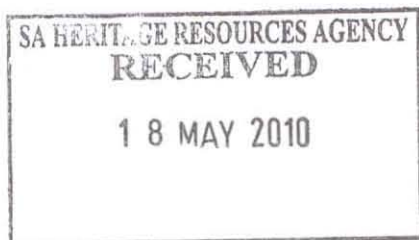


PARA COPY.

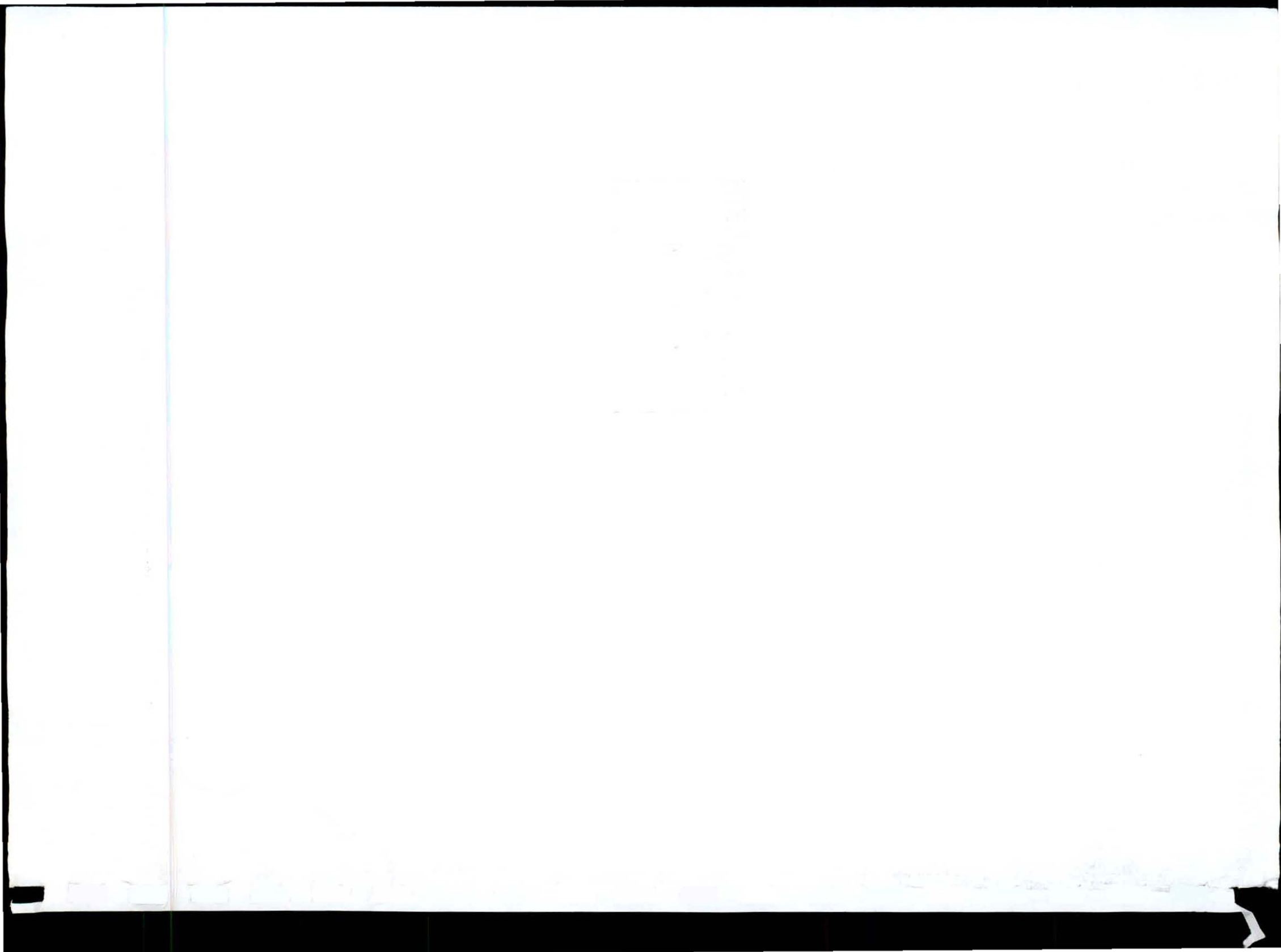
jh
john harvey
architectural consultant

Erf 3775, 3776 and 6101, Central, Port Elizabeth
Dalglish House in Dalglish Road

Proposed alterations to existing building



Project number 400
PHRA application



28 September 2009

jh
john harvey
architectural consultant

The Secretary

Eastern Cape Permit Sub-Committee
Provincial Heritage Resources Authority of the Eastern Cape
PO Box 599
Grahamstown
6140

Telephone: 046-6224615

Fax: 046-6223928

Dear Sir / Madam.

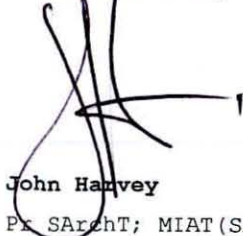
**PHRA Permit - Proposed alterations to existing building on erf 3775,
3776 and 6101, Central, Port Elizabeth.**

We hereby apply on behalf of the owner of the above mentioned properties, EH Walton & Company Limited, to have the attached application approved in terms of the National Heritage Resources Act.

Please contact us should you require any further information or should you have any queries regarding this application.

All correspondence to be sent to:
J Harvey Architectural Consultants cc
PO Box 19452
Port Elizabeth
6015

Yours faithfully



John Harvey
Pr SArchT; MIAT (SA)

Offices:
Suite 103
Newton Business Centre,
311-313 Cape Road
Port Elizabeth
6000

Postal:
PO Box 19452
Port Elizabeth
6015

J Harvey Architectural
Consultants CC
Reg. CK 2007/109485/23

Principal Member:
John Harvey
Pr S Arch, MIAT(SA)(Full)

Telefax:
041 3655024

Fax to email:
0866468638

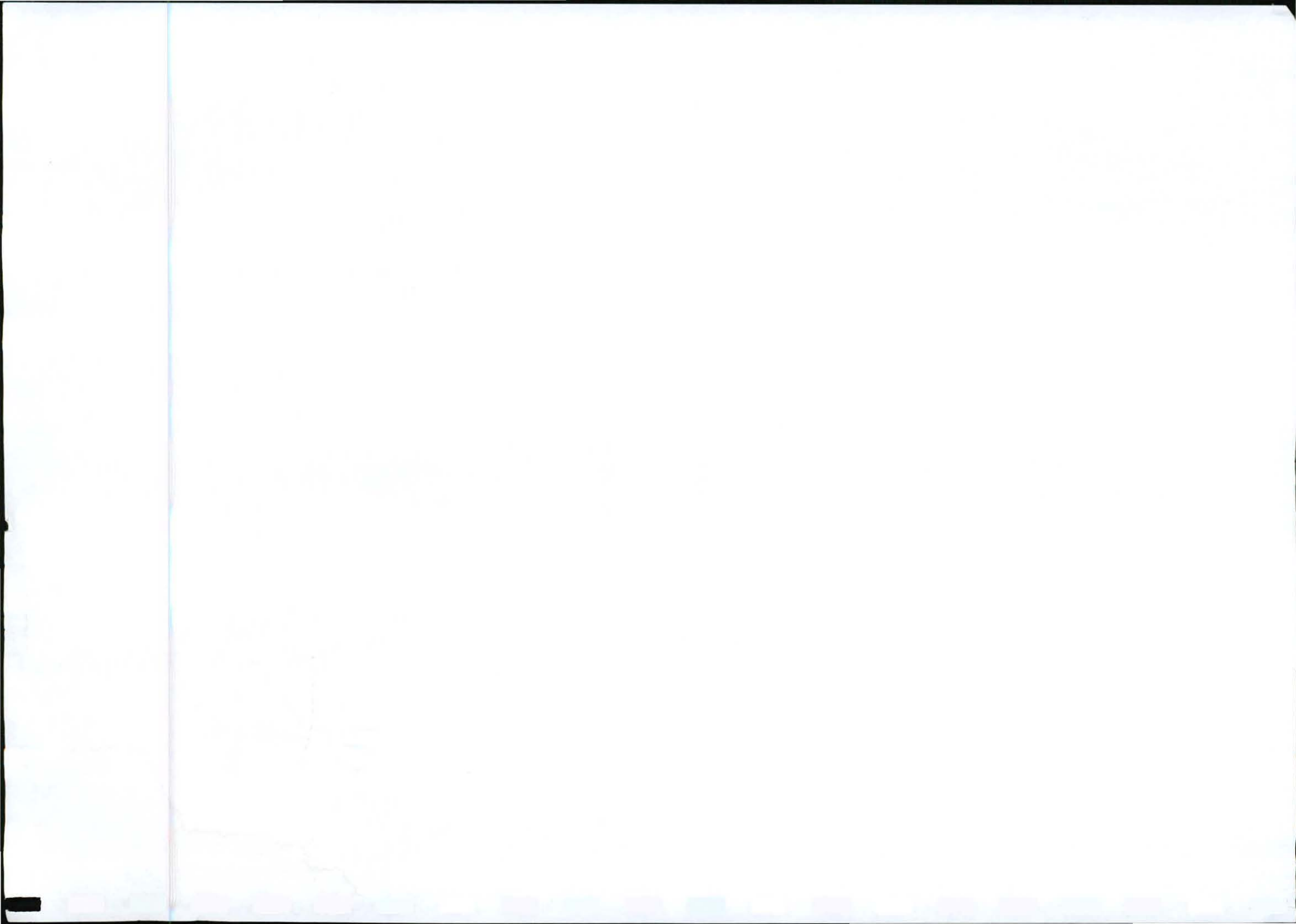
Email:
admin@johnharvey.co.za

Cell:
084 507 4037

Governing bodies:

SACAP
South African Council for the
Architectural Profession

SAIAT
South African Institute of
Architectural Technologists



1. Description of the site and existing building:

1.1. The site

The site slopes steeply downwards from Dalgleish Road towards the North East. The building spans over three erven, namely erf 3775, 3776 and previous erf 3774 (now forming part of consolidated erf 6101) Central. All three erven are zoned Business 1 and are owned by EH Walton & Company Limited.

The Informal Town Planning Reports for erf 3775 and 3776 make reference to TPA 131-A and 405.

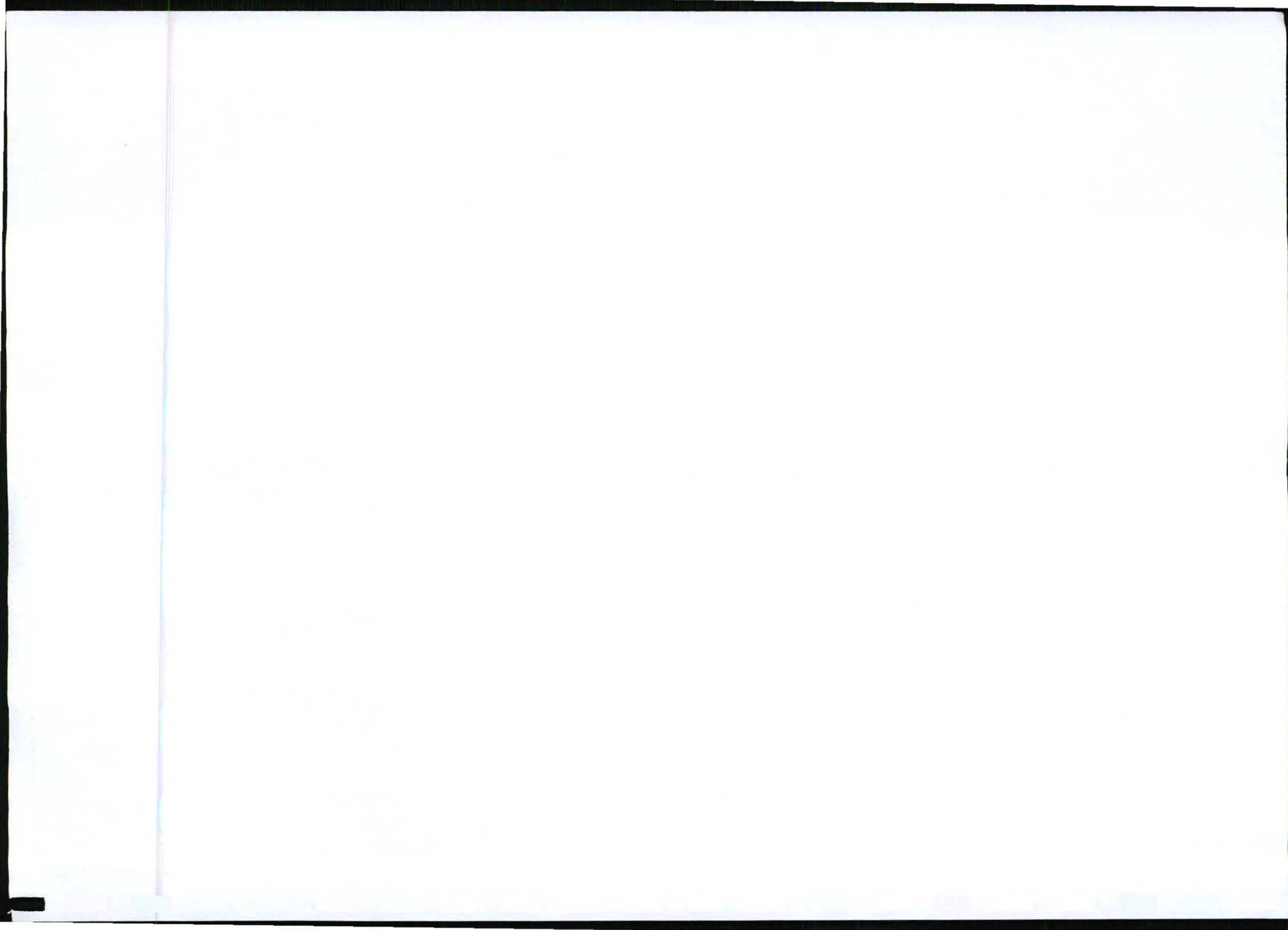
The Informal Town Planning Report for erf 6101 notes that the erf falls within the PE MOSS area and that a portion of the erf, previous erf 3718 (now forming part of the consolidated erf), is a proclaimed National Monument. I have consulted with Mrs Harradine, who has confirmed that there are no records of a proclaimed National Monument on the site. I have also consulted with Stuart Beattie at the NMBM Town Planning Department regarding the reference to the erf falling within the PE MOSS area. Mr Beattie has confirmed that the site is not affected by the PE MOSS area.

Refer to attached Informal Town Planning Reports and TPA documents.

1.2. The building

The building is a four storey, rectangular shaped building with pitched timber roof and corrugated iron roof sheeting. There are cantilevered concrete balconies on the north east side. All walls are plastered and painted. All windows on the north east side are timber framed and in a poor condition. All other windows are steel framed. The upper floor has a boarded ceiling with coved cornices and all other ceilings are slab soffits. Internal floors are timber on concrete slabs and are in a very bad condition in some areas.

There is a concrete fire escape stair on the north side. Structurally, the building is in a fairly good condition.



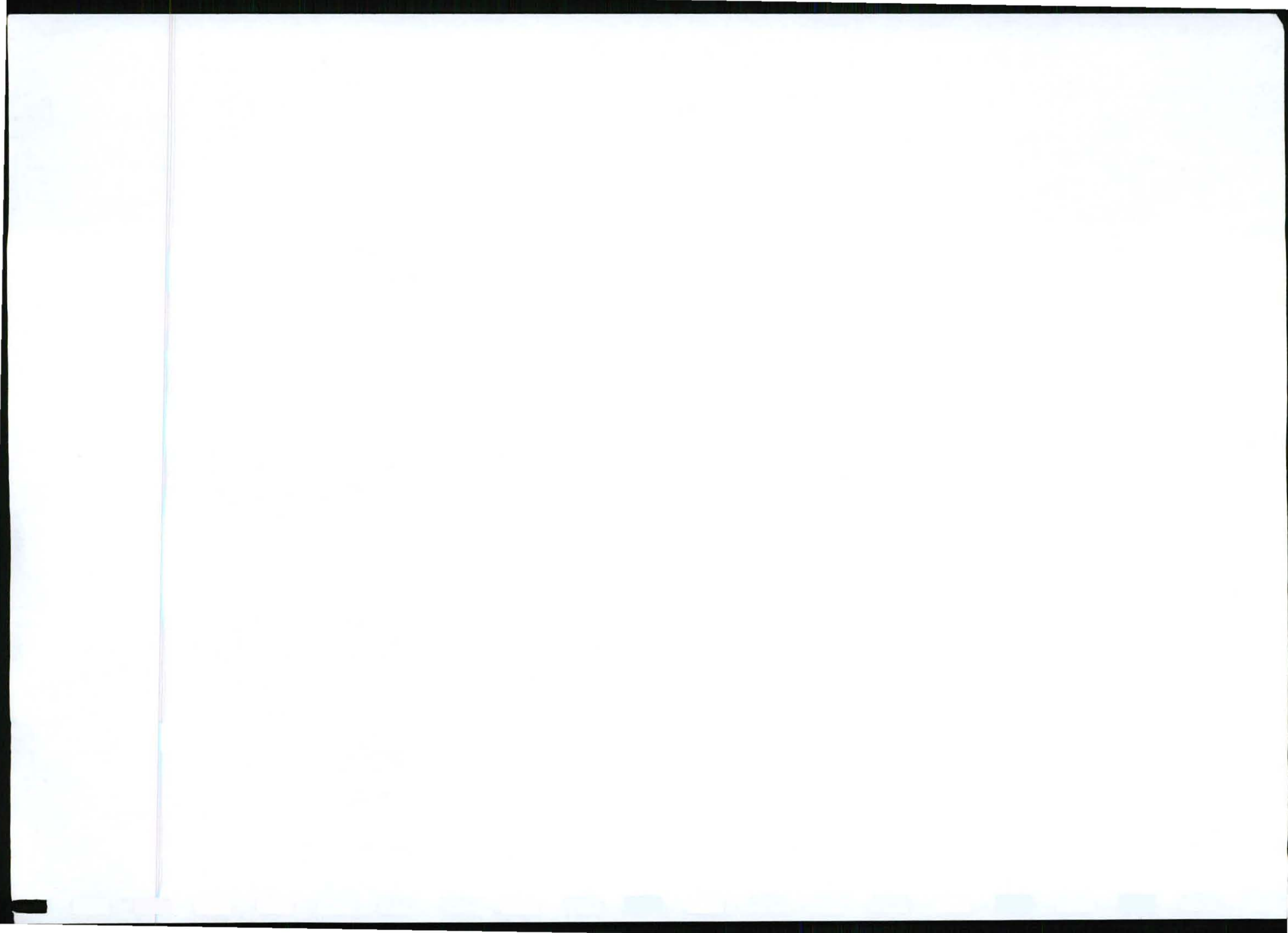
2. History:

- 2.1. Construction date
The construction date is not known. Municipal approved plan records indicate that the original plans were approved in 1941. Refer to attached copies.
- 2.2. Architect
The building was designed by Chartered Architect, Hubert J Tanton.
- 2.3. The site
Erf 3775 originally formed part of the Hope Hotel Property and was transferred to Richard Tee in 1850. Erf 3774 and 3776 was granted to Richard Hunt in 1826 and transferred by Jas Scorey to W. Whybrew in 1840.

3. Proposed alterations:

The proposed alterations to the existing building, as indicated on the attached drawings, include the following:

- 3.1. Some of the internal walls on the ground, first and second floors are to be demolished.
- 3.2. All existing ablutions and kitchens will be demolished and all external exposed plumbing on the NE side of the building will be removed.
- 3.3. The main central concrete stair will be retained.
- 3.4. There are six smaller concrete stairs leading from the first floor to the second floor. Four of these stairs will be demolished and two will be retained.
- 3.5. The existing steel catladder providing access from the first floor balcony to the second floor balcony will be removed. The opening in the brick balustrade on the first floor will be bricked up and plastered to match existing.
- 3.6. The existing steel post and fence balustrading on the second floor balcony will be removed and replaced with plastered brick balustrade walls to match the existing balconies below.
- 3.7. A steel escape stair will be added to the external NW side of the building to link to the existing fire escape route.

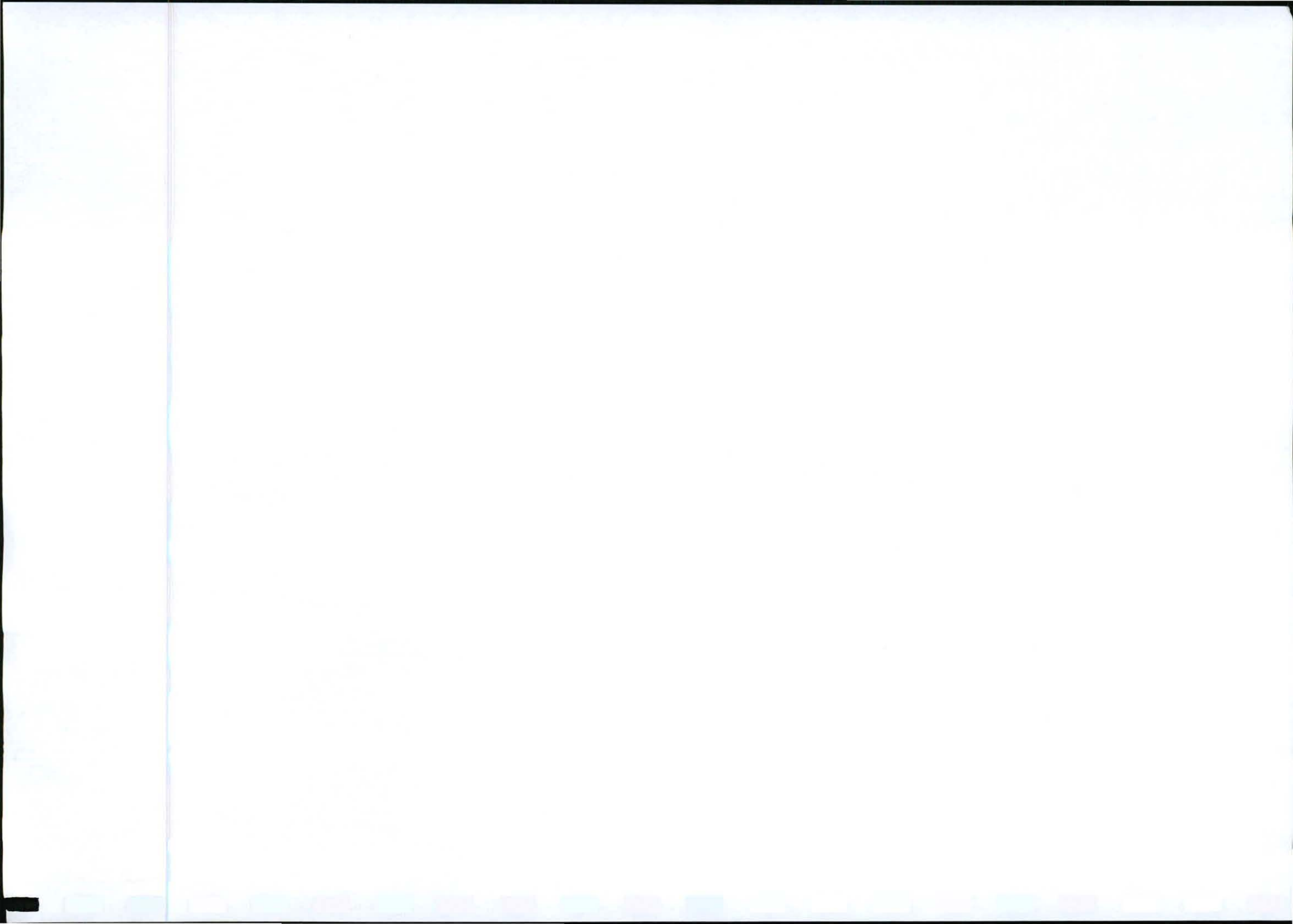


- 3.8. An open steel bridge link will be provided from the ground floor balcony to the adjacent building, also owned by EH Walton & Company Limited.
- 3.9. New ladies and gents ablutions and a small kitchenette are to be built on the ground, first and second floors.
- 3.10. A duct will be provided at the ablutions on each floor to conceal the plumbing.
- 3.11. A server room is to be built on the ground floor at the NW corner of the building. The existing window will be concealed on the inside of the server room with fire rated drywalling painted "black" on the street facing side.
- 3.12. The existing internal timber flooring on the concrete slabs are in a poor condition in some areas and will be removed. A new floor finish is still to be determined.
- 3.13. The existing rooms on the SE side of the ground, first and second floors will be altered for use as an office and meeting room.
- 3.14. The remaining spaces will be used for open plan offices.
- 3.15. All existing steel and timber windows are to be replaced with aluminium windows. Refer to attached window schedule.
- 3.16. Internal window cills to be painted timber with scotia beadings. External window cills to be quarry tile cills to match existing.
- 3.17. The existing steel gates at the main entrance on Dalgleish Road will be removed and replaced with timber framed, deep moulded timber double doors. The existing plaster mouldings framing the entrance and name plate will be retained.
- 3.18. The open landings of the main stair on the NE side will be closed off from the balconies with aluminium framed windows.
- 3.19. The existing timber roof structure and corrugated steel roof sheeting will be removed and replaced with a new timber roof structure with profiled aluminium roof sheeting. Profile to be determined later.
- 3.20. Existing uPVC rainwater goods will be replaced with seamless profiled aluminium gutters and aluminium down pipes.
- 3.21. Rafters ends at the eaves will be exposed and fascias will be fibre cement.
- 3.22. The building as a whole will be cleaned and painted. Colours to be determined at a later stage.



4. List of attachments:

- 4.1. PHRA application form
- 4.2. As-built drawings (A3 size)
- 4.2.1. 400.AB.01/0 - Aerial photo.
 - 4.2.2. 400.AB.02/0 - Locality plan.
 - 4.2.3. 400.AB.03/0 - Basement floor plan.
 - 4.2.4. 400.AB.04/0 - Ground floor plan.
 - 4.2.5. 400.AB.05/0 - First floor plan.
 - 4.2.6. 400.AB.06/0 - Second floor plan.
 - 4.2.7. 400.AB.07/0 - Sections.
 - 4.2.8. 400.AB.08/0 - Elevations.
 - 4.2.9. 400.AB.09/0 - Elevations.
 - 4.2.10. 400.AB.10/0 - Elevations.
 - 4.2.11. 400.AB.11/0 - Area diagram.
- 4.3. Proposed alterations (A3 size)
- 4.3.1. 400.SK.01/0 - Basement floor plan.
 - 4.3.2. 400.SK.02/0 - Ground floor plan.
 - 4.3.3. 400.SK.03/0 - First floor plan.
 - 4.3.4. 400.SK.04/0 - Second floor plan.
 - 4.3.5. 400.SK.05/0 - Sections.
 - 4.3.6. 400.SK.06/0 - Elevations.
 - 4.3.7. 400.SK.07/0 - Elevations.
 - 4.3.8. 400.SK.08/0 - Elevations.
 - 4.3.9. 400.SK.09/0 - Area diagram.
 - 4.3.10. 400.SK.10/0 - Window and door schedule.
- 4.4. Photographs (3x A4 pages)
- 4.5. Informal Town Planning Enquiry Forms
- 4.5.1. erf 3775 Central (1x A4 Page)
 - 4.5.2. erf 3776 Central (1x A4 Page)
 - 4.5.3. erf 6101 Central (1x A4 Page)
- 4.6. TPA documents
- 4.6.1. TPA 131A (3x A4 pages)
 - 4.6.2. TPA 405 (5x A4 pages)

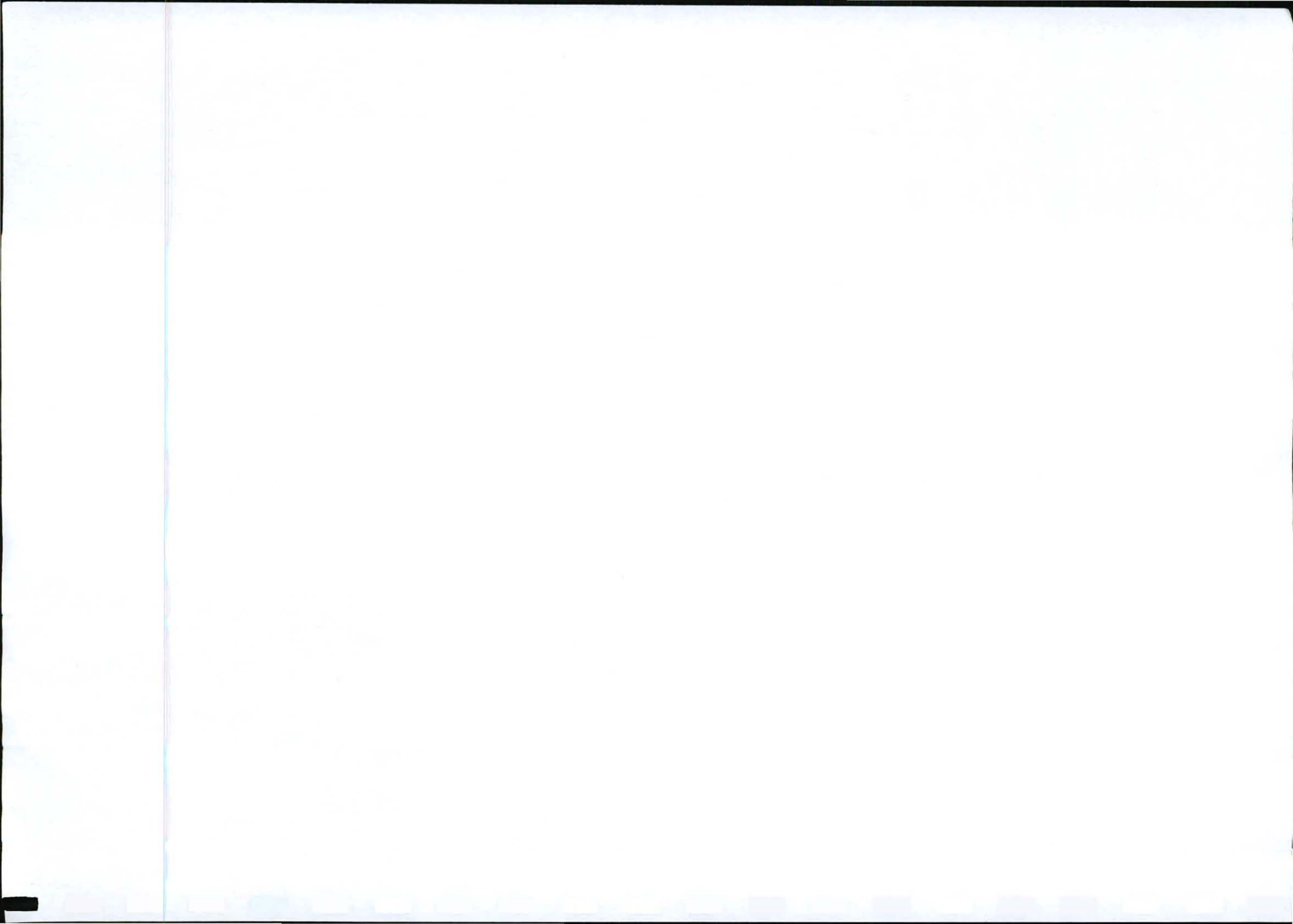


4.7. SG diagrams

- 4.7.1. erf 3774 Central (1x A4 page)
- 4.7.2. erf 3775 Central (1x A4 page)
- 4.7.3. erf 3776 Central (1x A4 page)
- 4.7.4. erf 6101 Central (2x A4 pages)
- 4.7.5. Lot A (Hope Hotel) (2x A4 pages)
- 4.7.6. erf 3718 Central (1x A4 page)

4.8. Municipal drawing records

- 4.8.1. Plans, sections and elevations (1x A0 sheet)
- 4.8.2. Site plan (1x A1 sheet)



PROVINCIAL HERITAGE
RESOURCES AUTHORITY
EASTERN - CAPE

APPLICATION FOR PERMIT

TO ALTER, DESTROY, DAMAGE, EXCAVATE OR REMOVE FROM ITS ORIGINAL POSITION A
STRUCTURE OR PROPERTY
PROTECTED IN TERMS OF THE NATIONAL HERITAGE RESOURCES ACT (Act 25 of 1999)

PLEASE FILL IN ALL SECTIONS RELATING TO YOUR APPLICATION

1. SITE FOR WHICH APPLICATION IS BEING MADE

Name and Address of Site: DALGLEISH HOUSE, DALGLEISH ROAD, CENTRAL.

Erf/Stand/Farm no: 3775, 3776, 6101.

Type of Site (indicate by means of a cross in the appropriate space(s) below):

- Provincial Heritage Site (previously a National Monument)
 Structure older than 60 years
 Grave or Burial Outside a Local Authority Administered Cemetery
 Protected Area
 Heritage Area (previously Conservation Area in terms of the National Monuments Act)

Current use: CURRENTLY VACANT. PREVIOUSLY RESIDENTIAL/FLATS.

2. CURRENT REGISTERED OWNER OF PROPERTY

Name: EH WALTON & COMPANY LIMITED.

Address: Cnr Murrays RD + DALGLEISH RD CENTRAL PE

Postal Code: 6000

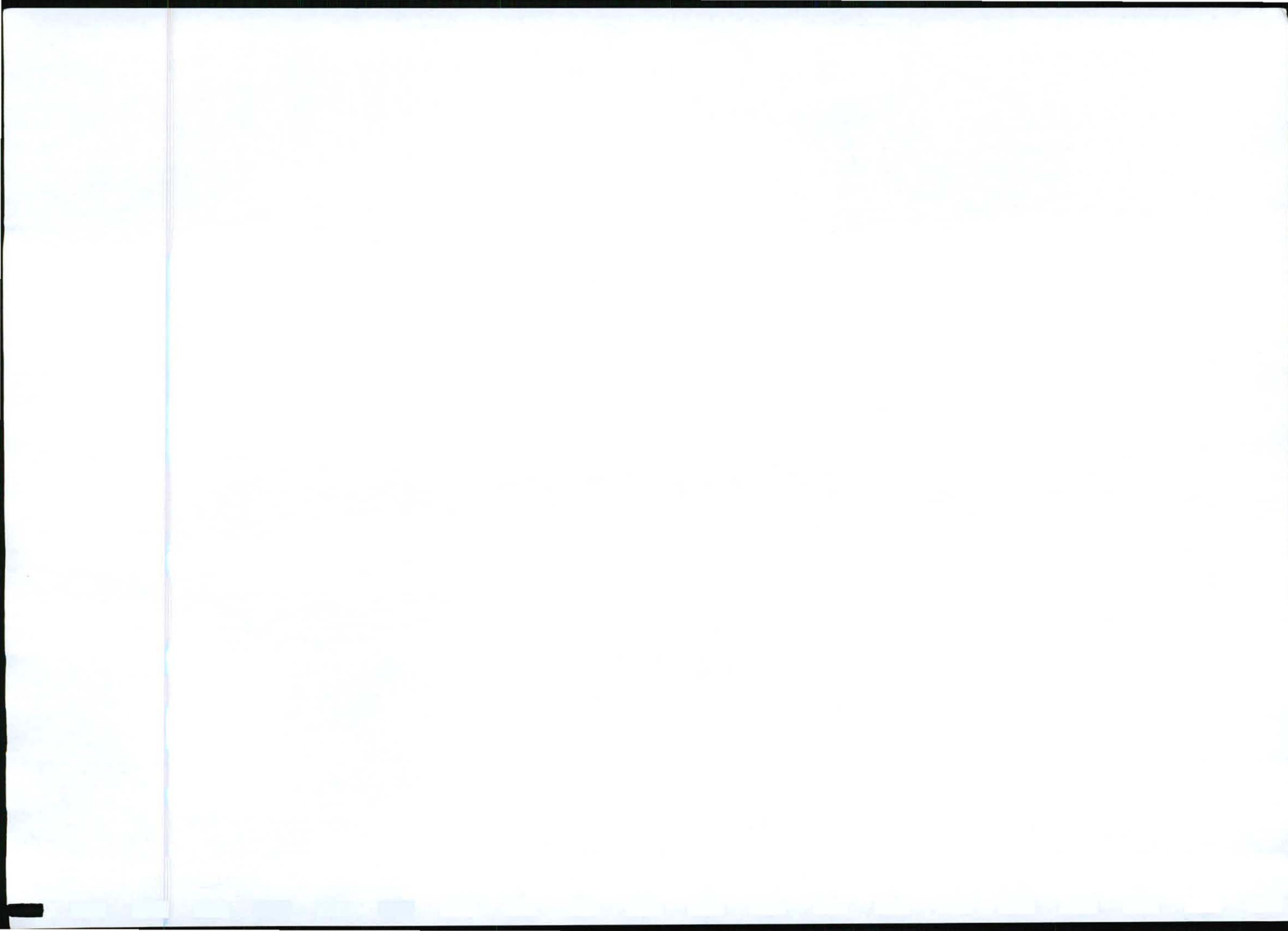
Telephone: (041) 5921090 Fax: (086) 601 2852 Cell: 082 652 6586.

E-mail: ALANCLARKE@EHWALTON.CO.ZA.

Owner ID Number: 650903 5085 087

I, ALAN CLARKE am fully aware of this application and accept its contents.

Owner Signature:  Date: 5/10/2009.



3. NAME AND ADDRESS OF PRIMARY RESPONSIBLE AGENT (ARCHITECT/DESIGNER, ETC.)

Name: JOHN HARVEY

Address: SUITE 103 NEWTON BUSINESS CENTRE, 311-313 CAPE ROAD,
NEWTON PARK, PORT ELIZABETH.

Post Code: 6000.

Telephone: (041) 3655024 Fax: (041) 3655024 Cell: 0845074037.

E-mail: admin@johnharvey.co.za.

Will the work be overseen to completion by the above person? YES NO

4. PROPOSED TYPE OF WORK (indicate by means of a cross in the appropriate space(s) below):

Total Demolition

Alteration

Subdivision

Partial Demolition
INTERNAL

Restoration

Rezoning

Excavation

Landscaping

Consolidation

Cost of Proposed Work: R TO BE DETERMINED.

Time frame for proposed work: TO BE DETERMINED.

5. DETAIL THE WORK PROPOSED:

REFER TO ATTACHED LETTER AND DRAWINGS.

6. DRAWING REFERENCE NUMBERS AND DATES: (Please list all drawing reference numbers, including revision numbers, and the dates of the drawings.)

REFER TO ATTACHED LETTER.



7. MOTIVATION FOR PROPOSED WORK (Please motivate fully, with reference to conservation principles, where appropriate. This space may also be used for additional details required above.)

THE PROPERTY IS ZONED BUSINESS 1 AND IT IS THE
OWNER'S INTENTION TO MAKE THE PROPOSED
ALTERATIONS AND IMPROVEMENTS SO THAT THE
BUILDING MAY BE USED FOR OFFICES.

8. CONSULTATION

Heritage Organizations

Heritage organizations are interested parties in the management of our heritage, and as such PHRA generally needs to ascertain the view of such interested parties when considering an application. Please indicate whether you have consulted your local heritage organizations regarding your proposal and submit any comments they might have to PHRA as part of your application. Should you wish to know which Heritage Organizations to contact, PHRA staff will issue you with the contact details of the relevant organizations.

