

**MINUTES OF MEETING
OF HERITAGE WESTERN CAPE,
BUILT ENVIRONMENT AND LANDSCAPE PERMIT COMMITTEE (BELCom)
Held on Thursday, 19 May 2011, 1st Floor Boardroom at the offices of the
Department of Cultural Affairs and Sport,
Protea Assurance Building, Greenmarket Square, Cape Town at 09H00**

1. Opening and Welcome

The meeting was officially opened at 9h20 by the chairperson, Dr Stephen Townsend as some members were late and the committee was not quorate until that time; and he welcomed all members and staff present.

2. Attendance

Members

Dr Stephen Townsend
Mr Trevor Thorold
Mr Roger Joshua
Mr Patrick Fefeza
Ms Sarah Winter
Ms Maureen Wolters

Members of Staff

Mr Andrew Hall
Ms Christina Jikelo
Mr Calvin van Wijk
Mr Jonathan Windvogel
Mr Olwethu Dlova (Sec T.W)
Ms Tamar Grover
Mr Shaun Dyers
Mr Zwelibanzi Shiceka
Ms Lithalethu Mshoti (Sec T.E)
Mr Ronny Nyuka
Ms Jenna Lavin

Visitors

Chris Snelling
Graham Jacobs
Henry Aikman
Claire Abrahamse
Ernst Hartwig
Nicolas Baumann
Ashley Lillie
Kobus van Wijk

Anne-Marie Fick
Charlotte Chamberlain
Joe De Villiers
Neil Schwartz

Observers

Mr Johan Cornelius

3 Apologies

Mr Tim Hart

4 Approval of minutes of previous meeting held on the 21 April 2011

The Committee agreed that the minutes be circulated to members for comment promptly, that is within a week.

5 Confidential Matters

5.1 Condonations of Unauthorised Works

- Mr Hall advised that he had been informed that the Prosecutor's Office can give authorization to levy fines for unauthorized works. He will have some interactions with the Prosecutor's office in this respect.

5.2 Proposed Pump station and Pipeline, Elim Village

Ms Jenna Lavin presented the case by power-point presentation

It was noted that:

- The pump-line is not affecting the heritage resources
- The pump house base is 5 square metres

DECISION

- The committee resolved that there is no objection to the proposed pump house and pipeline.
- APMCom to decide upon the burials.
- A permit is to be issued in terms of Section 27.

NOTE: Any further development within the PHS must be subject to a Section 27 application.

5.3 Akkerhuise, Mamre Moravian Church

It was noted that:

- There was no decision because the application was retracted
- The applicant was informed by HWC that the work being undertaken was unauthorized and yet the work still continued.

DECISION

The Committee to advise EXCO that the Committee is not sympathetic to the contents of the letter that was received by HWC from the pastor, circulated to the members and tabled in BELCom meeting held on 19 May 2011.

5.4 Erf 2800, De Meule, Avenue Road, Mowbray: Section 27: MA HM/MOWBRAY/ERF 2800

It was noted that:

- BELCom had required the historical and contextual analysis to be undertaken to inform a CMP for the highly significant De Meule/ Mill complex and to inform any future development proposals.
- At the BELCom meeting held on 21 April 2011, the Committee resolved not to make a decision until Mr Thorold and Mr Hart, who are both familiar with the site, had read the document.
- Archaeological research and historical fabric analysis is required in order to properly understand the heritage significance and sensitivity of the site.
- The appropriate siting, scale and form of new development and alterations to the historical buildings need to be carefully assessed.

NOTE: Ms Melanie Attwell is commended for her comprehensive report including her recognition of its limitations with respect to archaeology and historical fabric analysis,

DRAFT DECISION

- The Committee resolved that archaeological research is a necessary component in the establishment of cultural significance as is the detailed understanding of

the phases of construction of the extant buildings and the development of the landscape. Given this, the Committee requires supplementary work before it can conclude on the recommendations in the heritage report prepared by Melanie Attwell, dated February 2011.

