

SFB PLANNING COMMITTEE MEETING (08/2019)

MONDAY 6th OF MAY 2019 AT 17h45

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

RECORD OF DECISION

1. Welcome & Apologies

Apologies: Ori Saban

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

Partially Present: Pierre Smit, Flabio Manzo, Dale Leisegang

2. Previous Minutes

15.04.2019 (07/2019)

Proposer: Laurent Bolus

Seconder: David Polovin

3. Matters Arising

3.1. ERF 213/214 SEA POINT 1 QUENDON ROAD 22 KEI APPLE ROAD - 13 MAY

Deletion & Amendment of Title Deed Restrictions, Subdivision, Consolidation, Departures
(Application Number: 70432637)

Departure: Title Deeds

Deletion: That no more than one house costing not less than one thousand pounds shall be built on each of the above lot.

Amend: Subject to such conditions as are referred to in Deed of Transfer No 6584 dated 15th May 1920 and also to be the special condition contained in Deed of Transfer No 3446 dated 13th May 1916, that no more than one house costing not less than two thousand rand (R2000) shall be built on this lot.

Amend To

Subject to conditions as are referred to in Deed of Transfer No 6584 dated 15 May 1920.

Subdivide

Erf 213: Portion 1 to be 59m² in extent zoned for Transport Zone 2 purposes.

Remainder portion to be 49 4m² in extent zoned for General Residential, Sub-zone GR4

Erf 214: Portion 2 to be 128m² in extent, zoned for Transport Zone 2 purposes:

Remainder portion to be 295m² in extent zoned for General Residential, Sub-zone GR4.

Consolidation: Section 42(f) of the MPBL to permit the consolidation of Remainder Erf 213 and Remainder Erf 214, Sea Point West. The Consolidated property will be 789m² in extent.

Departures: From Item 42(b) of the DMS to permit the building to be

setback:

0m ILO 4.5m from the new Quendon Road street boundary.

0m ILO 4.5m from the new Kei Apple Road street boundary.

0m ILO 9.18m from the southeast common boundary for the portion of the building within 18.0m of the street and above 15.0m in height.

0m ILO 9.18m from the east common boundary for the portion of the building within 18.0m of the street and above 15.0m in height.

0m ILO 9.18m from the west common boundary for the portion of the building within 18.0m of the street and above 15.0m in height.

0.0m ILO 9.93m from the south-east common boundary for the portion of the building within 18.0m of the street and above 15.0m in height (lift shaft).

From Item 137 of the DMS to permit 23 parking bays ILO 44 parking bays.

Description: Proposal to demolish the existing dwelling houses on the property and to redevelop the property with a block of flats comprising of 22 dwelling unit and the provision of 23 parking bays.

Discussed: Height departures only 300mm but severe setbacks and parking departure. Applicant to present.

Newly Discussed: Applicant presented (as in description). The subdivision will make provision for the road widening strips on both Quendon and Kei Apple Road. These 3.5m wide strips will be seeded to the City Council free of charge to allow for street parking. The remainders of the two erven to be consolidated, both zoned as GR4, in order to make it a viable development. Departures to allow encroaching on the new street boundary lines and the setbacks are needed due to the seeding of the 3.25m on both roads. The building is not exceeding the zoned height apart from 300mm to accommodate the lift shaft. With 22 apartment they will have to provide 44 parking bays to the mix units in the proposed block that includes three Penthouses (two three bedrooms and one two bedrooms), three studio apartments, six two bedrooms and ten one bedrooms. The applicant had a traffic impact assessment report done and motivates the application from a transport point of view, by lowering the number of parking bays they are encouraging residents to make use of public transport, a strategy that works well in the European cities. GM queries the proposed lack of sunshine should they develop as planned. The architect tried to be a little more sensitive to take into consideration the urban design and to make the visual of the building more pleasant along with the landscaping. LB inquired on how the neighbours will be affected with the setback departure to which the applicant confirmed that their windows will overlook the walkways of the buildings and not into bed/bath/living rooms.

The applicants left the meeting.