The following heritage organizations have been contacted, and their comments are attached:

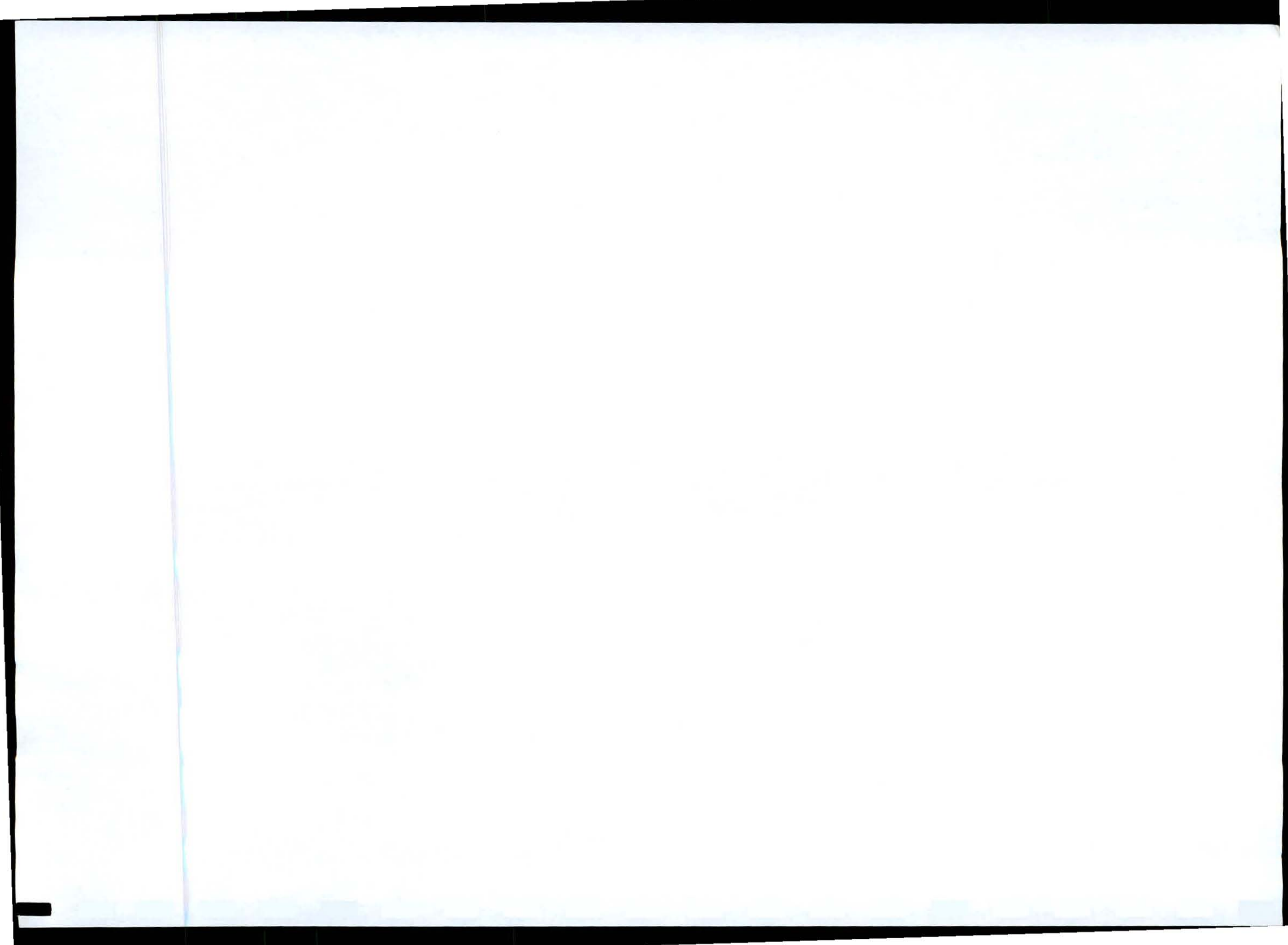
WE HAVE CONSULTED WITH MRS. HARRADENE FOR
HISTORICAL INFORMATION. NO COMMENTS ARE ATTACHED
BUT HAVE BEEN NOTED IN THE ATTACHED LETTER.

Neighbours

Alterations to ones property often affect the properties of adjoining neighbours. In terms of the NHRA, any person may appeal against a decision of PHRA on conservation grounds, and as such it is necessary for PHRA in certain instances to consider the comments of direct neighbours when assessing applications. When the Application involves external additions, subdivision, consolidation or change in land use, please attach on a separate sheet the names, addresses and telephone numbers of immediate neighbours bordering on your property, as well as written comment from the neighbours on the proposed work covered by this application.

Please indicate whether you have attached addresses and results of consultation with these neighbours.

ALL ABUTTING PROPERTIES ARE CURRENTLY OWNED
BY EH WALTON & COMPANY LIMITED.



9. ITEMS TO ACCOMPANY THIS FORM: (See Guidelines for the Preparation of PHRA Permit Sub-Committee Submissions)

- ONE SET OF COLOURED-UP DRAWINGS FOR RETENTION BY PHRA.
- ANY FURTHER SETS OF DRAWINGS TO BE RETURNED TO THE APPLICANT
- LOCALITY PLAN SHOWING WHERE THE SITE IS.
- SITE PLAN SHOWING THE LAYOUT OF THE PROPERTY – INCLUDING TREES AND LANDSCAPE FEATURES
- PHOTOGRAPHS OF THE PROPERTY AND STRUCTURES IN THEIR PRESENT FORM AND IN CONTEXT, WHERE APPROPRIATE INCLUDE INTERNAL PHOTOGRAPHS.
- A HISTORICAL BACKGROUND TO THE PROPERTY.
- ANY ADDITIONAL PERTINENT INFORMATION REGARDING THE SITE.
- ANY INFORMATION YOU BELIEVE WILL ASSIST A COMMITTEE TO ASSESS YOUR APPLICATION.

10. APPLICANT (Please note that all correspondence will be addressed to the Applicant unless otherwise requested)

Name: JOHN HARVEY

Address: SUITE 103 NEWTON BUSINESS CENTRE, 311-313 CAPE ROAD,
NEWTON PARK, PORT ELIZABETH, 6000.

Post Code: 6000.

Telephone: (041) 3655024 Fax: (041) 3655024 Cell: 0845014037.

E-mail: admin@johnharvey.co.za.

Applicant ID Number: 700824 5034 083.

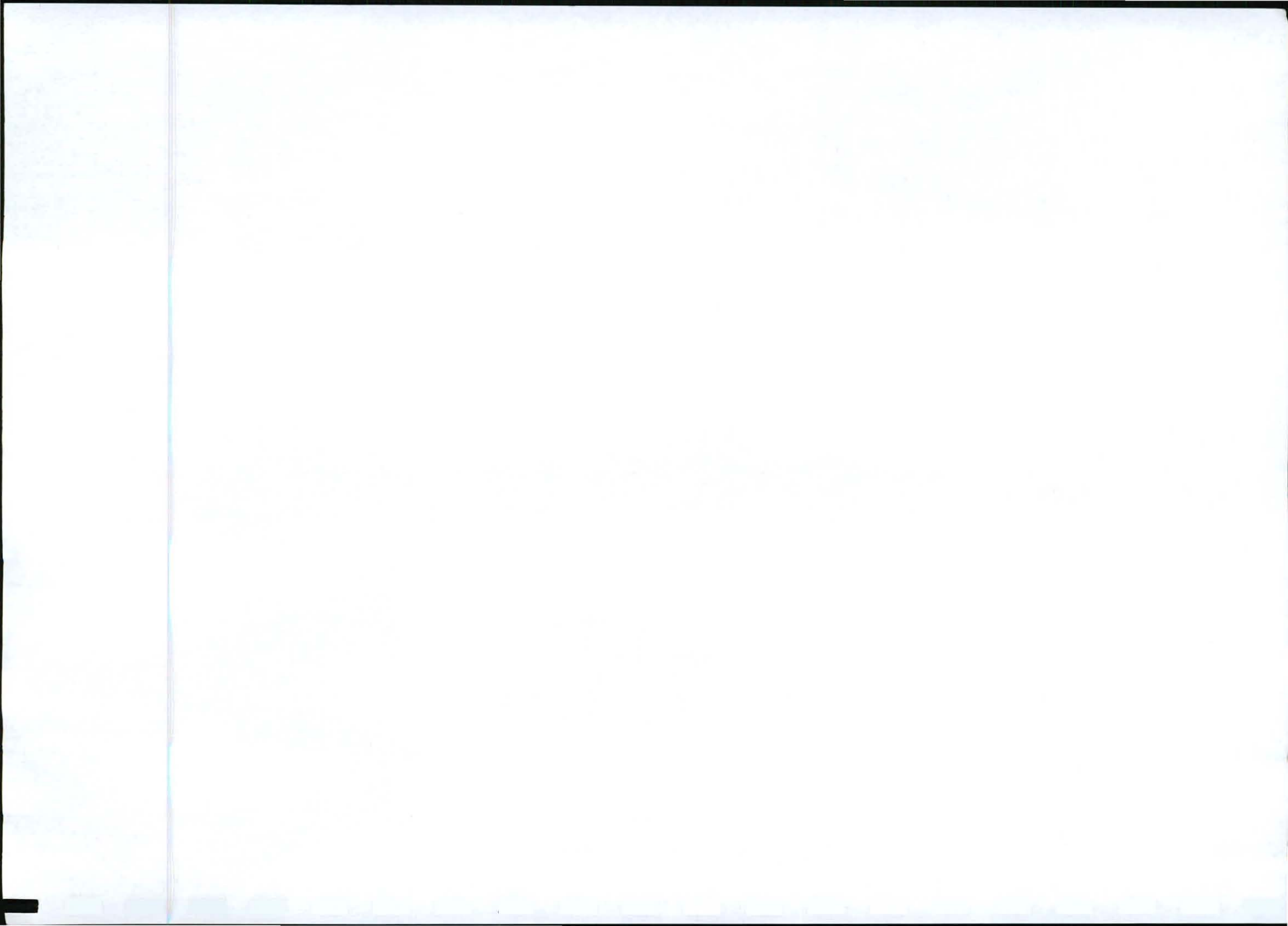
I, JOHN HARVEY. undertake to fully observe the terms, conditions, restrictions, bylaws and directions under which PHRA may issue the permit to me.

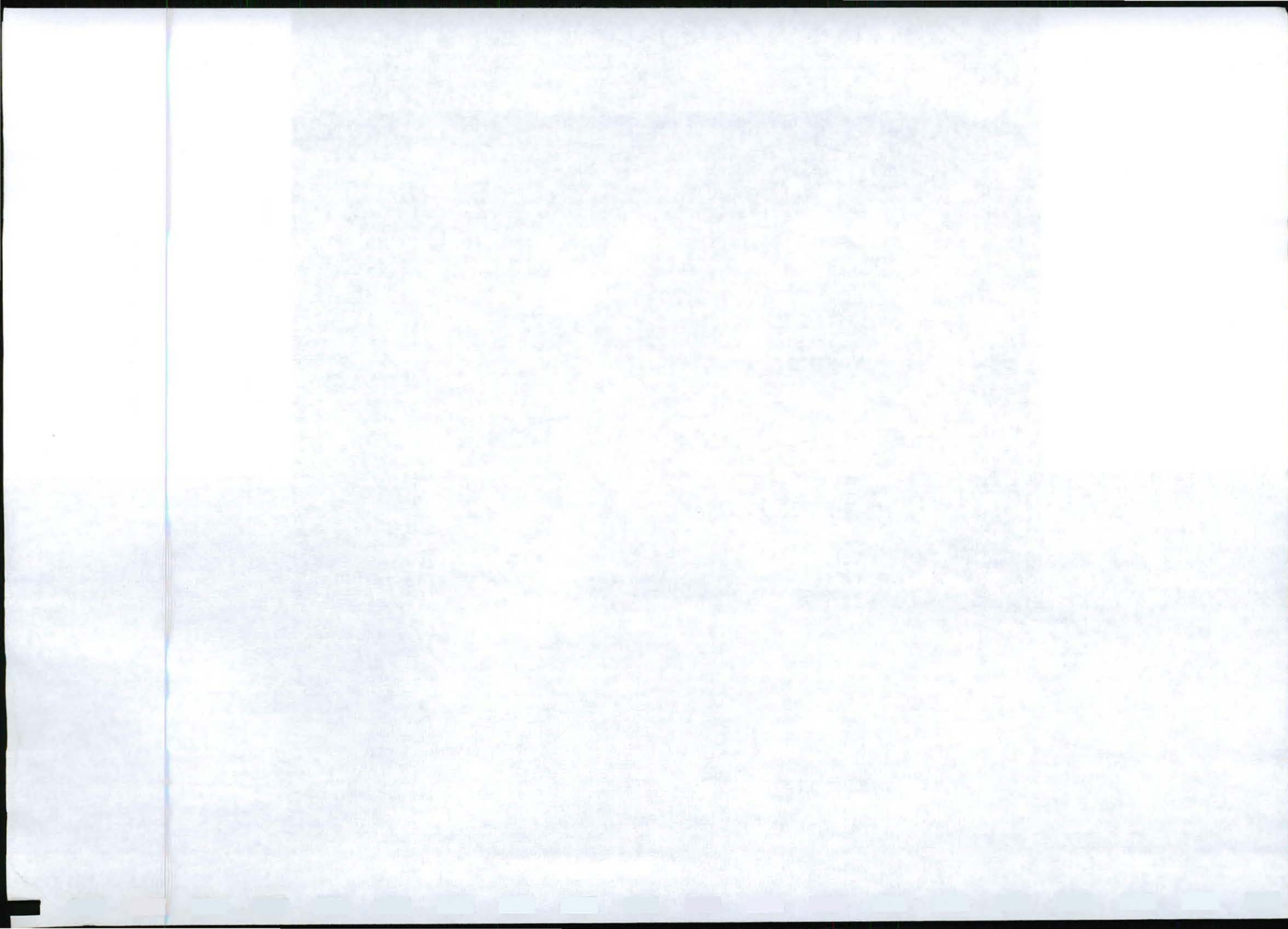
Applicant Signature: 

Place: PORT ELIZABETH Date: 30 SEPT. 2009.

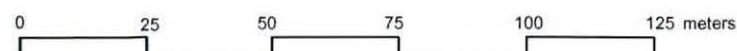
- UNLESS THIS FORM IS SIGNED BY THE APPLICANT AND THE OWNER IT WILL NOT BE PROCESSED.
- IT IS A CRIMINAL OFFENCE IN TERMS OF THE NATIONAL HERITAGE RESOURCES ACT TO MAKE ANY FALSE STATEMENT OR REPRESENTATION IN THIS APPLICATION.
- FAILURE TO COMPLY WITH THE REQUIREMENTS OF THE NATIONAL HERITAGE RESOURCES ACT CONSTITUTES A CRIMINAL OFFENCE.
- APPLICATIONS ARE CONSIDERED TO BE PUBLIC DOCUMENTS, AND ARE OPEN TO PUBLIC SCRUTINY, SHOULD YOU WISH YOUR APPLICATION TO BE KEPT CONFIDENTIAL PLEASE TICK THIS BOX , AND SUPPLY ON A SEPARATE SHEET YOUR MOTIVATION FOR THIS REQUEST.

When completed, please return this form to: The Secretary, Eastern Cape Permit Sub-Committee, Provincial Heritage Resources Authority of the Eastern Cape, P.O. Box 599, Grahamstown, 6140, Telephone: 046-622 4615, Fax: 046-622 3928





**PHRA APPLICATION
AS-BUILT DRAWINGS
LOCALITY PLAN
400.AB.02/0**

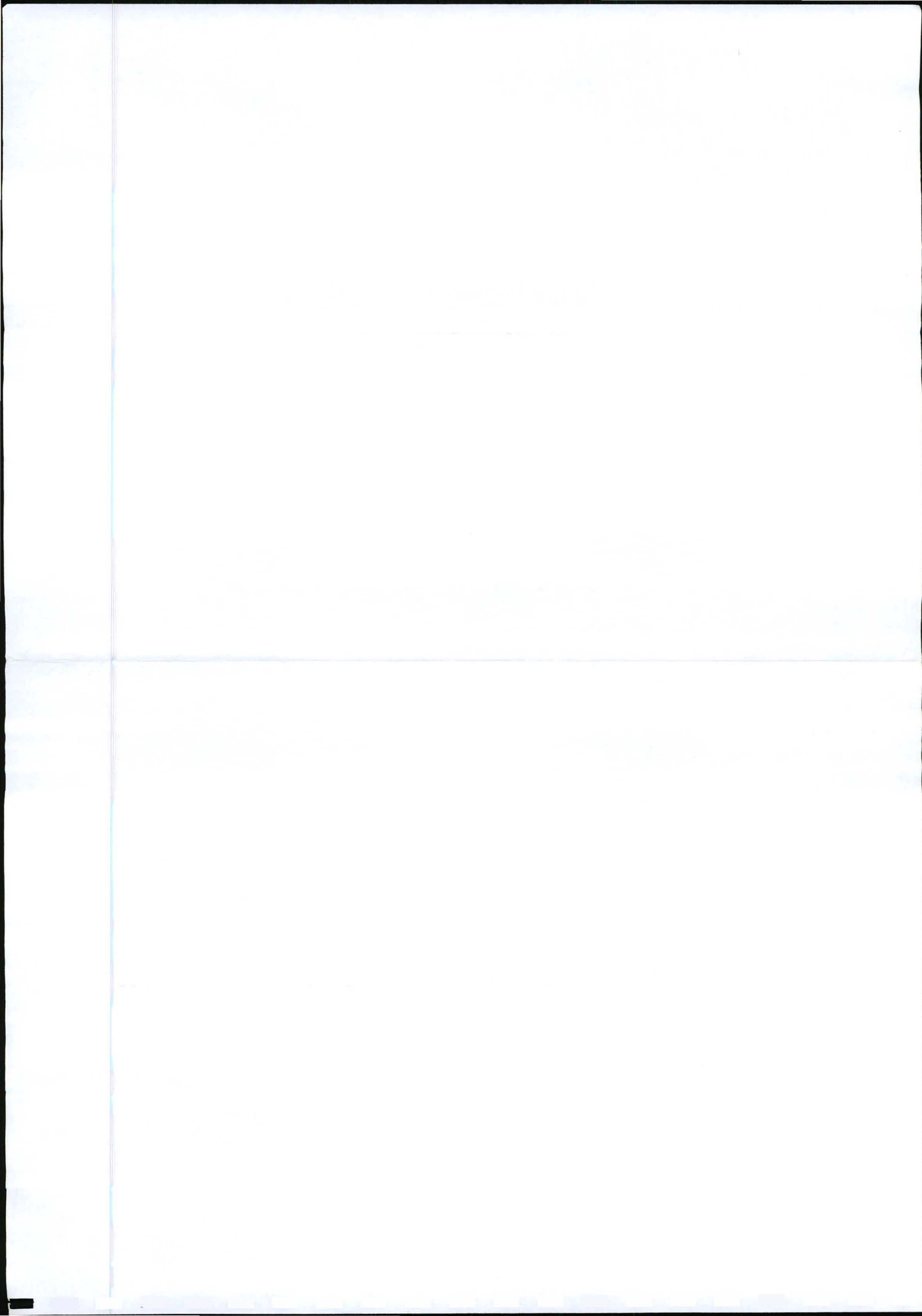


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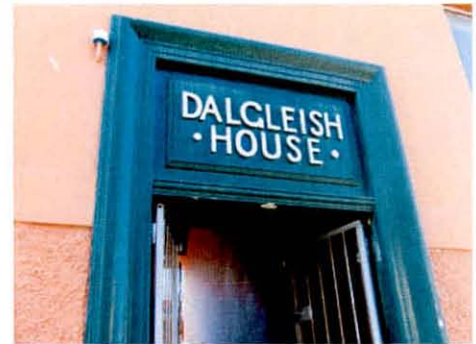


Suite 103 Newton Business Centre,
311 - 313 Cape Road, Newton Park, Port Elizabeth, 6000.
PO Box 19452, Port Elizabeth, 6015.
Tel/Fax: +27 41 3655024. Email: admin@johnharvey.co.za.
Cell: 084 5074037.
J Harvey Architectural Consultants CC
Reg. CK 2007/109485/23. Member: John Harvey
Pr S.Arch Tech (SACAP no. S10610)

EH Walton - Dalglish House - erf 3775, 3776 and 6101 Central - Port Elizabeth



EH Walton - Dalgleish House - erf 3775, 3776 and 6101 Central.



Photos taken from Dalgleish Road.

 john harvey
architectural consultant

Suite 103 Newlon Business Centre.
311 - 313 Cape Road, Newton Park, Port Elizabeth, 6000.
PO Box 19452, Port Elizabeth, 6015.
Tel/Fax: +27 41 3655024, Email: admin@johnharvey.co.za,
Cell: 084 5074037.
J Harvey Architectural Consultants CC
Reg. CK 2007/109485/23, Member: John Harvey
Pr.S.Arch Tech (SACAP no. S10610)



EH Walton - Dalgleish House - erf 3775, 3776 and 6101 Central.



Internal stair from first to second floor. Four of these stairs are to be demolished. Refer to floor plans.



Main access stair.

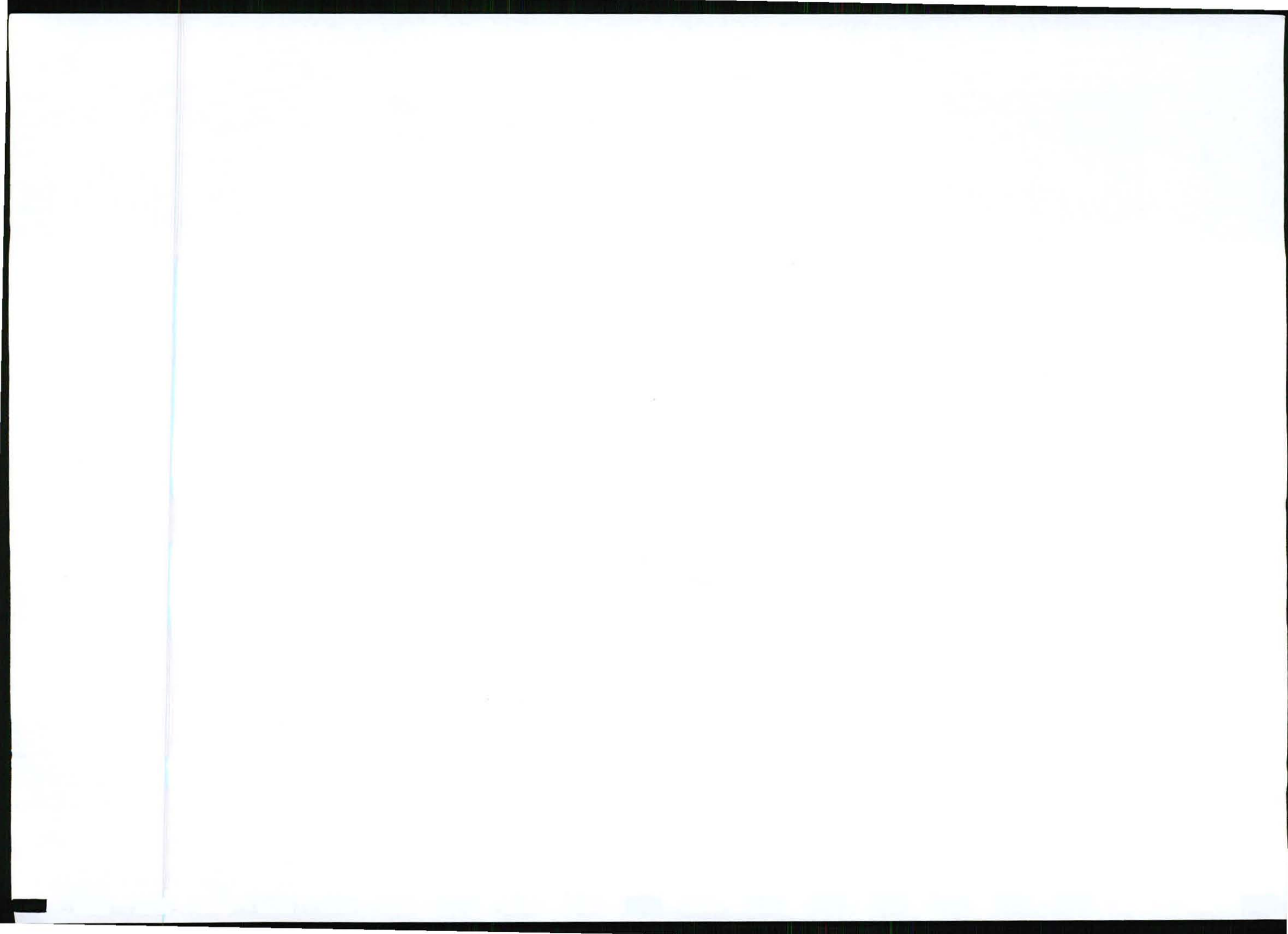


External escape stair.





External balconies.





INFORMAL TOWN PLANNING ENQUIRY

Allotment Area: CENTRAL Erf Number: 3775 Sub Number: 0
Consolidated: Subdivided:
Area: 64 m2 Proclaimed Main Road: - History:
Lease: - Structure Plan: 0 Registered:
Noting Sheet: BO8CCX522 Habital Rooms: Parking:
Consent: - N-Tie: N Corner: N
- CBD: N

Zone Information:

Zone	Building Line	Coverage	Side and Rear Space	Height Restriction	Density	RVA	NCU	FSI	Area (m2)
BUS1	#	C5	Nil	#	#	#	N	5.00	64.00

Code Descriptions:

C5 Dwelling houses: 70% on erf <= 500 m2 or 60% on erf 501m2 - 1000m2 or 50% on erf > 1000m2.
Multiple dwellings & Residential: 33 1/3 % plus covered parking 16 2/3 %
Any other use: 100 %

TPA Numbers

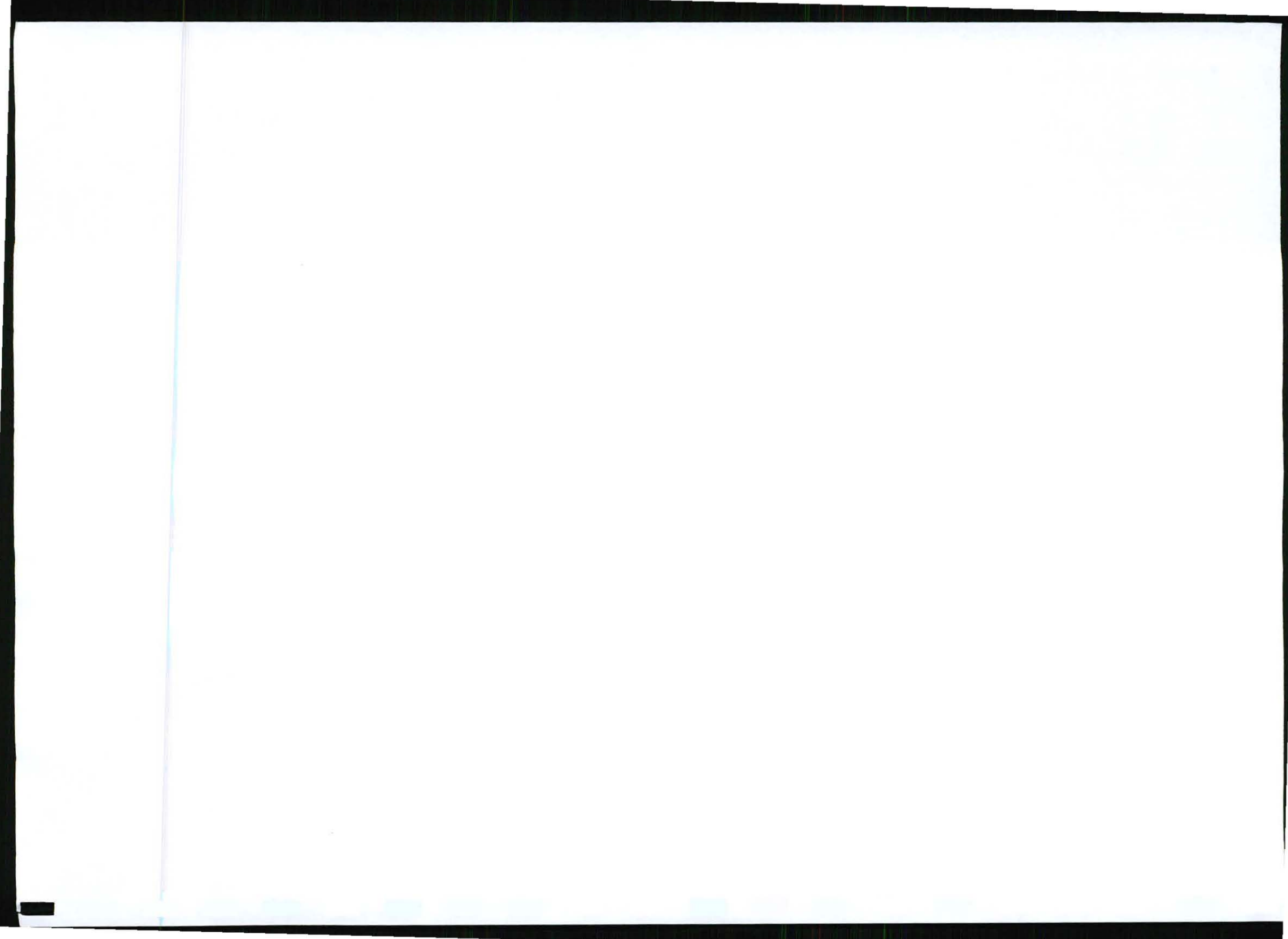
| 131-A1 (Approved) | 405 (New Application) |

TPD Numbers

| 220 (Refused) | 250 (Refused) |

Notes:

CENTRAL
DALGLEISH ROAD - DALGLEISH HOUSE





INFORMAL TOWN PLANNING ENQUIRY

Allotment Area:	CENTRAL	Erf Number:	3776	Sub Number:	0
Consolidated:		Subdivided:		History:	
Area:	115 m2	Proclaimed Main Road:	-	Registered:	
Lease:	-	Structure Plan:	0	Parking:	
Noting Sheet:	BO8CCX522	Habital Rooms:		Corner:	N
Consent:	-	N-Tie:	N		
	-	CBD:	Y		

Zone Information:

Zone	Building Line	Coverage	Side and Rear Space	Height Restriction	Density	RVA	NCU	FSI	Area (m2)
BUS1	#	C5	Nil	#	#	#	N	5.00	115.00

Code Descriptions:

C5 Dwelling houses: 70% on erf <= 500 m2 or 60% on erf 501m2 - 1000m2 or 50% on erf > 1000m2.
Multiple dwellings & Residential: 33 1/3 % plus covered parking 16 2/3 %
Any other use: 100 %

TPA Numbers

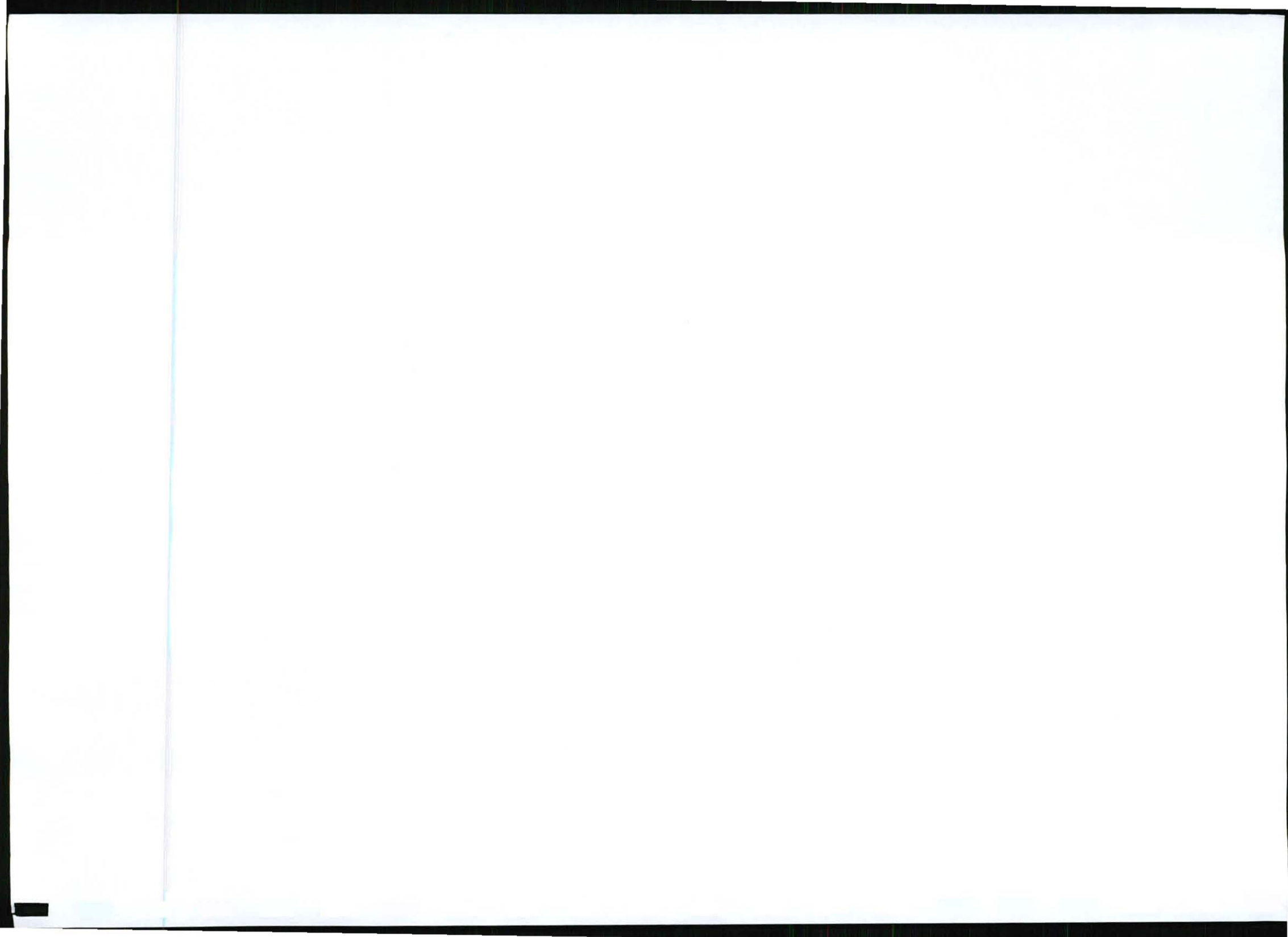
| 131-A1 (Approved) | 405 (New Application) |

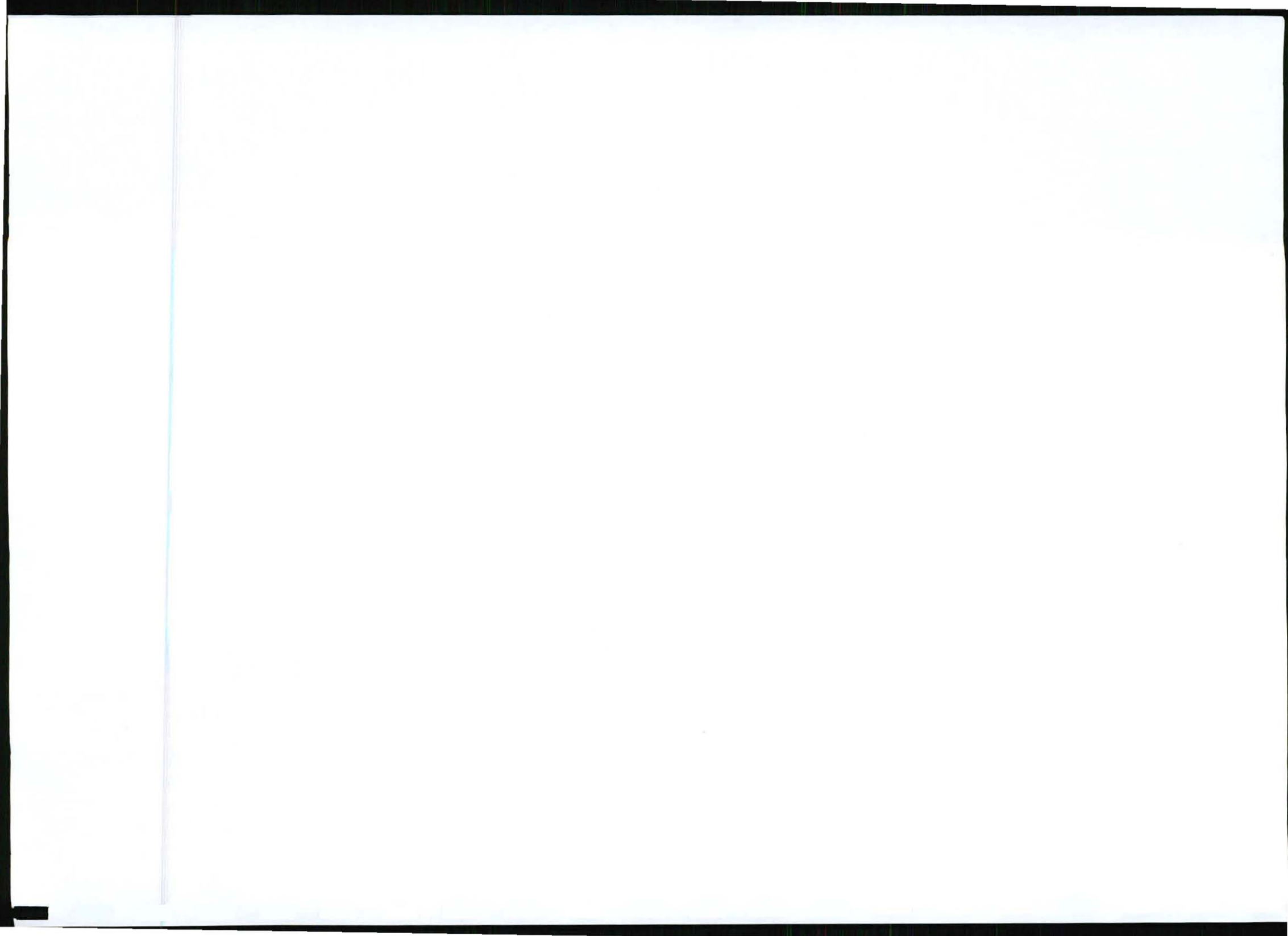
TPD Numbers

| 220 (Refused) | 250 (Refused) |

Notes:

CENTRAL
DALGLEISH ROAD - DALGLEISH HOUSE





CITY OF PORT ELIZABETH.

TOWN PLANNING AMENDMENT NO. 131 (AMENDED).

APPLICANT: Port Elizabeth Municipality.

AMENDMENT REQUIRED: Adjustment to the rezoning of erven in the Lower Baakens Valley.

COMMENT: The Council at its meeting held on the 27th March, 1969, agreed to this proposal.

TOWN PLANNING COMMENT:

Council on the 29th September, 1966, originally agreed to the rezoning of the various erven in the Lower Baakens Valley as shown on the plan for Town Planning Amendment No. 131.

Correspondance has taken place with the Director of Local Government (Ref. AF.93/6/406) and inspections of the area have also taken place. The amendment was advertised and 9 objections were received, these were submitted to the Administration.

The matter has been reconsidered and it is felt that only the land which is in danger of flooding from high flows of the river should be zoned for Open Space purposes at this stage. The area to be rezoned Open Space consists mainly of the area between the Baakens River and Lower Valley Road and Erven 19 and 20 South End at the Brickmakers Kloof. The areas are shown lettered "A" on the plan and are coloured green.

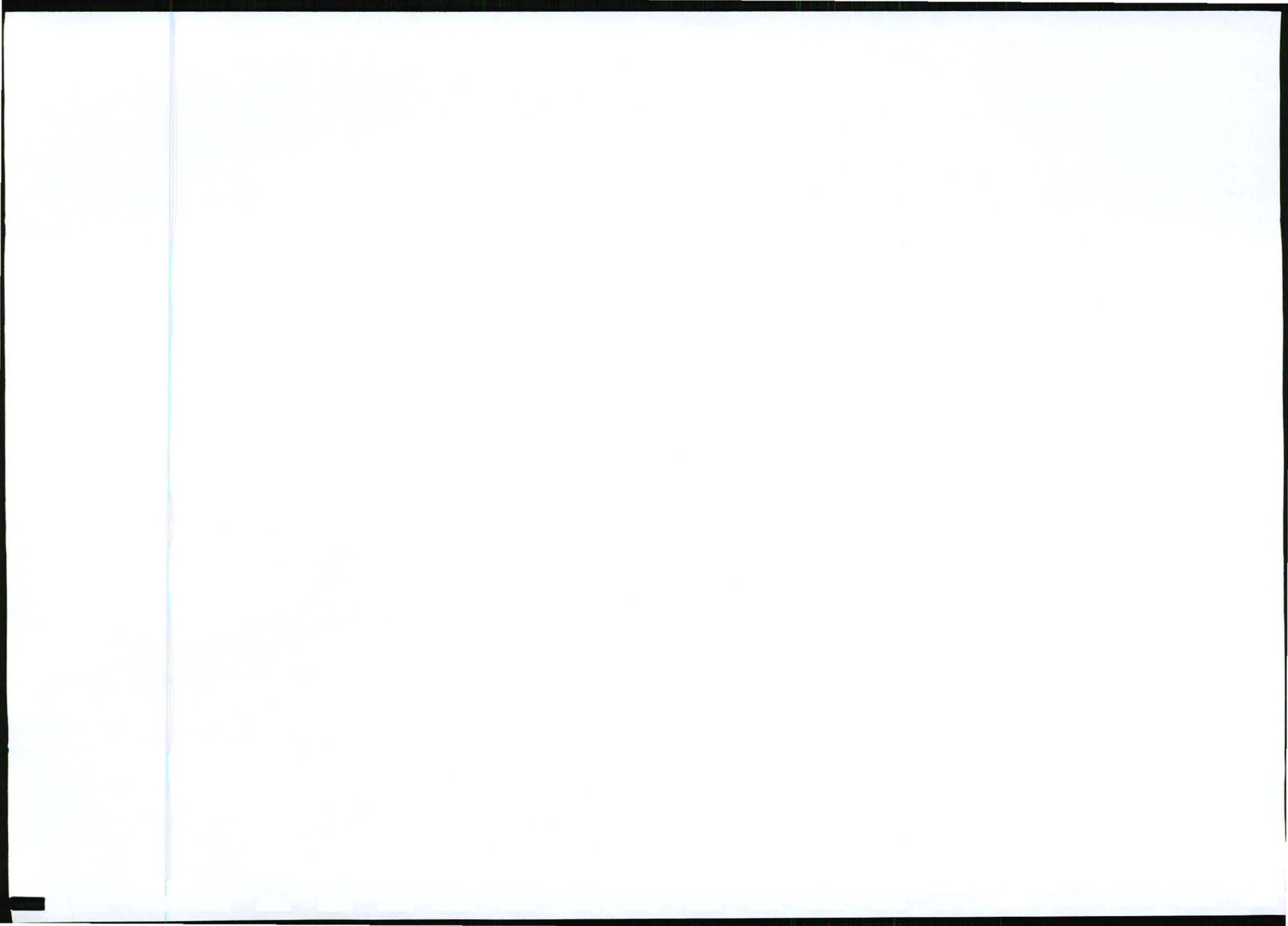
The area lettered "B" and shown coloured red on the plan is to be rezoned from General Industrial to General Business purposes in accordance with Town Planning Amendment No. 131.

