

SFB PLANNING COMMITTEE MEETING (01/2019)

MONDAY 21st OF JANUARY 2019 AT 17h45

339 OCEAN VIEW DRIVE FRESNAYE

MINUTE OF PLANNING MEETING

1. Welcome & Apologies

Apologies: David Rose, Gordon Metz, Lauren Bolus

Present: Ori Saban, Aris Vayanos, Victor Morris, Larry Aberman, David Polovin, Lizaan Loedolff

2. Previous Minutes

10.12.2018 (22/2018)

Proposer: Aris Vayanos

Seconder: Victor Morris

3. Matters Arising

3.1. ERF 367 FRESNAYE 32 CLARENS ROAD: Proposed Rezoning

– 28 JAN

(Application Number: 70369761)

Departure: N/A

Description: Proposed rezoning of the property from GR2 which has a permitted floor area factor of 1, to the GR4 which has a permitted floor area factor of 1.5, to permit alterations and additions to the existing block of flats with a proposed floor area of 1022m² (floor area factor of 1.2).

Discussed: The committee suspect that the proposed plan is working from the approval of GR4 zoning. Presentation by the applicant. Summarised as follows:

- a) There is an approved building plan dated 24 July 2018.
- b) The approved plan is GR2 and in terms of section 9.2 rezoning to GR4 which would mean a floor factor increase from 1 to 1.2 which is approximately an additional 200 square metres additional floor area
- c) Objections have been received as per letter. Tommy Brummer is assisting certain residents in preparation of their application for objection. Applicant has applied to extend the top floor but no height departure has been applied for.
- d) Before SFB can decide the committee requested 3D plans in context to assist in this process. The committee is aware that this rezoning decision will create a precedent.

The committee will await the 3D plans and will discuss this at the next meeting.

Newly Discussed:

Larry Aberman recused himself. The central problem for this application is the additional bulk (around 20%) with the proposed rezoning and the implications that this will have. Gordon Metz and Aris Vayanos requested their strong objection to this application be minuted and the remaining members of the Committee support and agree to this objection unanimously. Affected residents appointed Tommy Brummer to assist with a formal objection.

To Proceed: LB & OS will draft the objection.

4. Items for comment:

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.

To Proceed: LL to request applicant for comment from City Heritage and the Environmental & Heritage Management.

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.

To Proceed: LL to request applicant for comment from City Heritage and the Environmental & Heritage Management.

4.3. ERF 815 SEA POINT EAST 2 HOLMFIRTH ROAD: Alterations & Additions: HWC - ASAP

Departure: N/A

Description: The owner made alterations to this existing block. The owner has since passed away and the son would like to regulate these changes.

Discussed: Comment from Environmental & Heritage Management: "Supported in term of work inside an HPOZ". Comment from City Heritage: Regularisation of minor alterations". Ordinarily this committee will not comment on applications seeking retrospective approval but can appreciate the effort of the applicant who took the initiative to legalise the illegal building that occurred prior to him inheriting the property.

To Proceed: LONO

4.4. ERF 163/646 BANTRY BAY 2 SEACLIFF ROAD: Departures - 14 FEB

Departure: Item 22(a): To permit a floor factor of 1.87 (621.06m²) ILO 1.0 (Note: 1.833 (608.41m²) 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.

To Proceed: Ori to contact applicant.

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

Departure: N/A

Description: Addition of a pergola on the terrace.

To Proceed: LL to query on why they have submitted their application for comment and the request comment from affected neighbours.

5. Correspondence

5.1. 25 HOFMEYER ROAD

The applicant inquired on the exact reasons why the committee objected to his application. The committee feel as if their Letter of Objection clearly stated their reasons for their objection.

5.2. ERF 1 BANTRY BAY

This has not been advertised to this committee so they will not be able to provide comment.

6. General

6.1. PR

SFB will focus on media announcements to clarify the mandate of the Planning Committee.

7. Close

18:35