

**Approved Minutes of the Meeting of Heritage Western Cape
Built Environment and Landscape Permit Committee (BELCom)
Commenced at 08:30 and held on Monday, 26 June 2023 via MS Teams**



1. Opening and Welcome

Note: Due to the Chairperson, Mr. Dennis Belter, being unable to attend the meeting and tendering apologies, Ms Waseefa Dhansay presided over the election of an Acting Chairperson in terms of the rule 12(5) of the Rules of Order and Conduct at Meetings of HWC. The Committee elected Mr. Graham Jacobs to chair the meeting.

2. Attendance

Committee Members:

Ms Athi Njoba (AN)
Ms Helene van der Merwe (HvdM)
Mr Shawn Johnston (SJ)
Ms Heidi Boise (HB)
Mr Graham Jacobs (GJ)
Mr Dave Saunders (DS)

Members of Staff:

Ms Penelope Meyer (PM)
Ms Naushina Rahim (NR)
Mr Olwethu Dlova (OD)
Ms Nosiphiwo Tafeni (NT)
Ms Xola Mkwandle (XM)
Mr Robin George (RG)
Ms Khanyisile Bonile (KB)
Ms Chane Herman (CH)
Ms Corne Nortje (CN)
Ms Muneerah Solomon (MS)
Ms Waseefa Dhansay (WD)

Visitors:

Ms Michelle Chireshe
Prof Walter Peters
Mr Zach Botha
Ms Ashley Lillie
Mr Andre Vercueil
Mr Steven Botha
Ms Nikita van Zyl
Ms Bridget O'Donoghue
Ms Phoebe Bailey
Mr Barry Phillips
Mr Jed Kritzing
Ms Elize Mendelsohn
Mr Ori Saban
Ms Alice Lodi
Mr Chris Snelling
Mr Tshepo Sikupela
Ms Madri Joubert
Mr Johan Cornelius
Mr Warren Fisher
Mr Bertus Swanepoel
Mr Simon Swanepoel

Mr Eitan Levy
Mr Jonathan Reader
Mr Henry Aikman
Ms Helen Dugmore-Strom
Mr Mark Campbell
Mr Philip Smith
Mr Clive Theunissen
Mr Japie Kemp
Ms Clare Abrahamse
Mr Giancarlo
Ms RONALDA Basson
Mr Simon Wayne
Mr Abraham Smit
Mr Giovanni Privetta
Mr Nick Olivier
Mr Johannes Petrus van Tonder
Mr Sean Wilkinson
Ms Pauline Fisher
Ms Louise Hyde
Ms Candida Nel
Ms Patricia Botha

Apologies

Mr Dennis Belter (DB)(Chair)

Mr Siphiwo Mavumengwana (SM)

Absent

None

4. Approval of Agenda

4.1 Dated 26 June 2023.

The Committee approved the agenda dated 26 June 2023.

5. Approval of Minutes of Previous Meetings

5.1 BELCom Minutes dated 31 May 2023

The Committee reviewed the minutes dated 31 May 2023 and resolved to approve them with minor amendments.

6. Disclosure of conflict of interest:

- HB: item 12.5
- GJ: item 12.6

7. Confidential Matters

None

8. Administrative Matters

8.1 Outcome of the Appeals and Tribunal Committees

PM reported back on the following appeals matters:

- Proposed Partial Demolition, Alterations & Additions on Erven 2445 & 2546, Cnr Joubert & Merriman Street, Stellenbosch
- Proposed Total Demolition on Wenga Farm, 21 Kommetjie Road, Sunnydale
- Proposed Construction of a temple, administrative unit and utility building on Erf 160695, 80 Liesbeeck Ave, Observatory
- Proposed mixed-use development on Portion of Erf 1144, Velddrif
- Proposed Total Demolition on Erf 55183, 24 Bishopslea Road, Claremont
- Earl Street, Woodstock
- Quay 7, V&A Waterfront

8.1.1 Erf 179757, 3 Royal Road Muizenberg

The Committee was updated on progress of this matter by the legal advisor.

8.2 Report back on Stop Works Orders and Charges:

Nothing to report.

8.3 Formal Protection of Buildings refused for Demolition

Nothing further to report.

8.4 Compulsory Repair Orders follow-up

Nothing further to report.

