

SFB PLANNING COMMITTEE MEETING (19/2018)

MONDAY 29TH OF OCTOBER 2018 AT 17h45

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

MINUTE OF PLANNING MEETING

1. Welcome & Apologies

Apologies: Ori Saban, Aris Vayanos

Present: Larry Aberman, David Polovin, Gordon Metz, David Rose, Victor Morris, Lauren Bolus, Lizaan Loedolff

Partially Present: Wilhelm Esterhuizen (Tommy Brummer) Cor van der Merwe (Tommy Brummer)

2. Previous Minutes

2.1. 15.10.2018 (18/2018)

Proposer: David Rose

Seconder: Gordon Metz

3. Matters Arising

3.1. 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.
Discussed: Each erf zoned as GR4 and these two ervens will be arterially tied. Both plots are currently empty as construction has not started yet. The applicant has approved plans for a block of apartments with 14 units and ground floor parking. The departures and amendments in title deed restrictions are simply to cover the plant room and place a concrete roof to cover the bin room. They will stick to the GR4 zoning scheme and the proposed building plans will stay the same It is the plant and bin rooms that will receive a concrete roof and the car port will be covered as well as the entrance. Permanent departures are only affected due to the proposed parking bays. The approved plans had a coverage just under 50%, but because of the addition in covered areas it increases the footprint of the building.

To Proceed: LONO

Wilhelm Esterhuizen and Cor van der Merwe left the meeting

4. Items for comment:

4.1. ERF 1600 FRESNAYE 51 AVENUE FRESNAYE: Departures – 23 NOV (Application Number: 70414686)

Departure:	Item 22(d):	To permit the building (new storeroom plantroom and lift shaft) at ground storey to be setback 1.37m ILO 3m from the Eastern common boundary.
	Item 22(d):	To permit the building (extended domestic staff quarters and bedroom) and ground storey to be 1.141m ILO 3m from the Western common boundary.
	Item 22(d):	To permit the building (extended outdoor shower, lift shaft and scullery) at First Storey to be 0m; 1.374m and 1.594m ILO 3m from the Eastern common boundary.
	Item 22(d):	To permit the building (lift shaft and extended bedroom) at Second Storey to be 1.374m ILO 3m from the Eastern common boundary.
	Item 22(d):	To permit the building (extended garage and additions and alterations) at First storey to be 0m, 0.693m and 2.041m ILO 3m from the Western common boundary.
	Item 22(d):	To permit the building (timber screen and box feature) at Second storey to be 0m, 0.682m, 2m, 2.02m ILO 3m from the Western common boundary.
	Item 22(f):	To permit the building (garage) to be setback 0m ILO 5m

from the Avenue Fresnaye.

Description: Additions and alterations to an existing 3 storey dwelling house.

Discussed: With substantial departures, 8 out of 10 letters of no objection has been received. The lift shaft and the plant room repeat as a departure on every level. Comment from the direct neighbour needs to be confirmed. Should SFB issue a LONO, it should be on the condition that that neighbour does not object or the committee will object, as it will negatively affect the neighbour. The proposed street façade is well done, and the applicant will not build out toward the road.

To Proceed: LL to find the comment from the neighbour.

4.2. ERF 535 SEA POINT 206 HIGH LEVEL ROAD: Alterations & Additions: HWC – ASAP

Departure: N/A

Description: Proposed balcony addition and alterations.

Discussed: Addition of balcony and new windows. Not much heritage significance to the building.

To Proceed: LONO

4.3. ERF 543 SEA POINT 7 GRAHAM ROAD: Demolition: HWC – ASAP

Departure: N/A

Description: Total demolition.

Discussed: Property is not in an HPOZ and zoned as GR5.

To Proceed: LONO

4.4. ERF 806 SEA POINT MAIN ROAD: Alterations & Additions: HWC – ASAP

Departure: N/A

Description: Addition of covered area.

Discussed: Proposed aluminium louvre.

To Proceed: LONO

4.5. ERF 322-RE/328/327 SEA POINT 19/21 BICKLEY ROAD: Alterations & Additions: HWC

Departure: N/A – ASAP

Description: To add two rooms. Concrete roof terrace behind front parapet wall.

Discussed: This is graded as 3A and the highest heritage grading available. SFB Heritage Specialist considered the proposed plans sensitively done but would like to do a site inspection before issuing comment.

To Proceed: LL to arrange site inspection.

4.6. ERF 1047 SEA POINT 39 ST JOHN'S ROAD: Departures HWC – ASAP

Departure: N/A

Description: SFB Planning Committee issued a LONO in June 2018 but applicant wants an additional wall and LUM requires comment from interested and affected parties.

Discuss: They will retain the integrity of the home and will only make minor changes.

To Proceed: LONO.

4.7. ERF 1431 THREE ANCHOR BAY 21 CAMBERWELL ROAD: Alts & Add: HWC – ASAP

Departure: N/A

- Description:** The changes proposed include the addition of a new main bedroom, en-suite bathroom and terrace on the first storey with a screening roof garden.
- Discussed:** A very detailed heritage report, nondescript house. Changes will only happen at the back of the house. Site visit required.
- To Proceed:** LL to arrange site visit.

5. Correspondence

6. General

6.1. 15 Kloof Road

The funds needed to employ the services of a professional Town Planner and Traffic Engineer has been raised and a professional and comprehensive objection was submitted prior to the deadline.

6.2. Processing Fee

It has been decided that no mandatory processing fee will be implicated nor a request for donation to review planning applications.

7. Next Meeting Date:

12 November 2018

8. Close

19:32