

## SFB PLANNING COMMITTEE MEETING (02/2019)

MONDAY 4<sup>th</sup> OF FEBRUARY 2019 AT 17h45

8<sup>TH</sup> FLOOR NORTH WHARF 1 LOWER BREE STREET FORESHORE CAPE TOWN

### MINUTE OF PLANNING MEETING

#### 1. Welcome & Apologies

**Apologies:** Gordon Metz, David Polovin, David Rose, Ori Saban

**Present:** Lauren Bolus, Larry Aberman, Aris Vayanos, Victor Morris, Lizaan Loedolff

#### 2. Previous Minutes

21.01.2019 (01/2019)

**Proposer:** Aris Vayanos

**Seconder:** Larry Aberman

#### 3. Short Notice Items

The committee had a discussion regarding forming comment for HWC application without comment from The City. Although comment from The City is valued, the SFB Planning Committee is more than qualified and have enough knowledge to form comment without input from City Heritage, especially since we have our own Heritage Specialist, Gordon Metz.

#### 4. Matters Arising

##### 4.1. ERF 249 BANTRY BAY 5 ALEXANDER ROAD: Alterations & Additions: HWC - ASAP

**Departure:** N/A

**Description:** Addition of a garage, incorporate the existing front stoep into the entrance hall, insert a lift to the 1st floor as the owners are old and wheelchair bound, join the existing out building to the existing main building and then re-finish the entire interior.

**Discussed:** The Committee is happy with the proposal in principle but need the comment from City Heritage and the Environmental & Heritage Management to finalise their comment.

**Newly Discussed:** It seems as if several changes have been made over the years to both the exterior and the interior. The proposed plans are an improvement.

**To Proceed:** LONO

##### 4.2. ERF 184 SEA POINT 21 MUTLEY ROAD: Alterations & Additions: HWC - ASAP

**Departure:** N/A

**Description:** Currently the timber floors are rotten, the ceilings are falling in, the walls are saturated with damp and, according to the engineer's report, the roof is at risk of collapse. The intention is to remedy this situation and, in doing so, save the house from its current dilapidated state. More specifically, this will involve the replacement of doors and windows, the removal of an internal wall, general refurbishment and structural reinforcement of the existing structure. To remove and rebuild a recent and poorly constructed rear

garden addition currently housing a kitchen and a bathroom. To reconstruct this addition to the one side of the property in order to create a small garden courtyard at the back of the house. A recently constructed staircase will also be removed and rebuilt so as to for off-street parking.

**Discussed:** The Committee requires comment from City Heritage and the Environmental & Heritage Management to finalise their comment.

**Newly Discussed:** Proposed plans are a big improvement on this dilapidated house. The applicant will create off street parking by moving the boundary wall caps to create a pedestrian gate and adding a sliding gate. Comment from City Heritage: "Proposal returns somewhat to earlier architectural language".

**To Proceed:** LONO with the recommendation of the gate being permeable/timber.

**4.3. ERF 163/646 BANTRY BAY 2 SEACLIFF ROAD: Departures - 14 FEB**  
(Application Number 70419960)

**Departure:** Item 22(a): To permit a floor factor of 1.87 (621.06m<sup>2</sup>) ILO 1.0 (Note: 1.833 (608.41m<sup>2</sup>) has previously been approved)  
Item 22(c): To permit the top of roof to be 15.43m (lift shaft) and 15.15m (staircase enclosure and lift lobby) respectively ILO 10m above base level. (Note: 14.8m previously approved).  
Item 22(c): To permit the wallplate to be 14.9m ILO 8m above base level.  
Item 22(d): To permit the lift shaft, staircase enclosure and lift lobby to be 1.395m ILO 3.5m from the street boundary (Victoria Road). (Note: 1.670m previously approved).  
Item 171(1) To permit the lift shaft, staircase enclosure and lift lobby to project above the pedestrian footway of the Victoria Road scenic drive.

**Description:** Alterations and Additions to the lift shaft enclosure of the building.

**Discussed:** The departures are not too excessive, but it seems as if this is the modus operandi of the applicant, applying often for minor departures. Ori to contact applicant.

**Newly Discussed:** LONO with the proviso that there is no objections from the affected neighbours. The approach from the committee is that if neighbours come to an agreement, it should be left between the neighbours but it is crucial that the agreement is honoured. It has also been noted that we had incremental changes to this building all applied for at different times. We trust that there will be no further applications.