The areas marked "C" and shown outlined in green on the plan are zoned for General Industrial purposes and no change in this zoning is required.

Erf 1551, which was zoned for General Industrial purposes and shown outlined in green on the plan, is now a vacant erf, is to be acquired by Council for Municipal purposes. This erf is to be rezoned from General Industrial to Municipal Purposes (Parking).

RECOMMENDATION:

- (1) That the land lettered "A" shown coloured green on the plan be rezoned from General Industrial to Open Space purposes.
- (2) That the land lettered "B" and shown coloured red on the plan be rezoned from General Industrial to General Business purposes.
- (3) That the land lettered "C" and shown outlined in green on the plan remain as present zoned, that is for General Industrial purposes.
- (4) That Erf 1551 South End, shown outlined in green on the plan, be rezoned from General Industrial to Municipal Purposes (Parking).



VAN DIE KAAP DIE GOEIE HOOP

PROVINSIALE GEBOU, WAALSTRAAT, KAAPSTAD

POSADRES: POSBUS 659, KAAPSTAD



TELEGRAMADRES:
TELEGRAPHIC ADDRESS:
"PROVADMIN"

PROVINCIAL ADMINISTRATION
OF THE CAPE OF GOOD HOPE

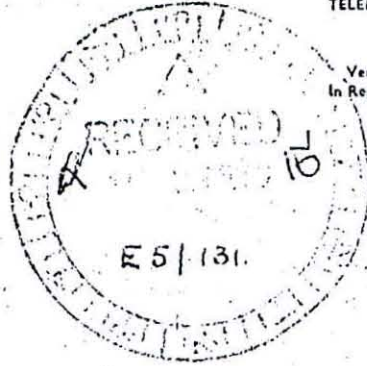
PROVINCIAL BUILDING, WALE STREET, CAPE TOWN

POSTAL ADDRESS: P.O. BOX 659, CAPE TOWN

The Town Clerk,
P.O. Box 116,
PORT ELIZABETH.

TELEFOON TELEPHONE ~~AD31SK2~~ 45-9320.
EXTEN.

Verwys na In Reply Quote AF.93/6/406.



3-6-1969

41/3
692733

Sir,

TOWN PLANNING AMENDMENT NO. 131 (AMENDED): BAAKENS RIVER VALLEY REZONING.

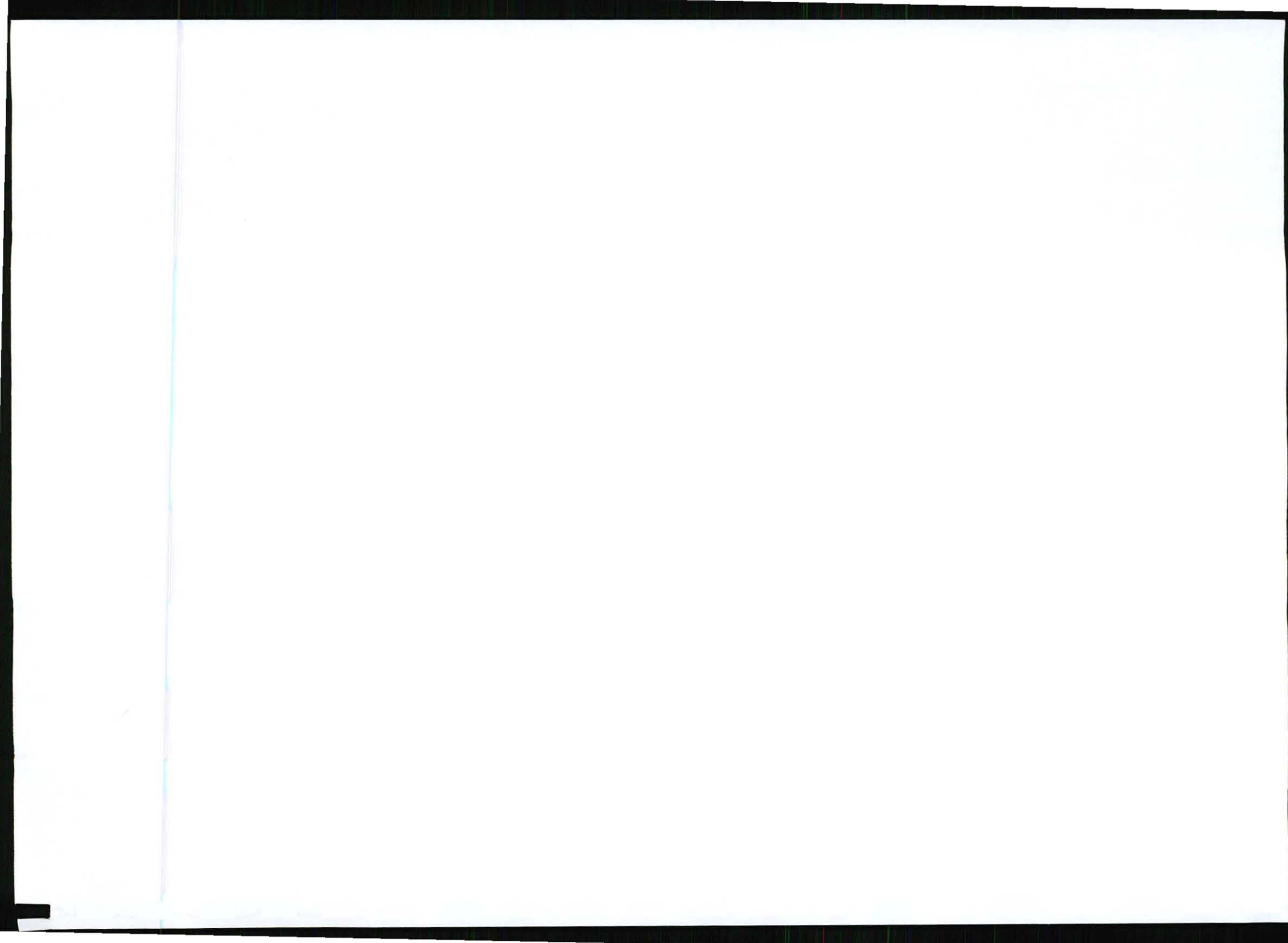
With reference to your letter WW/PAM. E.5/131 of 7th May, 1969, I shall be glad if your Council would, in an effort to make the general public and interested parties aware of its revised zoning proposals in the Baakens River Valley, comply with the provisions of section 35 bis (1) bis of Ordinance No. 33 of 1934, in regard to the amended zoning proposals shown on Town Planning Amendment Plan No. 131 (amended) submitted and set out in the City Engineer's report attached to your letter. Kindly also confirm that your Council will be prepared to acquire the affected land as and when the owners thereof suffer hardship on account of the open space zoning.

It would perhaps be advisable to draw the attention of the affected owners in writing to the notice. If this

D.T.C.
ATC
WW


copy to GE for information
overseas.

suggestio



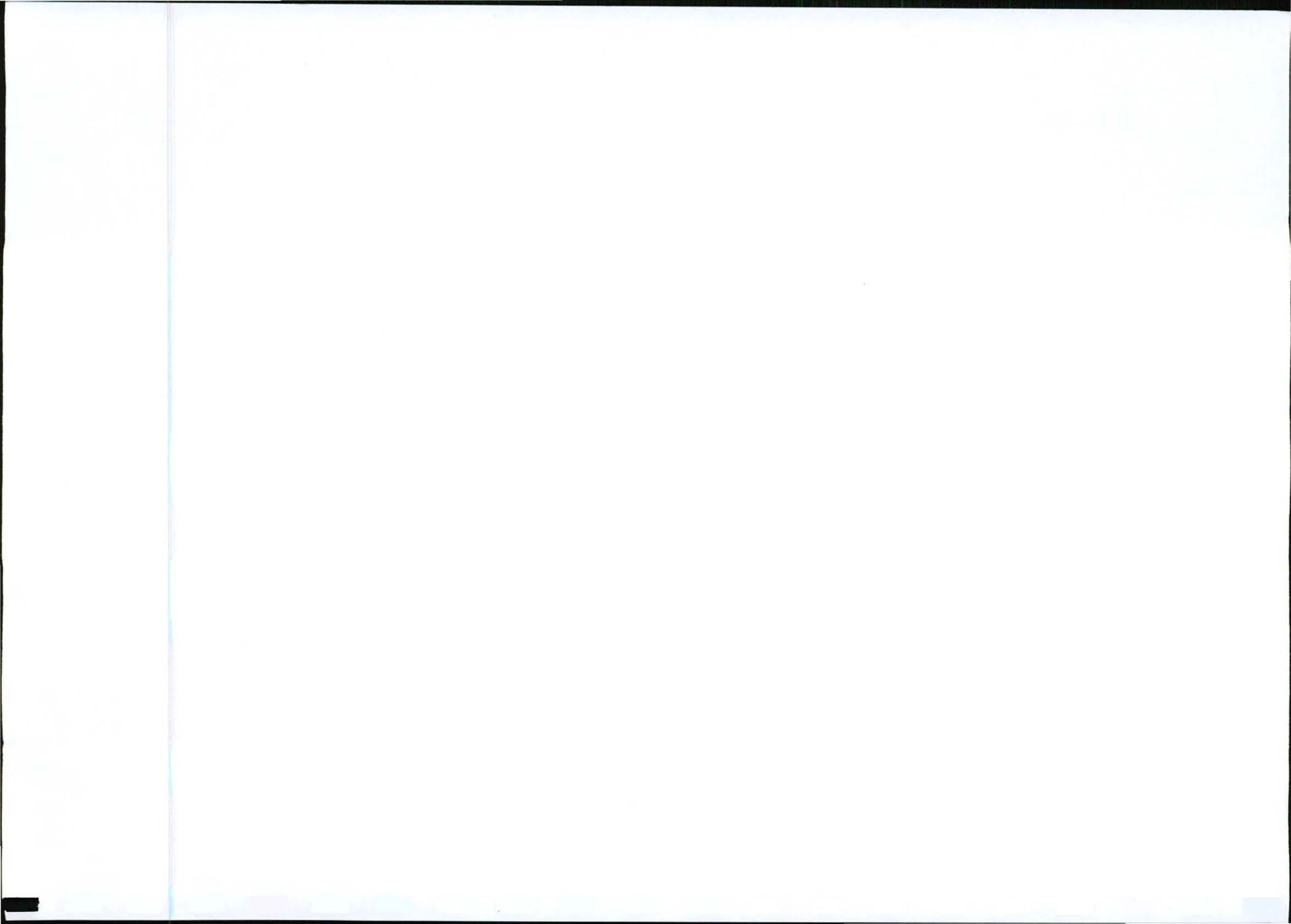
suggestion cannot reasonably be complied with, your Council should at least bring the proposal to the attention of the Ratepayers' Association in the area.

Yours faithfully,



DIRECTOR OF LOCAL GOVERNMENT.

OBB/CH.





PROVINSIALE ADMINISTRASIE
VAN DIE KAAP DIE GOEIE HOOP

PROVINSIALE GEBOU, WAALSTRAAT, KAAPSTAD
POSADRES: POSBUS 659, KAAPSTAD 8000



TELEGRAMADRES:
TELEGRAPHIC ADDRESS:
"PROVADMIN"

PROVINCIAL ADMINISTRATION 2636
OF THE CAPE OF GOOD HOPE

PROVINCIAL BUILDING, WALE STREET, CAPE TOWN
POSTAL ADDRESS: P.O. BOX 689, CAPE TOWN 8000

The Town Clerk
P.O. Box 116
PORT ELIZABETH
6000

*C.E.
For Comments*

NAVRAE
ENQUIRIES

Mr Paul

TELEFOON
TELEPHONE

45-9321

VERWYSING
REFERENCE

AF.93/6/0/2/9

= 4. 2. 75



Sir

(A) TOWN PLANNING: AMENDMENT NO. 405: PROPOSED SPECIAL PURPOSES ZONE (SCHEME IN THE COURSE OF PREPARATION) FOR CENTRAL BUSINESS DISTRICT ARFA (B) TOWN PLANNING SCHEME: REDEVELOPMENT OF ERF 4164 PORT ELIZABETH CENTRAL GRAND HOTEL

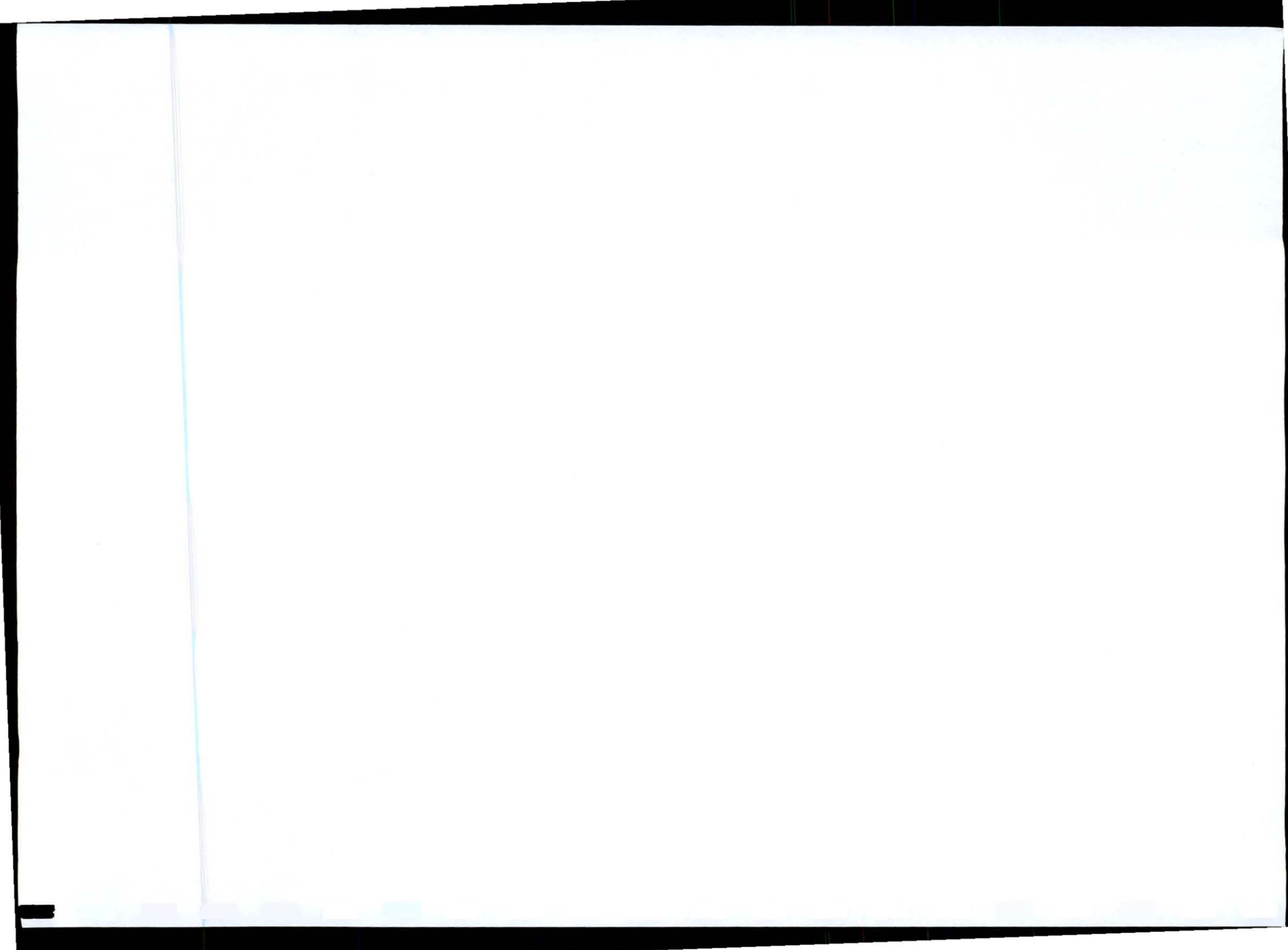
1. Your letters Nos. E.6/04 and E.5/405 dated 13 and 11 November 1974.
2. Kindly comply with the provisions of section 35 bis (1) bis of Ordinance 33 of 1934, in regard to the proposed amendment of the town planning scheme by introducing a "Special Purposes Zone" (Scheme in the course of preparation) to control development in the Central Business District redevelopment area as indicated on Drawing No. 324/2/089, where the provisions of the Town Planning Scheme continue to apply, except where such provisions are varied by resolution of Council and approved by the Administrator.
3. Kindly note that the advertising of this proposal for objections should

under/.....

Handwritten notes:
A.C.S. SA
GP
Done please

Handwritten notes:
→ copy to CE for comment
para (5)
BIF 4/3/75 ✓

Handwritten signature: C.W. WILSON



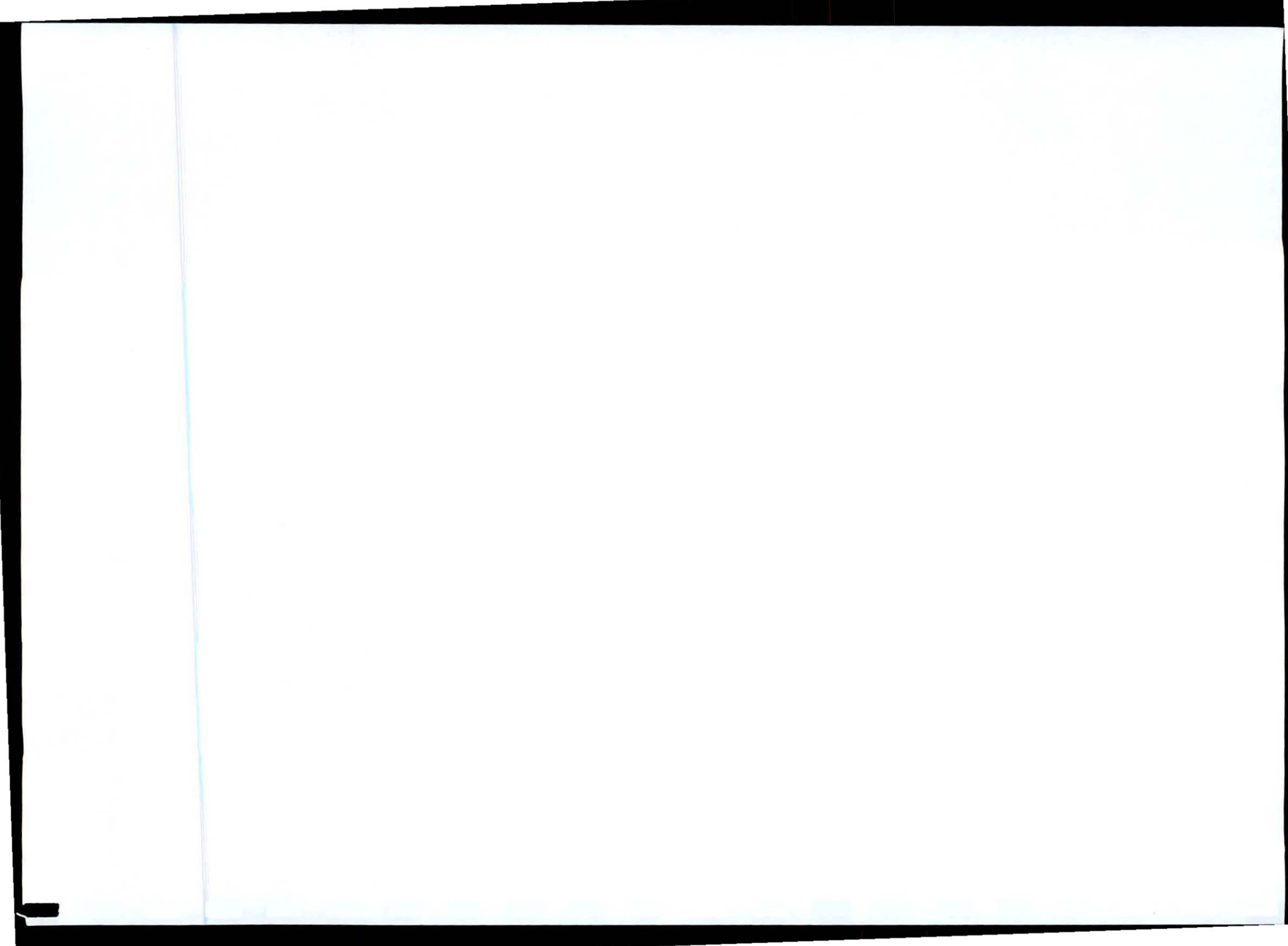
under no circumstances be construed as an indication that the proposal is likely to be approved by the Administrator. The proposal will only be considered by the Administrator and Executive Committee after the legal requirements have been complied with so that any possible objections may also be taken into consideration.

4. Attention is invited to section 35 ter of the Ordinance. Please advise me.
5. As your Council's Proposal of a special purposes zone for the C.B.D. would allow more detailed controls to be imposed and could allow only small commercial outlets within the Cultural Purposes Area for specific uses, (e.g. restaurants, novelty shop) it is assumed that the proposal to rezone the Grand Hotel site for General Business use should not be proceeded with. Kindly confirm.

Yours faithfully


DIRECTOR OF LOCAL GOVERNMENT

JM/HHO



CITY OF PORT ELIZABETH

TOWN PLANNING AMENDMENT NO. 405

DEPARTURE NO. _____

APPLICANT: Port Elizabeth Municipality

AMENDMENT
DEPARTURE REQUIRED: To rezone the Central Business District redevelopment area for special purposes (scheme in the course of preparation)

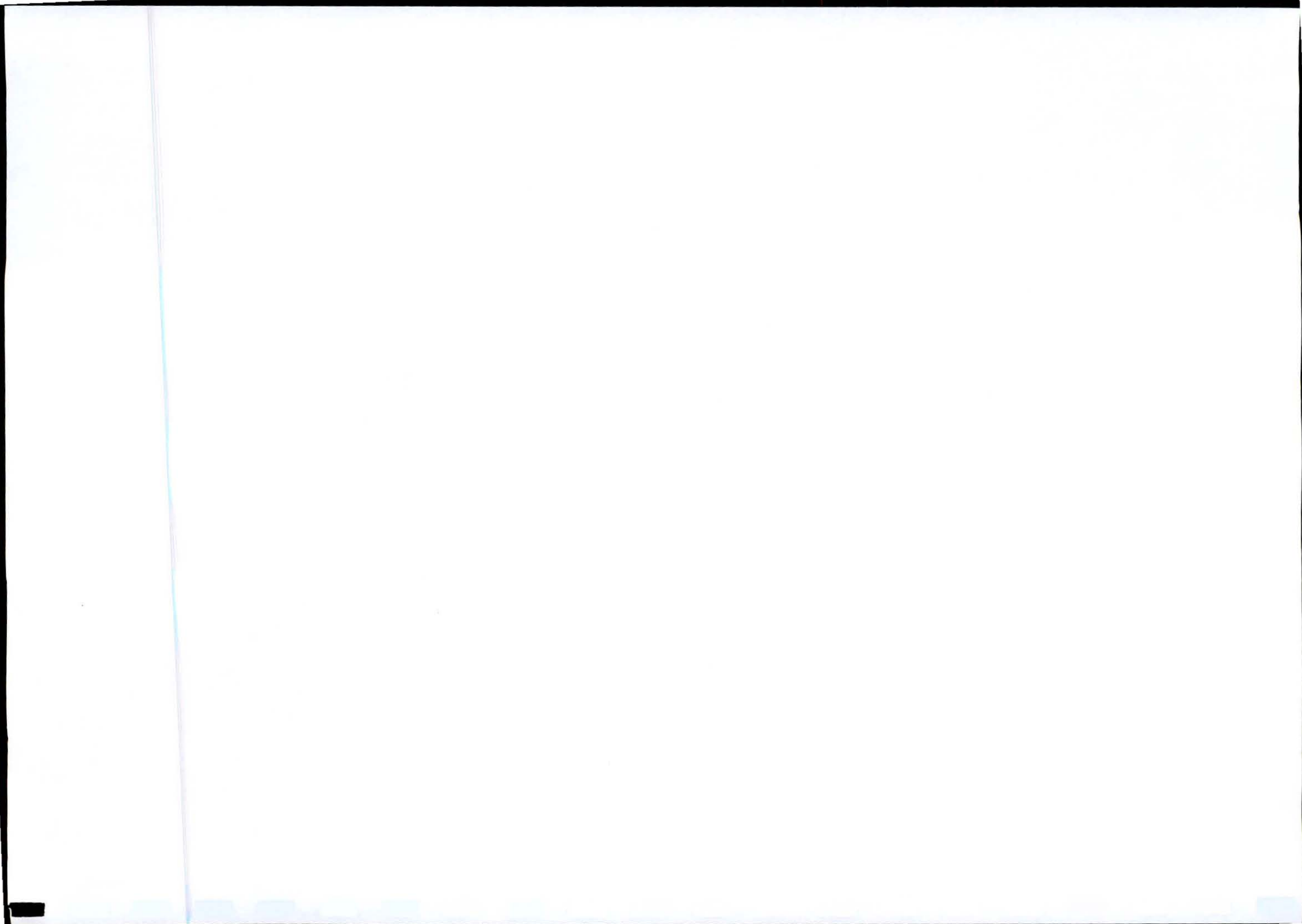
COMMENT: Council at its meeting on 24 September 1974 agreed to the proposal.

TOWN PLANNING COMMENT:

The portion of the central area being considered under the Central Business District redevelopment proposals is, with the rest of the City, subject to the Port Elizabeth Town Planning Scheme. The provisions of this scheme, being of a general nature necessary to serve development in all parts of the City, are not specific enough for the peculiar circumstances of the Central Business District. When the development proposals are complete, they will be embodied in a town planning amendment, probably a Special Purpose zone under which special provisions will be made to promote the realisation of the proposals.

In the interim period the Planning Team is preparing an Interim Development Control Plan to guide development pending the completion of the main scheme, but, as things stand, there is no obligation on the part of a developer to attempt to conform to this scheme, and lack of such co-operation may very well jeopardise the success of the whole scheme. The Norwich Union development is an example of what can be achieved with co-operation, yet within the provisions of the Town Planning Scheme. However, the proposal on the Grand Cinema site is an example of what will happen when such co-operation is not present. In the latter case, the architects were encouraged to make provision for the future scheme but declined to do so, and this included the provision of a pedestrian link from the Donkin parking garage to Main Street. The opportunity of achieving this in this position, which was considered ideal, has been lost. It might be added, that accepting this proposition would have been to the considerable benefit of the retail tenants in the proposed building.

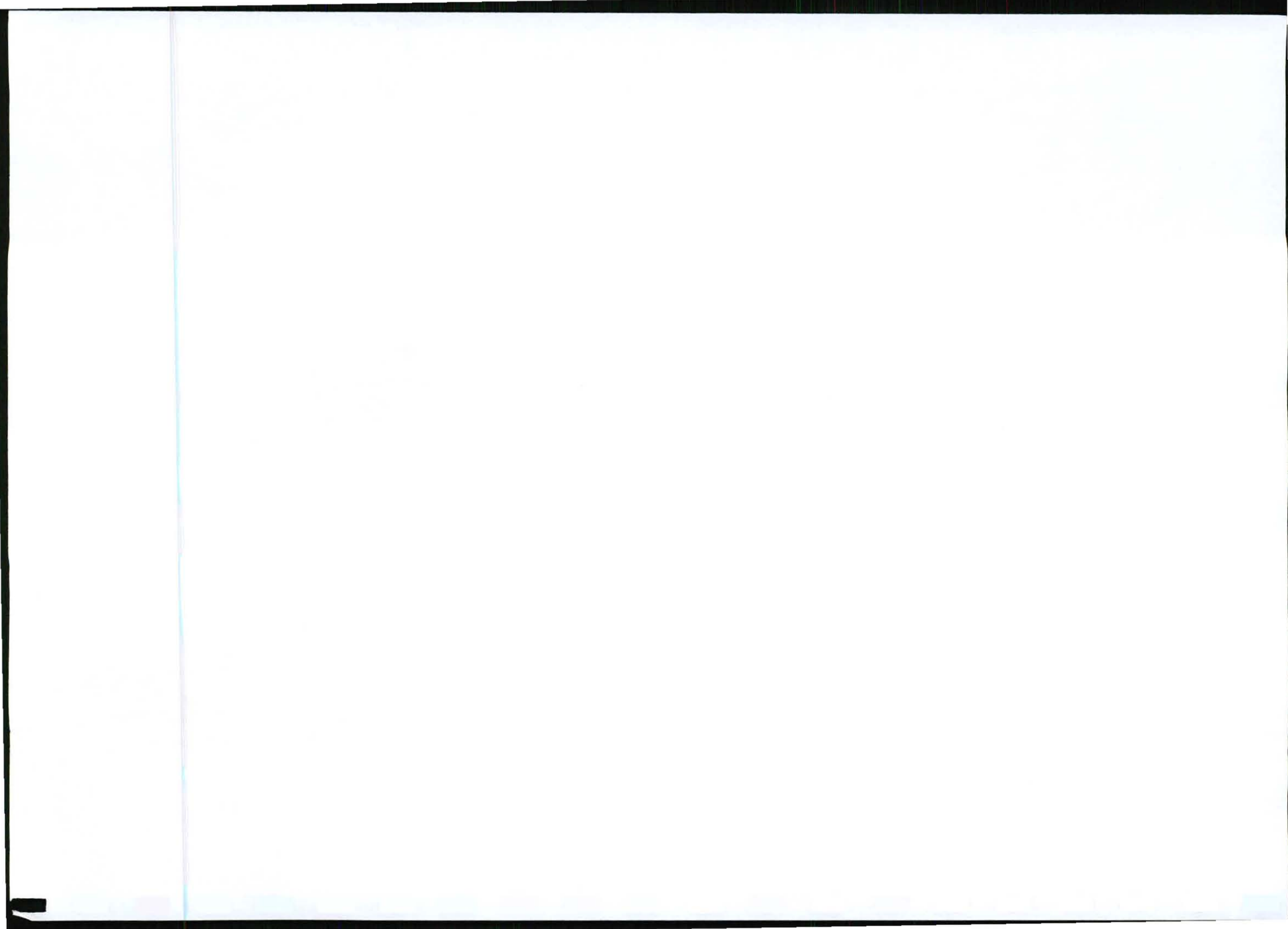
To avoid this happening elsewhere, it is suggested that the entire area covered by the Central Business District redevelopment proposals be zoned for Special Purposes but, as the detailed provisions are not yet known, this should be "Special Purposes (scheme in the course of preparation)". This would not mean that the area would be frozen against development but that the provisions of the present Town Planning Scheme could be considered in the light of the location of the development, its nature and the redevelopment proposals at that particular stage. Should the provisions clash with the present Town Planning Regulations,



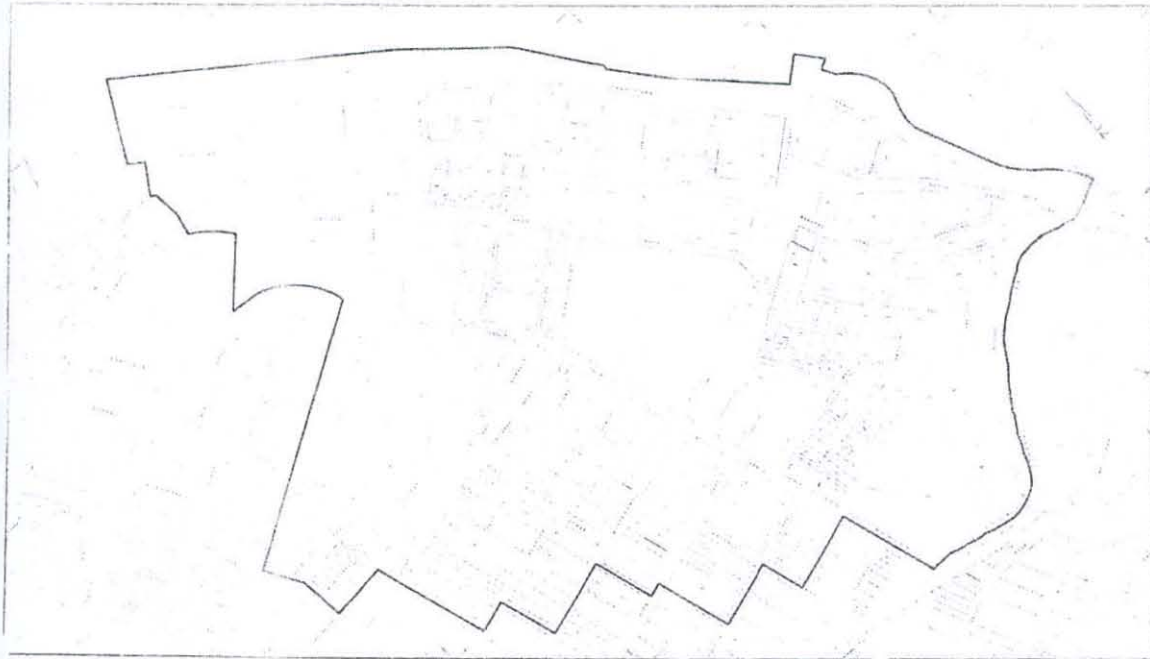
the matter would have to be considered by the City Council and the Provincial Administration, in which the provisions, if acceptable to those two authorities, would be embodied in the proposed scheme in terms of Section 35 bis of the Townships Ordinance. As development proposals in the Central Business District in the period prior to the completion of the detailed scheme are not likely to be numerous, it is not anticipated that this procedure would become unwieldy, onerous or at variance with the rights of the developer. In most cases, the provisions would be to their advantage."

RECOMMENDATION

That the Town Planning Scheme be amended to rezone the Central Business District redevelopment area for "Special Purposes Zone No 2 (scheme in the course of preparation)" as indicated on Drawing No 324/2/089, where the provisions of the Town Planning Scheme continue to apply, except where such provisions are varied by resolution of Council and approved by the Administrator.

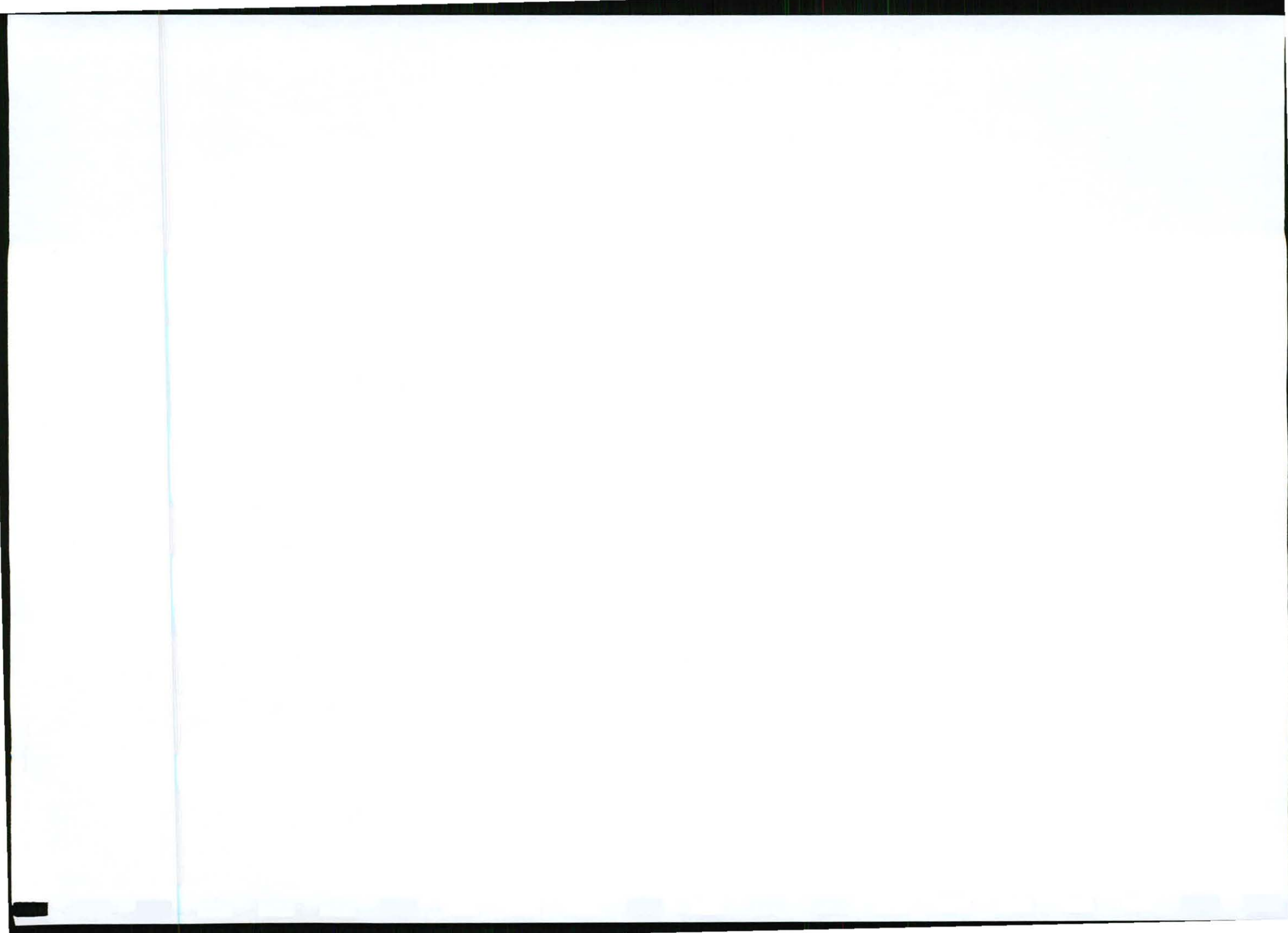


PORT ELIZABETH

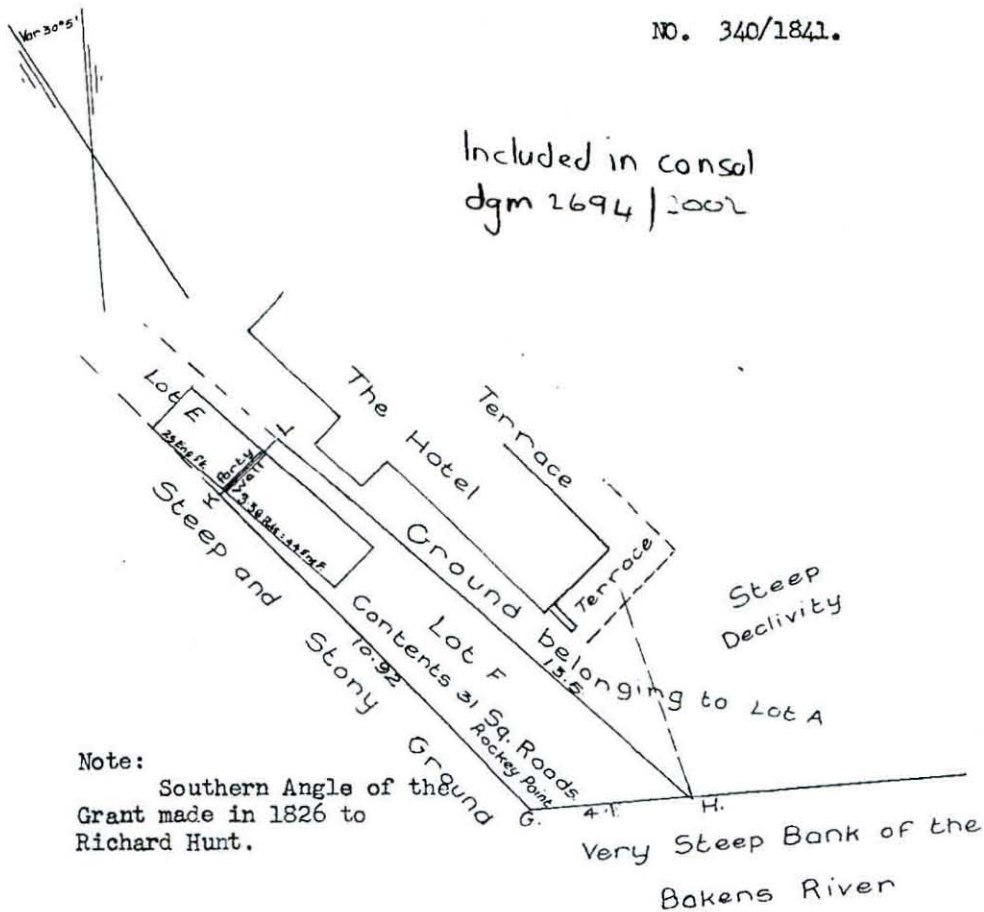


PROPOSED SPECIAL PURPOSE ZONE N°2
(SCHEME IN THE COURSE OF PREPARATION)
TOWN PLANNING AMENDMENT N° 405

 DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND FORESTRY
PROPOSED SPECIAL PURPOSE ZONE N°2
TOWN PLANNING AMENDMENT N° 405
14/12/2008

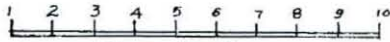


Included in consol
dgm 2694/2002



Note:

Southern Angle of the
Grant made in 1826 to
Richard Hunt.



