

16 SUMMERLEY ROAD (CHRIST CHURCH CENTRE) - PARAMETERS

NOTES ON THE BUILDING AND SITE

1. DESCRIPTION

Christ Church Centre, situated at 16 Summerley Road, Kenilworth, was acquired by Christ Church in 2001.

16 Summerley Road is on erf 64201, covering 2299 square metres, and comprises the main building, which was constructed in the early 1900's (and thus having heritage status) as well as outbuildings (garages and a large prayer room).

There are some restrictions in the title deed which affect building lines but these are not onerous and should not prove to be an insuperable obstacle to redevelopment of the site (but see the issue of heritage status at 3 below).

The main building comprises 2 floors plus a loft area; the ground floor has 10 rooms, including the entrance hall, a kitchen and a bathroom with separate toilet. There are 8 rooms, two toilets (but no bathroom) on the second floor, as well as a broad balcony and potential access from outside. The loft is simply an open area under the roof accessed by a rickety staircase.

Thus the building currently lends itself best to offices rather than residential accommodation which would require considerable renovation to provide sufficient bathrooms. Two of the offices on the first floor were converted to offices from bathrooms some years ago and it should be less difficult for these to be converted back to bathrooms.

Commercial offices would not be permissible in terms of the zoning (see 4 below).

A site plan and detailed plans of each floor are available as Appendix A.

2. GENERAL CONSIDERATIONS

A number of factors need to be taken into account when making any proposal for use of the site –

1. Whatever we do should be compatible with our vision as a church (see the separate document on the Christ Church journey).
2. Any redevelopment would involve (i) amendment of the zoning conditions (depending on what is proposed, these may not be overly onerous), (ii) heritage approval (more complex if redevelopment is involved) and (iii) building plan approval for detailed architectural work.
3. It would be possible to redevelop part of the site, possibly demolishing the garages and prayer room.
4. We need to be careful not to venture into areas where we do not have expertise.
5. If we let out any part of the property, we have to consider our role as landlord – provision of access, security, parking, ensuring usage consistent with the lease agreement, maintenance responsibilities, adherence to fire and safety regulations, relationships with other users of the property etc.
6. We should also consider the flexibility we may want in terms of our future usage of the building – whereas any tenant will seek some security of tenure.
7. Impact of any changes on our neighbours will need careful consideration and possibly management and approval from neighbours.
8. Some proposals might generate more ongoing revenue than others. It is envisaged that at the very minimum the overall project will be a self-financing solution without any financial contribution from Christ Church itself.

If there is any financial call on the financial resources of the church or if the proposal would need to be subsidised by other initiatives, this will require a strong motivation.

3. HERITAGE STATUS

The heritage status of the main building affects the ability to renovate. The building is graded as a Grade IIIA Heritage Resource; consequently this restricts any development on the site that would require any physical alteration to the building. Should any building work be permitted, it should be such as to enhance and protect the nature of the site.

It is conceivable though improbable that it might be permissible to demolish the entire building but in terms of recent court judgements this would, at the least, entail a plan to replace the building with something in keeping with the original structure and would involve a protracted process with an uncertain outcome.

The City's guide for Grade IIIA heritage resources recommends the following management actions: conserve, apply remedial action to enhance significance, minimal intervention and interpretation. Considering the very high level of significance, any proposal would need to be very carefully considered to ensure the significance of the property is not negatively impacted.

Due to the age and heritage grading of the building, any redevelopment would involve approval from the heritage authorities. There is a statutory process for this and depending on the nature of the proposals, this may be handled through the City officials or by Heritage Western Cape. Such heritage applications usually involve a public process, where comments and objections are called for. There is a degree of subjectivity in this process and the outcome cannot be predicted with certainty – except that it does take time, months rather than weeks.

We are in the course of seeking to use the services of a heritage expert who can advise more precisely as to what aspects of the building are most likely to require preservation and as to the likely course of redevelopment proposals.

4. ZONING

16 Summerley Road (and all the Christ Church property) is zoned General Residential 2 (GR2). The zoning and planning matters are governed by the Municipal Planning By-law of 2015.

The GR2 zoning means that the site can be used –

- **By right**
 - ✓ For a block of flats

- ✓ For 'group housing' (see definition in Appendix B)
- ✓ As a boarding house (which would include student accommodation)
- ✓ As a guest house
- **With consent** (i.e. requiring an application for consent use)
 - ✓ As a place of worship
 - ✓ As a place of instruction (definition in Appendix B)
 - ✓ As an institution (we have this consent currently; see the definition in Appendix B)
 - ✓ As a hospital

Note that a consent use requires an application to the Municipality, which will be advertised for public objections. Approval is not guaranteed and the outcome will depend on evaluation of the proposal by Municipal officials and probably a decision by the Municipal Planning Tribunal.

In terms of the standard zoning conditions,

- The maximum height for any buildings is 15 metres above base level (which would permit up to 4 storeys for flats with a pitched roof and possibly even 5 with a flat roof)
- The floor factor is 1.0, which permits 2299 sq m of floor space in total; the current floor space is approximately 900 sq m
- Coverage is limited to 60% of the site; current coverage is 29%.

The existing zoning approval for the property includes consent for an institution, subject to conditions restricting use to an administrative complex, no services or large gatherings and a permanent residential component retained on the property (this is fulfilled through the presence of the two vergers and their families at the mountain end of the first floor; however this may no longer be required).

Parking is regulated in terms of sections 137-138 of the Municipal Planning By-law mentioned above. The municipal parking requirements depend on the use of the building, and at present 18 bays are provided in accordance with the permitted use as an institution. A change in use could result in a change in parking requirements., and are included in Appendix B.

Compliance with fire and safety regulations is an important consideration. The building is currently compliant; however a change in usage could trigger a

change in these requirements with potentially substantial costs in order to ensure compliance with regulations.

5. RUNNING COSTS

At present the annual costs of maintaining the building in its current condition and zoning comprise the following –

Water, electricity, insurance, cleaning and other running costs amount to approximately R7 100 per month.

Ongoing minor maintenance amounts to around R2 000 per month.

Allowance should be made for periodic major maintenance (e.g. repainting the entire building). This is difficult to estimate but must be substantially more than the minor maintenance costs.

The building is exempt from rates given the current usage.

With regard to rates, refer to the City of Cape Town's rates policy; see in particular sections 5.11 and 5.12 which refer to religious organisations and NGO's/PBO's which are generally exempt. Commercial usage would attract rates.

24 April 2019