The Chairperson agreed in the circumstance that the record of decision can be sent prior to the approval of the minutes.

6 Administration Matters

6.1 Registration of interest forms

It was noted that:

- The Committee members are required to submit the registration of interest form before the closing date. If any members failed to submit the form they will not be considered as the member of the HWC Council and its committees.

6.2 Ptn 4 of Farm, Papenkuilfontein No 281, Cape Agulhas Lighthouse, Cape Agulhas.

It was noted that:

- The chair was concerned with the wording of the RoD as it did specify whether the drawings needed to come back to the Committee for approval and whether the work must be supervised by Mr. Rennie or an equivalent suitably skilled architect.

The Committee resolved that the case officer should re-word the RoD as follows:

- The Committee resolved to approve the proposals subject to the architect's specifications for the rustication of the plasterwork, and the detailed design of the new granite podium and the remake winged sun-disc feature being approved by Heritage Western Cape, and that the works be supervised by architect, John Rennie, or an alternative architect approved by Heritage Western Cape.

ZS

6.3 KWV Building, Main Road, Paarl

It was noted that:

- The World Cup screen is located directly in front of a PHS and has a very negative impact.
- The CEO of Heritage Western Cape is in discussion with the Chief Director of Sport in order to resolve this matter.
- A letter is to be addressed to Mr. Leonard Raymond thanking him for informing HWC with regard to this matter.

6.4 ABSA Bank (Old Volkskas Bank), c/o Main Road and Nantes Street, Paarl

It was noted that:

- The removal of the plaster relief from the building façade requires a Section 34 application.
- Mr van Wijk has been in contact with ABSA bank informing them of the need to make an application to HWC.

7 Appointments

None

8 Appeals

8.1 Erf 5610, 2 Loedolff Street, Malmesbury: Proposed Total Development –Section 34. The Appeals Committee had resolved to approve the demolition.

8.2 Erf 77666, Hope Street, Robertson: Proposed Total Demolition –Section 34

Not dealt with by the Appeals Committee yet.

FIRST SESSION: TEAM WEST PRESENTATION

W 9 PROVINCIAL HERITAGE SITE: SECTION 27 PERMIT APPLICATIONS

W 9.1 Erf 2800, De Meule, Avenue Road, Mowbray: Section 27: MA HM/MOWBRAY/ERF 2800

An Heritage Report including Historical and Contextual Analysis prepared by Melanie Attwell, dated February 2011 to inform a CMP and future proposals as per the requirements of BELCom in 2010 were tabled

The documents had been delivered and read by SW, RJ, ST, TT and DH

Ms Tamar Grover made a power-point presentation

In discussion it was noted that:

- BELCom had required the historical and contextual analysis to be undertaken to inform a CMP for the highly significant De Meule/ Mill complex and to inform any future development proposals.
- At the BELCom meeting held on 21 April 2011, the Committee resolved not to make a decision until Mr Thorold and Mr Hart, who are both familiar with the site, had read the document.
- Archaeological research and historical fabric analysis is required in order to properly understand the heritage significance and sensitivity of the site.
- The appropriate siting, scale and form of new development and alterations to the historical buildings need to be carefully assessed.

NOTE: Ms Melanie Attwell is commended for her comprehensive report including her recognition of its limitations with respect to archaeology and historical fabric analysis,

DECISION

- The Committee resolved that archaeological research is a necessary component in the establishment of cultural significance as is the detailed understanding of the phases of construction of the extant buildings and the development of the landscape. Given this, the Committee requires supplementary work before it can conclude on the recommendations in the heritage report prepared by Melanie Attwell, dated February 2011.

The Chairperson agreed in the circumstance that the record of decision can be sent prior to the approval of the minutes.

W 10 STRUCTURES OLDER THAN 60 YEARS: SECTION 34 PERMIT FOR TOTAL DEMOLITION

W.10.1 None

W.11 STRUCTURES OLDER THAN 60 YEARS: SECTION 34 PERMIT FOR PARTIAL DEMOLITION/ALTERATIONS

W.11.1 Proposed Restoration, Alterations and Additions, Kirstenbosch Manor House, Kirstenbosch: Section 34: MA HM/KIRSTENBOSCH

A site inspection had been undertaken by Mr Thorold, Ms Winter and Ms Wolters. A report back from the site inspection was provided.

