

SFBRRR PLANNING COMMITTEE MEETING (07/2018)

MONDAY 23rd APRIL 2018 AT 17h45

The Boardroom, 8th Floor, The Point, Cnr of Cassell & Regent Road, Sea Point

MINUTE OF PLANNING MEETING

1. Welcome & Apologies

Apologies: Lauren Bolus, Larry Aberman

Present: Ori Saban, Paul Berman, David Polovin, Gordon Metz, Aris Vayanos, Lizaan Loedolff

2. Previous Minutes

2.1. 09.04.2018 (06/2018)

Proposer: Gordon Metz

Secunder: Aris 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. HWC instructed applicant to present proposed plans for new building. LB instructs 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, 12 bays ILO 18. 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. 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.

Newly Discussed: Mr September confirmed that HWC have implemented the Gees Judgement. LL to work with GM to create a tick list to ensure that a full and complete application is received for the committee to review.

To Proceed: GM and OS will do a site inspection. LL to request applicant for plans marking the elevations and the relationship to the streetscape. LL to request HWC for guidelines on how to comment using the Gees Judgement.

3.2. **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. 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. LL request applicant to provide a report from a Heritage specialist.

Newly Discussed: GM corresponded with applicant regarding Heritage report. The application does not match the proposed plans.

To Proceed: LL to follow up regarding Heritage report.

4. Items for comment:

4.1. ERF 479 BANTRY BAY 18 AVENUE MARINA: Demolition: HWC – ASAP

Departure: N/A

Description: Demolition

Discussed: Comment from Environmental and Heritage Management “Building does not appear sufficiently significant to merit retention. Demolition supported”.
Comment from City Heritage “No objection to demolition”.

To Proceed: LL to issue LONO

4.2. ERF 659 SEA POINT WEST 17 HALL ROAD: Rezoning and Departures: HWC – 21 MAY (Application Number 70386452)

Departure: Item 137: Departure to permit 4 ILO 8 accessible parking bays
Item 141(1)(b): Departure to permit vehicles parked on the site to reverse across the footway

Description: Rezoning from GR5 to GB4 and departures to permit 4 ILO 8 accessible parking bays and to permit vehicles parked on the site to reverse across the footway when leaving the site.

Discussed: GB4 (General Business). This is already used as a business site. OS is concerned about the rezoning as it allows for much more than GR5 and we do not know what it will be used for once rezoned. They can use it for an office or apartment block.

To Proceed: LL to contact TDA to enquire if any comment has been received as well as the neighbouring apartment blocks for comment.

4.3. ERF 513 BANTRY BAY 41 DE WET ROAD: Departures – 14 MAY (Application Number 70385018)

Departure: Item 22(d): Departure to allow a planter on ground storey to be 0m ILO 3.5m from the street boundary.

Item 22(d): Departure to allow a pergola at the service/mezzanine level to be 0m ILO 3.5m from the street boundary.

Item 22(d): Departure to allow the viewing deck on the second storey to be 2.3m ILO 3.5m from the street boundary.

Item 22(d): Departure to allow the height of the wall plate to be 8.471m ILO 8m (11.645m approved already) from base level.

Item 22(c)(ii): Departure to allow the height of the screening on the western common boundary to be 4.309m ILO 4m above base level 2 on the third storey.

Item 22(c)(ii): Departure to allow the height of the screening of the eastern common boundary to be 4.309m ILO 4m above base

level 2 on the third storey.

Item 89(c): City approval to permit the construction of planter(s) in portion of Public Street (TR2 zone)

Description: Proposal to regularise additions and alterations to a dwelling house.

Discussed: Committee is unable to make an informed decision without the required supporting documents. The committee requires a full set of plans in colour stating the demarcation along with all supporting documents.

To Proceed: LL to request all supporting documents from applicant.

5. Correspondence

5.1. Green Point Common

Reviewed and noted.

5.2. Erf 511 Sea Point 4 Oliver Road – Demolition Appeal

Reviewed and noted.

6. General

6.1. Victor Morris & David Rose to join Planning Committee

The committee will co-opt the two new Exco members into PlanComm. LL to invite them to the next meeting.

6.2. Advertising by surrounding RRA

6 Neighbouring RRA has been contacted, not one advertises their applications or the minutes of their meetings. SFBRRRA is the only RRA who posts the minutes of the meeting on their website. The City advertises the applications, it is not for SFBRRRA to do so.

6.3. PlanComm member to provide detailed feedback at Exco Meetings

This can be done by Victor Morris and David Rose.

6.4. Application Information

It is the complete responsibility of the applicant to provide supporting documents.

6.5. Date to elect Chair and Vice-Chair

7th of May, all members should attend.

7. Next Meeting Date:

07 May 2018

8. Close

19:10