8.5 Erven 4774 & 4777 - 96 Longmarket Street, Cape Town CBD

Ms Khanyisile Bonile introduced the case.

Ms Michelle Chireshe (project manager) and Mr Eitan Levy (applicant) were present and took part in the discussion.

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection on Tuesday, 11 July 2023 at 12:30 (HvdM, GJ and HB).

KB

8.6 Wupperthal Visit

The Committee resolved to undertake a site inspection on Tuesday, 4 July 2023 (HvdM, GJ and SJ).

9. Standing Items

9.1 Report back on Close-Out Reports

Nothing to report.

9.2 Report back on HWC Council Meetings

Nothing to report.

9.3 Discussion of agenda

Noted

9.4 Proposed Site Inspections

- Proposed Additions, Alterations and Partial Demolition on Erf 270, 28 Jarvis Street, De Waterkant, Green Point
- Erven 4774 & 4777, 96 Longmarket Street, Cape Town CBD

9.5 Site Inspections Undertaken

- Proposed Total Demolition on Erf 917, Church Street, Worcester
- Proposed Total Demolition on Erf 49969, 38 Almond Street, Fernwood, Newlands
- Proposed Additions and Alterations on Erf 543, 23 Lower Kloof Road, Clifton
- Proposed Additions and Alterations on Erven 66034-RE, 66040-RE, 66038-RE & 176321, Springfield Convent, St John's Road, Wynberg
- 6 Mill Street, Paarl
- 191 Main Street, Paarl

9.5.1 19 Main Street, Paarl

HWC cannot condone unauthorised work. The Committee recommends to the CEO that charges be laid.

10. Appointments

None

MATTERS DISCUSSED

11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS

11.1 Proposed Additions and Alterations on Erf 543, 23 Lower Kloof Road, Clifton: MA HM / CAPE TOWN METROPOLITAN / CLIFTON / ERF 543

Case No: HWC23021411SJ0228

The Committee reported back on the site inspection that was undertaken on 8 June 2023. See attached annexure SI1.

Ms Muneerah Solomon introduced the case.

Ms Elize Mendelsohn (CoCT), Ms Bridget O'Donoghue (heritage consultant) and Mr Ori Saban (architect) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The site lies within the Clifton Bungalows PHS.
- All structures within this area are subject to a Maximum Development Envelope.
- CoCT and Cape Town Heritage Foundation did not support the proposed alterations.
- The proposed roof alteration was amended in response to I&AP feedback.
- The proposed small extensions, while expanding the built footprint, would not have any impact on the overall profile of the building as seen from a distance.
- The Committee did not have any objections to the interior alterations.

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawings numbered S2.001, S2.002, S2.003, S2.004, S2.005, S2.006, S2.007, S2.008 dated 15 December 2022 prepared by Studio HS Architects as not negatively impacting heritage significance including the character of the surrounding area.

SJ

12. STRUCTURES OLDER THAN 60 YEARS: SECTION 34 PERMIT FOR TOTAL DEMOLITION

12.1 Proposed Total Demolition on Erf 16324, 9 Hopkins Street, Salt River: NM HM / CAPE TOWN METROPOLITAN / SALT RIVER / ERF 16324

Case No: HWC23052313CN0525

Ms Corne Nortje introduced the case.

Prof Walter Peters (heritage consultant), Mr Jonathan Reader (applicant) and Mr Zach Botha (architect) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- An application related to this site was submitted to HWC in 2019 and was approved.
- The site lies in the centre of the Salt River Triangle which is an area of light industrial character containing warehouses & factories, however many of these early-mid 20th C structures are becoming derelict following the demise of the garment manufacturing industry.
- This is a new application made by a new owner for development of affordable apartments and retail space at ground level.
- There were no objections to the demolition of the three Grade IIIC structures on the site, however it was noted that certain elements could be salvaged for reuse – e.g. steel fire doors and bow-string trusses.

RECORD OF DECISION:

The Committee resolved to approve the total demolition of the 3 buildings on the site and endorsed the proposals for the replacement structure as indicated on drawing numbered HPST-GSS-XX-ZZ-PP-AR-01PL0001, -01PL0002, -01PL0003, -01PL0004, -01PL0701, -01PL0702, -02SE0401, -03EL0001, -10VS0001, -10VS0002, -10VS0003, -10VS0004, -10VS0005, -10VS0006, dated 10 March 2023 and prepared by Gass Architecture Studios as not negatively impacting heritage significance.