Revised plans prepared by GAPP Architects & Urban Designers after the site visit with BELCom members were tabled.

The documents had been delivered and read by SW, TT and ST.

Mr Jonathan Windvogel made a power-point presentation.

In discussion it was noted that:

- The building is considered a grade IIIB
- The proposals have been substantially revised to address the previous concerns of the Committee.
- In addition, the sash window at the north east corner should not be replaced with a door.

DECISION

- The committee agreed to the revised proposals subject to the requirement that the existing sash window at the north east corner remain and not be replaced with a door.

JW

W11.2 Proposed Alterations and Additions to Dwelling, Erf 46348, 52 Avenue Road, Rondebosch: Section 34: NM HM/RONDEBOSCH/ERF 46348

An application, including City of Cape Town comments, plans prepared by ECO Architects, dated 21 March 2011 and photographs were tabled

The documents had been delivered and read by ST, SW and TT

In discussion it was noted that:

- The site is considered a grade IIIB
- The site is set back far from the street.
- No contextual photographs had been provided.

DECISION

- The Committee resolved to approve the applications as there is insufficient significance.

TG

**W11.3 Proposed Alterations and Additions, Magistrate Court, Erf 4931, Cape Town:
Section 34: MA
HM/CAPE TOWN/ERF 4931**

A Second Supplementary Report prepared by A.G. Pentz, dated April 2011 were tabled

The documents had been delivered and read by SW, TT and ST

Mr Ronny Nyuka made a power-point presentation

DECISION

- The Committee resolved to approve the revised application.

RN

**W11.4 Proposed Alteration and Additions to Dwelling, Erf 10097, 38 Blind Street,
Zonnebloem: Section 34: NM
HM/ZONNEBLOEM/ERF 10097**

An application, the City of Cape Town comments, Council submission, plans prepared by Scott Architect, dated 13 April 2011 and photographs were tabled

The documents had been delivered and read by ST, SW and TT

Ms Tamar Grover made a power-point presentation

In discussion it was noted that:

- The building to be graded as grade III C.

DECISION

- The Committee resolved to approved the application

TG

**W11.5 Proposed restoration, Erf 12269, 47 Long Street, Mossel Bay: Section 34: NM
HM/MOSSEL BAY/ERF 12269**

An applications, photographs and plans were tabled

Mr Ronny Nyuka made a power-point presentation

In discussion it was noted that:

- The building is not considered worthy of formal protection. The works under discussion had been carried out more than 15 years ago

DECISION

- The committee resolved that the building is not significant enough for formal protection and therefore resolved to condone the long-extant works and grant a permit under Section 34.

RN

**W11.6 Proposed Alterations and Additions, Erf 163524, Corner Belmont Road & Erin Road, Rondebosch: Section 34: NM
HM/RONDEBOSCH/ERF 163524**

An application, City of Cape Town comments, Council submission plans prepared by Denzell Fortuin Architectural Designs for Josephs College were tabled
The documents had been delivered and read by ST, SW and TT

Ms Tamar Grover made a power-point presentation

In discussion it was noted that:

- The detailing and spacing of the new openings in relation to existing openings needs further resolution.
- None of the windows at the ground level are in alignment with the arched openings above

DECISION

- The Committee resolved to support the intention of the proposal in principle but recommended consultation with a heritage architect to address issues of detailing and the rhythm of the new openings in relation to the existing openings.
- A revised proposal must be submitted to HWC for approval.

TG

**W11.7 Proposed Alterations and Additions, Erf 48820, 21 King Street, Newlands:
Section 34: NM
HM/NEWLANDS/ERF 163524**

An application, photographs and plans were tabled

Mr Ronny Nyuka made a power-point presentation

In discussion it was noted that:

- The building is not situated with a conservation or heritage area.
- It is not worthy of formal protection.