Rhyn. Roods.

*NOW ERP NO. 3774 PORT ELIZABETH CENTRAL.

The above figure H.G.K.L. represents a piece of ground, at Port Elizabeth, in Extent 31 Square Roods, being that one of the allotments into which the property of W. Whybrew has been subdivided, which was sold to Mr. John Parkins as Lot F, to form which, there has been deducted from the grant, made to Richard Hunt in 1826, and transferred in Feb., 1840, by Jas Scrorey to W. Whybrew, the above named extent of ground.

Bounded N.W. to Lot E.
S.W. to Strip and stony Ground.
S. to the bank of the Bakens River and
N.E. to Ground belonging to Lot A.

The above Diagram has been framed from actual Survey by me,
(Sgd) C. J. Gray.
Swm. Govt. Surveyor.
Port Elizabeth.
July, 1841.

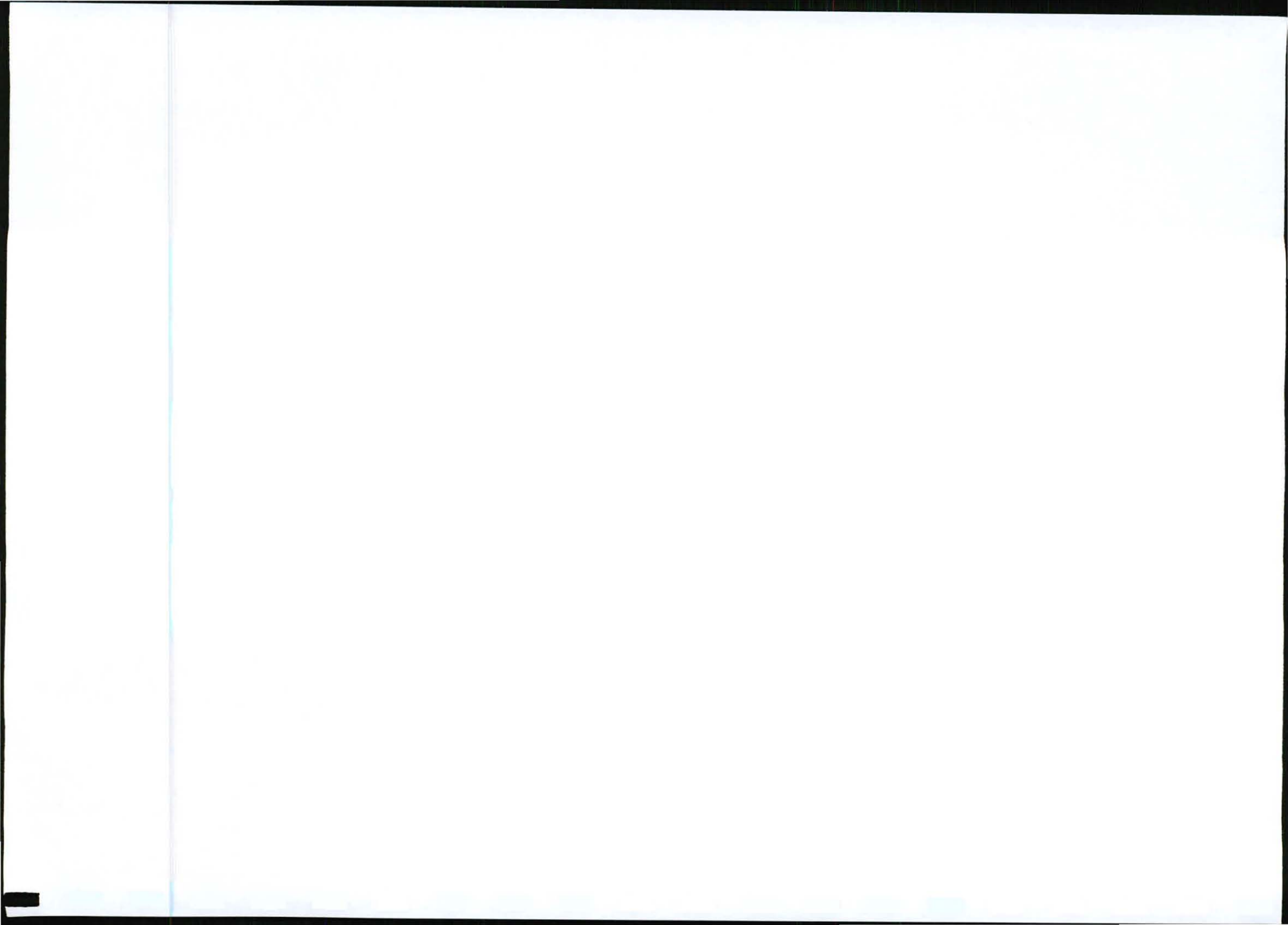
Transfer	129
16.12.1845.	
<i>let.</i>	
12.12.1958	

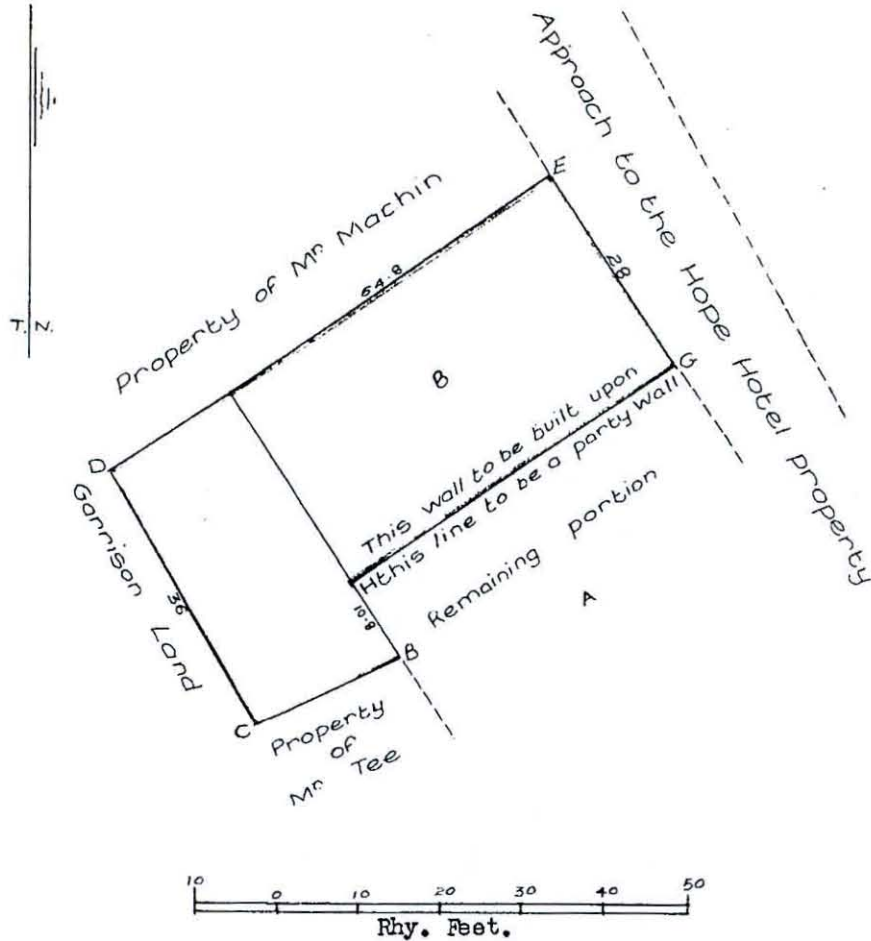
BO 8 CC
X.522 (1051)

CHECKED
DATA CHECKED

S.B./P.S.

B
S C
3774





*NOW ERF NO. 3775 PORT ELIZABETH CENTRAL.

The above diagram B to H represents 13 Square Roods and 10⁸ Square Feet of land, *being the portion of a certain Lot No. 1 of the subdivision of Property known as the Hope Hotel, situate in the Town of Port Elizabeth, said Lot No. 1 was transferred to Richard Tee, Sr. on the 6th day of March, in the year 1850.

Bounded North West by Property of Mr. Machin.
 North East " the approach to the Hope Hotel Prop.^{ty}.
 South East " remaining portion of this said Lot No. 1.
 South West " Property of Mr. Tee and land appropriated for the use of the Garrison.

From actual Survey,

(Sgd.) Robt. Pinchin,
 Sworn Surveyor.
 1851.

Transfer 325
 25.2.1853.

B08CC
 X.522(1051)

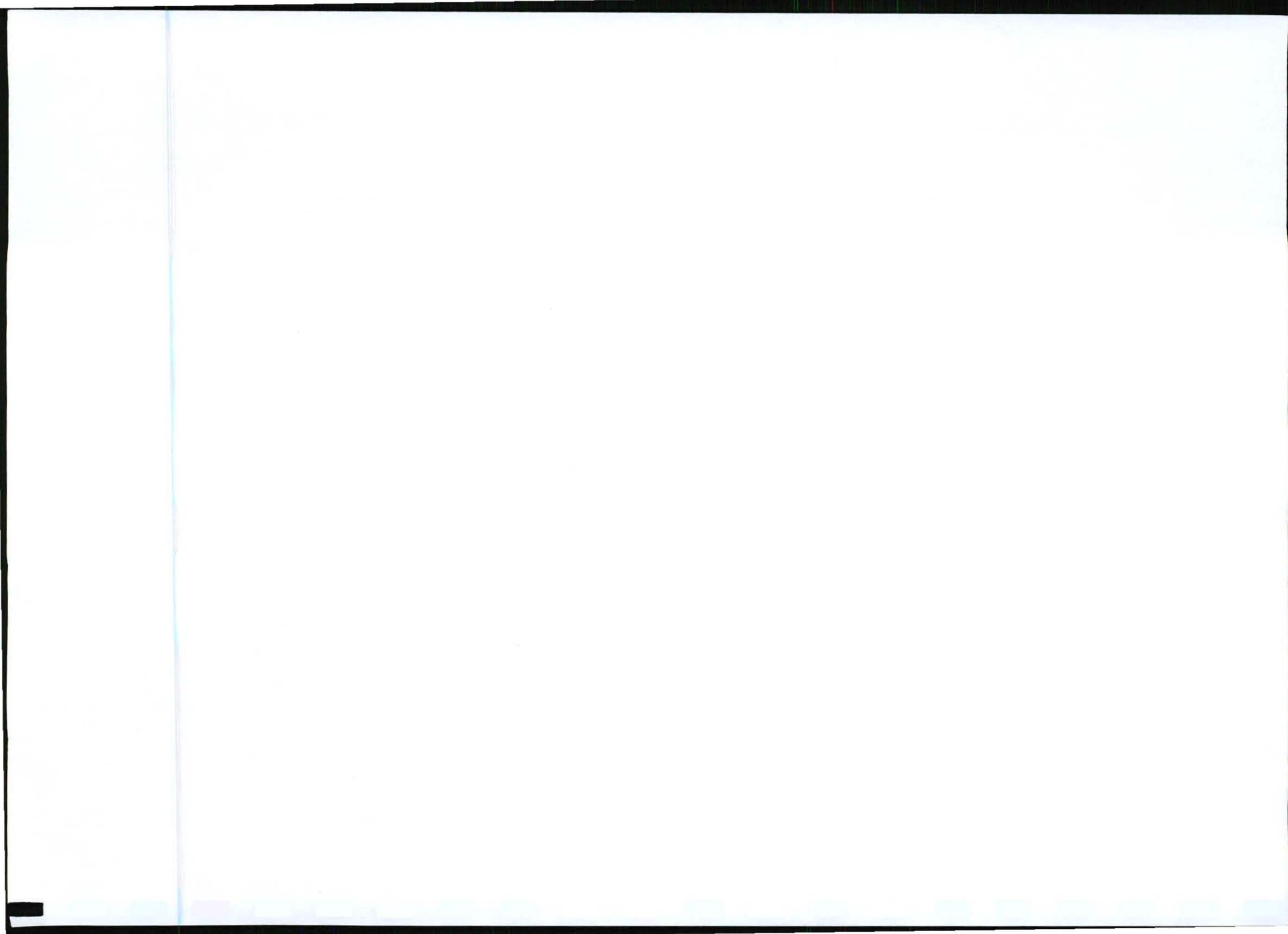
CHECKED
 DATA CHECKED

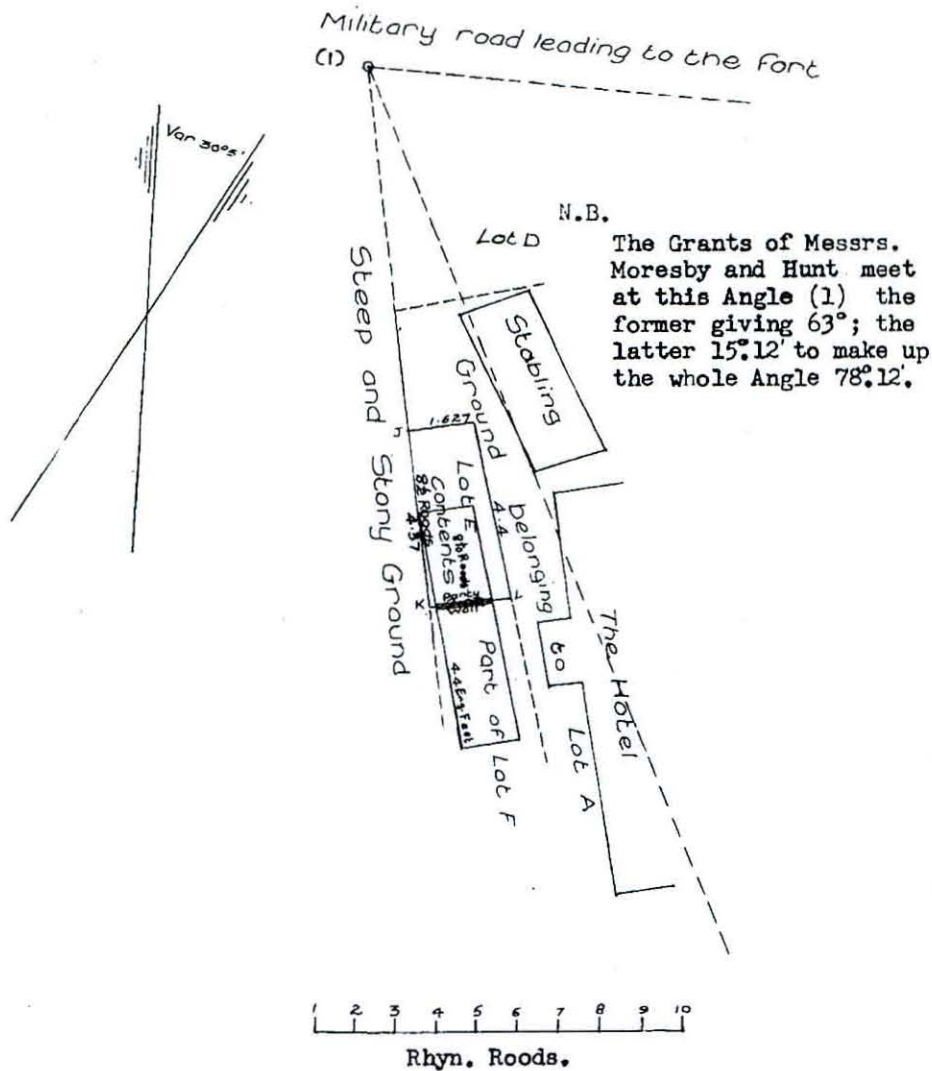
18.9.1958.

Dec 7 1853

S.B./C.A.

3775





*NOW ERF NO.3776 PORT ELIZABETH CENTRAL.

The above figure, K.L.J.I. represents a piece of ground at Port Elizabeth, in Extent 8 Sq.Roods and 14 Sq.Feet, being that one, of the Allotments into which the property of W. Whybrew, has been subdivided, which was sold as Lot E; to form which, these has been deducted from the grant, made to Richard Hunt in 1826, and transferred in Feb., 1840 by Jas Scorey to W. Whybrew, the above named extent of ground.

This Diagram has been framed from actual Survey by me,
 (Sgd) C. J. Gray.
 Sw. Govt. Surveyor.
 Port Elizabeth.
 July, 1841.

I Certify the bearings of Lot E as laid down above to be as follows viz:

- Bounded N.W. and N.E. to Lot A.
 - S.E. to Lot F and
 - S.W. to Strip and stony ground.
- (Sgd) M. Ruysch.
 Sur.

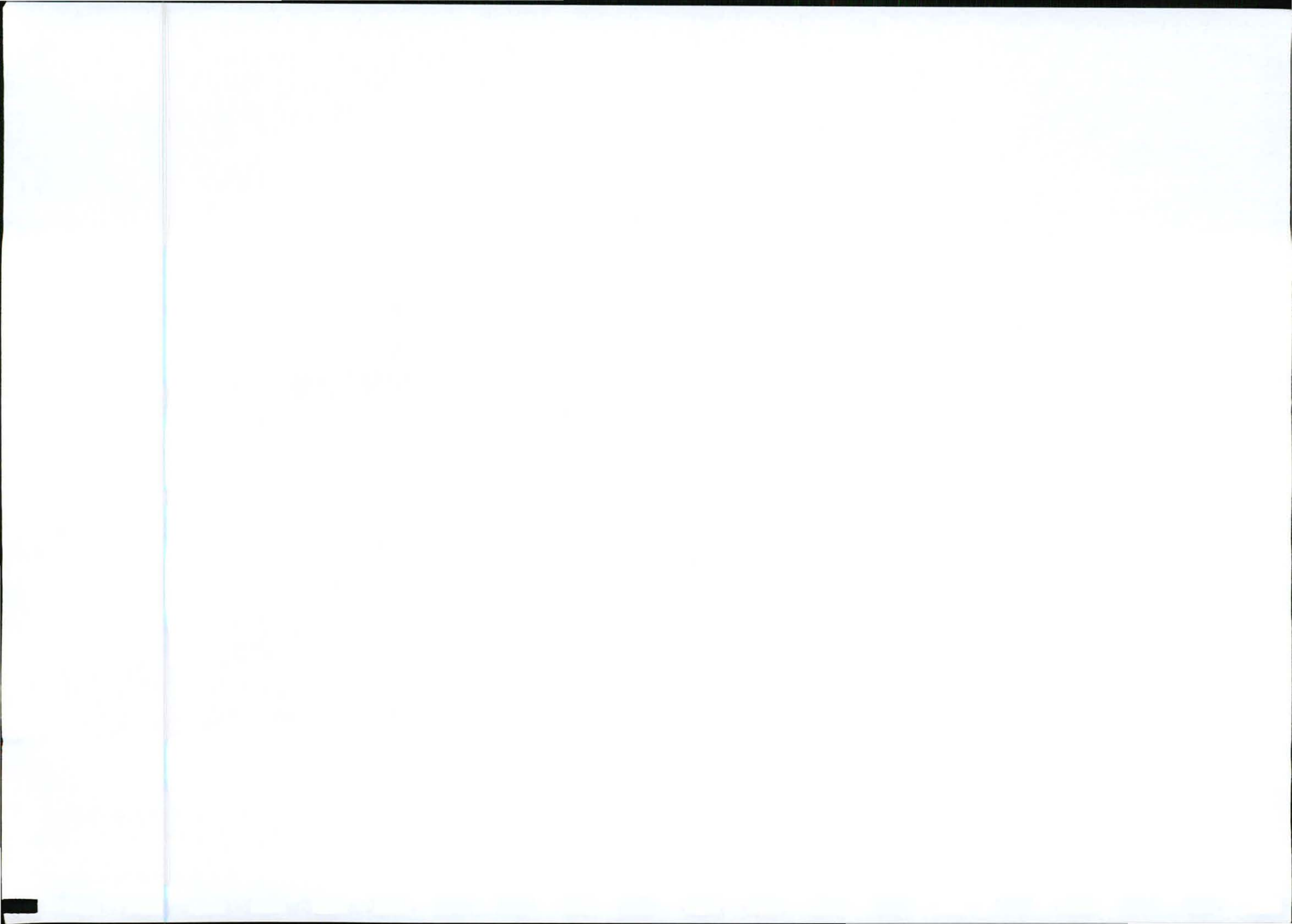
Transfer 4
 4.2.1845.

BOBCC
 X.522 (2052)

let
 1.10.1958

CHECKED
 DATA CHECKED mdw
 21.12.58

S.B./P.S. 3776



S.G. No.

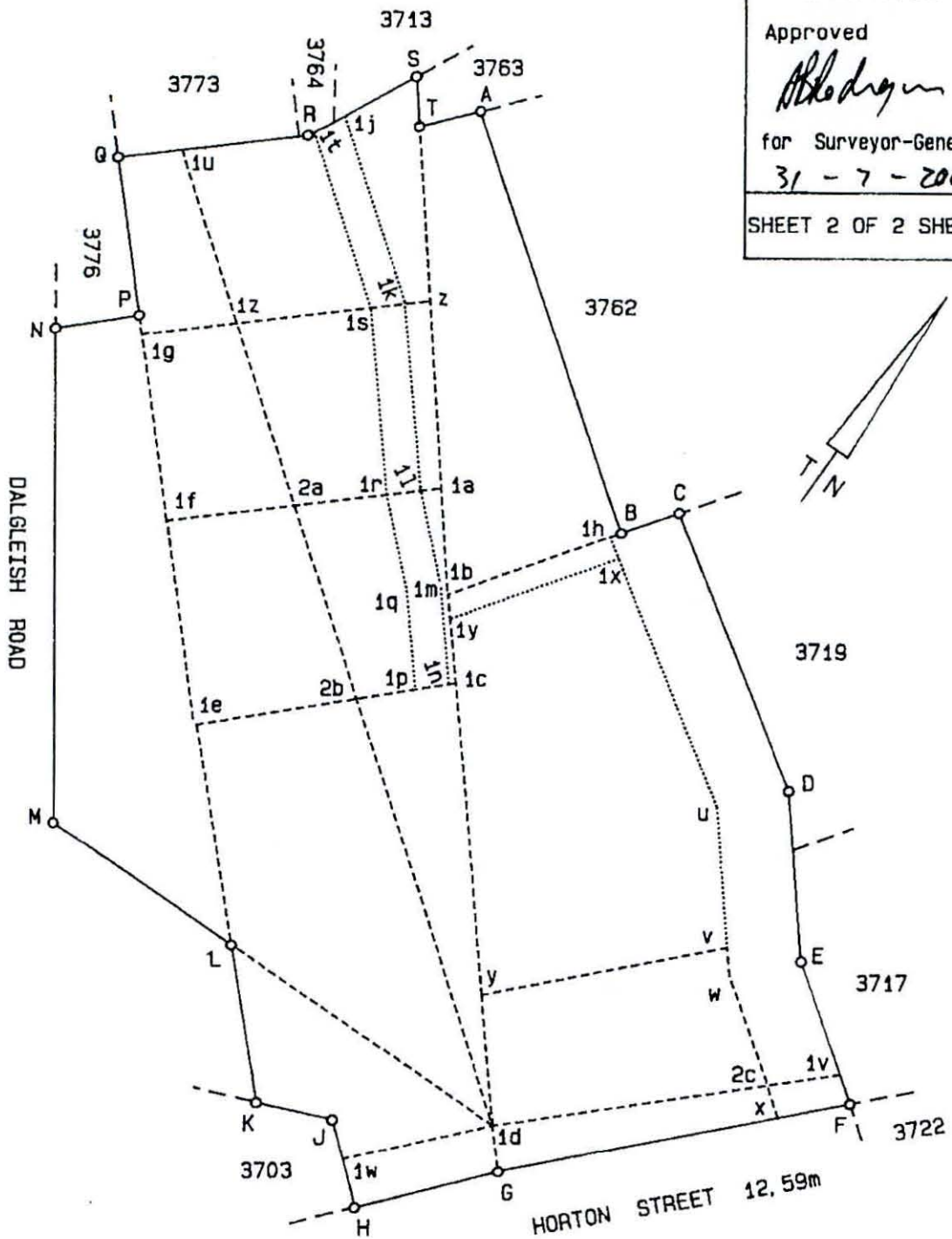
2694/2002

Approved

for Surveyor-General

31 - 7 - 2002

SHEET 2 OF 2 SHEETS



SCALE 1: 500

ERF 6101 PORT ELIZABETH CENTRAL

and comprises components (1) and (9) quoted on Sheet 1

situate in the Nelson Mandela Metropolitan Municipality

Administrative District of Port Elizabeth

Province of Eastern Cape

Compiled in APRIL 2002, by me,

JOHAN MEIRING (PLS 0393)
Professional Land Surveyor



JOHAN MEIRING AND ASS.

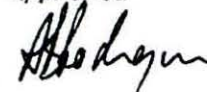
Components:

- (1) The figure 1dGHJKL represents ERF 3704
PORT ELIZABETH CENTRAL
Vide diagram No. A1305/1928 D/T 1928- -5314
- (2) The figure vwXGy represents ERF 3716
PORT ELIZABETH CENTRAL
Vide diagram No. A2502/1929 D/T 1929- -8650
- (3) The figure CDEFxwvy1b represents ERF 3718
PORT ELIZABETH CENTRAL
Vide diagram No. 1415/1935 D/T 1935- -6236
- (4) The figure AB1bT represents ERF 3768
PORT ELIZABETH CENTRAL
Vide diagram No. 387/1910 D/T 1910-37-2409
- (5) The figure 1cidL1e represents ERF 3769 PORT ELIZABETH CENTRAL
Vide diagram No. 18/1883 D/T 1883-17-32
- (6) The figure 1a1c1e1f represents ERF 3770 PORT ELIZABETH CENTRAL
Vide diagram No. 423/1849 D/T 1850-5-38
- (7) The figure z1a1f1g represents ERF 3771 PORT ELIZABETH CENTRAL
Vide diagram No. 422/1849 D/T 1850-5-37
- (8) The figure Sz1gQR represents ERF 3772 PORT ELIZABETH CENTRAL
Vide diagram No. 421/1849 D/T 1850-5-36
- (9) The figure PLMN represents ERF 3774 PORT ELIZABETH CENTRAL
Vide diagram No. 340/1841 D/T 1845-27-129

S.G. No.

2694/2002

Approved



for Surveyor-General

31-7-2002

SHEET 1 OF 2 SHEETS

Servitude Notes:

- (1) The figure CDEFxw1h represents a Servitude Right of Way
5,67 metres wide
Vide diagram No. 1415/1935 D/T 1935- -6236
- (2) The figure 1j1k1s1t represents a Servitude Area
Vide diagram No. A1377/1928 D/S 167/1954
- (3) The figure 1k1l1r1s represents a Servitude Area
Vide diagram No. A1377/1928 D/S 167/1954
- (4) The figure 1l1m1n1p1q1r represents a Servitude Area
Vide diagram No. A1377/1928 D/S 167/1954
- (5) The figure 1h1x1y1z represents a Light Servitude 1,89 metres wide
Vide diagram No. 1415/1935 D/T 1935- -6236

The figure A B C D E F G H J K L M N P Q R S T
represents 3575 square metres of land being

ERF 6101 PORT ELIZABETH CENTRAL


and comprises components (1) and (8) quoted above

situate in the Nelson Mandela Metropolitan Municipality

Administrative District of Port Elizabeth

Province of Eastern Cape

Compiled in APRIL 2002, by me.


JOHAN MEIRING (PLS 0393)
Professional Land Surveyor

This diagram is annexed to No. d.d. i.f.o. Registrar of deeds	The original diagrams are as quoted above	File S/8292/35 S.R. No. Compiled T.P. Comp. BO-BCC/X522 (2052)
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FIGURE NO. 330A THE ELIZABETH CENTRAL.



In the annexed Diagram the Figure C.W.E.H.I.J.K.L.N.O.P.Q.R.S.T.X to C represents a piece of Ground at Port Elizabeth, in Extent 228 Sq.Roods and 49 Sq.Feet, being that one of the Allotments, into the Property of Wm. Whybrew has been subdivided, which was sold as Lot A, by Public Auction. The Extent of this Lot is made up of 169 Roods and 98 Sq.Feet, remaining to Erf No.27, after making there from certain deductions, which are particularised on the General Plan of this Subdivision; and of 58 Sq.Roods and 95 Sq.Feet, remaining to the Grant made to Richard Hunt in 1826 and transferred to Wm. Whybrew in 1840, after making therefrom certain deductions, which are also particularised upon said General Plan of the said Subdivision.

Subdivided by me, the Undersigned, according to the directions of the Proprietor, and this Diagram has also been framed from actual Survey of the ground, represented by it. Port Elizabeth, July, 1841.

(Sgd) G. J. Gray.

Sworn L. Surveyor duly qualified
to Act on behalf of Government.

I Certify the bearings of the land represented by the figure from C to X as laid down by Mr. Surveyor Gray to be as follows, viz:-

- N.W. to Lot D, to the Street and to Capt. Scory's Property.
- N.E. likewise to Capt. Scory's Property and to Lots B and C.
- S. to Govt. Land and S.E. again to be property of Capt. Scory.
- S.W. to Lots D,E,F. and partly to Govt. Land.

(Sgd) M. Ruysch.
L. Surveyor.

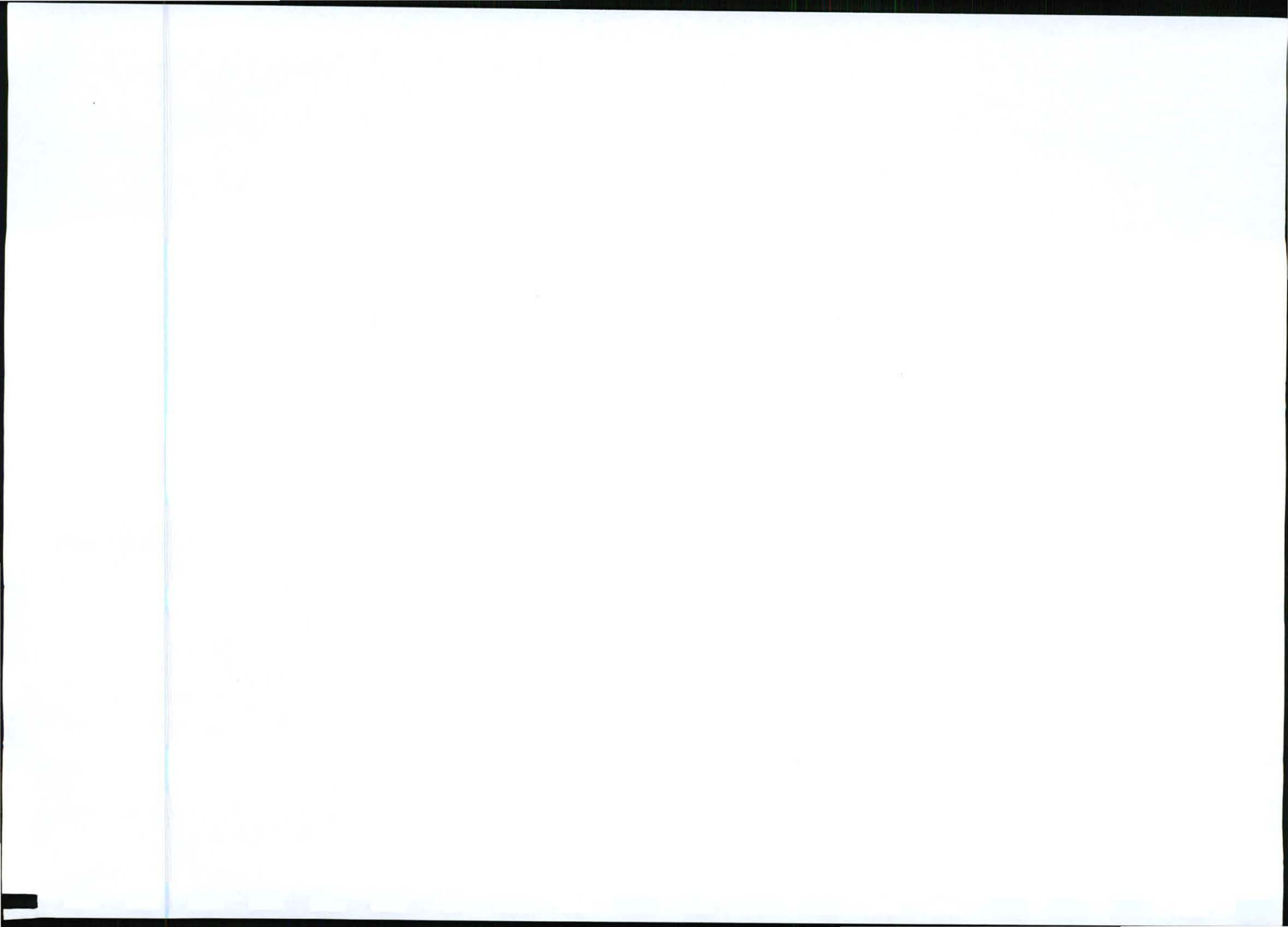


Scale of Rhyn. Roods.

Transfer 171
28.2.1845.
15.9.1858

CHECKED
DATA CHECKED

30-800 / 1822 (2052)



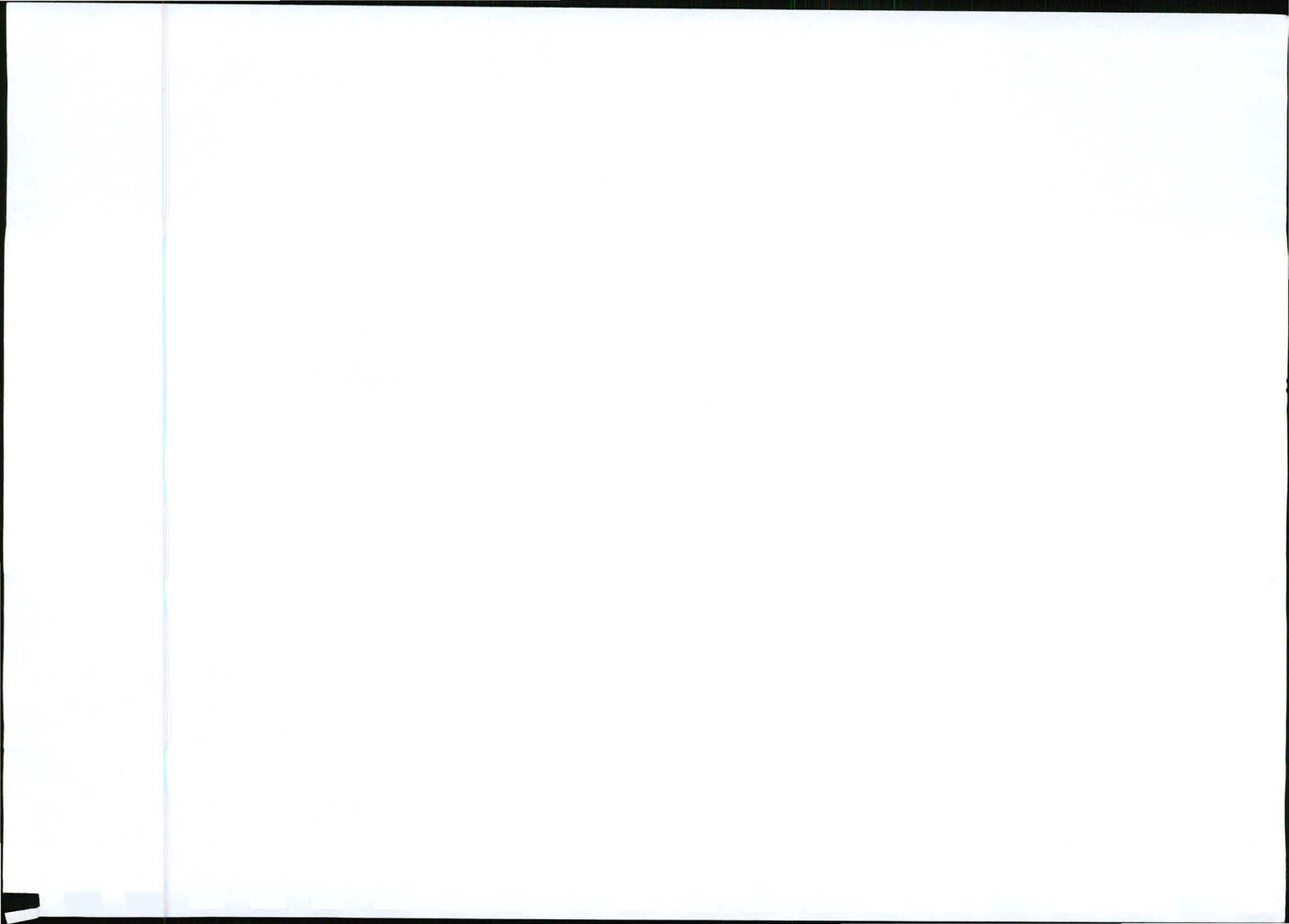
330/21

S.Rds.

