

## SFB PLANNING COMMITTEE MEETING (09/2018)

MONDAY 21<sup>st</sup> OF MAY 2018 AT 17h45

FABIAN ARCHITECTS, 8TH FLOOR, PROTEA NORTH WHARF HOTEL, NO.1  
LOWER BREE STREET, CAPE TOWN

### MINUTE OF PLANNING MEETING

#### 1. Welcome & Apologies

**Apologies:** Paul Berman, Larry Aberman

**Present:** Lauren Bolus, Aris Vayanos, Gordon Metz, Victor Morris, David Polovin, Lizaan Loedolff

#### 2. Previous Minutes

2.1. 07.05.2018 (08/2018)

**Proposer:** Lauren Bolus

**Seconder:** Gordon Metz

#### 3. Matters Arising

#### 4. Items for comment:

4.1. **ERF 1216 FRESNAYE 8 DEAUVILLE AVENUE:** Restrictive Title Deed & Departure – **18 JUNE**  
(Application Number: 70383829)

**Departure:** Amendment of condition B(4)(b) of Deed of Transfer T22558/2017 to allow for two dwellings on the property

Item 22(c)(i): To permit the height of the wall-plate from base level to be 10.8m ILO 9m

Item 22(d): To permit portions of the building to be setback 1.47m ILO 3m from the north-east common boundary (with Erf 1217)

Item 22(f)(i): To permit a garage and store that is 6.9m high from the base level to the top of roof, to be 1.47m ILO 3m from the north-east common boundary (with Erf 1217)

Item 140(2)(c): To permit the width of the carriageway crossing to be 11m ILO 8m.

**Description:** The application is to convert the existing dwelling housing into a main and second dwelling unit, as well as do additions and alterations to the existing building.

**Discussed:** Departures are not extensive, and the applicant is compliant with the roof top height. The carriageway is widened to allow the garages from both dwellings to be accessed, this will take cars off the road.

**To Proceed:** LONO

4.2. **ERF 25 SEA POINT WEST 16 KINGS ROAD:** Departures – **25 JUNE**  
(Application Number: 70379930)

**Departure:** Item 22(d): To permit the coverage to be 71.70% ILO 60%

Item 22(d): To permit the proposed building to be setback 0.0m ILO

3.0m from the north common boundary (building beyond 12.0m mark from the street boundary).

Item 22(c)(ii): To permit the height of the building to be 5.6m ILO 4.0m permitted (building beyond 12.0m mark from the street boundary).

Item 121(a)(viii): To permit the proposed swimming pool to be setback 0.23m ILO 1.0m from the north common boundary

**Description:** To erect alterations and additions to the existing dwelling house.

**Discussed:** We tried to get the documents from the applicant but was not successful. The committee needs a set of plans in colour to see the demarcation areas. Due to the lack of supporting documents the committee is unable to fully assess the application, they also won't approve any height departures while the City is reviewing this application.

**To Proceed:** Objection

#### 4.3. ERF 490 SEA POINT WEST 9 MILTON ROAD: Departures

– 13 JUNE

(Application Number: 70381052)

**Departure:**

- Item 41(a): To permit the coverage to be 71% ILO 60% permitted
- Item 41(e): To permit the proposed building to be setback 3.5m ILO 4.5m from Milton Road
- Item 41(e): To permit the proposed first storey, second storey and third storey of the building to be setback 2.448m ILO 4.5m from the rear common boundary
- Item 41(e): To permit the proposed fourth storey of the building to be setback 2.448m ILO 6.320m from the rear common boundary
- Item 41(e): To permit the proposed fifth storey of the building to be setback 2.448m ILO 8.486m from the rear common boundary
- Item 41(e): To permit the proposed fifth storey to be setback 1.786m ILO 9.076m from the north west common boundary
- Item 41(e): To permit the proposed fifth storey to be setback 1.002m ILO 9.076m from the south east common boundary
- Item 140(2)(c): To permit proposed carriageway crossing to be 2.7m ILO 5.0m permitted
- Item 137(b): To permit 5 parking bays ILO 6 parking bays required.

**Description:** To erect a new building on the subject property (flats, three apartments).

**Discussed:** Zoned as GR5. All the current houses have the same setback giving it a uniformed look. The committee finds this application excessive for a number as reasons:

- Setbacks needs to be re-evaluated
- Acceptable coverage is no more than 10%
- Building up until the 3<sup>rd</sup> floor of the Equinox applicant will build against a flat wall, building any higher and it will have a negative impact as it will affect the window use of the remaining 3 floors.

**To Proceed:** Objection

## **5. Correspondence**

### **5.1. Appeals**

Erf 906 Sea Point 69 Arthurs Road

The letter was to note our refusal to comment on retrospective applications. It was not an objection.

### **5.2. Notification of Decision**

Erf 1892 Fresnaye 13 Avenue Deauville

Noted.

## **6. General**

### **6.1. Proposed Western Cape Heritage Resources Management Bill**

Gordon Metz is part of the panel of experts to draft the Western Cape Heritage Resources Management Bill. He will do a presentation for the committee on the 4<sup>th</sup> of June 2018.

### **6.2. Voting of SFB Planning Committee Office Bearers**

#### **Chair**

**Nominated:** Lauren Bolus

**Proposer:** Gordon Metz

**Seconder:** Victor Morris

#### **Vice-Chair**

**Nominated:** Ori Saban

**Proposer:** Lauren Bolus

**Seconder:** Aris Vayanos

Lauren Bolus (Chair) and Ori Saban (Vice-Chair) has been unanimously voted as office bearers for the Planning Committee for 2018/2019.

### **6.3. Feedback from GPRRA AGM**

LB provided feedback. They did a BEC presentation which we can consider for our 2019 AGM. It was noted that they follow through with their appeals and SFB PlanComm should do the same.

## **7. Next Meeting Date:**

04 June 2018

## **8. Close**

19: 16