DECISION

- The Committee resolved to approve the proposal as there is insufficient significance.

RN

**W11.8 Proposed Alterations to Existing Homestead, Farm 1440, Jonkershoek,
Stellenbosch: Section 34: MA
HM/STELLENBOSCH/FARM 1440**

A site visit had been conducted by SW, TT, TH and RJ. A report back from the site visit was provided.

Dr ST recused himself.

DECISION

The Committee resolved to agree that:

- The bulk of the eastern internal cross wall is to be retained.

- The internal cross wall to the 'Gallery' area is to be retained.
- A portion of the original ceiling including beams, reed and brand solder is to be retained and details submitted to HWC for approval.
- The proposed new structure either side of the casement window to the south-east must accommodate the shutter swing.
- The eastern portion of the ceiling is to be replaced at the original height but the appropriate design and material thereof needs to be indicated.
- Joinery details of new/replacement joinery are to be submitted.
- For final approval the committee requires a full set of plans and detailed drawings to be submitted.
- Landscape plans are to be submitted as per RoD dated 16 March 2011.

TG

**W11.9 Proposed alterations and restoration of old stable building (fire damaged),
Welvanpas Farm 230/0, Wellington, Section 34: MA
HM/WELLINGTON/WELVANPAS FARM 230/0**

Report back from the site visit

It was noted that:

- A site visit had been conducted by SW, TT, RJ and TM. A report back of the site visit was provided.

DECISION

- The Committee resolved to approve the application as it is.

TG

**W11.10 Proposed Alterations and Additions, Erf 2581, Cloetenberg Road, Somerset
West: Section 34: NM
HM/SOMERSET WEST/ERF 2581**

An application, motivation, Council submission, plans prepared by Creative Design Solution dated 21 September 2010 and photographs were tabled

The documents had been delivered and read by ST, SW, RJ and TT

Ms Tamar Grover made a power-point presentation

In discussion it was noted that:

- There is not enough information in terms of the significance of the building to make a decision.

DECISION

- The Committee resolved that there is not sufficient information to be confident of the degree of significance.
- The Committee requires that locality plans, photographs of surroundings, an indication of age of the building and the comment of the City Council heritage resources section be submitted.

TG

**W11.11 Proposed Alterations and Additions, Erf 2893, 158 8th Street, Voelklip,
Hermanus: Section 34: NM
HM/HERMANUS/ERF 2893**

An application, photographs and plans prepared by Retha Botes, dated 15 April 2011 were tabled

Ms Tamar Grover made a power-point presentation
It was noted that:

- The building is not worthy of formal protection.

DECISION

- The Committee resolved to approve the application as there is insufficient significance.

TG

**W.11.12 Proposed Alterations and Additions, Erf 157880, Kotzee Road, Mowbray:
Section 34: NM
HM/MOWBRAY/ERF 157800**

An application, photographs and plans prepared by Glenn Horsfield, dated 1 April 2011 were tabled

Ms Tamar Grover made a power-point presentation

It was noted that:

- The building is a suggested grade IIIC.

DECISION

- The Committee resolved to approve the application as the proposals will not impact on the heritage significance.

TG

**W11.13 Proposed Alterations and Additions, Erf 2842, 156 10th Street, Hermanus:
Section 34: NM
HM/HERMANUS/ERF 2842**

An application, photographs and plans prepared by Gerhard Engelbrecht, dated 21 February 2011 were tabled

Ms Tamar Grover made a power-point presentation

It was noted that:

- The building is ungraded in terms of the Overstrand Heritage Survey.
- It is difficult to establish grading of the site without adequate photographs.

DECISION

- The Committee resolved to approve the proposal on the basis that the building is not conservation worthy.

TG

W.12 HERITAGE AREAS: SECTION 31 CONSENT APPLICATION

W.12.1 Proposed Palisade Fence, Erf 19993 64 Adderley Street, Worcester: Section 31: NM HM/WORCESTER/ERF 1999364

Plans prepared by Pool Trust were tabled

NOTE:

- This matter is deferred to establish HWC's powers and responsibilities.
- Case officer to research the nature of this application and its compliance with a previous HWC decision.