**To Proceed:** LONO with conditions.

**4.4. ERF 1752 SEA POINT 10-18 DEANE ROAD: Alterations & Additions - ASAP**

**Departure:** N/A

**Description:** Addition of a pergola on the terrace. Assert

**Discussed:** LL to query on why they have submitted their application for comment and

the request comment from affected neighbours.

**Newly Discussed:** The Committee has not been requested by city council to comment on this application nor has the committee received a building application from City Council. The committee will be unable to comment as they need an approved building plan from The City, these plans will only be accepted by The City if the Body Corporate approves.

**To Proceed:** No Comment

## 5. Items for comment:

### 5.1. ERF 956-RE FRESNAYE 7 AVENUE FONTAIN BLEAU: Alterations & Additions: HWC - **ASAP**

**Departure:** 6.950m ILO 4m (Boundary side height)

**Description:** Addition of ground storey garage, new stairwell and first storey scullery.

**Discussed:** Proposed plans include enclosing the outside parking area. From a Heritage POV, LONO. The raised levels will be towards the back of the site and the elevations are recessed back into the street.

**To Proceed:** Comments from the neighbours required along with the City Advertisement, outlying the departures.

### 5.2. ERF 486 SEA POINT 5 MILTON ROAD: Demolition: HWC

– **ASAP**

**Departure:** N/A

**Description:** Total Demolition

**Discussed:** LA recused himself and VM is against the demolition. The committee request confirmation on the proposed plans for the erf after the demolition. From a Heritage point of view only, no objections.

**To Proceed:** GM to provide input on application and to confirm if applicant is bound (by the Gees Judgement) to submit proposed plans along with their Demolition (Heritage) application.

### 5.3. ERF 1024/901/900-RE SEA POINT EAST 267 OCEAN VIEW DRIVE: Departure - **26 FEB** (Application Number: 70418068)

**Departure:** Item 22(c)(ii): To permit the building after 12m from the street boundary within 3m from the common boundary, to be 6.6m ILO 4m in height from base level to top of roof.

**Description:** To convert the existing domestic staff quarters to a second dwelling.

**Discussed:** No neighbours will be negatively affected by these changes.

**To Proceed:** LONO

### 5.4. ERF 1245/667 SEA POINT WEST 6/8 NORFOLK ROAD: Rezoning, Consolidation, Departure (Application Number: 70431787) – **04 MAR**

**Departure:** Rezoning: To rezone Erven 1245 and 667 from GR5 to GR6

Consolidate: To consolidate Erven 1245 and 667 Sea Point West

Departures:

Item 41(e): To permit a portion of the fifth storey of the building (above 25m in height from base level) to be 0m ILO 10.395m from the south eastern common boundary.

Item 41(e): To permit a portion of the sixth storey of the building (above 25m in height from base level) to be 0m ILO 12.159m from

the south eastern common boundary.

Item 41(e): To permit a portion of the fifth storey of the building (above 25m in height from base level) to be 1m ILO 10.395m from the north western common boundary.

Item 41(e): To permit a portion of the sixth storey of the building (above 25m in height from base level) to be 1m ILO 12.159m from the north western common boundary.

**Description:** To convert the existing Blocks of Flats to a Boarding House (Home for the Aged-Retirement Home) and to add two storeys to the existing building. The proposed Boarding House will accommodate a total of 19 units containing a total of 50 bedrooms. Existing access and egress to the site will be via the existing carriageway crossing in Wisbech Road. Thirty on-site parking bays is provided (containing 4 tandem bays) on the subject property.

**Discussed:** GR6 is 50m in height. No indication if notices were serviced on the City issued advertisement. Suspect that this is for number 4, 6 and 8 Norfolk Road.

**To Proceed:** Applicant to present.

**5.5. ERF 985 SEA POINT 15 ST JOHNS ROAD: Demolition: HWC**

**– ASAP**

**Departure:** N/A

**Description:** Total Demolition

**Discussed:** This building has been altered over time. The proposed building going up on this erf has departures that should be advertised by The City to IAP. No objection to this application from a heritage point of view only.

**To Proceed:** LONO

**6. Correspondence**

**7. General**

**8. Close**

19:36