The Committee suggests that the applicant consider a spatial connection between the park and the internal courtyard without compromising the secure space that the latter provides.

Should the site not be developed in accordance with the approved plans within 3 years of the granting of the demolition permit, any proposed development thereafter must be resubmitted to HWC for approval.

CN

**12.2 Proposed Total Demolition on Erf 917, Church Street, Worcester: MA
HM/ CAPE TOWN METROPOLITAN/ NEWLANDS/ ERF 49969**

Case No: HWC23050505CH0509

The Committee reported back on the site inspection that was undertaken on 8 June 2023. See attached annexure SI2.

Ms Chane Herman introduced the case.

Mr Henry Aikman (heritage consultant) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is not graded.
- The Worcester Municipality did not comment, and the Worcester Heritage & Conservation Society had no objection to the proposed demolition.
- The Ward Councillor presented a motivation for retention of the building but did not include sufficient evidence (maps, title deeds, etc) to link claims of historical significance to this specific building.

RECORD OF DECISION:

The Committee resolved to approve the application for full demolition as there is no compelling evidence to support the claim that the building has historical significance. The Committee is furthermore of the view that the building has no architectural or architectural/historical significance.

CH

**12.3 Proposed Total Demolition on Erf 49969, 38 Almond Street, Fernwood, Newlands: MA
HM/ CAPE TOWN METROPOLITAN/ NEWLANDS/ ERF 49969**

Case No: HWC23050505CH0509

The Committee reported back on the site inspection that was undertaken on 8 June 2023. See attached annexure SI3.

Ms Chane Herman introduced the case.

Ms Ashley Lillie (heritage consultant) was present and took part in the discussions. Ms Helen Dugmore-Strom (daughter of Ms Karin Dugmore-Strom, who submitted an objection) was present as an observer.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is graded IIIC and is not located in a heritage protected area.
- The house was built in 1949 and a fair example of an Arts & Crafts inspired house, which has been altered over time.

- CoCT did not support the application
- Ms Karin Dugmore-Strom submitted an objection to demolition and a motivation for retention and adaptive reuse of the house and property. The letter of objection was circulated to the Fernwood Residents' Association, responses in support were received.

RECORD OF DECISION:

The Committee resolved, with one member dissenting, to approve the full demolition of the building as not negatively impacting heritage significance.

CH

12.4 Proposed Total Demolition on Erf 574, 9 Trotter Street, Knysna: NM HM/ EDEN/ KNYSNA/ ERF 574

Case No: HWC23041913CH0523

Ms Chane Herman introduced the case.

Mr Andre Vercueil (applicant), Mr Mark Campbell (developer) and Mr Steven Botha (developer) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The two erven contain heritage structures graded IIIC, two cottages are proposed for demolition, and one is to be restored.
- Simon van der Stel Foundation and the Knysna Municipality supported the proposals. The Knysna Historical Society objected at first but supported after mitigations were incorporated into the design.

RECORD OF DECISION:

The Committee resolved to approve the total demolition of the buildings on Erf 574 as not negatively impacting heritage significance. The Committee has no objection to the revised proposals for the replacement building as indicated on drawings numbered 3003-A2-04-01, 3003-A3-04-02, and 3003-A2-04-03, compiled by Olivier Architects and dated 31 May 2023. Note that the latter proposals were submitted voluntarily by the applicant and not requested by the Committee.

CH

**12.5 Proposed Total Demolition of Erf 68301, 1 Country Club Road, Kenilworth: MA
HM/ CAPE TOWN METROPOLITAN/ KENILWORTH/ ERF 68301**

Case No: 20073002TZ0831E

HB recused herself and logged off from MS Teams.

Ms Khanyisile Bonile introduced the case.

Mr Philip Smith (CoCT) was present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The existing building is not conservation worthy and located in a proposed HPOZ.
- CoCT and Lower Kenilworth Improvement District did not support initial proposals.
- The design proposal has been amended in consultation with stakeholders and is now supported.

RECORD OF DECISION:

The Committee resolved to approve the total demolition of the building on the property as not negatively impacting heritage significance.