RN

W. 13 PROVINCIAL PROTECTION: SECTION 29 PERMIT

W. 13.1 None

W. 14 PROVINCIAL PROTECTION: SECTION 28 REFUSAL

W.14.1 None

W.15 HERITAGE REGISTER: SECTION 30 PROCESS

W.15.1 None

W.16 PUBLIC MONUMENTS & MEMORIALS: SECTION 37 PROCESS

W.16.1 None

W.17 REQUESTS FOR OPINION/ ADVICE

W.17.1 None

SECOND SESSION: TEAM EAST PRESENTATION

E 9 PROVINCIAL HERITAGE SITE: SECTION 27 PERMIT APPLICATIONS

E 9.1 Proposed Alterations and Additions: Erf 110, 2 Mead Way, Pinelands: Section 27: MA HM/PINELANDS/ERF 110

A Heritage Statement, application, photographs, and plans prepared by Joshua Jacobs Architecture, dated March 2011 were tabled.

Mr Shaun Dyers made a power-point presentation.

In the discussion it was noted that:

- A Heritage Statement has been submitted by Mr Chris Snelling as required.

- The Committee agreed with Mr Snelling's assessment of heritage significance and the impact of the unauthorised works.
- The unauthorised interventions have minimal impact on heritage significance.
- The Committee did not agree with Mr Snelling's recommendation that the City of Cape Town should not comment on Section 27 applications prior to HWC submission.
- HWC protocol is that it will not look at matters until they have been commented on by the City of Cape Town, whether S 27, 38 or 34.
- HWC is in the process of finalising a form for comments from local authorities and NGO's.

DECISION

- The Committee resolved to approve the redesign of the West and East elevation as recommended by the heritage consultant.
- The Architect is to be reported to the South African Council for the Architectural Profession/Cape Institute for Architecture.
- The builder is to be reported to BIFSA.

SD

E 9.2 Proposed Alterations: Erf 1655, L'arc D'orleans, Franschoek Section 27: NM HM/FRANSCHOEK/ERF 1655

An application, photographs and plans prepared by WA Carstens, Boutekenaar, dated 14 January 2011 were tabled.

Mr Zwelibanzi Shiceka made a power-point presentation

In the discussion it was noted that:

- This is a highly significant heritage resource of suggested Grade II status.
- The Stellenbosch Municipality has referred the matter to HWC and will not comment until HWC has made a decision (the municipality should be approached in this regard which is wrong in law).
- The information included in the application is insufficient including the absence of a location plan and assessment of heritage significance.
- A heritage report needs to be submitted to HWC and prepared by a suitably qualified heritage practitioner.
- The design proposals must be prepared by a suitably qualified and experienced heritage architect.

DECISION

The Committee resolved that:

- A heritage report be submitted by a suitably qualified and experienced heritage practitioner (approved by HWC) that deals with the history and development of the werf, including the buildings and landscape elements.
- A heritage architect with experience in working with buildings of this period be appointed to do the design proposals. The heritage architect must be approved by HWC.
- A proper site plan to be submitted indicating the boundaries of the suggested Grade II and relationships of the werf, buildings and landscape elements to each other.

ZS

E 10 STRUCTURES OLDER THAN 60 YEARS: SECTION PERMIT FOR TOTAL DEMOLITION

E 10.1 Proposed Total Demolition: Erf 965, The Bravo Trust, Chesterfield Road, Oranjezicht: Section 34: NM HM/ORANJEZICHT/ERF 965

An application, photographs, comments from the Municipality and plans prepared by Gurth H Cox M.I.A Architects were tabled.

Mr Zwelibanzi Shiceka made a power-point presentation.

In the discussion it was noted that:

- The building has no heritage significance.
- The building is outside a conservation area.

DECISION

- The Committee resolved to approve the total demolition as the structure does not have enough heritage value to be placed on the heritage register.

