

Arina de Villiers

From: Paul Heydenrych <Paul.Heydenrych@capetown.gov.za>
Sent: 14 June 2016 10:17 AM
To: Arina de Villiers
Subject: RE: Record of pre-application consultation Rem Erf 281 Clifton

Hi Arina

Apologies I was sick from work yesterday.

I am happy with the minutes.

Regards,

Paul Heydenrych
Senior Professional Officer
Section: Land Use Management - Table Bay District
Department: Planning and Building Development Management
Directorate: Energy, Environmental and Spatial Planning
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From: Arina de Villiers [mailto:Arina@tommybrummer.co.za]
Sent: 14 June 2016 10:14 AM
To: Paul Heydenrych
Subject: FW: Record of pre-application consultation Rem Erf 281 Clifton

Hi Paul

Could you please accept the minute of the meeting as I would like to circulate to the architects.

Kind regards

Arina

From: Arina de Villiers
Sent: 10 June 2016 04:44 PM
To: Paul.Heydenrych@capetown.gov.za
Subject: Record of pre-application consultation Rem Erf 281 Clifton

Dear Paul

Re: Remainder Erf 281 Clifton, at 6 Victoria Road (Villa D'Azur) - Amended Plans

Record of pre-application consultation

Thank you for meeting with us this morning to discuss the proposals for the abovementioned property.

A pre-application consultation was requested given that part of the application is to delete/amend restrictions in the title deed for the property.

Present at the meeting:

1. Paul Heydenrych (Senior Professional Officer, City)
2. Mark Horner (designworkshop)
3. Tommy Brummer (TB Town Planners)
4. Arina de Villiers (TB Town Planners)

Purpose of meeting:

An application for the deletion/amendment of title deed restrictions and departures from the DMS is to be submitted in terms of the City of Cape Town Municipal Planning By-law, 2015.

The background is that an application was submitted in June 2015 in terms of the previous legislation (Case ID 70250318) and advertised toward the end of 2015. Various options have since been explored to address the concerns of the neighbours with the plans being amended substantially. Confirmation is required that the current application must be withdrawn and that the amended proposals be submitted in terms of the By-law, should the amendments to the By-law and DMS (as approved by Council on 26 May 2016) be applied to the application.

Discussion:

- PH confirmed that if the amended proposals are to be assessed in terms of the By-Law & DMS (as recently amended) that a new application must be submitted in terms of the By-law.
- Should the current application be amended, the base level will remain the underside of the ground floor slab and not the AGL around the building.
- The application can be submitted as soon as the amendments to the By-law and DMS have been gazetted.

The following to be submitted with a deletion of restrictions application:

- Standard application form in terms of the By-law.
- Power of Attorney
- Title deed & conveyancer's certificate.
- SG Diagram / General Plan / Sectional Title Plans
- Site development plans.
- Motivation report (the application to be motivated in terms of the adjudication criteria set out in the By-law, as well as Section 39(5) of LUPA and Section 47 of SPLUMA & to refer to previous application and what amendments had been made).
- Record of pre-application consultation.

Advertising:

- The objections received in response to the current application (to be withdrawn) will no longer be relevant or valid and the new application will be re-advertised, press adverts, on site notice and registered letters to be sent out (inter alia).
- Advert to appear in the press (not the Provincial Gazette).
- Only the final decision with regard to the deletion/amendment of title deed restrictions to be published in the Provincial Gazette.
- The application will be advertised widely, possibly only to the same parties who were notified previously.

Site Development Plans, PH asked that the plans:

- Not show the hatched areas (referring to the previous proposal) and that the previous proposal rather be shown separately (not to be shown on the SDP that is to be submitted for approval).
- The AGL (and as such the base level) to be certified by a land surveyor.
- Labling of floors to refer to the ground floor as the “first storey”, etc. (It was later agreed that the floors be labled as per the previous application, to enable easier comparison.)
- The footway level of Victoria Road to be added on Section BB.
- The dimension of the glass box above the footway to be shown.
- Those portions of the building which require departures, could be hatched.
- In terms of the scenic drive regulations:
 - the motor hoist lid which will be lifted above the roof to take cars up and down, does not necessary require a departure, but it would be safer to include as part of the departure.
 - Any handrailings/balustrades other structures to be shown on the plans; must be 1.2m high max and visully permeable (detail to be shown, could be a small section).
 - A 3D street perspective would be useful (one with the car lid lifted and one without).
 - The surrounding buildings, even if just outlines, to be shown to put the proposed building in context with the surrounding area.
- Floor space, to take approved amendment to definition into considerations (eg passages not wider than 1.5m, ducts, etcetera).

Your confirmation of the record (minutes) of the meeting would be appreciated.

Kind regards

Arina de Villiers



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