1907/1849. No.1	23	50	1850.. 5 . 35
1907/1849. No.2	21	61	1850 . 5 . 36
1907/1849. No.3	21	44	1850 . 5 . 37
1907/1849. No.4	21	129	1850 . 5. 38
1907/1849. No.6	81	74	1850 . 5 . 39
Lot 7	36	65.28	1:5:1883 32
Hopewell	8	32	7:9:1910.62/5

C

3707



1415 / 1935

Approved

Included in consol
dgm 2694/2002; Erf 6101

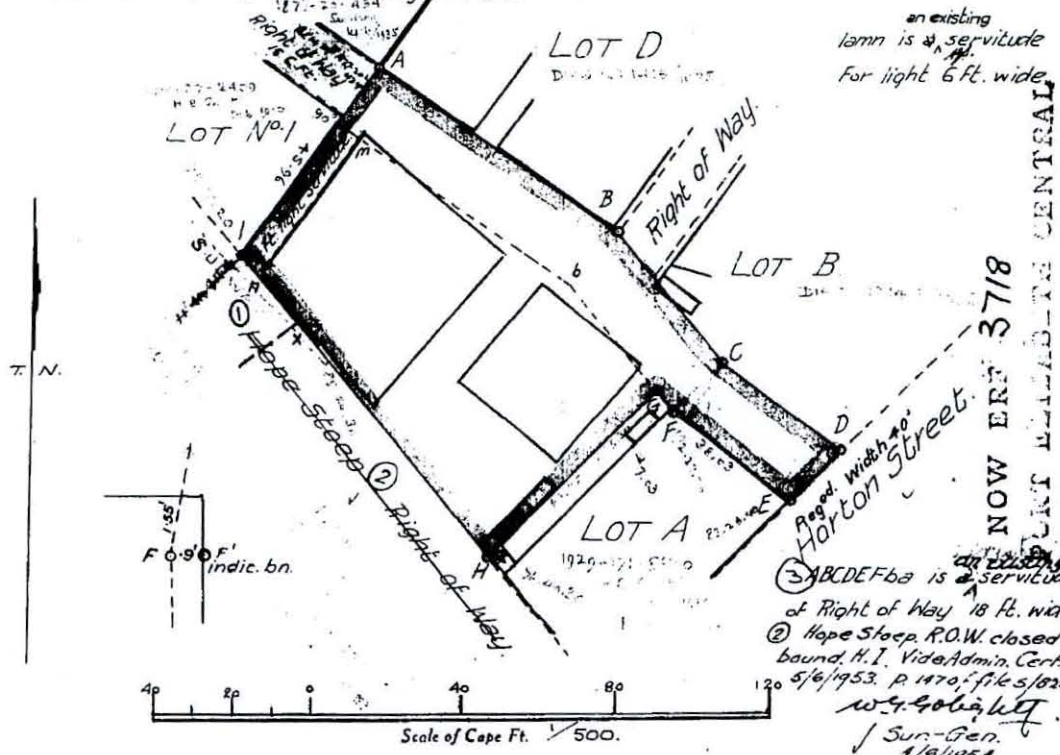
A. J. B. Moss
Surveyor-General
15 JUN 1935

SIDES Cape Feet.		ANGLES ° ' "	
AB	76.16	A	90.51.30
BC	43.46	B	163.17.0
CD	38.00	C	194.36.0
DE	18.15	D	82.26.40
EF	38.03	E	97.33.20
FG	7.03	F	165.24.0
GH	61.89	G	276.58.0
HI	102.39	H	83.46.0
IA	61.21	I	105.7.30

- 2' iron peg 1/2" diam. ✓
- Hole drilled in concrete. ✓
- 2' iron peg 1/2" diam. ✓
- do. ✓
- do. ✓
- No beacon. (inset) ✓
- 2' iron peg 1/2" diam. ✓
- Hole drilled in wall. ✓
- 2' iron peg 1/2" diam. ✓

① Portion of Hope Steep along boundary
lx closed vide copy of Prov. Secs. letter
dated 13-1-1927 on p. 129 of S. 8292/35

for Surveyor-General.



The figure **ABCDEFGHI** represents **8689** Sq. Feet
of land called **LOT C OF HOPEWELL**
situate in the Municipality and Division of **PORT ELIZABETH**
PROVINCE of CAPE of GOOD HOPE.

Surveyed in **March 1935.** by me
W. G. G. G. G.
Land Surveyor.

The diagram is annexed to the
Transfer Deed No. **623b**
dated **26.7.1935**
in favour of **E. H. Walton**

The original diagram is No. **1416/1910.**
annexed to Deed of Amended Title
dated **2 Feb. 1911.**
in favour of **J. Horton. (P.E. Fr. 97)**

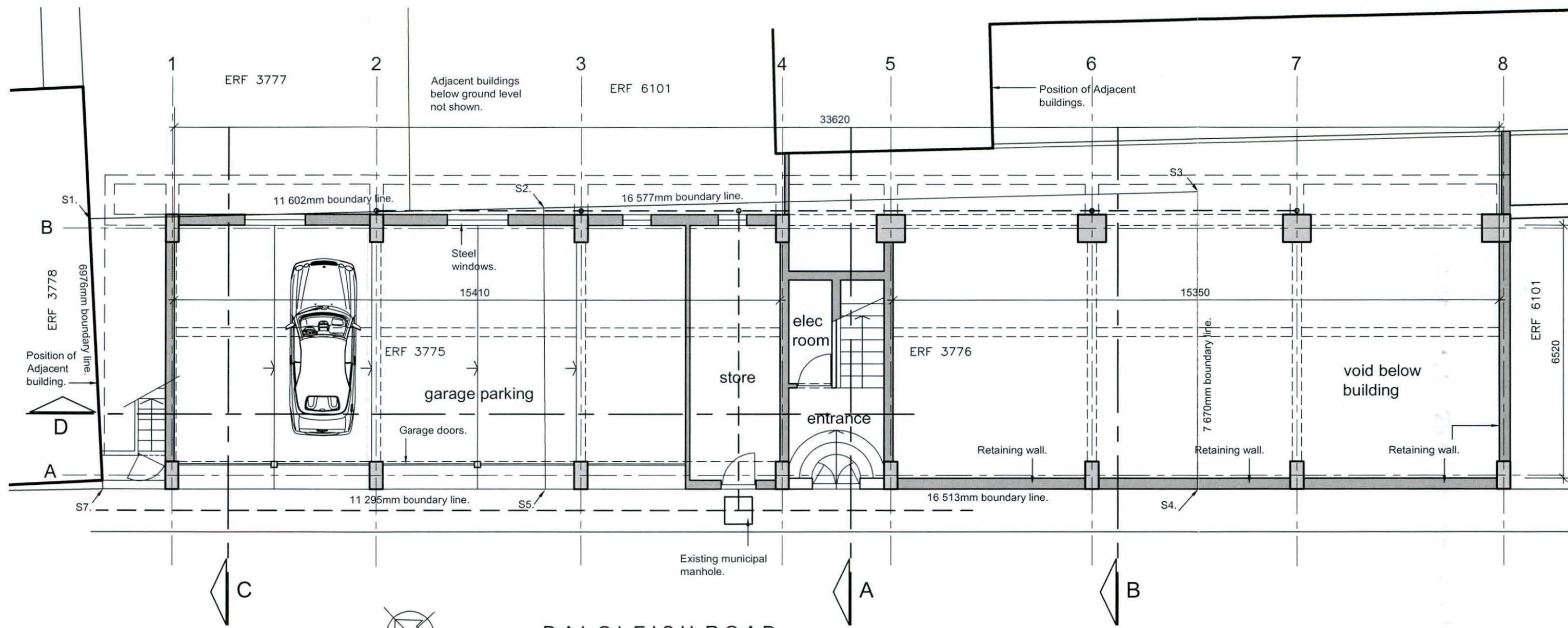
E 354/1935
J. 6624
80-8cc/x 522 (2052)

Registrar of Deeds.

S B C



**PHRA APPLICATION
AS-BUILT DRAWINGS
BASEMENT FLOOR PLAN
400.AB.03/0**

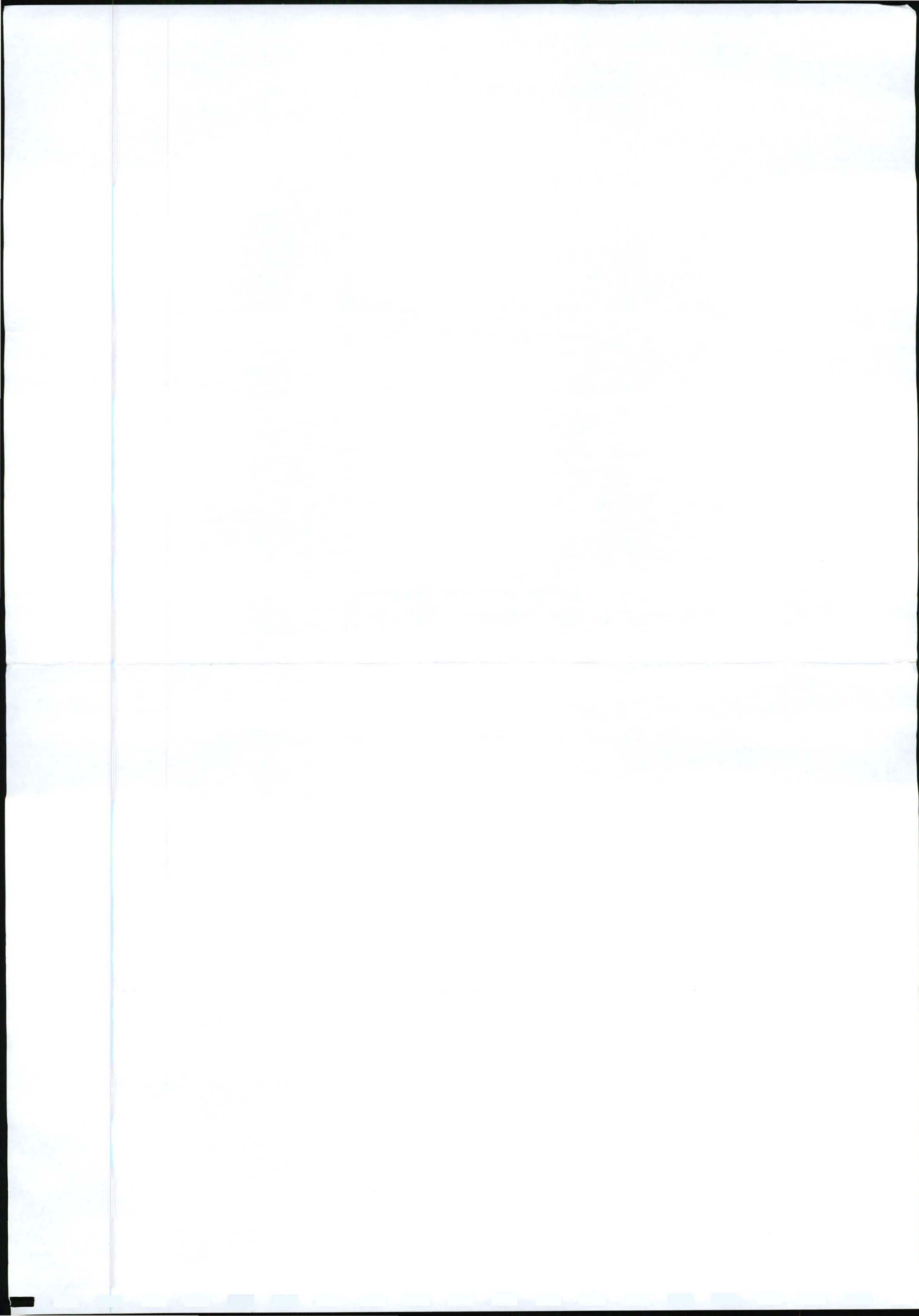


basement floor plan
scale 1:100

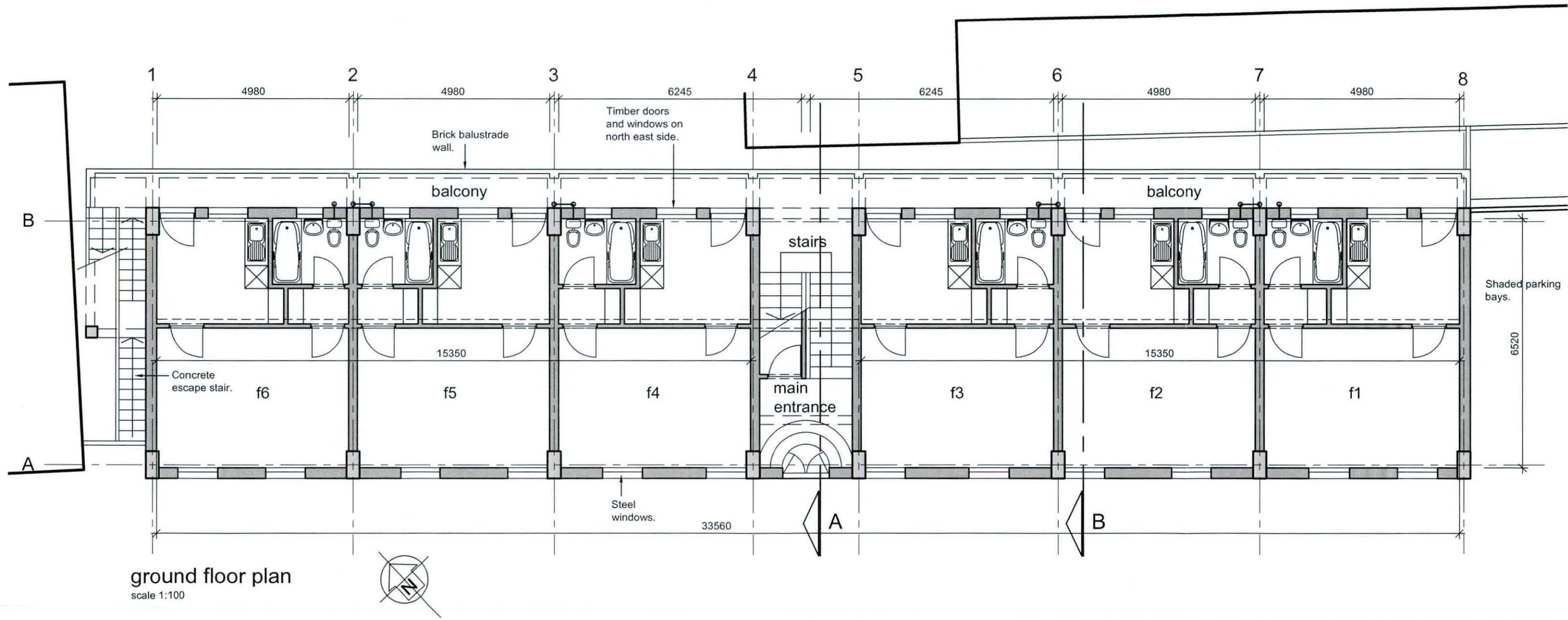
johnharvey
architectural consultant

Suite 103 Newton Business Centre,
311 - 313 Cape Road, Newton Park, Port Elizabeth, 6000.
PO Box 19452, Port Elizabeth, 6015.
Tel/Fax: +27 41 3655024. Email: admin@johnharvey.co.za.
Cell: 084 5074037.
J Harvey Architectural Consultants CC
Reg. CK 2007/109485/23. Member: John Harvey
Pr S.Arch Tech (SACAP no. S10610)

EH Walton - Dalgleish House - erf 3775, 3776 and 6101 Central - Port Elizabeth



**PHRA APPLICATION
AS-BUILT DRAWINGS
GROUND FLOOR PLAN
400.AB.04/0**

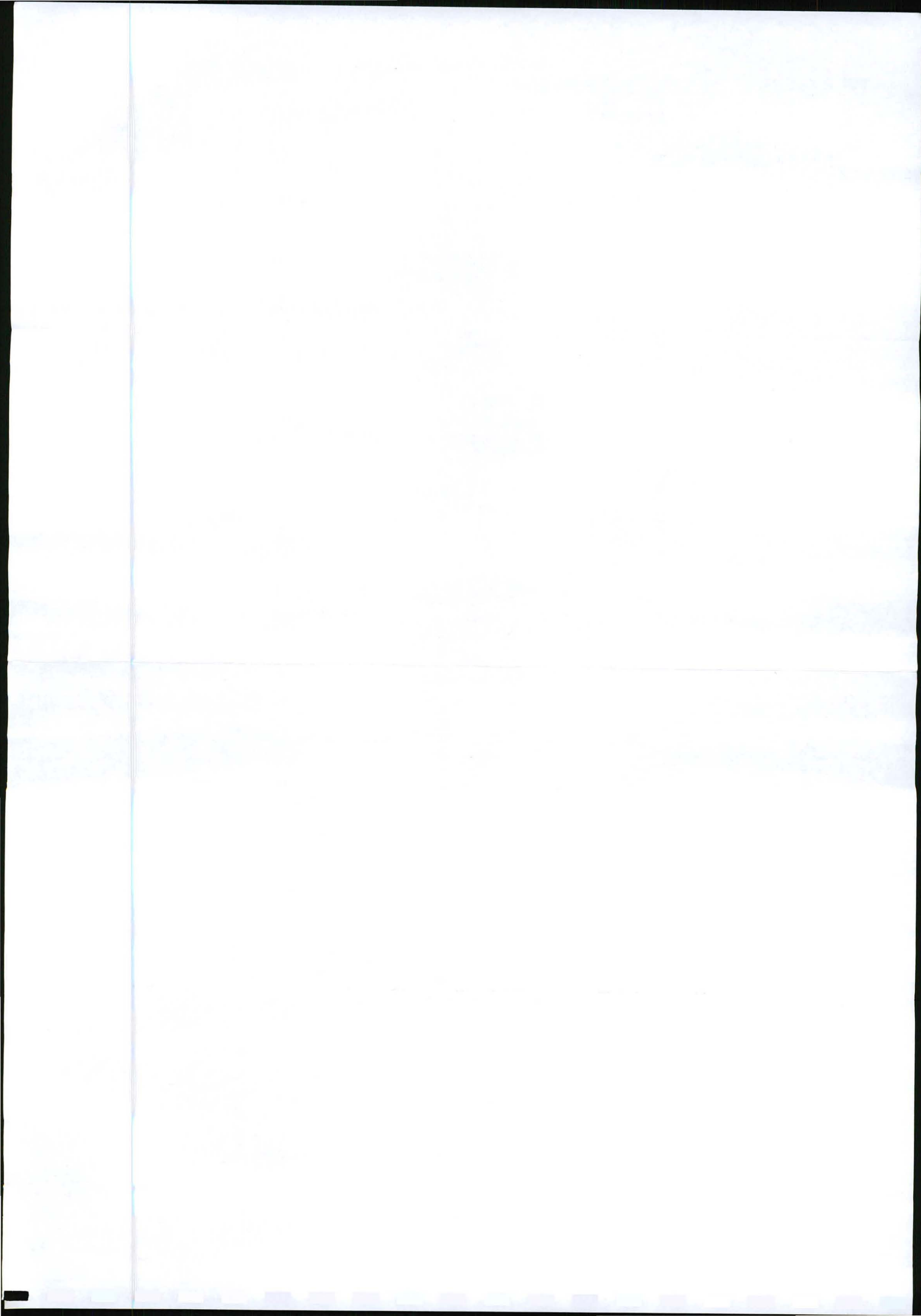


ground floor plan
scale 1:100

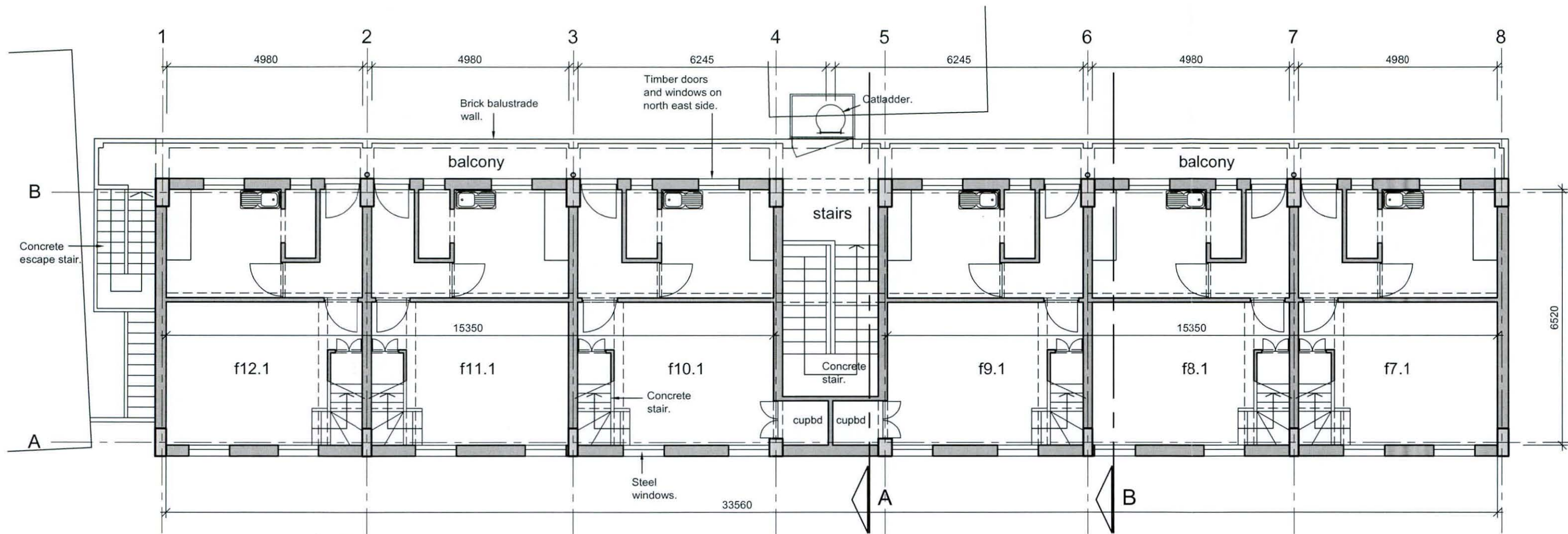


Suite 103 Newton Business Centre,
311 - 313 Cape Road, Newton Park, Port Elizabeth, 6000.
PO Box 19452, Port Elizabeth, 6015.
Tel/Fax: +27 41 3655024. Email: admin@johnharvey.co.za.
Cell: 084 5074037.
J Harvey Architectural Consultants CC
Reg. CK 2007/109485/23. Member: John Harvey
Pr.S.Arch Tech (SACAP no. S10610)

EH Walton - Dalgleish House - erf 3775, 3776 and 6101 Central - Port Elizabeth



**PHRA APPLICATION
AS-BUILT DRAWINGS
FIRST FLOOR PLAN
400.AB.05/0**



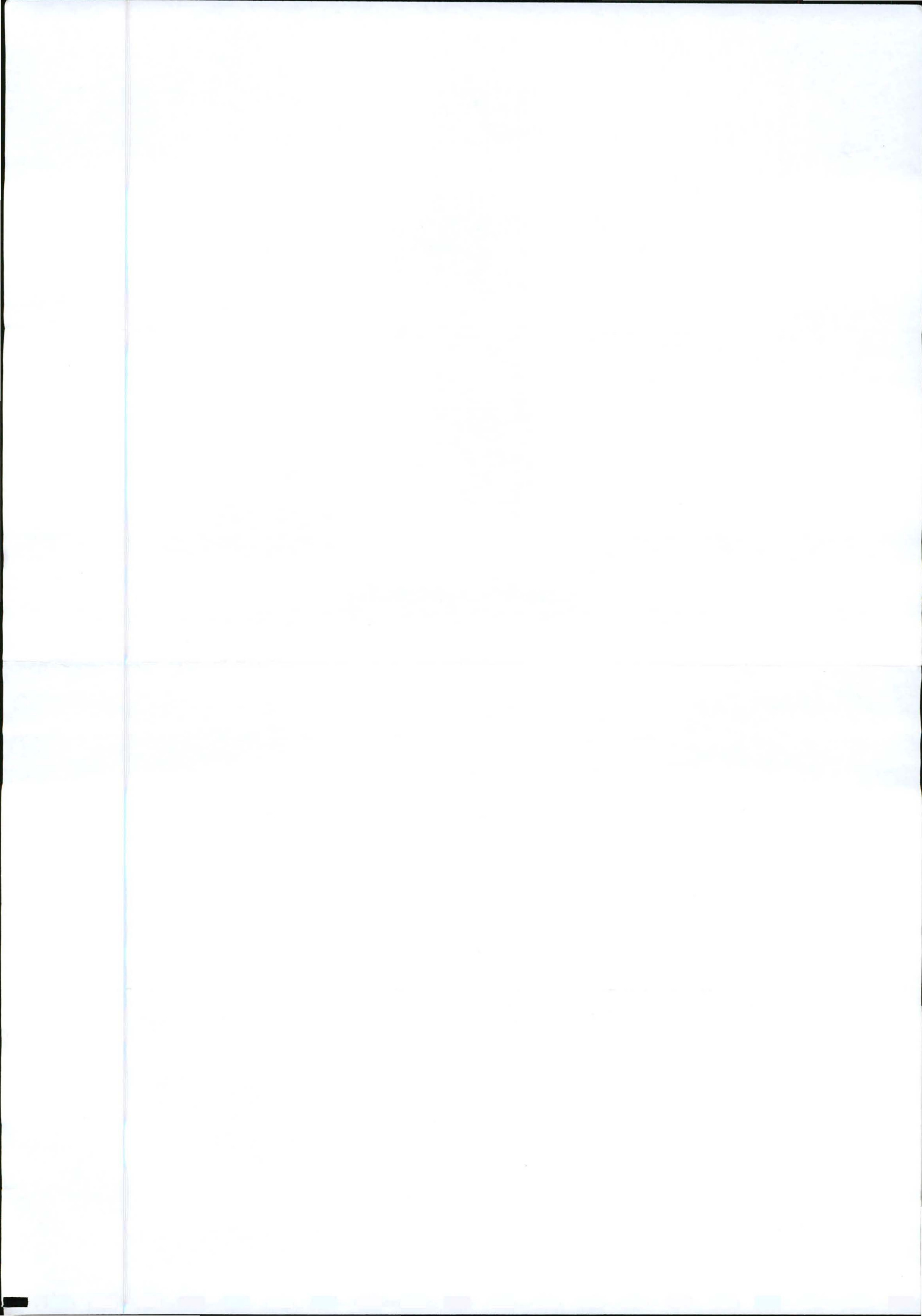
first floor plan
scale 1:100



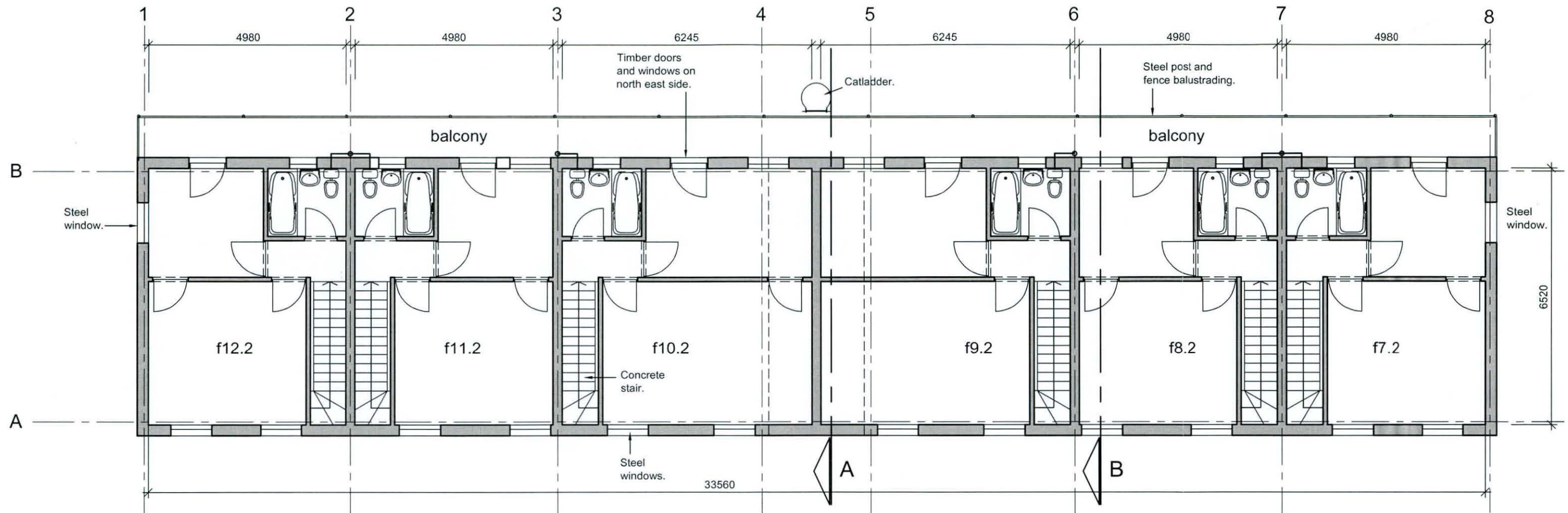
john harvey
architectural consultant

Suite 103 Newton Business Centre,
311 - 313 Cape Road, Newton Park, Port Elizabeth, 6000,
PO Box 19452, Port Elizabeth, 6015.
Tel/Fax: +27 41 3655024, Email: admin@johnharvey.co.za,
Cell: 084 5074037.
J Harvey Architectural Consultants CC
Reg. CK 2007/109485/23, Member: John Harvey
Pr.S.Arch Tech (SACAP no. S10610)

EH Walton - Dalglish House - erf 3775, 3776 and 6101 Central - Port Elizabeth



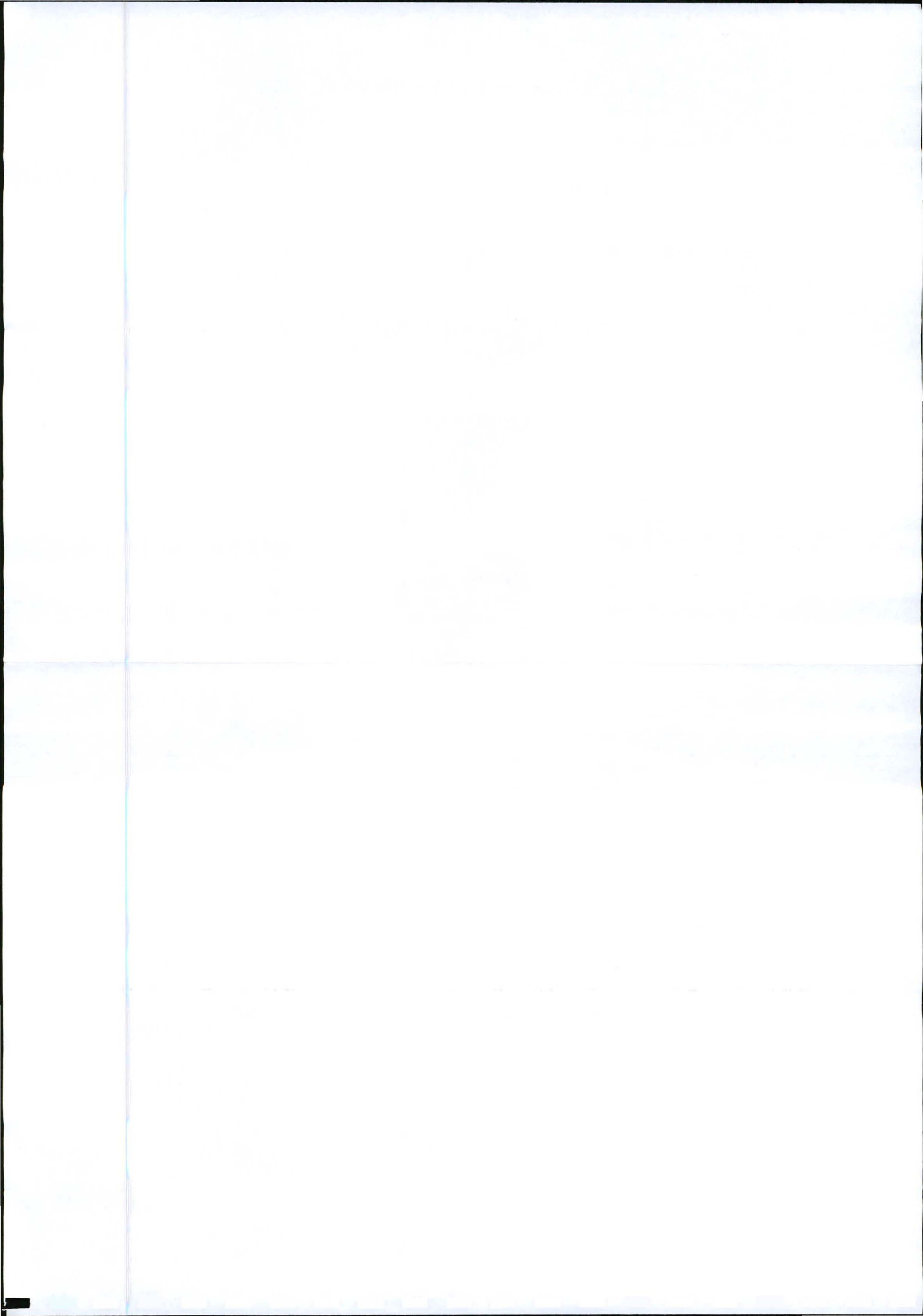
**PHRA APPLICATION
AS-BUILT DRAWINGS
SECOND FLOOR PLAN
400.AB.06/0**



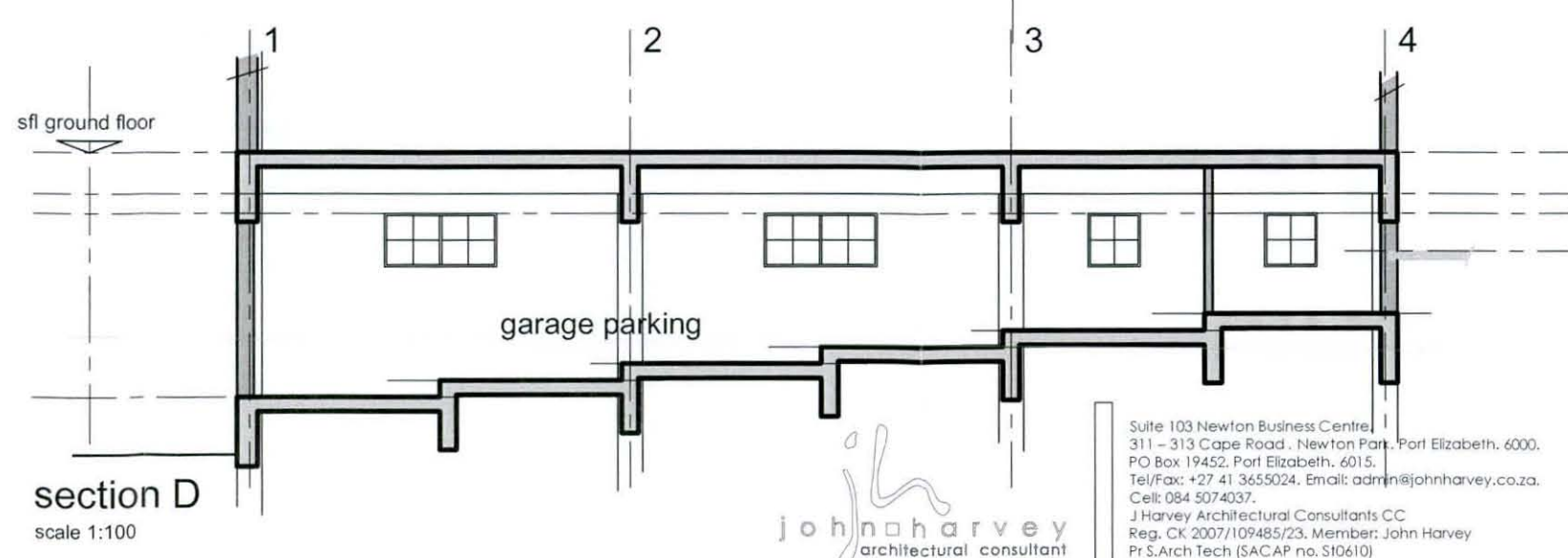
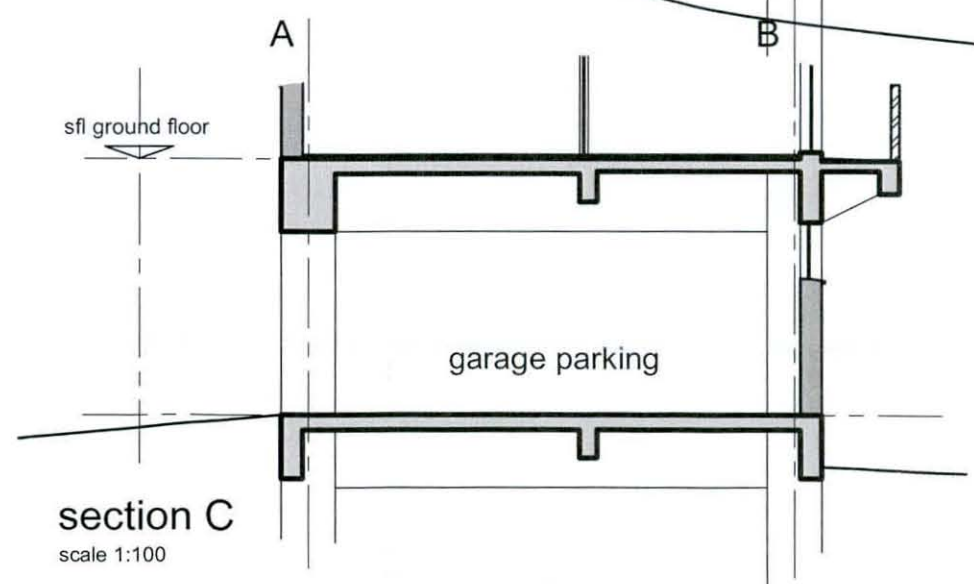
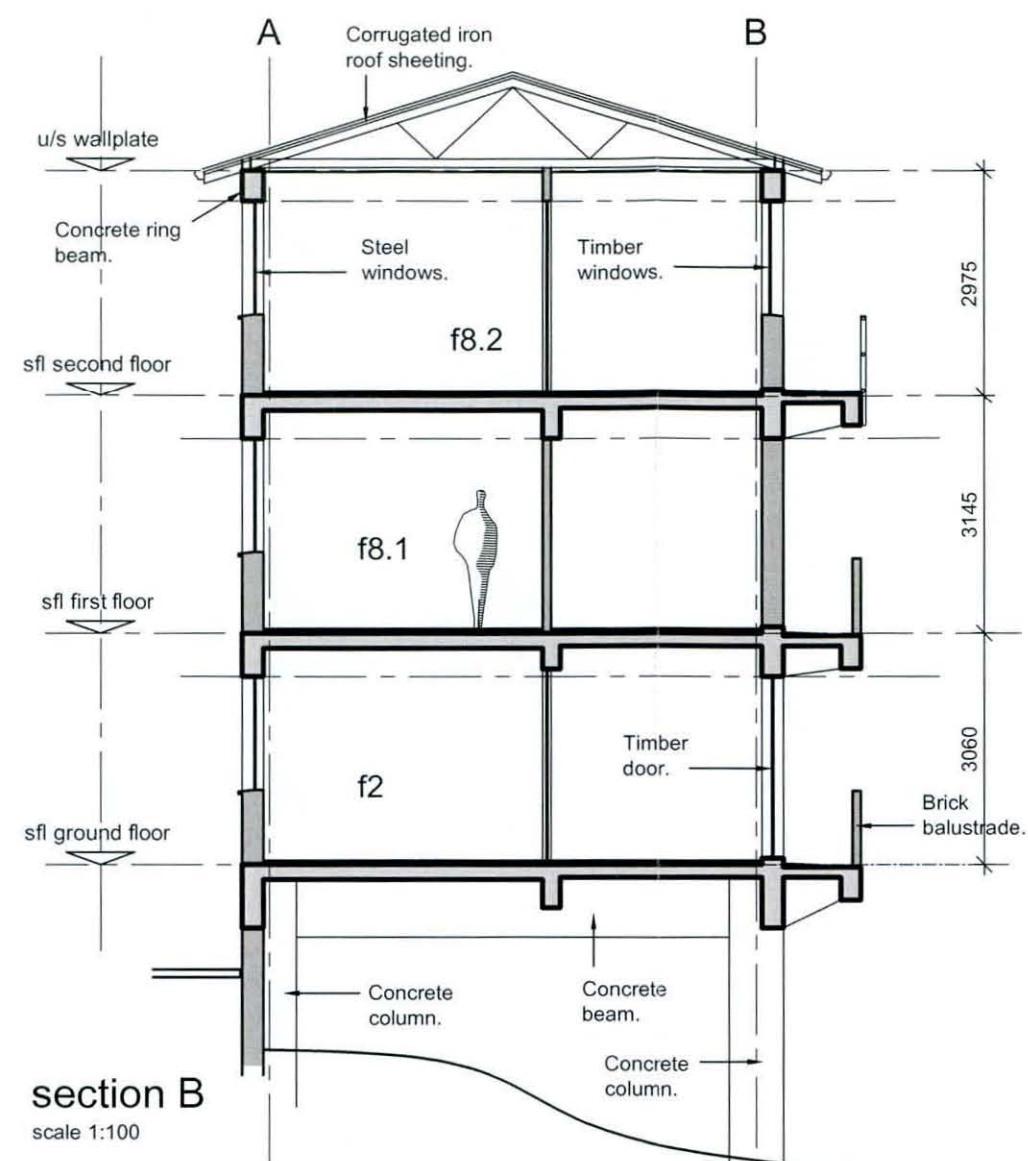
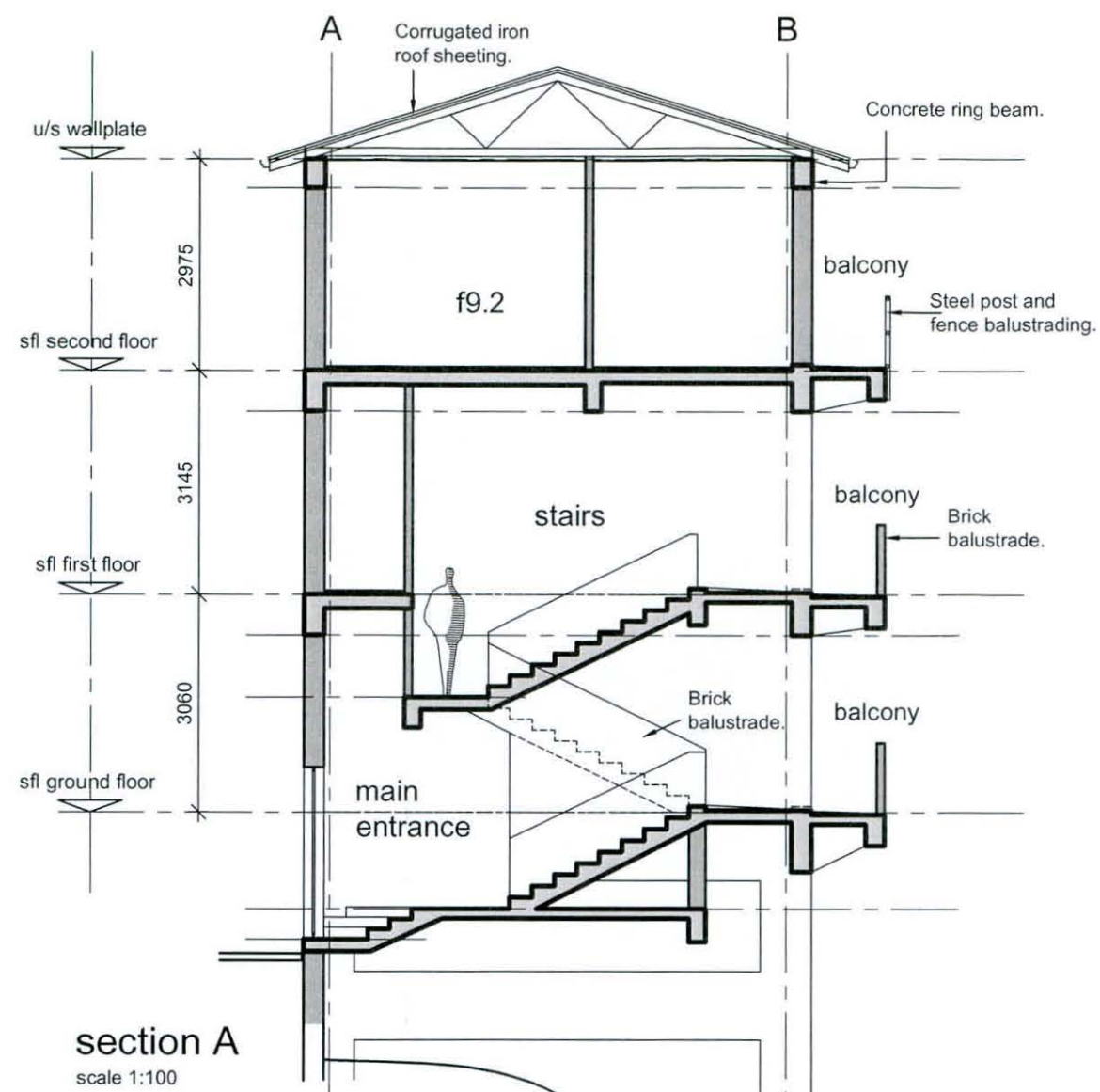
second floor plan
scale 1:100