ZS

E 11. STRUCTURES OLDER THAN 60 YEARS: SECTION 34 PERMIT FOR PARTIAL DEMOLITION/ ALTERATIONS

E 11.1 Proposed Partial Demolition, Additions to Existing Structures and New Buildings: Erf 4651, 1 Charnwood Road, Tokai: Section 34: MA HM/TOKAI/ERF 4651

Report back from site visit

In the discussion it was noted that:

- The site visit had been conducted by a committee member, Ms Wolters.
- There is no significance within the building

DECISION

- The Committee resolved to approve the application (and there is insufficient significance for any management measures)

ZS

E 11.2 Proposed Alterations and Additions: Farm 732, Rawsonville, Worcester HM/WORCESTER/FARM 732: Section 34: MA

A site visited had been undertaken by Ms Wolters. A report back from the site visit was provided.

In the discussion it was noted that:

- The significance of the building is difficult to determine due to the extent of work already undertaken.
- The veranda roof and pillars of the building have been removed.
- A stop works order was supposed to have been issued.

DECISION

- The Committee resolved to approve the application.

- However the committee noted that the significance had, to a large degree, been significantly derogated from by the very considerable unauthorized works.
- Furthermore the committee requested the CEO to report HWC's dissatisfaction with the part played by the architect to SACAP.

ZS

**E 11.3 Proposed alterations and additions: Erf 746, 4 Forest Road, Oranjezicht
HM/ORANJEZICHT/ERF 746: Section 34: NM**

An application, photographs and plans prepared by Quantum Lead Investments 208 (Pty) Ltd, dated 08 April 2011 were tabled.

Mr Shaun Dyers made a power-point presentation

DECISION

- The Committee resolved to approve application on the grounds that the low key and sympathetic proposal did not damage heritage significance.

SD

**E 11.4 Proposed Alterations and Additions: Erf 1455, 17 Van Oudtshoorn Road,
Swellendam: Section 34: NM
HM/SWELLENDAM/ERF 1455**

An application, photographs and plans prepared by Tinus Olivier CC, dated February 2011 were tabled.

Mr Zwelibanzi Shiceka made a power-point presentation.

In the discussion it was noted that:

- The proposal does not appear to be suited to the Swellendam environs
- The environs, although not well described, are significant

The committee resolved that the CEO discuss the matter with the Chairperson of the advisory committee in Swellendam, Ms Pistorius.

ZS

**E 11.5 Proposed Alterations: Erf 82, 16 Avenue Alexandra, Fresnaye: Section 34: NM
HM/FRESNAYE/ERF 82**

An application, photographs and plan prepared by Zuckerman Sachs Architects, dated 18 April 2011 were tabled.

Mr Zwelibanzi Shiceka made a power-point presentation

DECISION

- The Committee resolved to approve the application as there is insufficient significance.

ZS

**E 11.6 Proposed Alterations and Additions: Erf 368, 35 Northwalk, Pinelands: Section 34: NM
HM/PINELANDS/ERF 365**

An application, photographs and plan prepared by Shafiek Palmer, dated April 2011 were tabled.

Mr Zwelibanzi Shiceka made a power-point presentation

DECISION

- The Committee resolved to approve the application as there is no cultural significance.

ZS

**E 11.7 Proposed Alterations and Additions: Erf 3503, C/o Main Street and Bosman Street, Paarl.
HM/PAARL/ERF 3503**

An application, photographs and plans prepared by JVR Architectural design, dated 05 April 2011 were tabled.

Mr Zwelibanzi Shiceka made a power-point presentation

In the discussion it was noted that:

- The Committee was not sure about the significant of the site whether is graded as IIIA or IIIB.

DECISION

- The Committee resolved to approve the proposed alterations in principle but subject to Ms Winter discussing the building with Ms De Kock of the Drakenstein Municipality.
- Ms Winter will write to the committee with the recommendation to approve the application or for a site inspection.