The committee thinks that although The City's plan to encourage residents to make use of public transport is commendable, it is unrealistic in Cape Town currently. It will not happen in the foreseeable future that the public transport will become effective or reliable. To suggest 23 parking bays in lieu of 44 bays are far too extreme. The surrounding roads are much too small and the Point building at the bottom of the road will not ease the situation that currently is a cause of great frustration due to the constant congestion of traffic. They can propose a smaller footprint, but then the building height will increase. The space seeded to The City will have balconies over it from the first floor up. A concern was raised regarding the setback of the building and the location of the boundary line. LB to clarify this with the applicant.

To Proceed: Objection

LB will draft the objection with LA assisting with information on what the effect will be on the traffic.

3.2. ERF 1028 SEA POINT 201 BEACH ROAD: Departure – 07 MAY

Departure: Item 41(e): To permit the proposed enclosed 5th storey balcony (patio) to be setback 0.000m ILO 4.50m from the west common boundary.

Description: Proposed to cover an existing balcony.
This has been reviewed July 2018 (LONO), but The City only advertised it now.

Discussed: The proposed plans seem to have been done sensitively but the committee requires comment from the neighbour to the right. The affected neighbour confirmed that they have no objection to the proposed plans.

To Proceed: LONO.

3.3. ERF 1408 SEA POINT GLENGARRIF ROAD: Alterations & Additions: HWC – ASAP

Departure: N/A

Description: Applicant bought the right to the first-floor roof slab and want to extend their unit onto the roof slab with the remainder being used as a terrace.

Discussed: It does not look like this building has been significantly altered and currently is the classic example of 60's architecture. The applicant would like to enclose the breakfast area. Site inspection to happen by Heritage Consultant GM.

To Proceed: LONO

4. Items for comment:

4.1. ERF 1065 SEA POINT 171 HIGH LEVEL ROAD: Alterations & Additions: HWC - ASAP

Departure: N/A

Description: Demolishing two internal walls

To Proceed: LONO

4.2. ERF 363 FRESNAYE 22 GORELSTON ROAD: Alterations & Additions: HWC - ASAP

Departure: N/A

Description: Alterations & Additions to existing dwelling.

To Proceed: LONO

4.3. ERF 1044 SEA POINT 38 DUNCAN ROAD: Alterations & Additions: HWC - ASAP

Departure: N/A

Description: Retrospective Approval. Must reapply to get occupancy certificate.

The deviations are: The ground floor was rotated through 90 degrees (clock-wise)
Kitchen wall omitted on ground floor
Stair and bathroom swapped positions on the first floor.
Proposal for additional bedrooms within the existing roof space.

To Proceed: The SFB Planning Committee do not support illegal building work and therefor will not comment on this retrospective application.

4.4. ERF 1125 SEA POINT 1 LONDON ROAD: Alterations & Additions: HWC - ASAP

Departure: N/A

Description: Internal & Enclosure renovation of a flat in Beach Court.

Discussed: Enclosure of the balcony will happen at the back of the property.

To Proceed: LONO

4.5. ERF 216 SEA POINT WEST 19 KEI APPLE ROAD: Demolition: HWC - ASAP

Departure: N/A

Description: Demolition

Discussed: No heritage significance for this building but the committee would like to know what will go up on this site. GM will draft a response on the Gees Judgement.

To Proceed: To consult GM.

5. Correspondence

5.1. Erf 401 Sea Point West 9 Arthurs Road

Oral Hearing

We received only days' notice of this oral hearing. LL to complain to HWC regarding the short notice.

6. General

6.1. 15 Kloof Road

DP and GM met with TB and had a wide-ranging conversation. GM told TB that SFB lodged a comprehensive objection that was not considered by the MPT. The big concern for the committee is the height of the building. TB gave the sobering statistic that only 1% of appeals are overturned. If SFB go through the appeals process and it is not successful, the legal process will have to be followed which can take up to two years. LL to follow up with the outstanding quote from TB. LA states that our appeal needs a very slick presentation. GM suggests that we have a communications strategy in place and reputable architects and experts on board.

6.2. Meeting Request

LL reminds the committee to accept the electronic meeting request to allow for the next three months' Planning Committee meetings to reflect in their diaries.

7. Next Meeting

20 May 2019

8. Close

19:41