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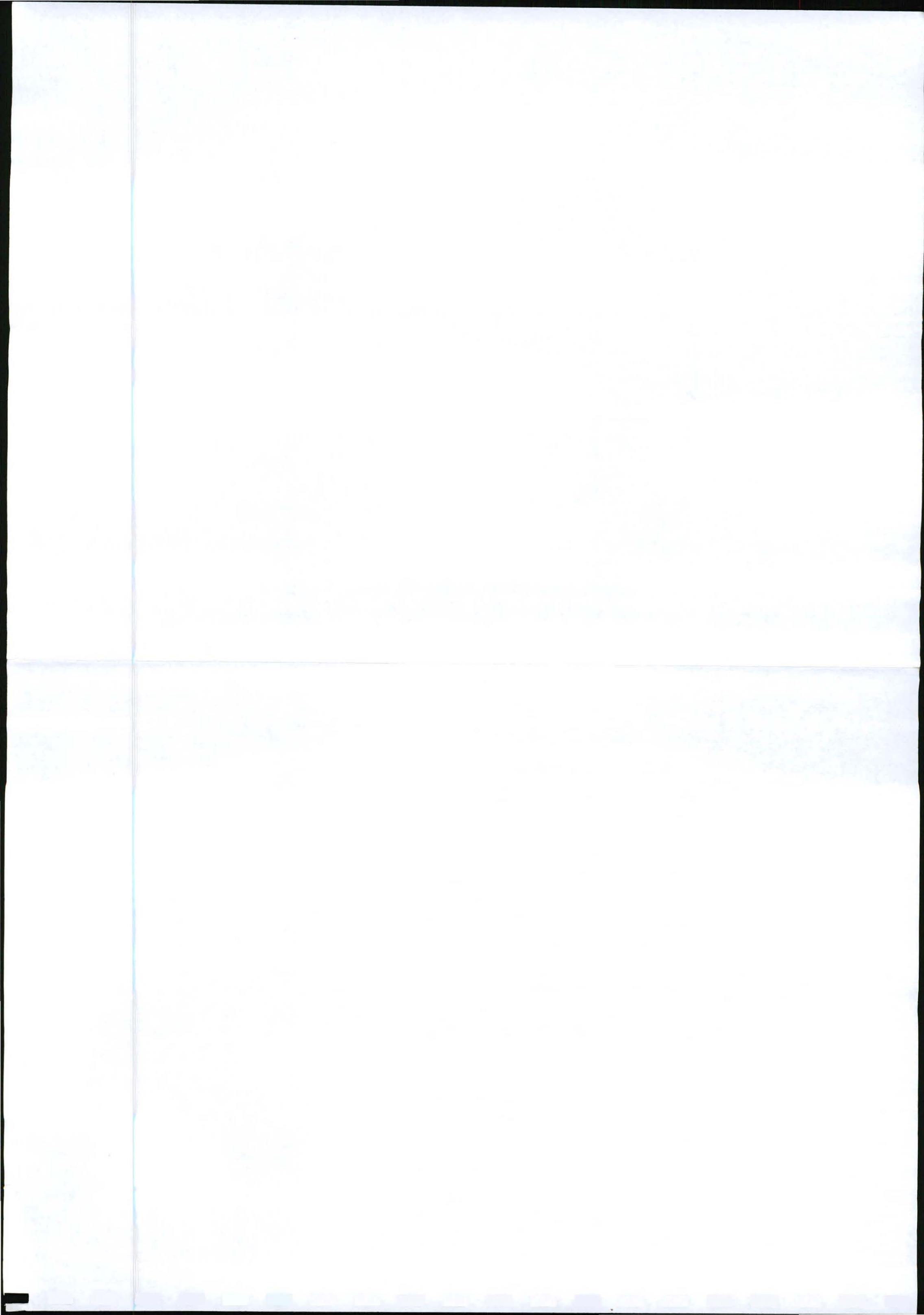


**PHRA APPLICATION
AS-BUILT DRAWINGS
SECTIONS
400.AB.07/0**

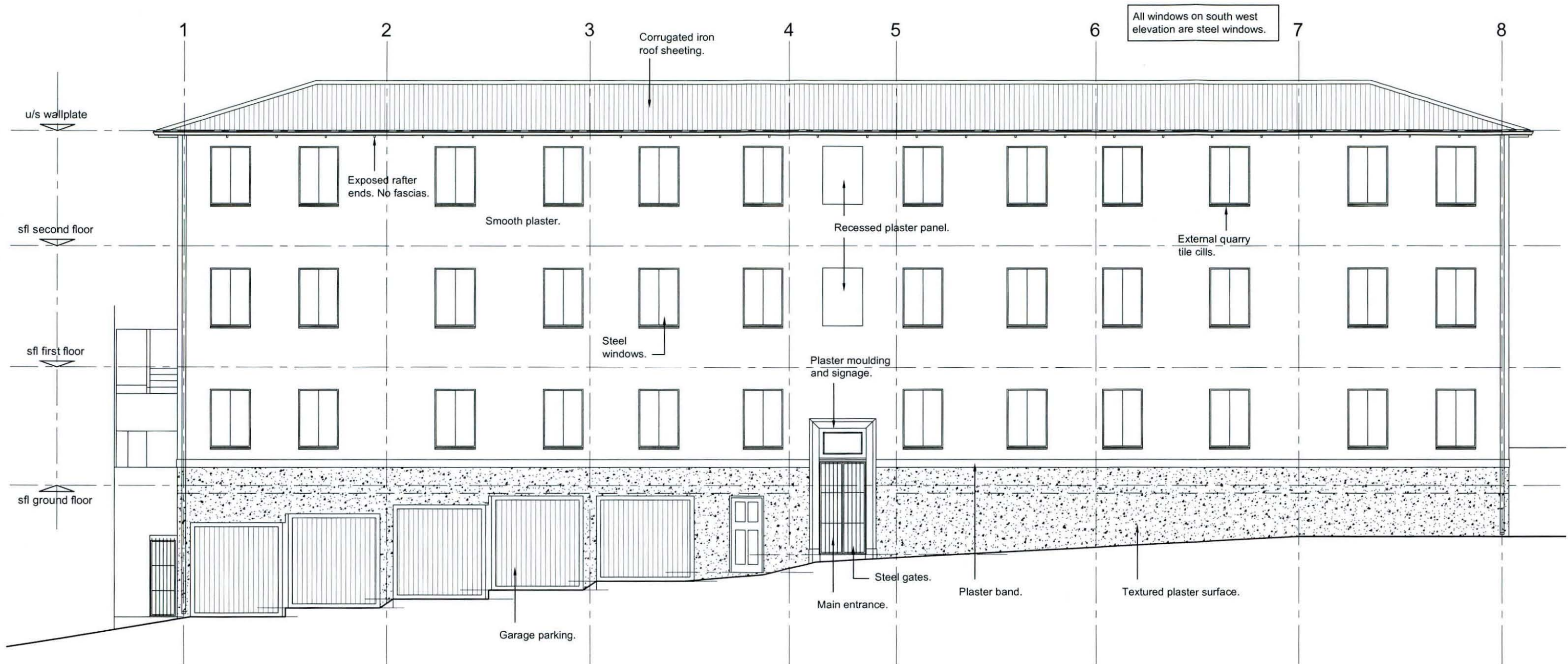


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**PHRA APPLICATION
AS-BUILT DRAWINGS
ELEVATIONS
400.AB.08/0**



south west elevation
scale 1:100



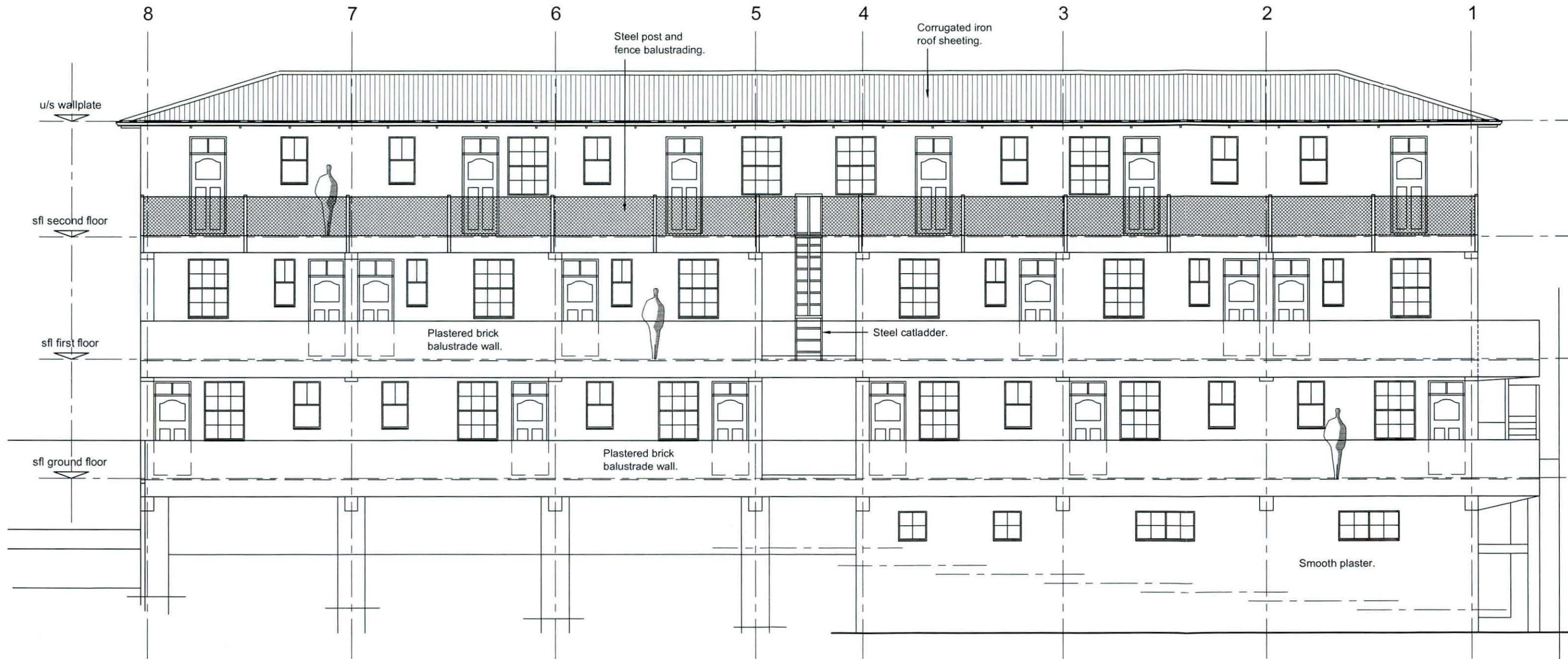
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**PHRA APPLICATION
AS-BUILT DRAWINGS
ELEVATIONS**

400.AB.09/0

All windows and doors on north east elevation are timber.

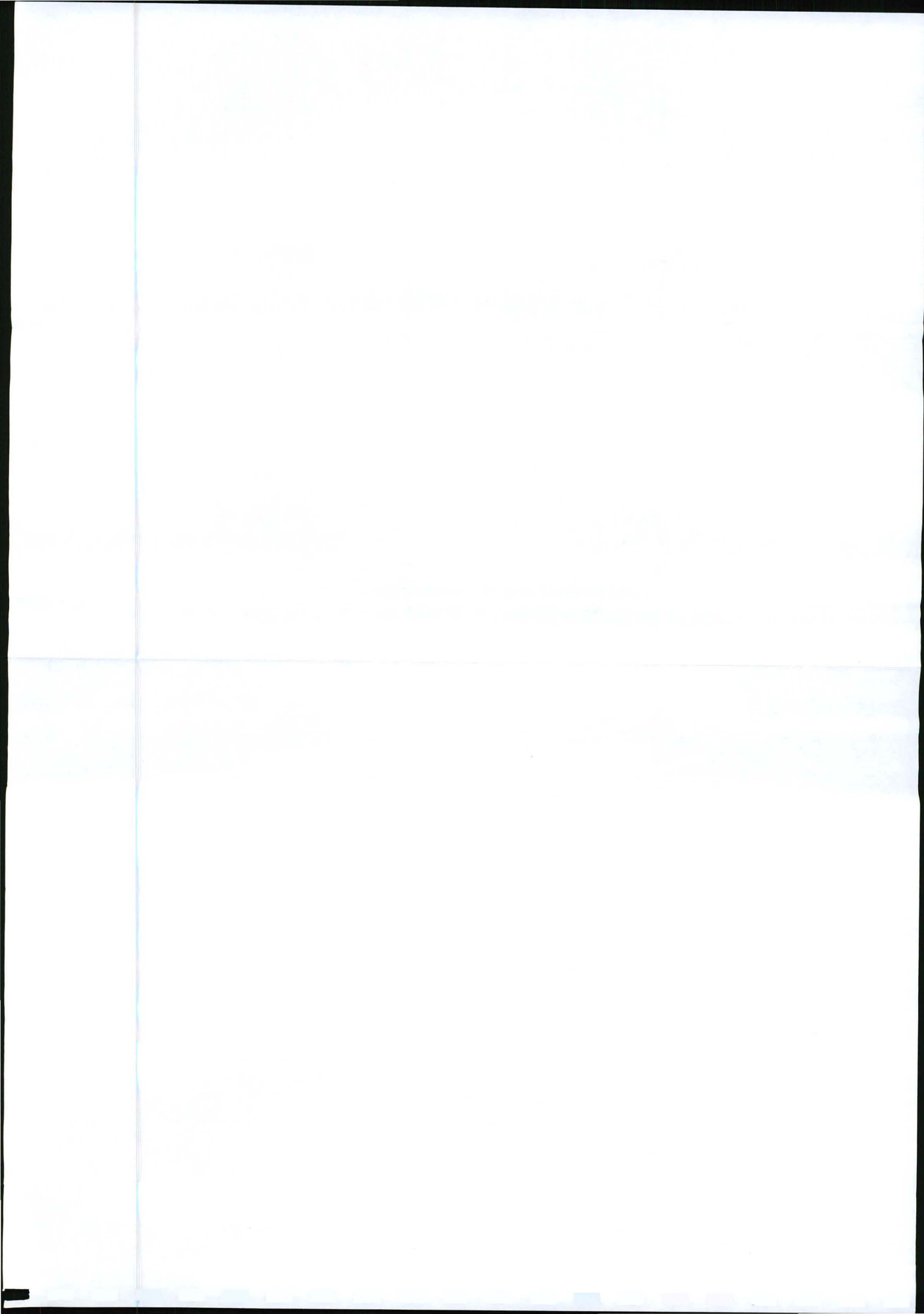


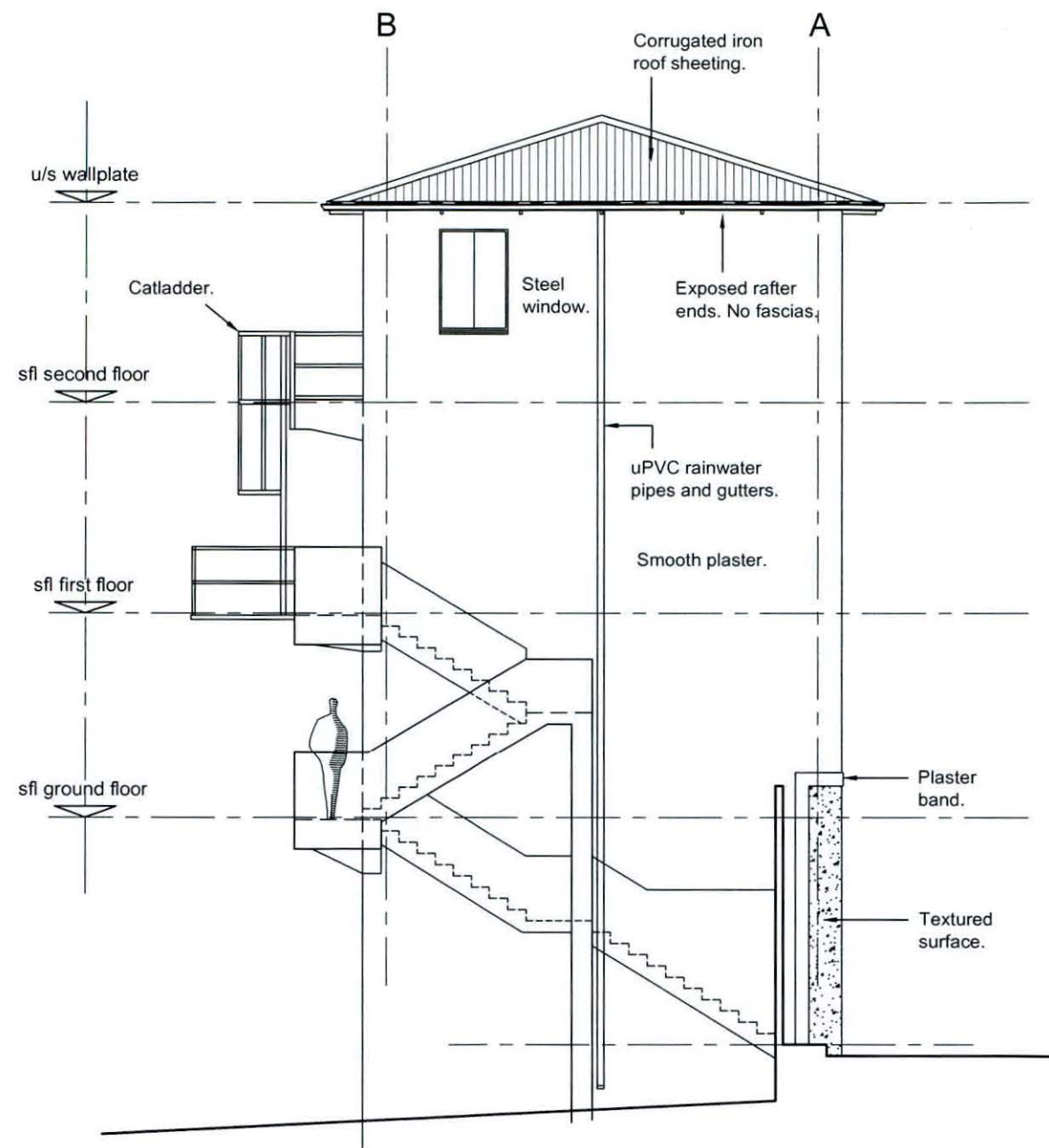
north east elevation
scale 1:100



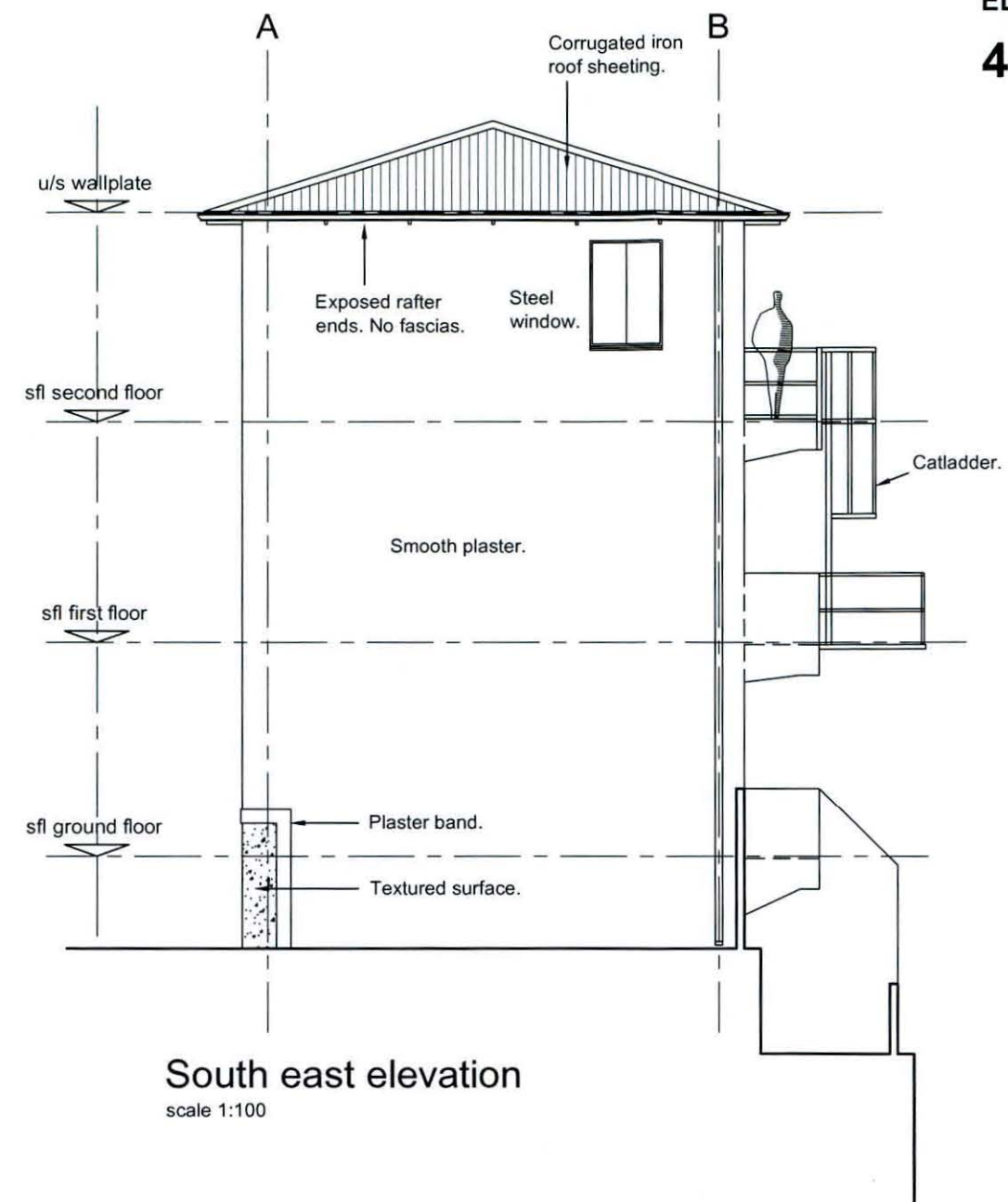
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EH Walton - Dalgleish House - erf 3775, 3776 and 6101 Central - Port Elizabeth





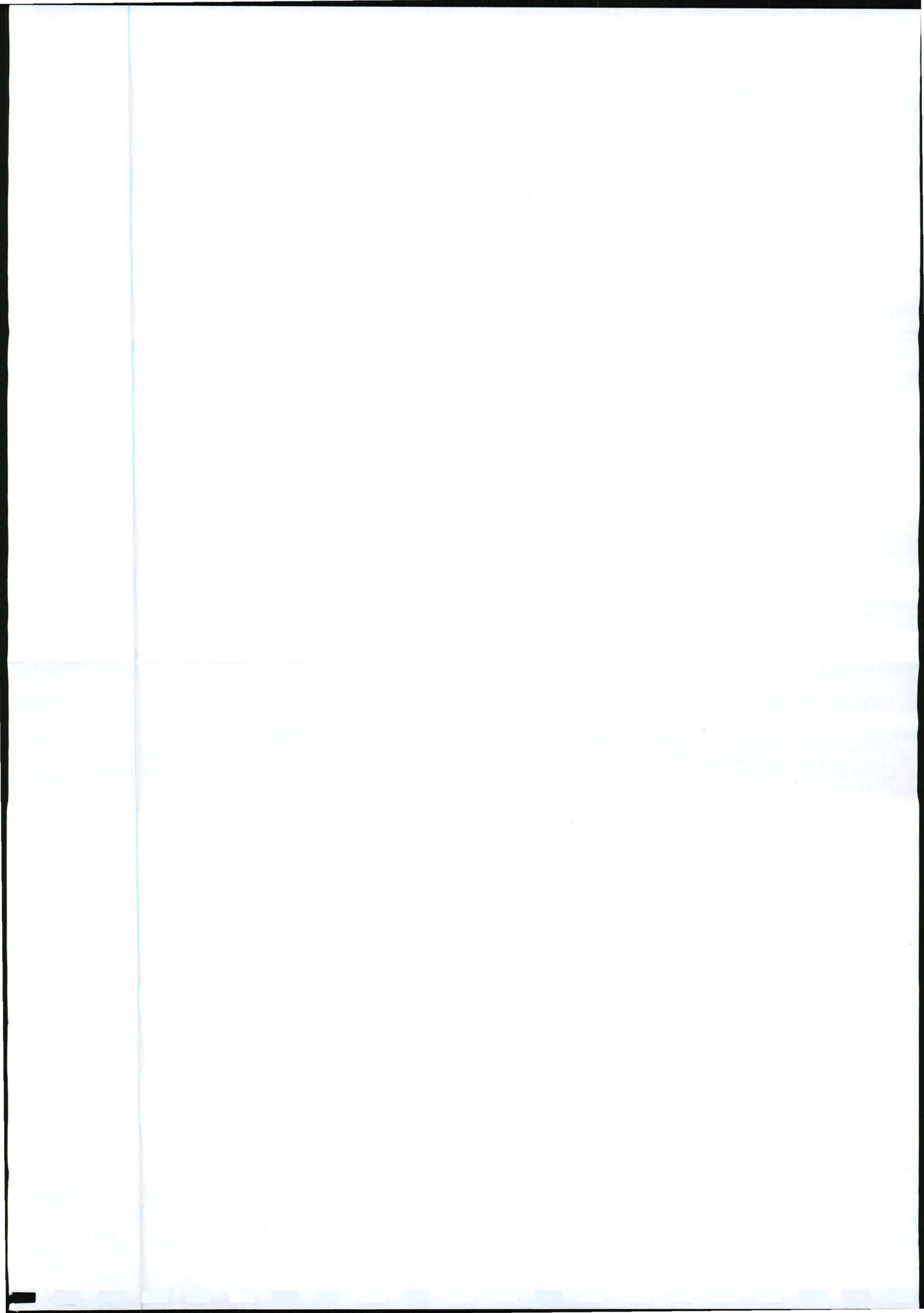
North west elevation
scale 1:100



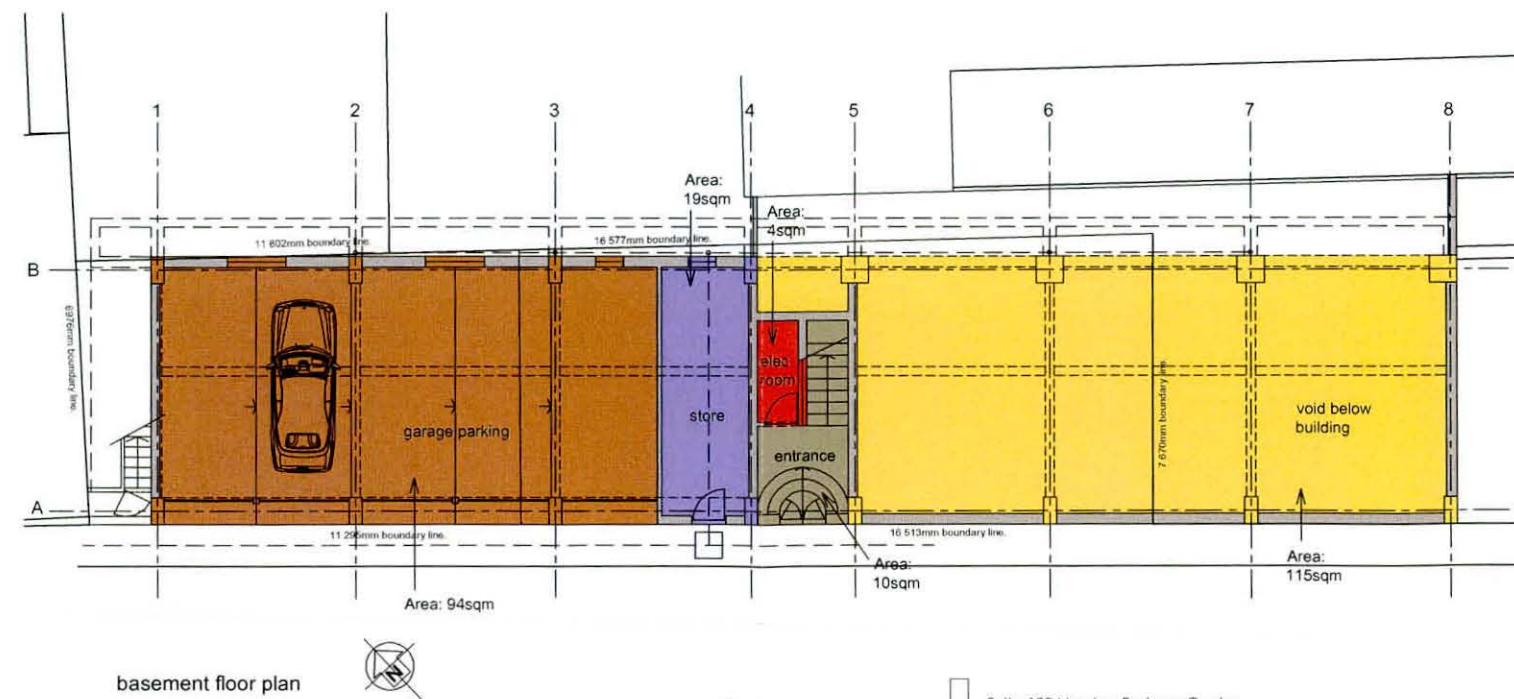
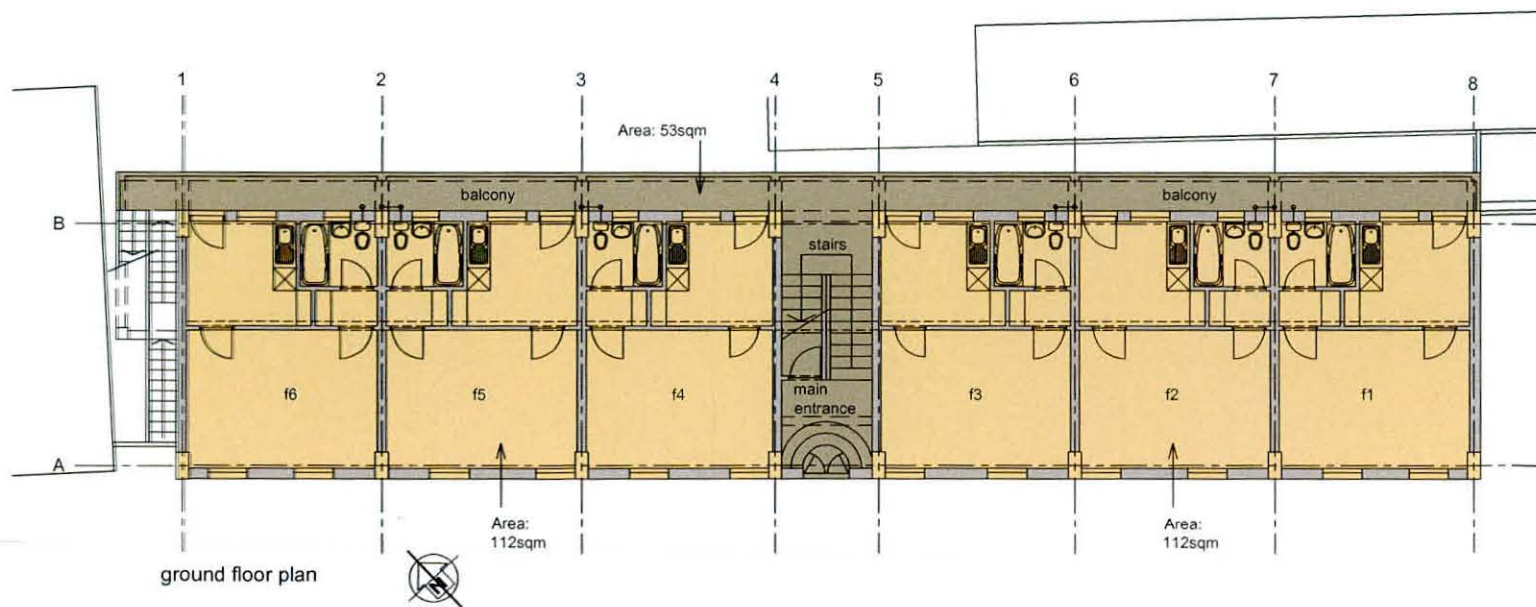
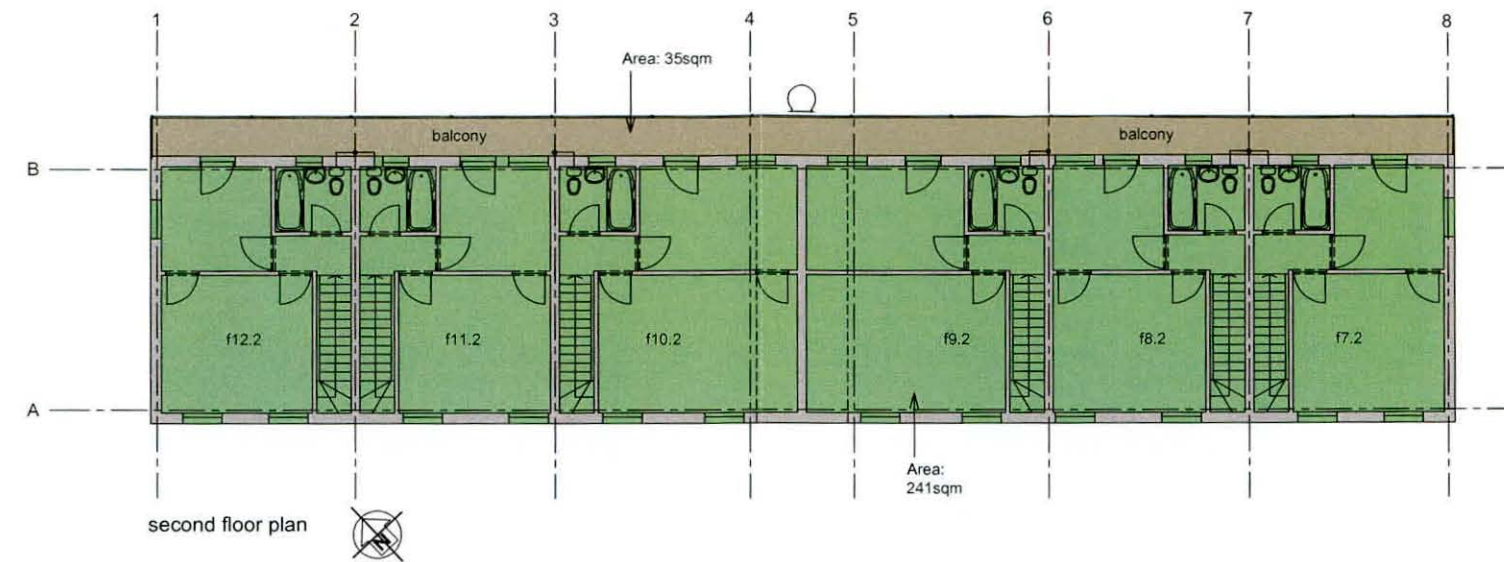
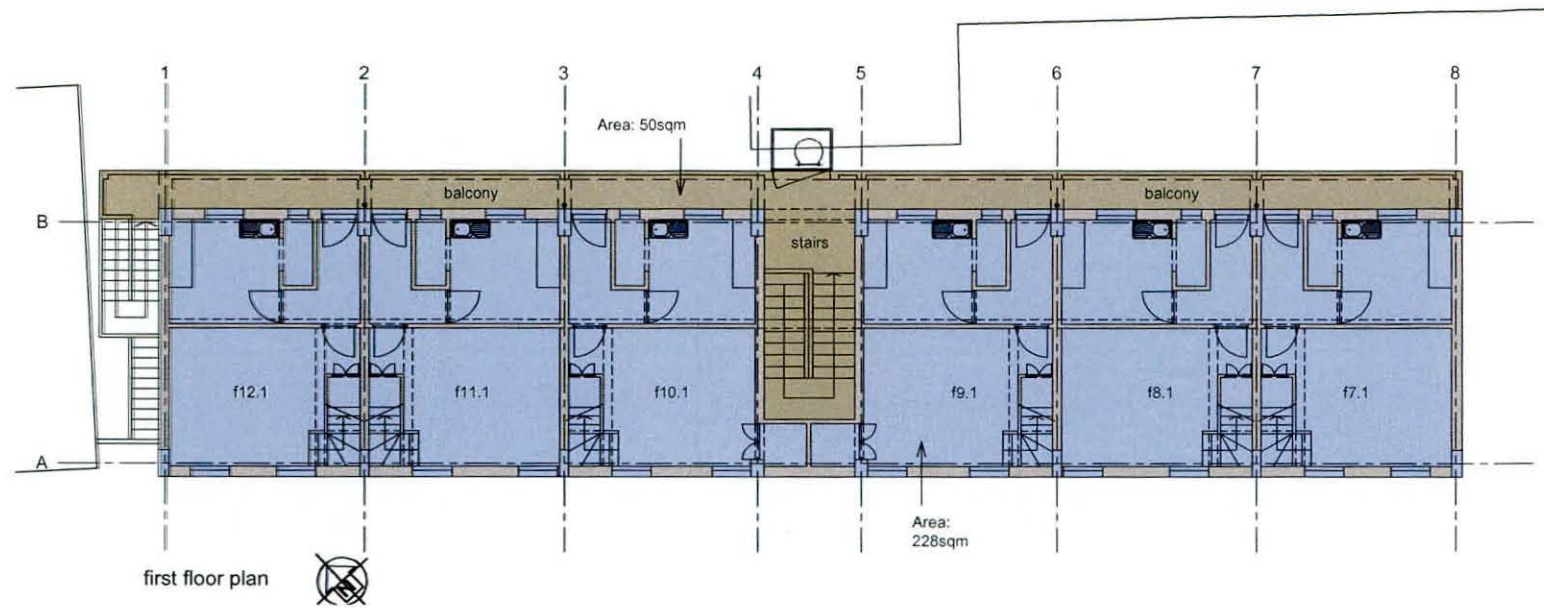
South east elevation
scale 1:100