The Committee supports the revised proposals for the replacement building on the site as indicated on drawings numbered 2023.06 dated June 2023 prepared by Creative Style Architects as not negatively impacting on heritage significance including the character of the surrounding context.

KB

**12.6 Proposed Total Demolition on Erf 15098, 8 Coetzee Street, Paarl: MA
HM/ CAPE WINELANDS/ PAARL/ ERF 15098**

Case No: HWC2212105SJ1123

GJ recused himself and logged off from MS Teams. The Committee nominated HvdM to chair for this item.

Ms Muneerah Solomon introduced the case.

Ms Nikita van Zyl (architect) and Mr Clive Theunissen (Drakenstein Municipality) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is graded IIIB and is located outside a heritage protected area. It is doubtful that the grading would still be applicable given the derelict state of the building at present.
- Drakenstein Municipality and Drakenstein Heritage Foundation objected to the demolition.

- Further research into the socio-political history of the site was required.
- A historical review by researcher T.Randle dated May 2023 was presented for this meeting.
- Drakenstein Municipality raised the issue that approval of the demolition sets negative precedent in terms of wilful neglect of heritage buildings which is becoming a problem in Paarl.

RECORD OF DECISION:

The Committee resolved to approve the total demolition as not negatively impacting the heritage significance.

SJ

13 STRUCTURES OLDER THAN 60 YEARS: SECTION 34 PERMIT FOR PARTIAL DEMOLITION/ALTERATIONS

13.1 Proposed Additions and Alterations on Erf 19426, KWV Wine Emporium, Dr Andre du Toit Building, Kohler Street, Paarl: NM HWC/ CAPE WINELANDS/ DRAKENSTEIN/ PAARL/ ERF 19426

Case No: HWC23052309RG0524

Mr Robin George introduced the case.

Mr Clive Theunissen (Drakenstein Municipality) , Mr Japie Kemp (architect) and Ms Bailey (KWV) was present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is located in an industrial area in which the perimeter of KWV has been graded IIIC.
- Drakenstein Heritage Foundation, Paarl 300 and Drakenstein Municipality objected to a first proposal. A revised design was supported by Drakenstein and Paarl 300.
- The proposal is for alterations to the main entrance of an Art Deco building.

FURTHER REQUIREMENTS:

The Committee has no objections to the revised proposals as indicated on drawings numbered 2248-MUN-01; 2248-MUN-02; 2248-MUN-03 and 2248-MUN-04 dated 28/04/2023 prepared by JG Kemp Architects with the exception of the existing timber front doors which the Committee feels must be retained. Amended drawings reflecting this retention to be submitted to HOMs for processing.

The Committee agrees with the architect that removing the existing security gate in front of the existing front doors to be replaced by an appropriate internal security alternative would be a distinct improvement.

RG

**13.2 Proposed Additions, Alterations and Partial Demolition on Erf 234, 22 Huguenot Road,
Franschhoek: MA
HM / CAPE WINELANDS / STELLENBOSCH / FRANSCHHOEK / ERF 234**

Case No: HWC23032316CN0324

Ms Corne Nortje introduced the case.

Mr Henry Aikman (heritage consultant), Mr Barry Phillips (Franschhoek Heritage & Ratepayers Association), Mr Jed Kritzinger (architect), Mr Giancarlo and Ms Ronalda Basson were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is graded IIIB and is located in a HPOZ.
- Franschhoek Heritage and Ratepayers Association supported development of the site in principle but expressed a list of concerns about the proposals.
- This committee also supports in principle but required more detail especially about interventions to the historic house.

FURTHER REQUIREMENTS:

The Committee is in overall support of the proposals but feels that there are still certain aspects that need to be clarified. These are:

1. The nature of what is being retained and what will be new work with regard to the roof of the old building and its connection with the proposed lean-to extension. An enlarged detailed 06 section BB would assist with photographs of existing features.
2. A south west elevation of the retail annex.
3. Clarity regarding the exact nature of the kitchen extractor as it will be installed on site. Manufactures information would assist.
4. All views to be consistent and all new work to be indicated with the appropriate colour coding.

