall be left where the land abuts on the Road 9.45 meters. Such space may be utilised as a garden or forecourt.

Departures:	For Erf 1090:	From Item 41(a)(i):	To permit a coverage of 79.3% ILO 60%.
		From Item 41(e)(i):	To permit the proposed building additions (new carport) to be setback 0.0m ILO 4.5m from the street boundary (Battery Crescent).
	For Erf 1091:	From Item 41(a):	To permit a coverage of 79% ILO 60%.

From Item 41(e)(i): To permit the proposed building additions (new carport) to be set back 0.0m ILO 4.5m from the street boundary (Battery Crescent).

Description: The proposal is to add additions to the existing flats on the properties.
(*Objection from resident received*)

To Proceed: To be discussed at the next meeting.

4.2. ERF 256 FRESNAYE 8 AVENUE DE LONGUEVILLE: Demolition: HWC – ASAP

Departure: N/A

Description: Demolition

Discussed: Existing house has no significant heritage and is zoned as GR2. The current owners do not want to develop this as a block, but rather rebuild a single storey home on this Erf. City Heritage Comment: “Minimal internal original fabric remaining. Little to no participation in historic content from a streetscape perspective”. Environmental & Heritage Management Comment: “Minimal internal fabric remaining. Little participation in historic context and streetscape. Supported”. This house has been significantly altered over time.

To Proceed: LONO

4.3. ERF 1002 SEA POINT 21 DUNCAN ROAD: Alterations & Additions: HWC – ASAP

Departure: N/A

Description: Internal alterations to better utilise the space and will be adding on a kitchen area which will in effect create a basement.

Discussed: Owners would like to renovate the existing house and it will stay as a single storey. City Heritage Comment: “The resource exhibits very little to no relating significance and does not contribute meaningfully to a historic streetscape context”. Environmental & Heritage Management Comment: “Supported”.

To Proceed: LONO

4.4. ERF 105 FRESNAYE 13 ALEXANDRA AVENUE: Alterations & Additions: HWC – ASAP

Departure: N/A

Description: Additions & Alterations to an existing Victorian House

Discussed: Very interesting and intelligent renovation, the roof at the front of the building will become the loft extensions. City Heritage Comment: “The building is not graded but could be considered a low grade IIIC. Area has been modernised, very little remaining heritage context. Building does not contribute historic layering to the streetscape”.

To Proceed: LONO

4.5. ERF 1626 SEA POINT 267 MAIN ROAD: Alterations & Additions: HWC – ASAP

Departure: N/A

Description: Alterations to retail units.

Discussed: The current retail units on ground floor of Villa Rosa are to be joined and used by a single tenant. Dividing walls are to be removed and all street

facing doors and windows to be replaced with uniform aluminium profiles.
New uniform decking and new paving also to be installed

To Proceed: LONO

5. Correspondence

6. General

6.1. R500 Processing Fee

To be tabled at the next meeting

7. Next Meeting Date:

29 October 2018

8. Close

19:42