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**PHRA APPLICATION
AS-BUILT DRAWINGS
AREA DIAGRAM
400.AB.11/0**

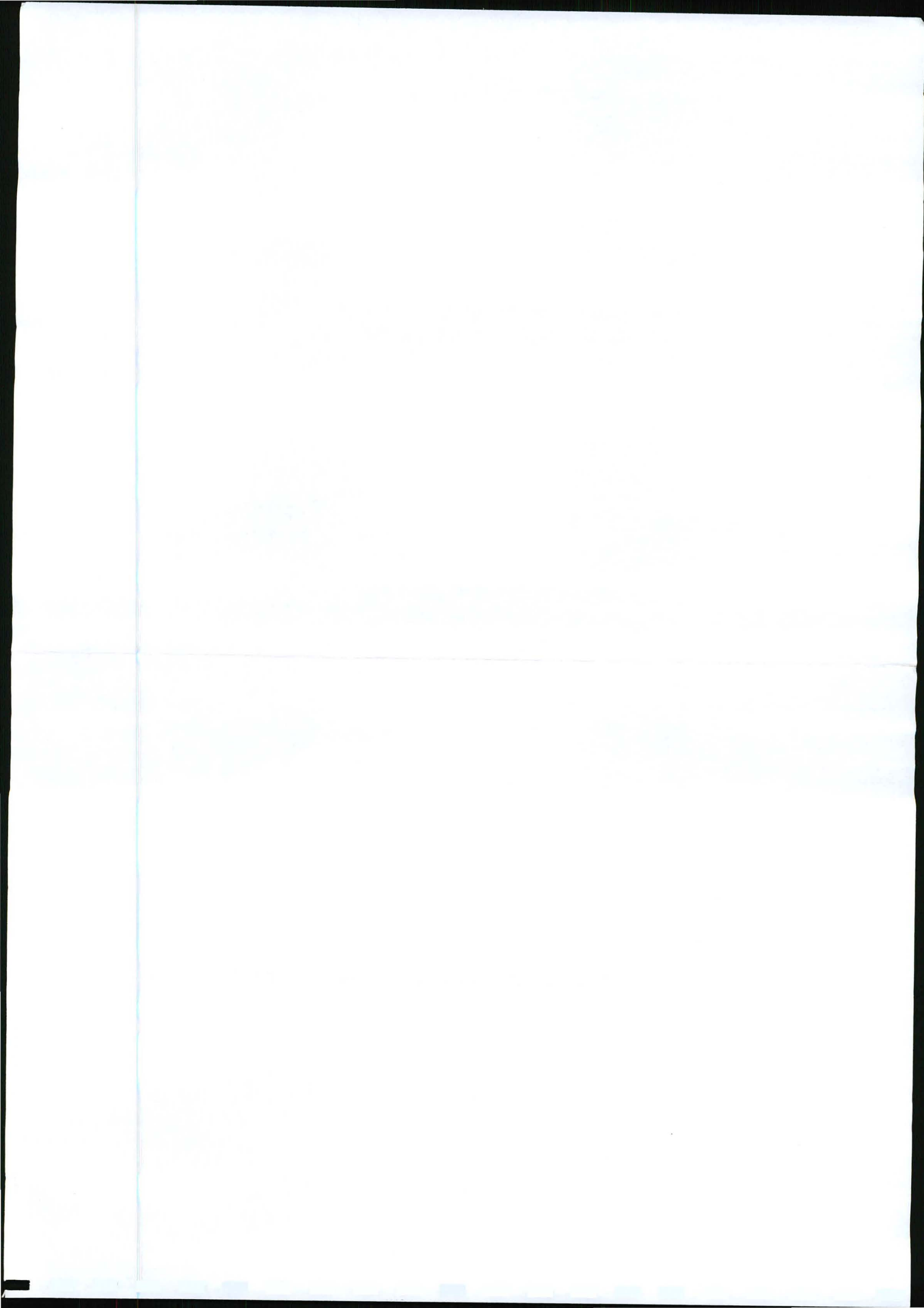


area diagrams
scale 1:200

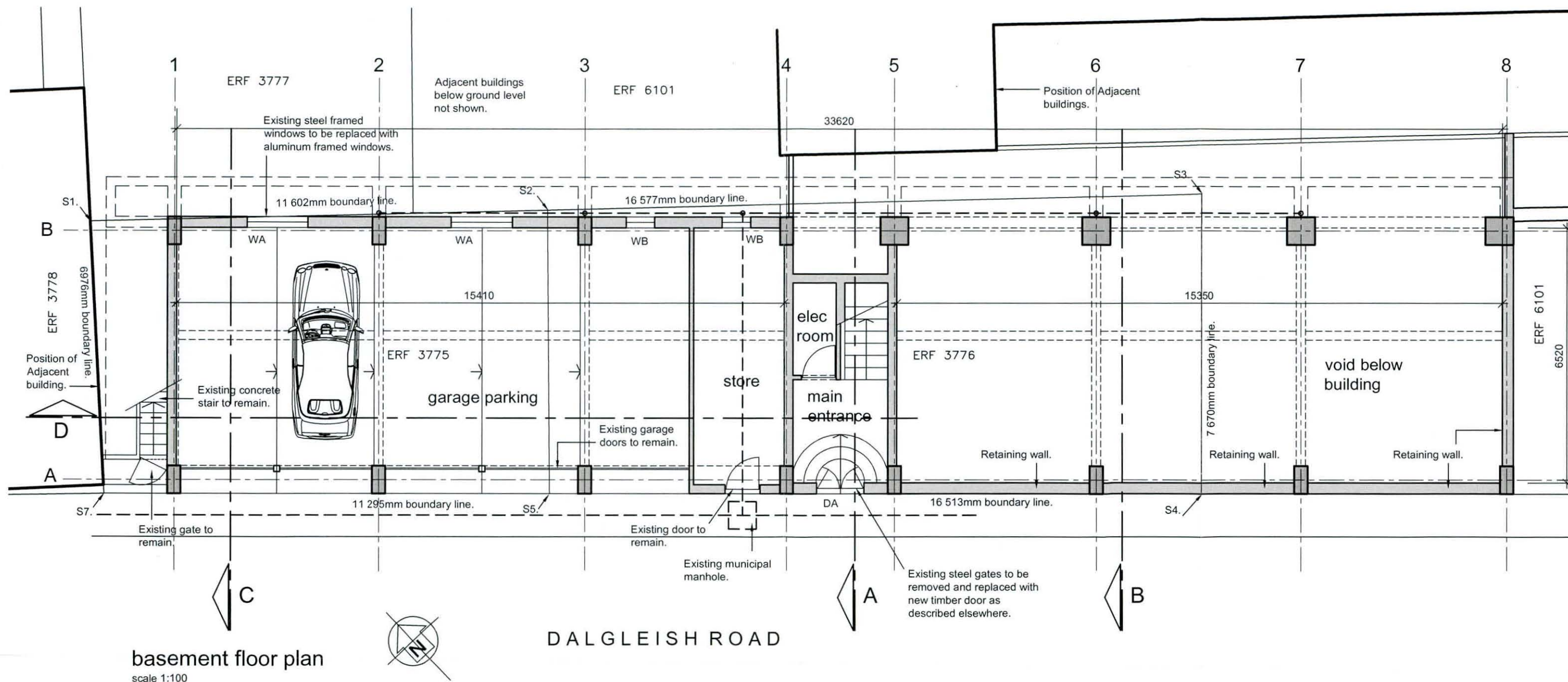


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EH Walton - Dalgleish House - erf 3775, 3776 and 6101 Central - Port Elizabeth



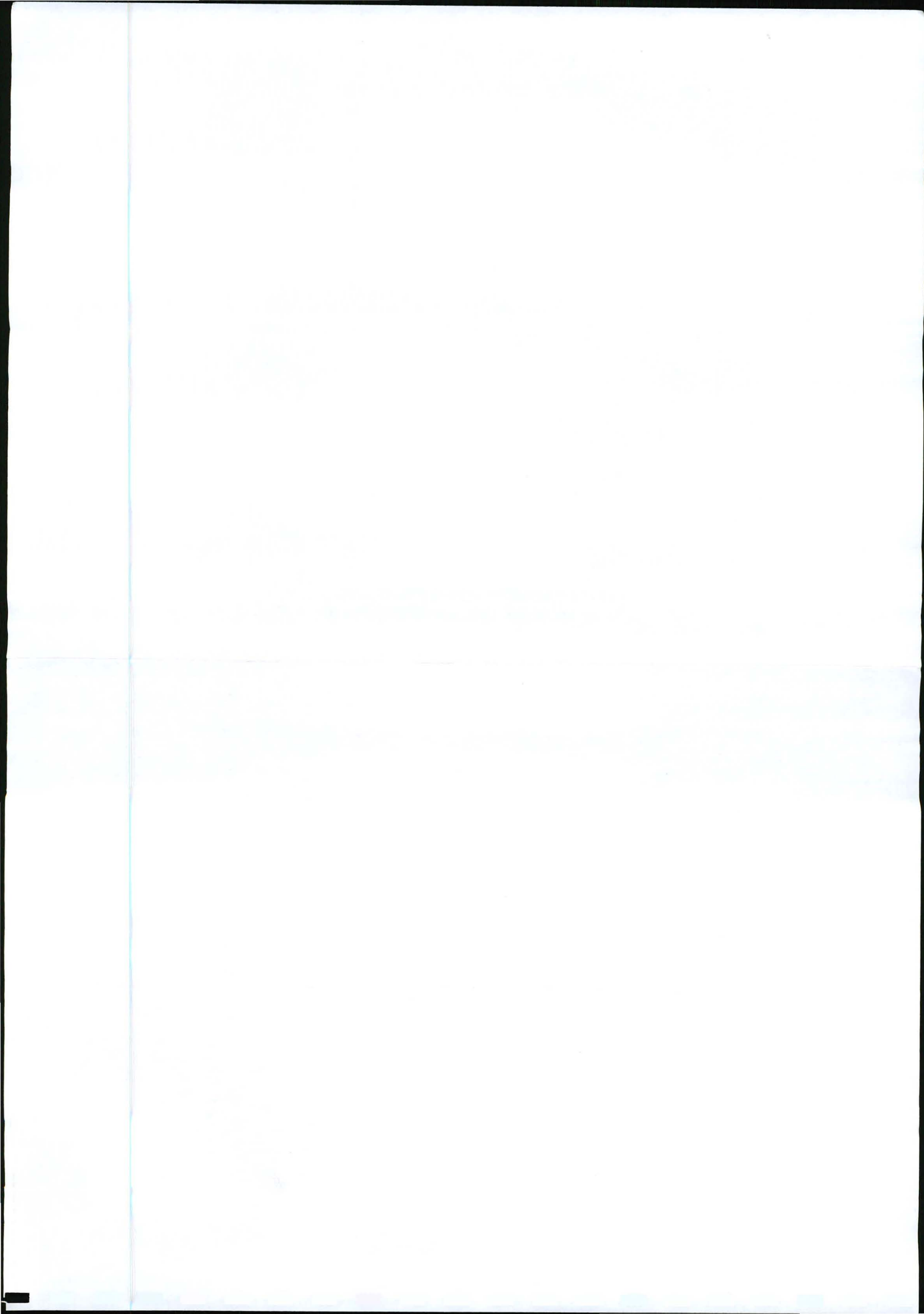
**PHRA APPLICATION
 PROPOSED ALTERATIONS
 BASEMENT FLOOR PLAN
 400.SK.01/0**



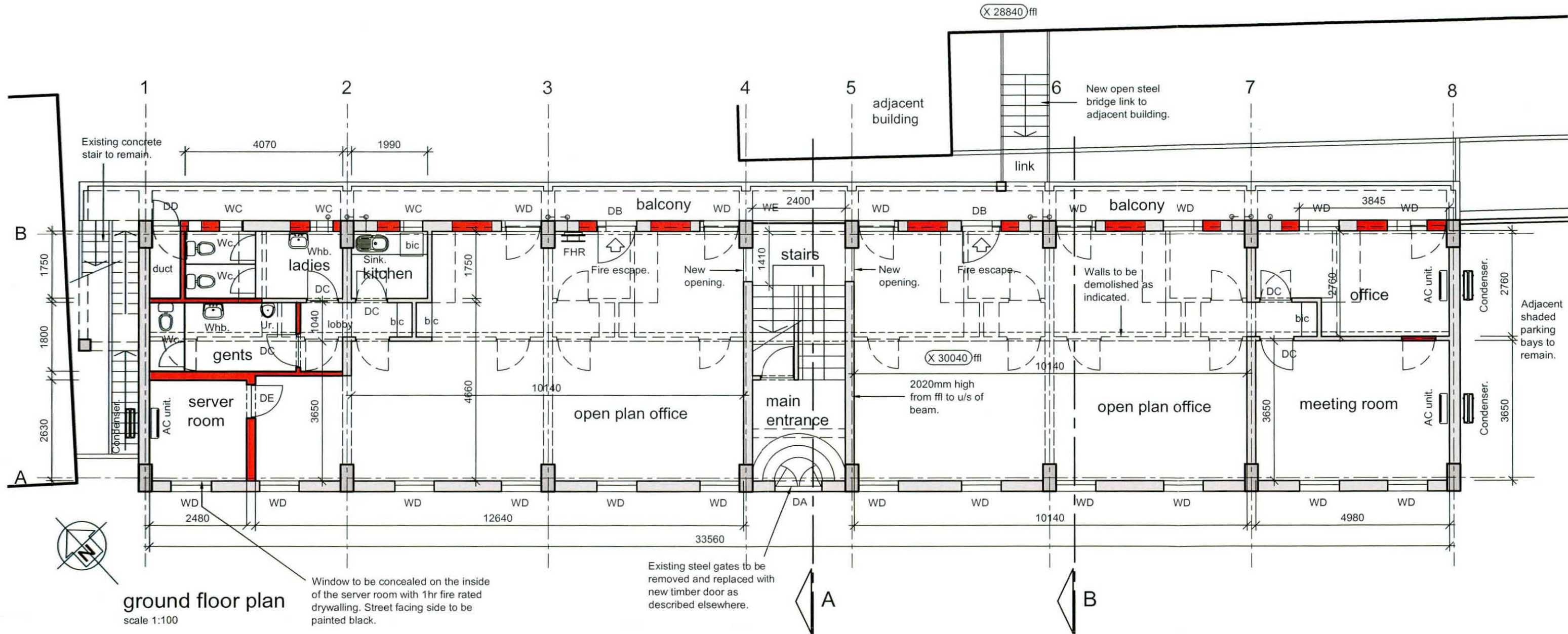
basement floor plan
 scale 1:100



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PHRA APPLICATION
PROPOSED ALTERATIONS
GROUND FLOOR PLAN
400.SK.02/0



ground floor plan
 scale 1:100

Window to be concealed on the inside of the server room with 1hr fire rated drywalling. Street facing side to be painted black.

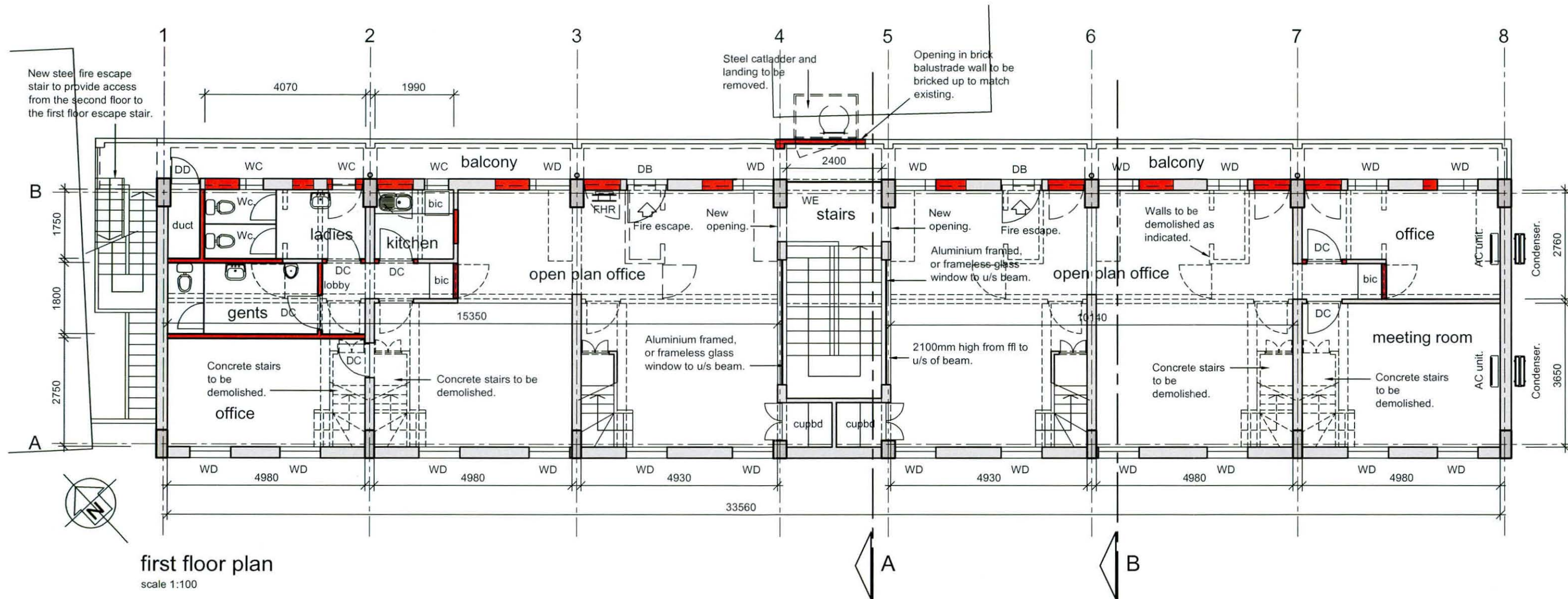
Existing steel gates to be removed and replaced with new timber door as described elsewhere.



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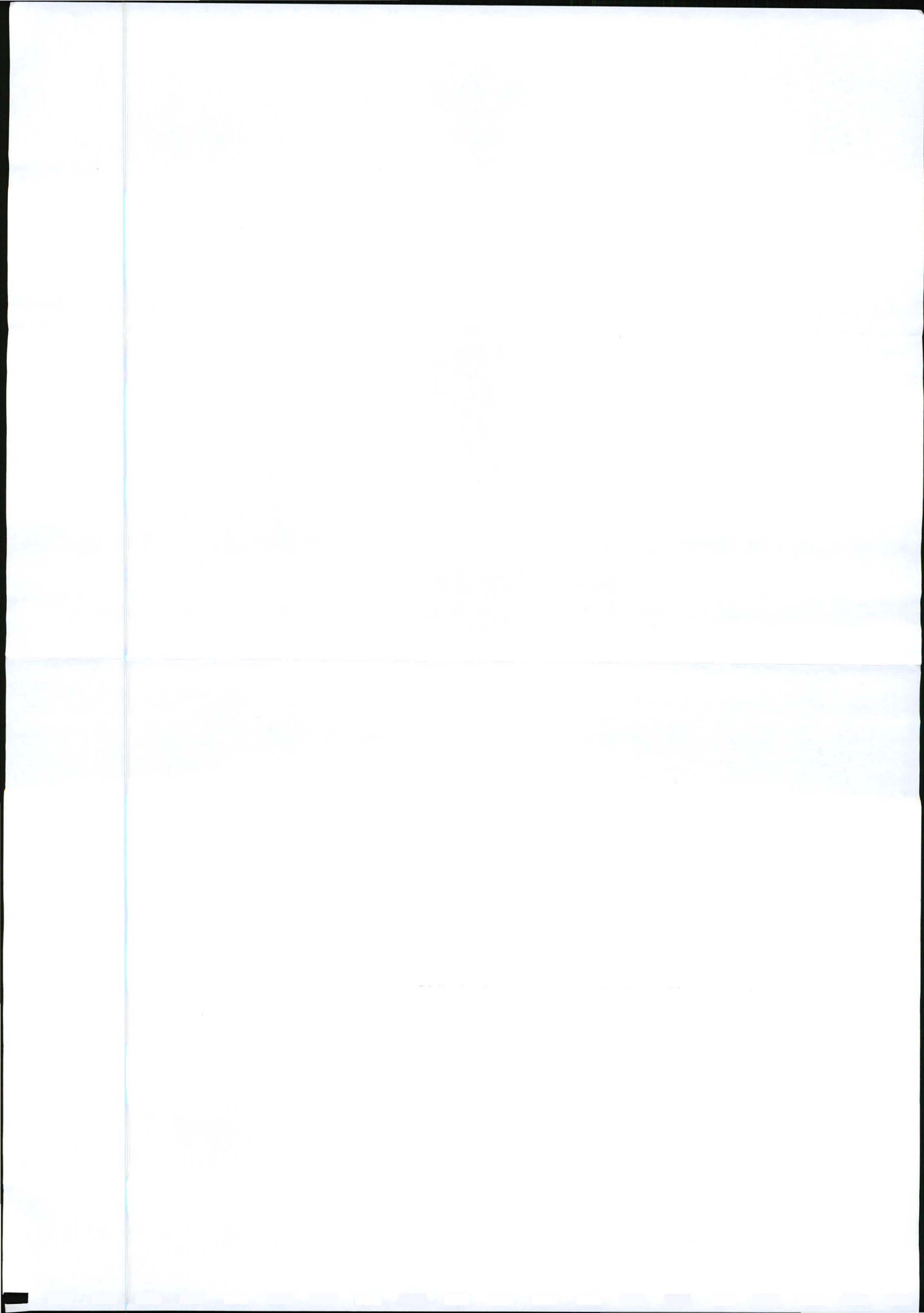
**PHRA APPLICATION
PROPOSED ALTERATIONS
FIRST FLOOR PLAN
400.SK.03/0**

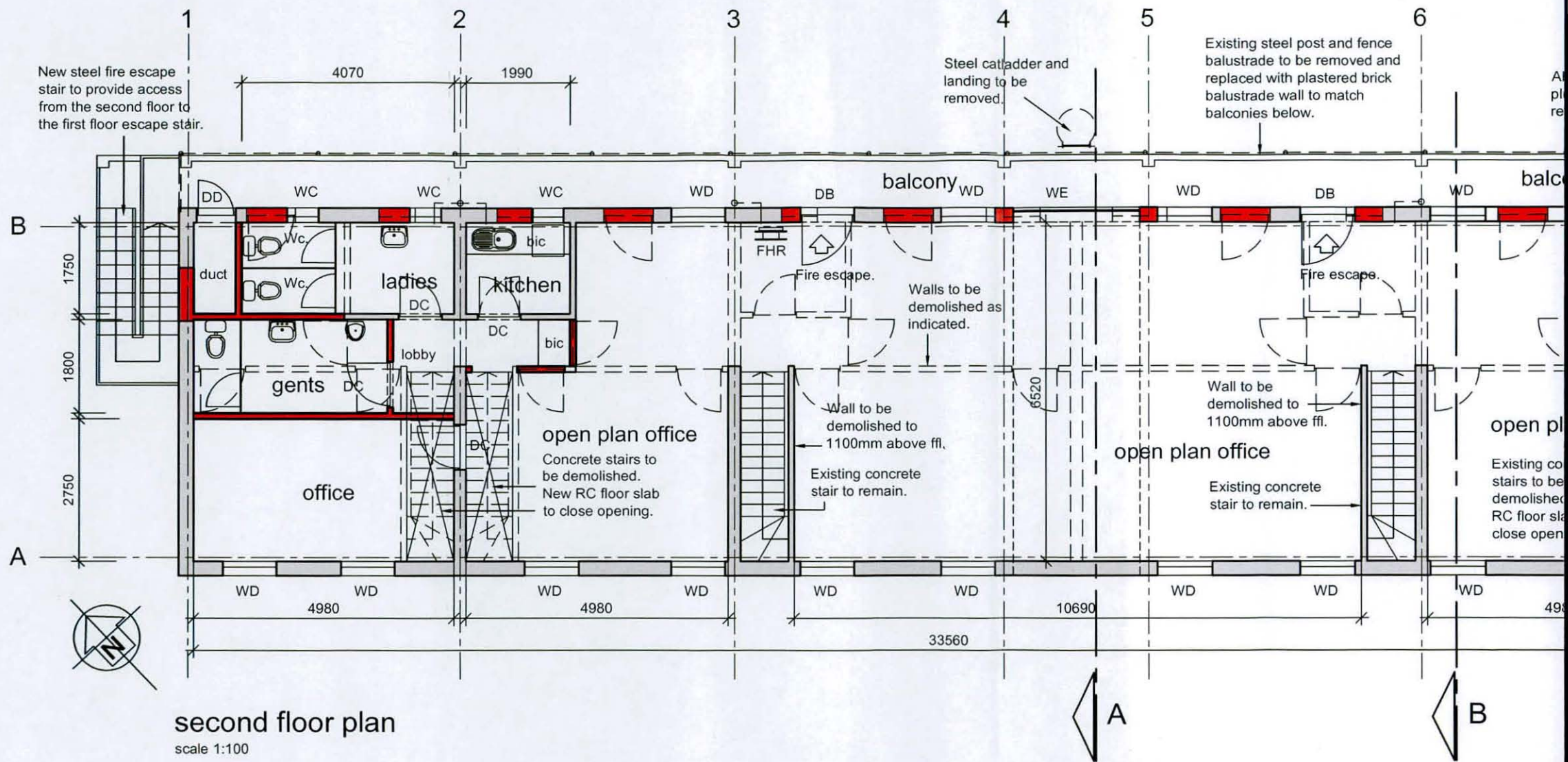


first floor plan
scale 1:100

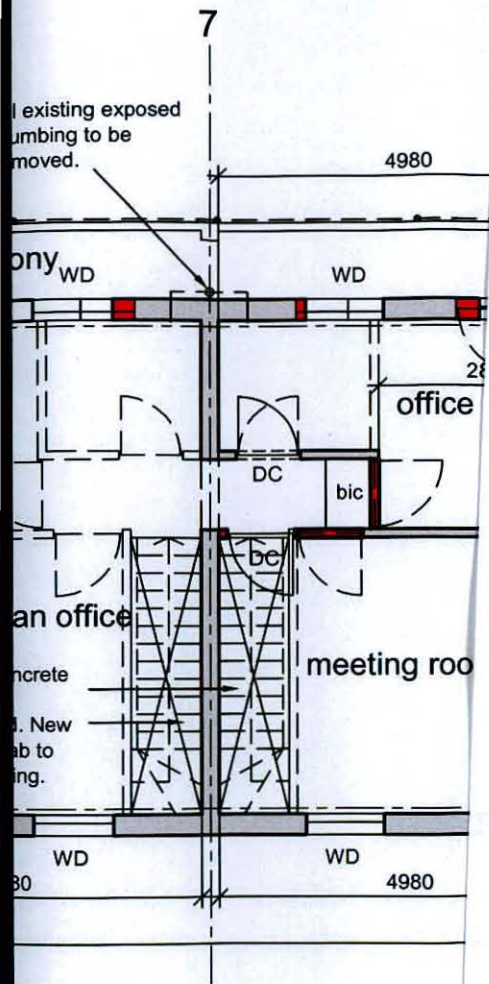


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SECOND
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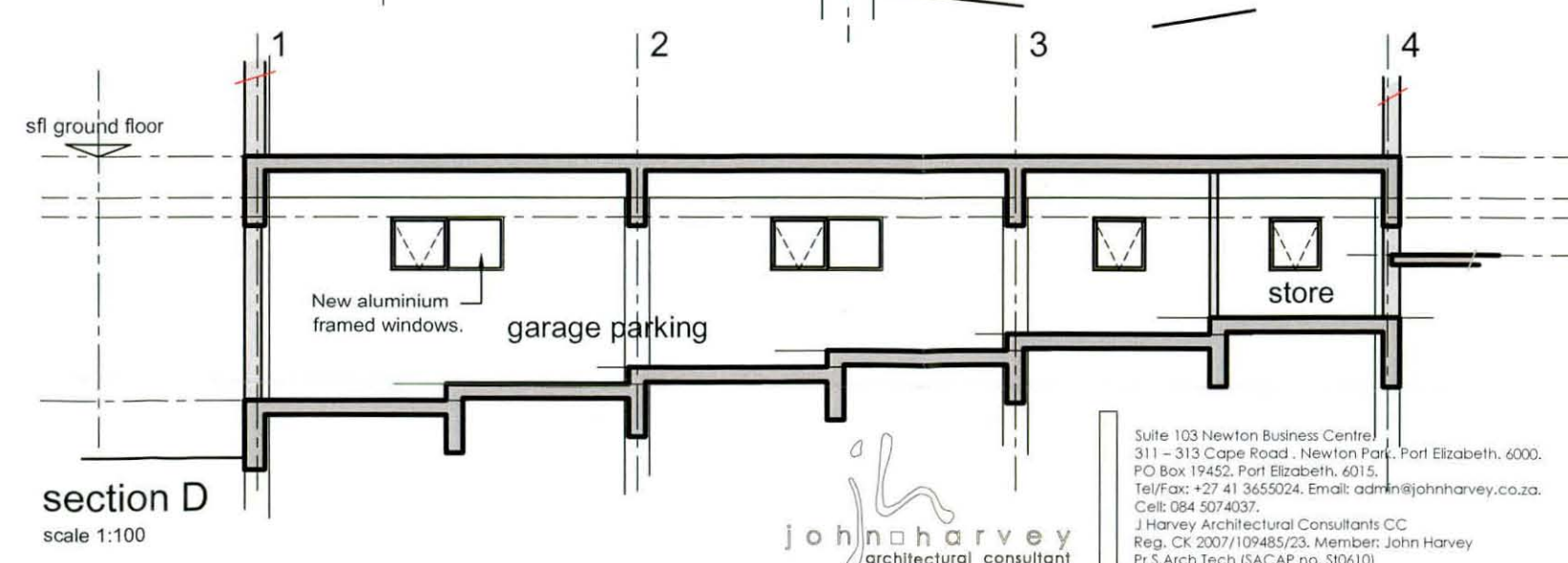
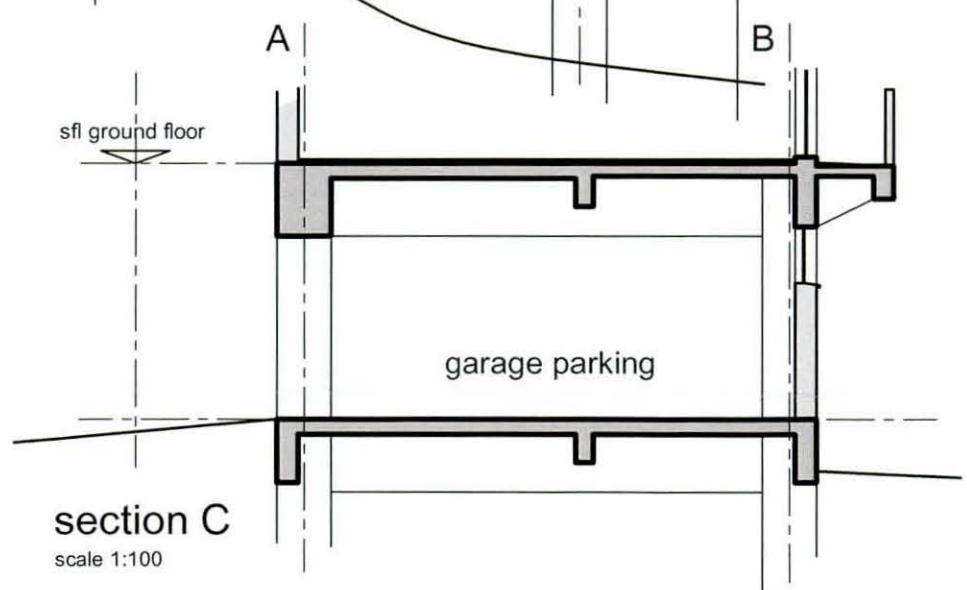
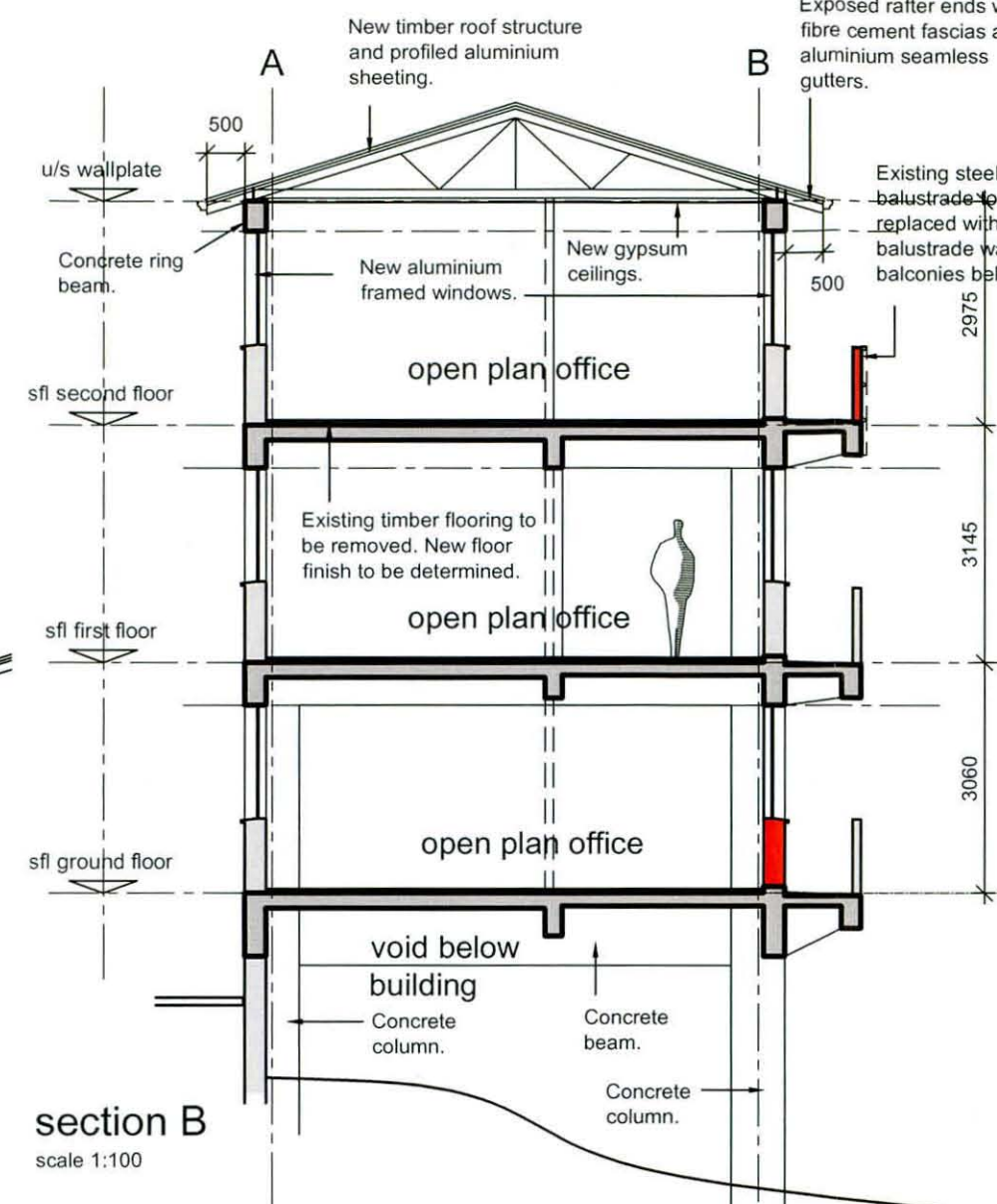
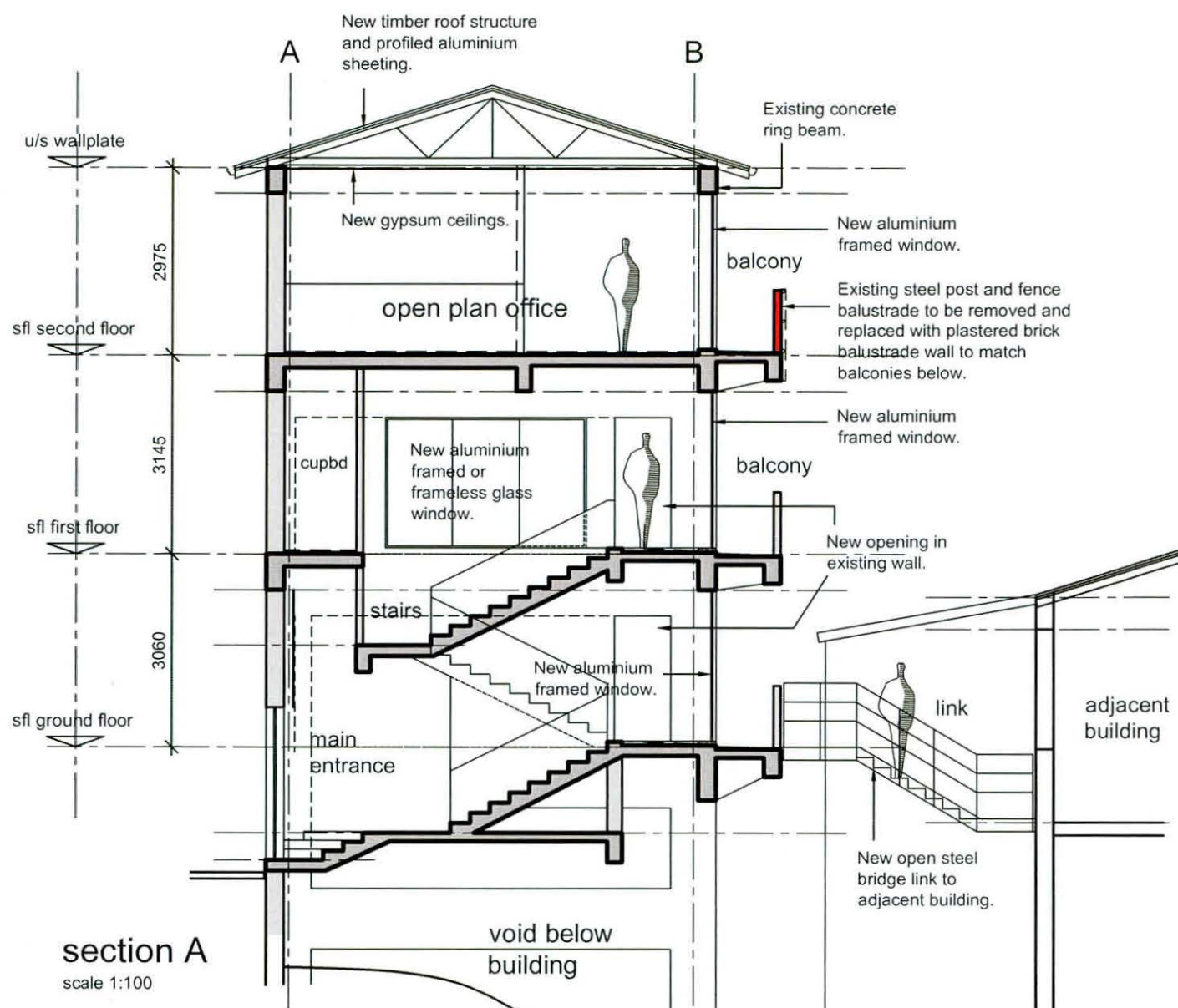