CN

**13.3 Proposed Additions and Alterations on Erven 66034-RE, 66040-RE, 66038-RE & 176321, Springfield Convent, St John's Road, Wynberg: MA
HM / CAPE TOWN METROPOLITAN / WYNBERG / ERVEN 66034-RE, 66040-RE, 66038-RE & 176321**

Case No: HWC23042009SJ0426

The Committee reported back on the site inspection that was undertaken on 8 June 2023. See attached annexure SI4.

Ms Muneerah Solomon introduced the case.

Ms Clare Abrahamse (heritage consultant) was present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is graded IIIA but not located in a HPOZ or proposed HPOZ.
- The school campus has its origins in the mid 19th C as a convent. As the school expanded over time buildings of varying architectural detail have been added while retaining a consistent character overall. In recent years contrasting contemporary buildings have added another layer to the history of the school.
- Wynberg Residents' and Ratepayers' Association supported the proposals.
- CoCT supported the application in part, concerns were noted regarding the proposed new classrooms. Amendments have been made.

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawings numbered 2203/01/01, 2203/02/01, 2203/02/02, 2203/02/03, 2203/02/05, 2203/03/01, 2203/03/02, 2203/03/04, 2203/03/05, 2203/03/07, 2203/03/08, 2203/03/09, 2203/03/10, 2203/03/11, 2203/02/05, 2203/03/07, 2203/03/08, 2203/20/01 dated 25 July 2022 prepared by CCNIA Architects as not negatively impacting heritage significance.

SJ

**13.4 Proposed Additions and Alterations on Erf 1075, 18 Munnik Street, Strand: NM
HM/ CAPE TOWN METROPOLITAN/ STRAND/ ERF 1075**

Case No: HWC23051503CH0522

Ms Chane Herman introduced the case.

Mr Johannes Petrus van Tonder (applicant), Ms Madri Joubert (owner) and Ms Elize Mendelsohn (CoCT) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is graded IIIC and not in an HPOZ. The original building appears to be a 1930s hipped roof building with central stoep. A record of previous plans (excluding the present

application) pertains mostly to boundary alterations. It appears that the house retained its original form.

- CoCT and Helderberg Renaissance Foundation objected to the proposals.
- Part of the proposed building work has already been completed, being street and lateral boundary walls.
- It was noted that the proposed building work would not be compliant with various building regulations.

COMMENT:

The Committee notes that the site does not fall within either a proposed or declared heritage area and the degree to which this submission can be regarded as a heritage issue can therefore be questioned. However, the Committee believes that the proposals are intrusive within their context and therefore strongly recommends that the City use its approved boundary wall policy and the development parameters contained within the Development Management Scheme to ensure that a more sympathetic proposal be achieved.

The Committee notes that the boundary wall may be older than 60 years and therefore may be subject to NHRA section 34.

CH

13.5 Proposed Additions and Alterations on Erf 19, 10 The Bend Road, Pinelands: NM HM/ CAPE TOWN METROPOLITAN/ PINELANDS/ ERF 19

Case No: HWC23040304RG0425

Mr Robin George introduced the case.

Mr Sean Wilkinson (architect) and Ms Elize Mendelsohn (CoCT) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is graded IIIB and in the Pinelands HPOZ.
- CoCT did not support the application.

FURTHER REQUIREMENTS:

The Committee has fundamental problems with the proposals in their current form. This includes the impact on the roof configuration and front gable of the existing building. The proposals require significant amendments. The Committee therefore strongly recommends that the applicant engage an architect with appropriate heritage experience to assist in remediating the current proposals.

RG

**13.6 Proposed Additions and Alterations on Erf 56251, 27 Eyton Road, Claremont: NM
HM/ CAPE TOWN METROPOLITAN/ CLAREMONT/ ERF 56251**

Case No: HWC23052307RG0524

Mr Robin George introduced the case.

Mr Johan Cornelius (heritage consultant), Ms Louise Hyde (UCRRA) Ms Pauline Fisher (architect) and Mr Warren Fisher (owner) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is graded IIIB and not in an HPOZ.
- CoCT did not support the application.
- Upper Claremont Residents' and Ratepayers' Association commented raising concerns about the extent of proposed demolition and loss of character.
- No heritage statement has been submitted.