ZS

**E 11.8 Proposed Alterations: Erf 63698, 59/61 York Road, Wynberg: Section 34: NM
HM/WYNBERG/ERF 63698**

An application, photographs and plans prepared by Jacobs Wolters and Associates, dated April 2011 were tabled.

The CEO made a power-point presentation on Mr Zwelibanzi Shiceka

In the discussion it was noted that:

- The site is outside the conservation area

DECISION

- The Committee resolved that the staff inspect and conclude the matter in terms of delegations.

ZS

E 11.9 Proposed Alterations: Farm 571, Helena, Daljosaphat, Paarl: Section 34: MA HM/PAARL/FARM 571

A site visit had been conducted by SW, TT, TH and RJ. A report back from the site visit was provided.

In the discussion it was noted that:

- The site visit had been conducted but the committee members had not been able to get inside the homestead.
- The werf has considerable significance and forms part of a collection of important historical homesteads many of which have been subject to old fashioned restoration.
- An alternative approach would be to not restore the main building but to retain the layering and the additional accommodation that this provides.
- This approach would potentially require the re construction of the illegally removed front verandah.
- If it proceeds on the basis of the previous decision which is for text book restoration, a key component of that would be to retain the T shape form of the building and rather to look for additional accommodation within the north barn.
- However, the treatment of the proposed new additions has been sensitively handled and will ensure that they are subsidiary elements in terms of the legibility of the historical core.
- Because the sub-committee had relying on John Rennie's involvements and his recommendations previously as well as the client and Mr Malhelbe's arguments for the around the significance of the interior.
- The building is not big enough for decent size house without some additions to the T.
- Considerable gardening and landscaping has been carried out which derogates considerably from the significance of the werf.

DECISION

The Committee resolved in principle to agree to the following:

- To the so called Cape Dutch restoration of the homestead.
- To the flat roofed external additions.
- To the use of the roof for accommodation.
- To a flight of stairs different to that proposed in the tail of the T.
- The necessity for a comprehensive site development and landscape plan.

ZS

E11.10 Proposed Alteration and Additions, Erf 47530, 7 Helsedon Road, Rondebosch: Section 34 HM/RONDEBOSCH/ERF 47530

Plans were tabled.

In the discussion it was noted that:

- The site is outside the conservation area
- The City of Cape Town supports the proposal

DECISION

- The Committee resolved to approve as there is no significance.

ZS

E 11.11 Provincial Government Buildings; Wale Street

The documents had been delivered and read by TT and SW

In discussion it was noted that:

- A comprehensive assessment of the concept proposals has been undertaken and presented by Claire Abrahams
- Extensive recommendations have been made for the underpass, large reception and information area essentially to insert doors with glazing at each end of the underpass
- Developed plans need to be submitted for approval to ensure they are in line with the recommendations.

DECISION

- The Committee resolved to approve the proposal in principle endorsing all of Ms Abrahamse's recommendations as follows;i.e nos 1-7 on pg 43 of her report
- And that the heritage practitioner is to be retained to advise with detailed design.
- And that the developed plans must be submitted to HWC for approval.

CvW

E 12 HERITAGE AREAS: SECTION 31 CONSENT APPLICATIONS

E.12.1 None

E 13 PROVINCIAL PROTECTIONS: SECTION 29 PERMIT

E.13.1 None

E 14 PROVINCIAL PROTECTIONS: SECTION 29 REFUSAL

E.14.1 None

E 15 HERITAGE REGISTERS: SECTION 30 PROCESS

E.15.1 None

E 16 PUBLIC MONUMENTS & MEMORIALS: SECTION 37 PROCESS

E.16.1 None

E 17 REQUEST FOR OPINION/ ADVICE

E.17.1 None

E 18 OTHER MATTERS

E18.1 None

19. Adoption of resolutions and decisions

The Committee adopted the resolution and decisions

20. CLOSURE

The meeting adjourned at 15H45

21 DATE OF NEXT MEETING:

23 June 2011

CHAIRPERSON_____

DATE_____

SECRETARY_____

DATE_____

Approved