

SFB PLANNING COMMITTEE MEETING (13/2018)

MONDAY 30th OF JULY 2018 AT 17h45

8TH FLOOR PROTEA NORTH WHARF HOTEL 1 LOWER BREE STR CAPE TOWN

MINUTE OF PLANNING COMMITTEE MEETING

1. Welcome & Apologies

Apologies: Gordon Metz, Larry Aberman

Present: Aris Vayanos, David Rose, Victor Morris, David Polovin, Ori Saban, Lauren Bolus, Lizaan Loedolff

By Invitation: Cllr Shayne Ramsay, Nicholas Smith, Tommy Brummer

Partial Attendance: Pamela Wilkens, Gio Sylvestri and Gavin Sandeman

2. Previous Minutes

2.1. 16.07.2018 (12/2018)

Proposer: David Rose

Seconder: Ori Saban

3. Matters Arising

3.1. ERF 689, 690, 691 SEA POINT CNR BEACH & HALL ROAD: Deletion of Title Deed Restriction, Deletion of Conditions – 06 AUG
(Application Number: 70367497)

Deletion:

- Application in terms of Section 42(g) of the MPBL to regularize the Hotel on Erf 689 by deleting the title deed restriction contained in title deed T49682/1987 which reads: That not more than one house with stable (if desired) in connection with the said house shall be erected on the land hereby conveyed and to and with the benefit of the condition regarding a party wall referred to in the Endorsement dated 4 September 1919, on the said Deed of Transfer.

- Application in terms of Section 42(j) of the MPBL to delete conditions in respect of an existing approval granted or deemed to be granted in terms of this By-Law.

The following applications are also required:

- Application in terms of Section 42(b) of the MPBL to permit permanent - Departures from Departures (for the Hotel on Erf 690) from Item 41 to permit:

- the building on Erf 690 to be 0m ILO 4.5m from the street boundary

- a coverage 85% ILO 60%

- Application in terms of Section 42(j) of the MPBL to permit

- Approval of council to alter the extent of the existing non-conforming

- Hotel on Erf 689 (in terms of Section 37 of the Municipal Planning By-Law)

- Approval of Council to allow shared parking for the Hotel on Erf 690 to be accommodated on Erf 689 (in terms of item 138 of the DMS)

- Approval of Council for an agreement (in terms of Item 121 of the DMS)

that the building on erf 690 to positioned at 0m ILO 5m from Beach Road required.

- Council's Consent in terms of Section 40 DMS to accommodate a Hotel on Erf 690.

Description: It is proposed to accommodate 28 hotels rooms. Parking will be shared with that of the existing hotel. In addition, it is proposed to regularize the hotel use in terms of the title deeds. The existing hotel will further be reduced in extent.

To Discuss: GM (Heritage Specialist) shows concern for the front façade, particularly the top floor of the proposed building and feels it does not integrate well with the current building, especially the gable that needs to stay as the most prominent feature of the building. He also noted that the floors from the current building and the new proposed building does not align. The basement requires a big departure. In the original application the new proposed parking area was very exposed, with the revised plans the applicant included planters and a front façade to hide the parked cars, resulting in a more acceptable streetscape. To clarify the amended application, the committee request the applicant to present.

Newly Discussed: Applicant presented and an attorney representing two apartments buildings attended the presentation. The vacant lot currently used for parking, is zoned to allow for the development of an apartment block but Winchester Mansions will use it to extend their hotel by 28 rooms. Concern was raised for the increase of traffic in Hall and Wisbeach Roads since the additional 28 rooms potentially can result in more collection/delivery trucks at the back of house. The hotel is aware that the way their back-of-house operates now is not ideal and are looking into options it can be streamlined. A suggestion was made that a management plan to streamline the back-of-house included as a condition of approval. The applicant confirmed that with the amended proposal they use the most restrictive use of each category and also comply within the 15m limit. With the amended plans for the basement, it will project above the ground that will result in an environmentally friendly breathability. By lifting the basement, it continues the eyeline to line up with the existing hotel. The portal framework was discussed with the applicant as this has been found by the committee to not be aesthetically pleasing.

To Proceed: LONO

Tommy Brummer and Nicholas Smith left the meeting

4. Items for comment:

4.1. ERF 554 SEA POINT 148 MAIN ROAD: Alterations & Additions: HWC – ASAP

Departure: N/A

Description: Ground storey: new shopfronts, balustrade wall to existing entrance terrace.
First storey: additional bedroom, new en-suites, new stairs

Discussed: This is a request for retrospective approval as the alterations were already made. Important to note that the SFB Planning Committee will under no circumstances comment on retrospective approvals.

To Proceed: Notify applicant on refusal to comment on retrospective approvals.

4.2. ERF 12 SEA POINT EAST 231 MAIN ROAD: Demolition: HWC – ASAP

Departure: N/A

Description: Demolition

To Discussed: LB recused herself. This building is in bad shape and an eyesore on the Main Road.

To Proceed: LONO

4.3. ERF 357-RE BANTRY BAY 21 BROMPTON AVE: Demolition: HWC – ASAP

Departure: N/A

Description: Demolition

Discussed: Comment from the Environmental & Heritage Management department: “The building does not have sufficient intrinsic or contextual significance to merit retention”. This house has been altered.

To Proceed: LONO

4.4. ERF 1028 SEA POINT WEST 201 BEACH ROAD: Alterations & Additions: HWC - ASAP

Departure: N/A

Description: To cover the balcony on the 4th floor

Discussed: This application requires comment from a Heritage aspect only.

To Proceed: LONO

4.5. ERF 1124-RE SEA POINT 9 GRIMSBY ROAD: Alterations & Additions: HWC – ASAP

Departure: N/A

Description: Internal Renovations

Discussed: Applicant will create a new dining room; these changes will not affect the street façade. Comment from City Heritage “The minor proposed changes internally do not impact on the relative significance of the resource”.

To Proceed: LONO

5. Correspondence

5.1. Erf 314 Bantry Bay 4 Fir Avenue

The Planning Committee objected to the 0 parking bay ILO 1 parking bay departure and the applicant requested the committee reconsider its comment. The committee will keep their comment as is.

5.2. Erf 510 Sea Point 3 Albany Road

Demolition permit received, noted by committee.

5.3. Traffic Congestion

The committee discussed their concerns regarding the traffic congestion with Ward Councillor Shayne Ramsay. She confirmed that The City has no plans in the pipeline to ease the congestion.

6. General

6.1. Fresnaye Expansion Plan

Plans to extend Fresnaye has been brought under the attention of one of the Planning Committee members. No one on the committee knows about it, neither does the Ward Councillor.

6.2. 25 Hofmeyer Road

The Planning Committee interviewed three local residents who voiced their concern regarding the aesthetics of the proposed new development and demolition of 25 Hofmeyer Road. This application only received one objection and has been approved by HWC. The interviewees said that neighbours in this road are house proud and actively working together to take care of their street and their neighbourhood and that the applicant misrepresented the state of the house as the pictures submitted made the house look much worse than the actual state of the house. Both Hofmeyer (one way) and Rhine Roads are congested with trucks delivering to the Artem Centrum. The residents are not opposed to development, they simply want it to be more in keeping with the existing urban landscape. Whilst this application has no departures, no consideration has been taken into account of the proposed new design which is entirely oversized and unattractive in their opinion. The committee decided that there is merit in the residents' concerns and whilst not objecting to the demolition of the house, it will withdraw the letter of no objection to the application and will object to the plans and urge the applicant to reconsider the design of the proposed new building.

7. Next Meeting Date:

20 August 2018

8. Close

19:13