FURTHER REQUIREMENTS:

There appear to be fundamental problems with the proposals in their current form. The proposals require further information including a heritage statement and design indicators for guiding the nature, configuration and extent of the new proposal. The Committee therefore strongly recommends that the applicant engage an architect with appropriate heritage experience to assist in preparing the outstanding information required and to use that to prepare proposals that would not significantly detract from the building's significance.

RG

**13.7 Proposed Additions, Alterations and Partial Demolition on Erf 270, 28 Jarvis Street, De Waterkant, Green Point: NM
HM / CAPE TOWN METROPOLITAN / GREEN POINT / DE WATERKANT / ERF 270**

Case No: HWC23060209CN0608

RECORD OF DECISION:

The Committee resolved to undertake a site inspection Tuesday, 11 July 2023 at 12:30 (HvdM, GJ and HB).

CN

**13.8 Proposed Additions, Alterations and Partial Demolition on Erf 16379 (Erf 1812), 22 Van Riebeeck Street, Stellenbosch: MA
HM / CAPE WINELANDS / STELLENBOSCH / ERF 16379**

Case No: HWC23030710CN0314

Ms Corne Nortje introduced the case.

Ms Claire Abrahamse (heritage consultant), Mr WP Bosch (architect), Mr Simon Wayne (architect) and Ms Patricia Botha (Stellenbosch Interest Group) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The site and c.1900 Victorian villa are graded IIIA, located in the Stellenbosch Historic Core and form part of a number of significant villas from that era located along Van Riebeeck street and environs.
- Stellenbosch Municipality supported the application.
- Stellenbosch Interest Group objected, raising concerns about the extent of demolitions and impacts of the proposed new residential apartment block behind the historic villa.
- Revised proposals guided by a heritage practitioner have now been submitted and many previous concerns have been addressed.

RECORD OF DECISION:

The Committee resolved to approve the revised application as indicated on drawings numbered A101 and A102 dated 21 June 2023 and on drawings for the proposed new building numbered A000, A001, A002, A002.2, A003, A004, A005 and A006 dated 21 June 2023 prepared by WP Bosch & Associates Architects prepared by as not significantly impacting heritage importance but with the following conditions:

The historic building:

1. That a suitably qualified architect with heritage experience endorsed by HWC be engaged to monitor the work with particular attention to the retention and/or relocation of its significant elements (as the case may be), and the appropriate use of physically compatible materials e.g. lime mortars and renders. This monitoring professional to submit a closeout report to HWC within 30 days of practical completion of the work to the historic building.
2. That a structural method statement be prepared by a suitably qualified structural engineer with heritage experience to be endorsed by HWC. This method statement to be submitted for endorsement to HWC within 14 days.
3. The treatment of the new retaining wall underpinning the historic house adjacent to the new underground parking ramp in terms of appearance and finish as guided by the heritage practitioner
4. To reinstate a matching window in the north façade of room E (heritage statement figure 13).

The new building:

1. The roof parapet line be horizontal without any projecting features.
2. Articulation of the glazed stair well enclosure as guided by the heritage practitioner.

CN

**13.9 Proposed Alteration and Addition on Erf 975, 397 Main Road, Sea Point: MA
HM/ CAPE TOWN METROPOLITAN/ SEA POINT/ ERF 975**

Case No: HWC2304011

The item has been removed from the agenda as it is incomplete.

KB

14 HERITAGE AREAS: SECTION 31 CONSENT APPLICATIONS

14.1 None

15 PROVINCIAL PROTECTION: SECTION 29 PERMIT

15.1 None

16 PROVINCIAL PROTECTION: SECTION 28 REFUSAL

16.1 None

17 HERITAGE REGISTER: SECTION 30 PROCESS

17.1 None

18 PUBLIC MONUMENTS & MEMORIALS: SECTION 37 PROCESS

18.1 None

19 REQUESTS FOR OPINION/ADVICE

19.1 None

20 CONSERVATION MANAGEMENT PLAN

20.1 None

21. NON-COMPLIANCE

21.1 None

22. ADOPTION OF RESOLUTIONS AND DECISIONS

The Committee resolved to adopt the resolutions and decisions as minuted.

23. CLOSURE

The meeting closed at 16:00

24 DATE OF NEXT MEETING:

26 July 2023

MINUTES APPROVED AND SIGNED BY:

CHAIRPERSON _____

DATE _____

SECRETARY _____

DATE _____