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Cell: 084 5074037.
J Harvey Architectural Cons
Reg. CK 2007/109485/23. M
Pr S.Arch Tech (SACAP no. S

harvey
ctural consultant

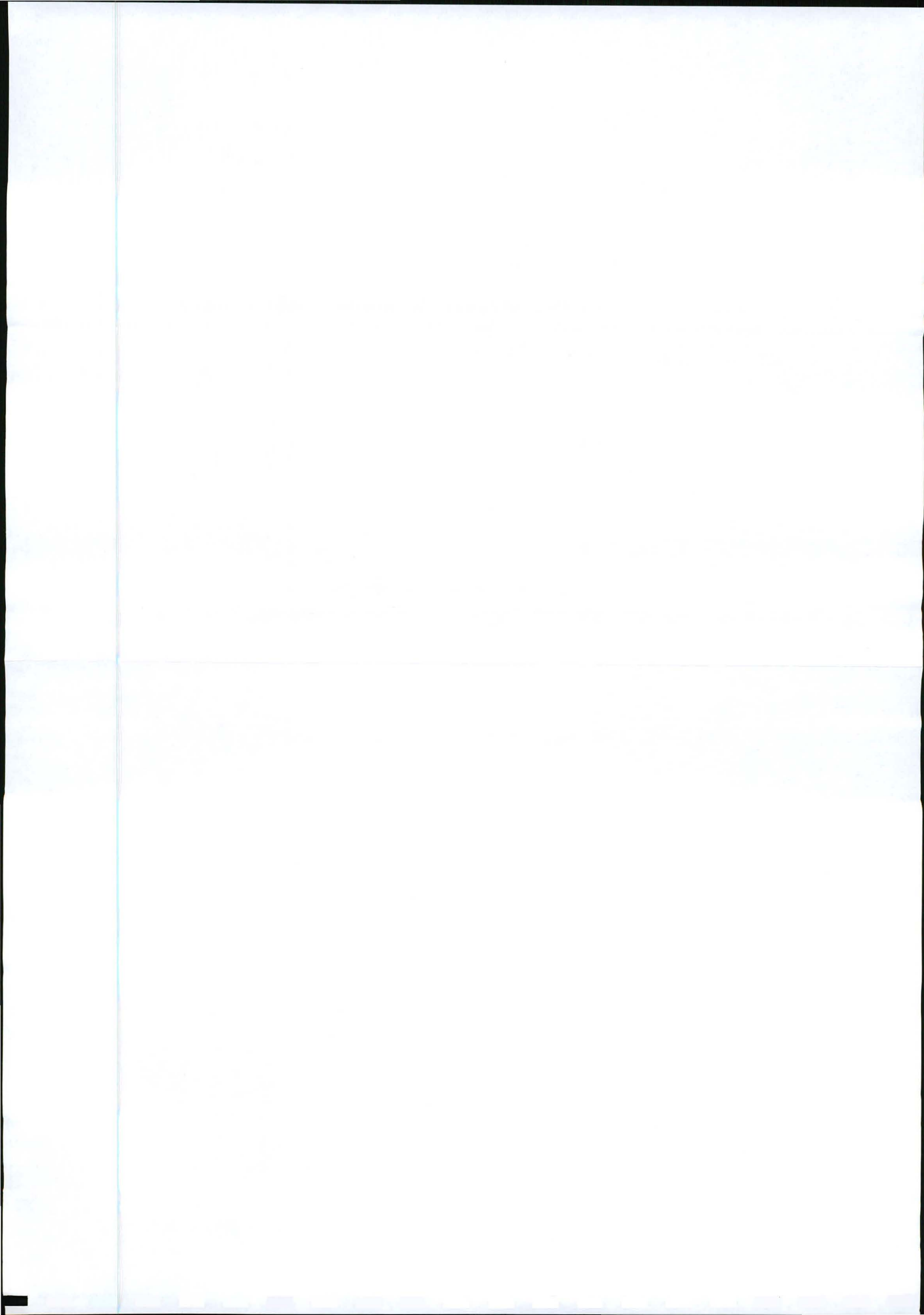
- erf 3775, 3776 and 6101 Cer

**PHRA APPLICATION
PROPOSED ALTERATIONS
SECTIONS
400.SK.05/0**



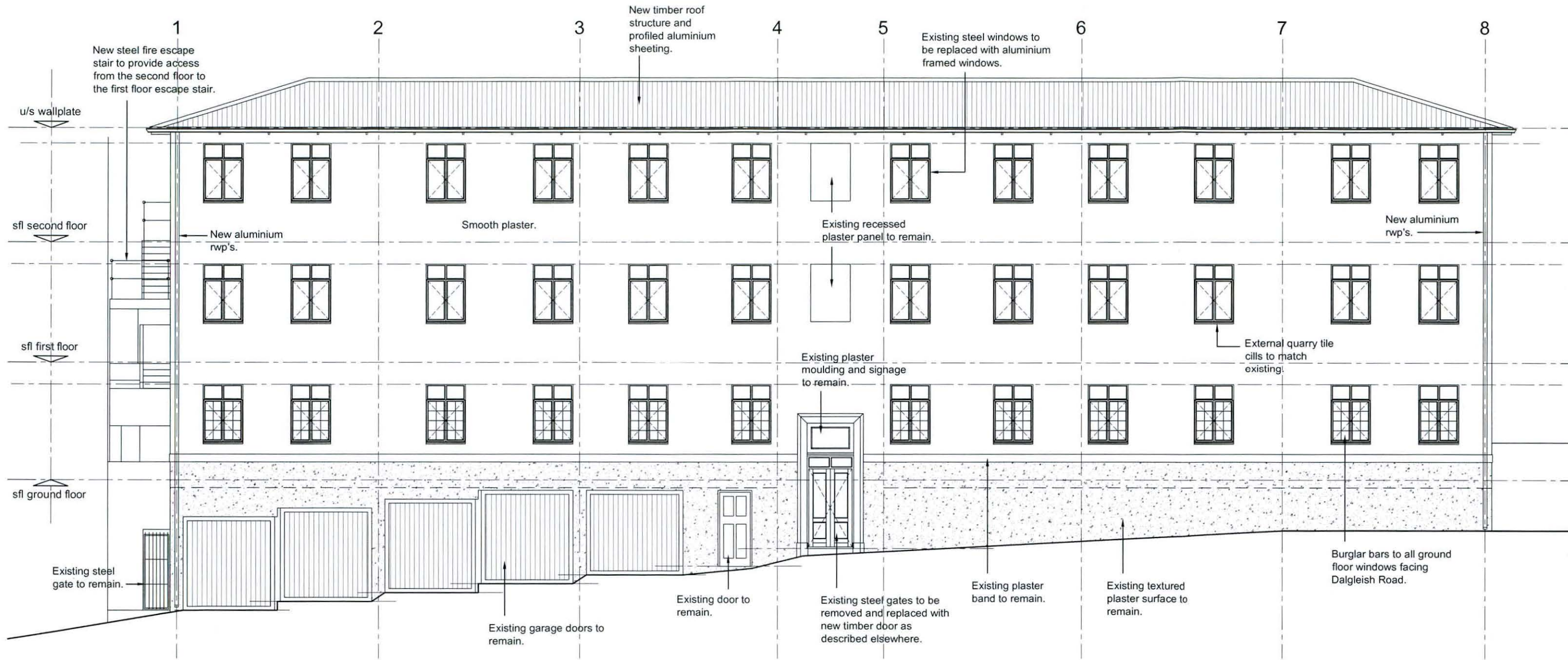
john harvey
architectural consultant

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**PHRA APPLICATION
PROPOSED ALTERATIONS
ELEVATIONS**

400.SK.06/0

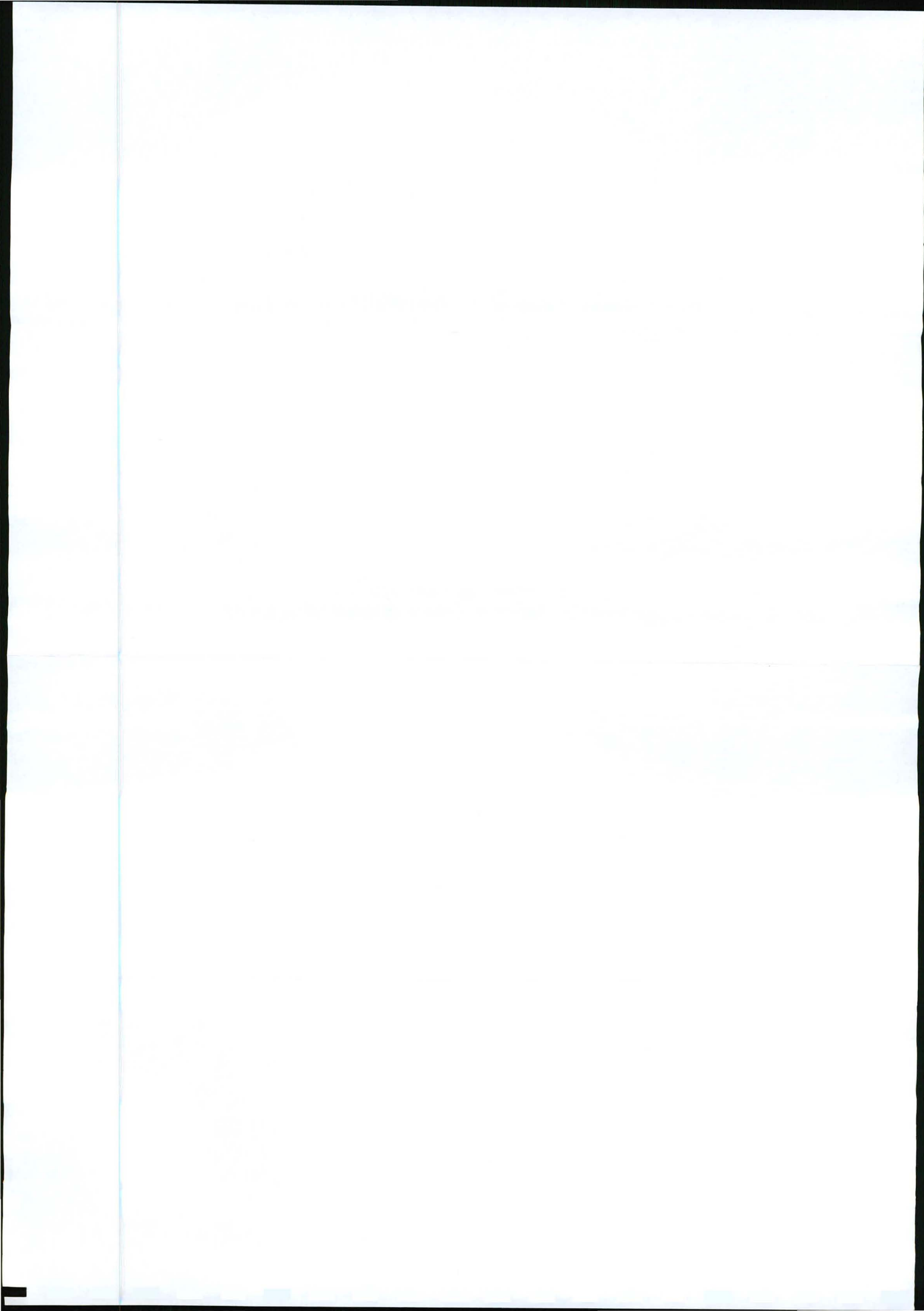


south west elevation
scale 1:100



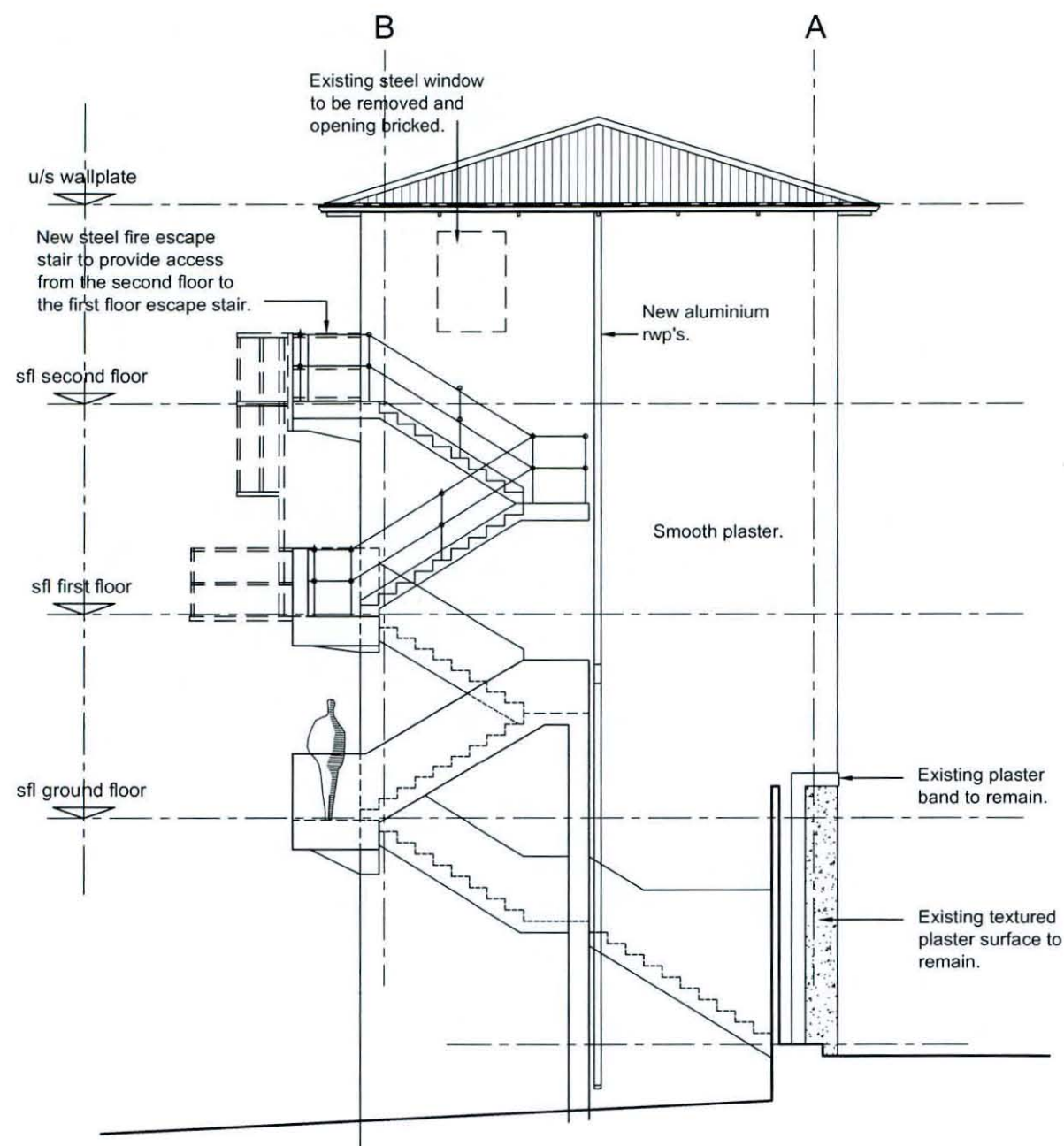
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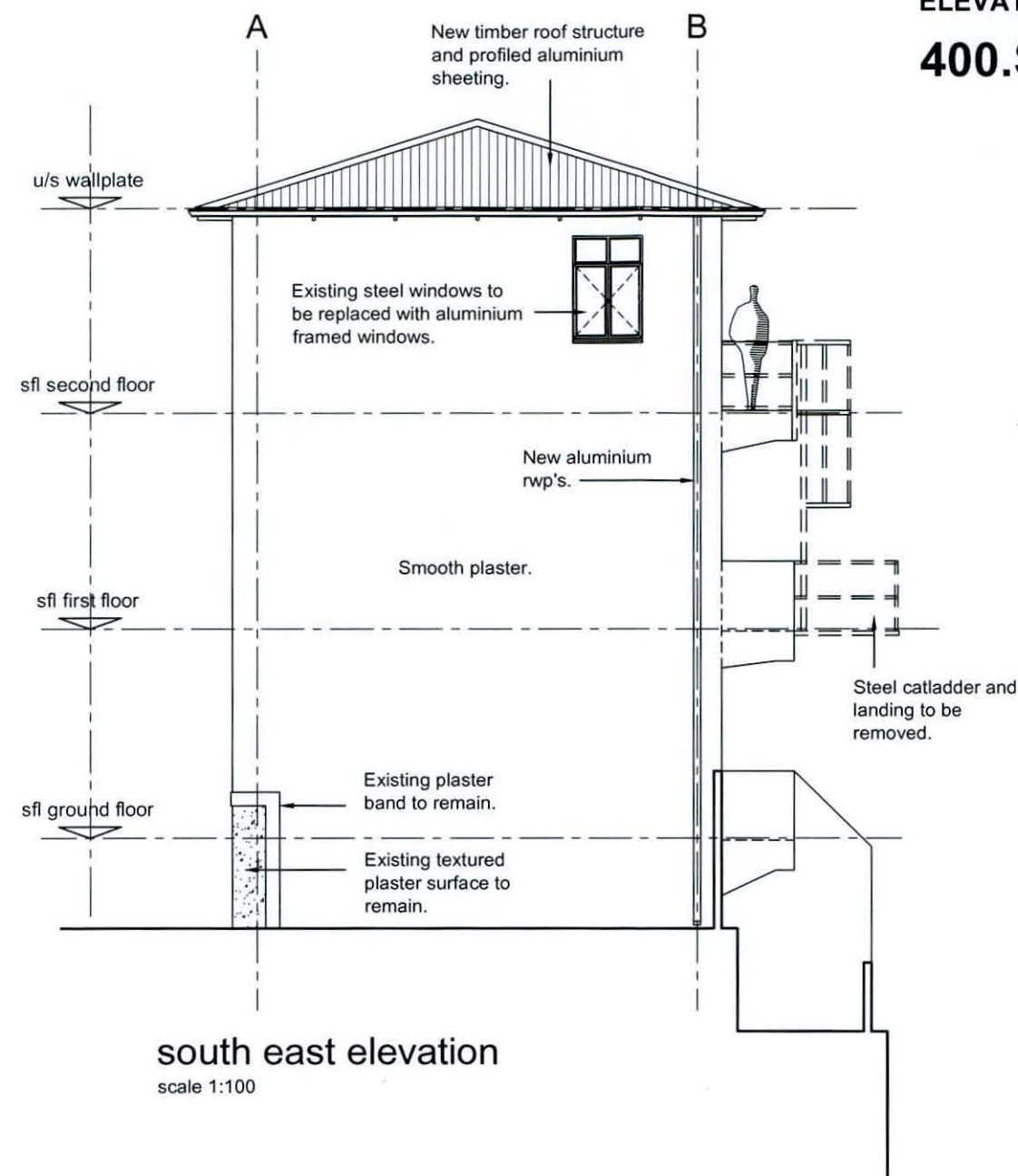


**PHRA APPLICATION
PROPOSED ALTERATIONS
ELEVATIONS**

400.SK.08/0



north west elevation
scale 1:100

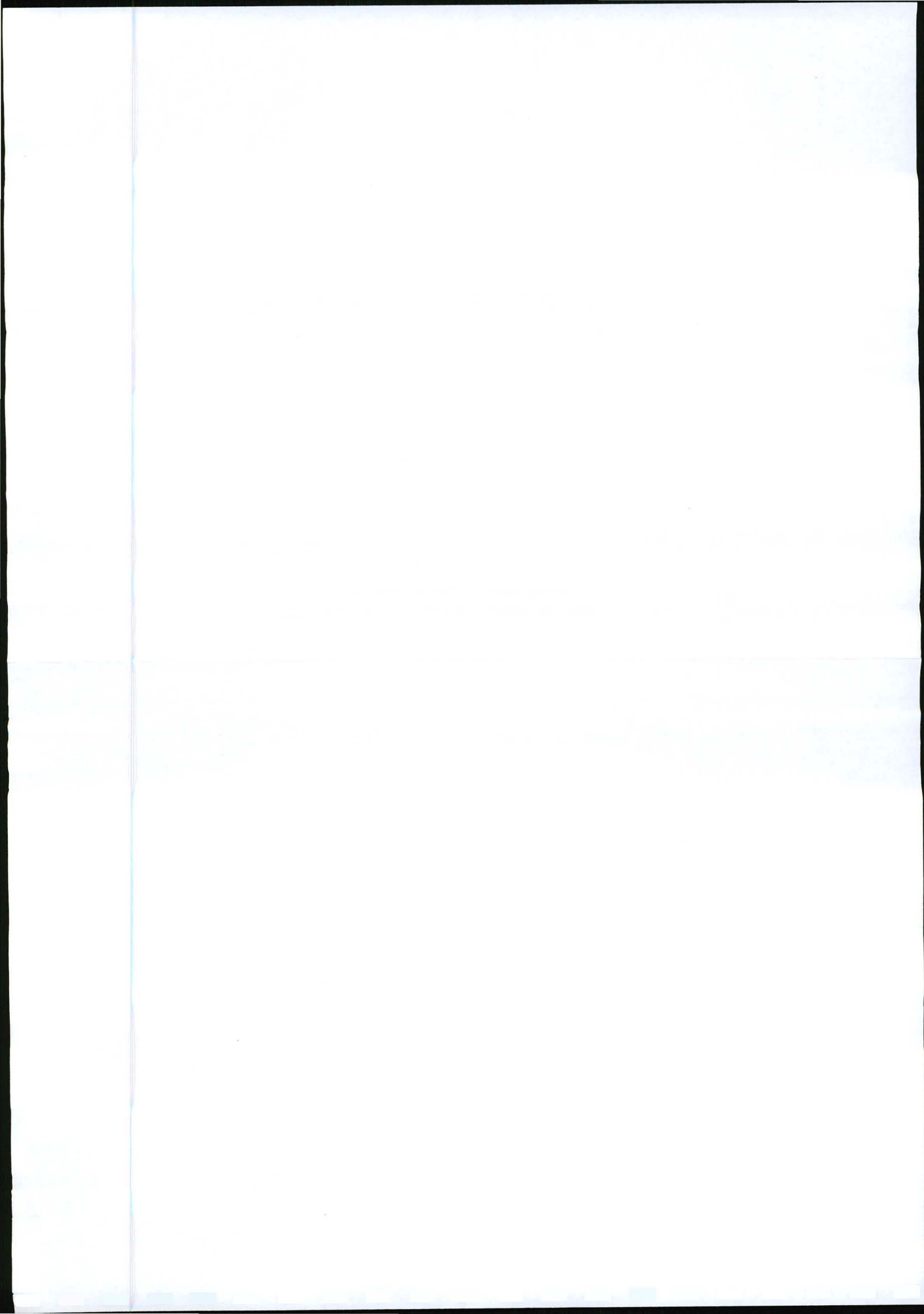


south east elevation
scale 1:100

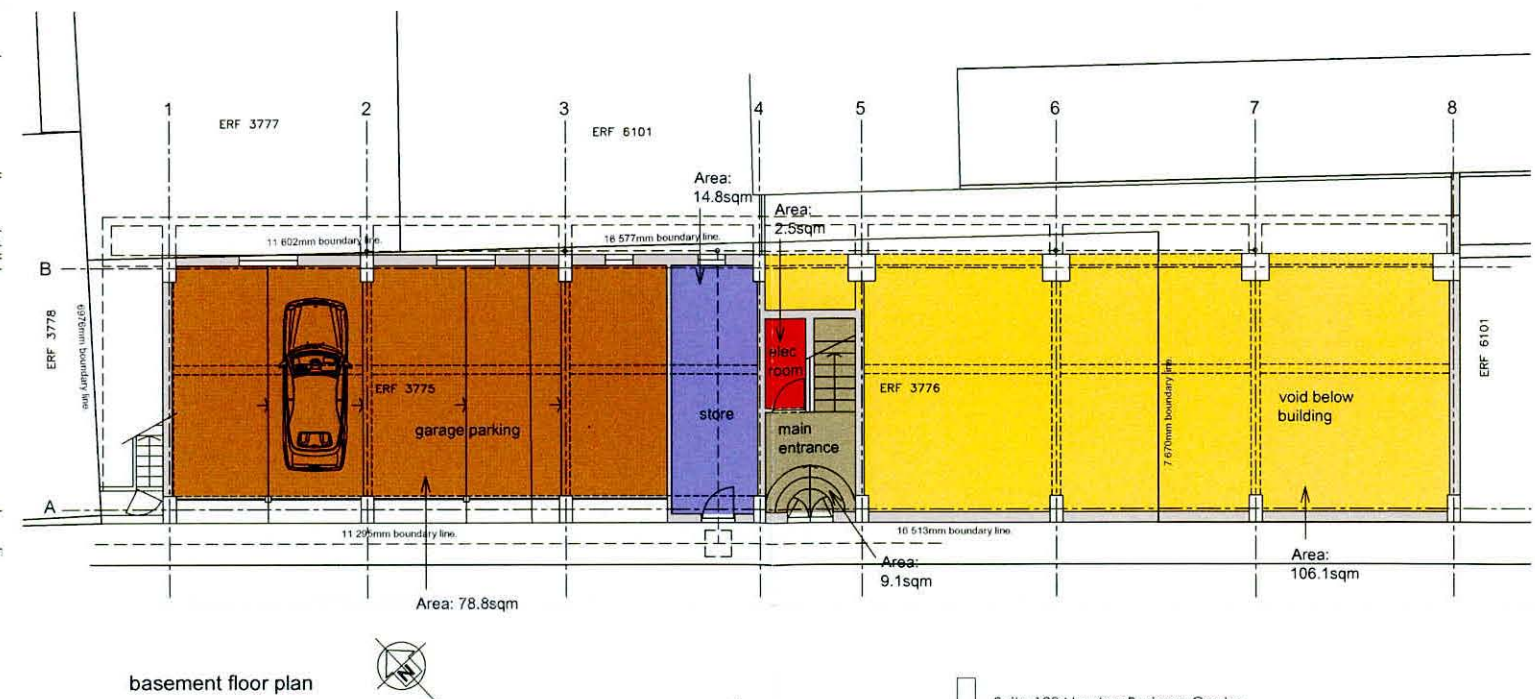
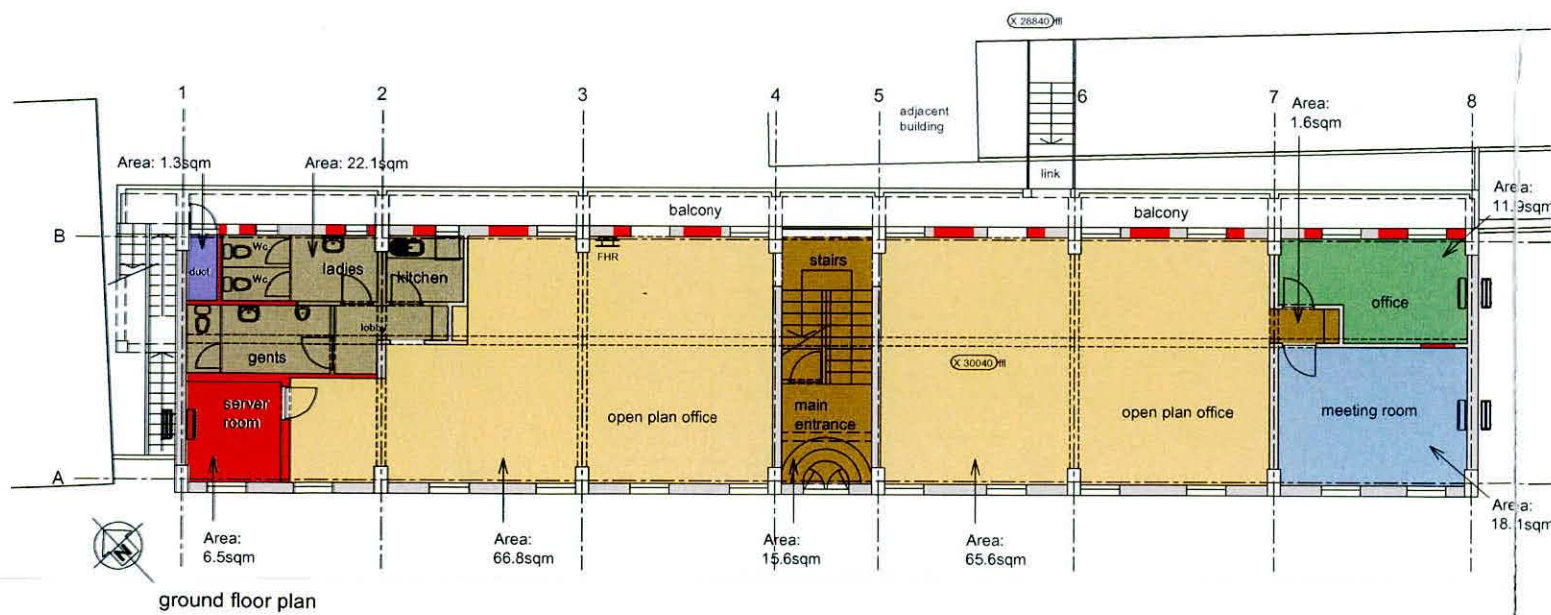
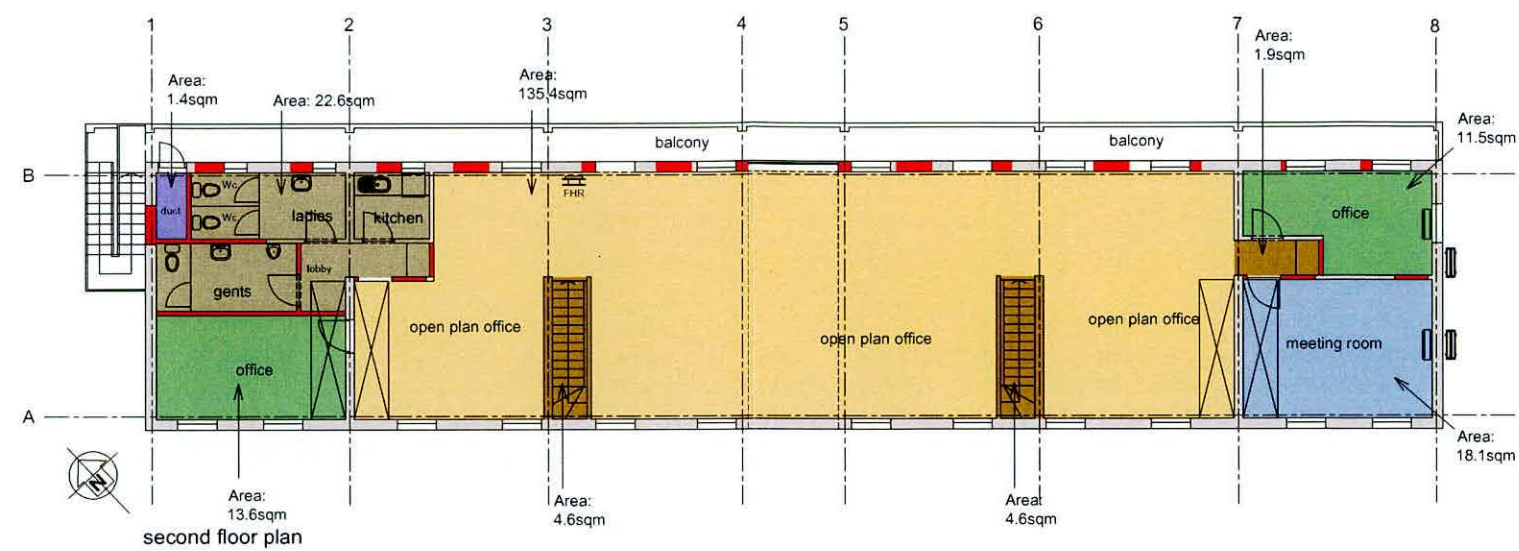
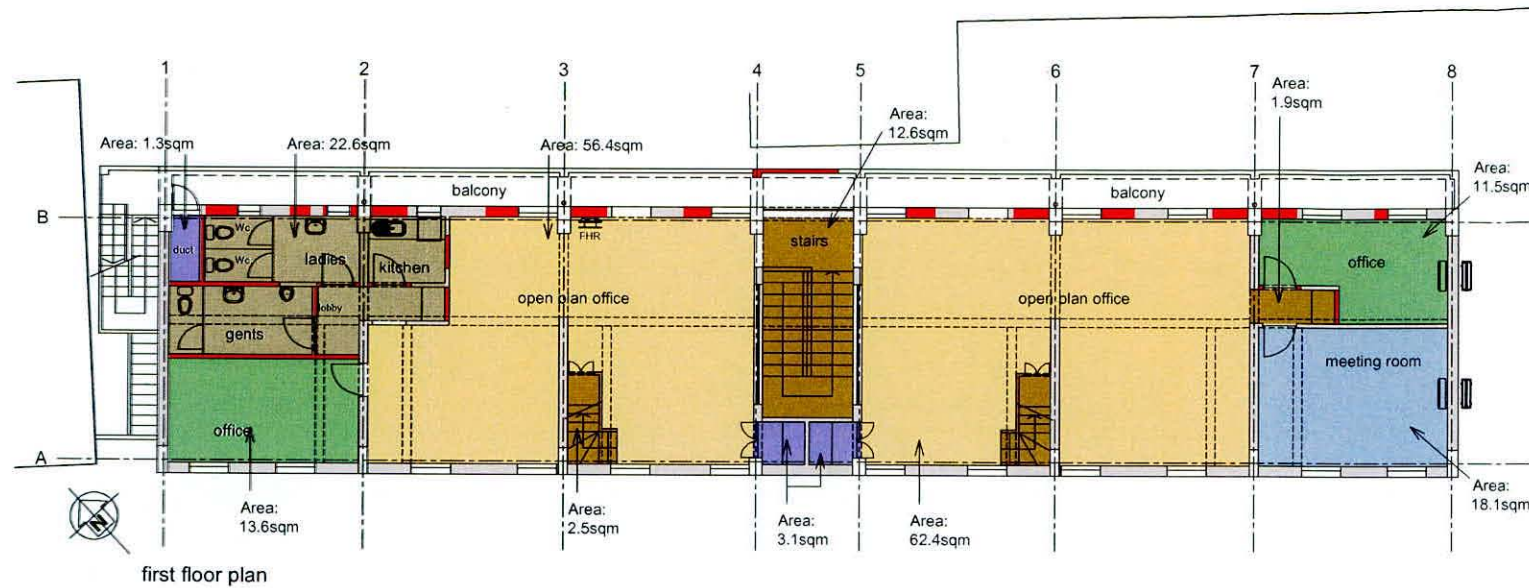


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EH Walton - Dalgleish House - erf 3775, 3776 and 6101 Central - Port Elizabeth



**PHRA APPLICATION
PROPOSED ALTERATIONS
AREA DIAGRAM
400.SK.09/0**

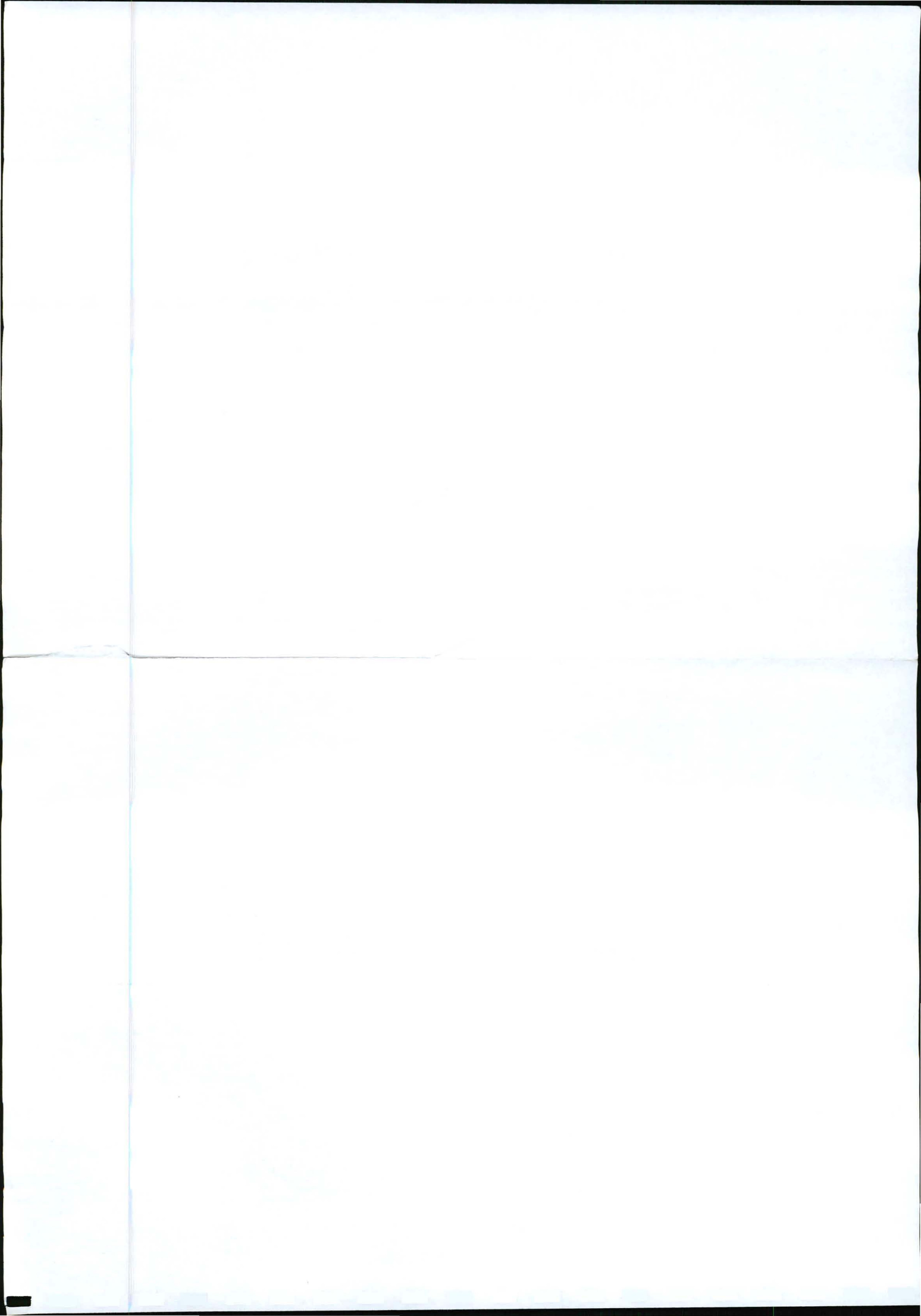


area diagrams
scale 1:200



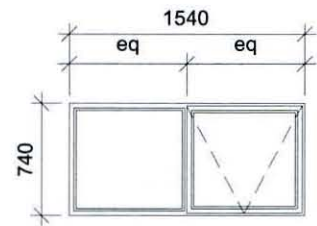
Suite 103 Newton Business Centre,
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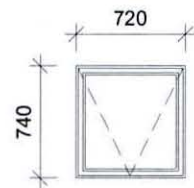
**PHRA APPLICATION
PROPOSED ALTERATIONS
DOOR AND WINDOW SCHEDULE
400.SK.10/0**

Window type A.

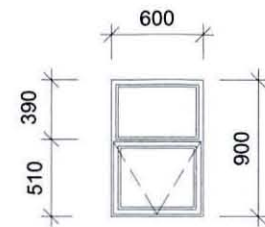


All windows to be Sheerline or equal approved aluminium window system. Colour to be determined.

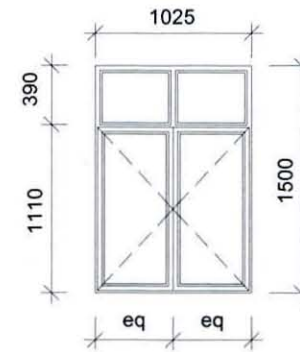
Window type B.



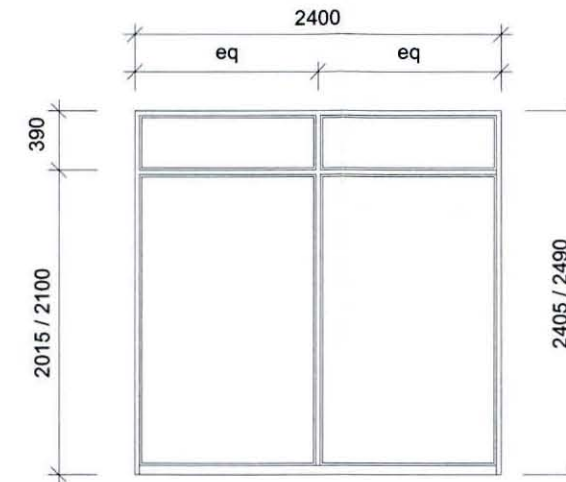
Window type C.



Window type D.



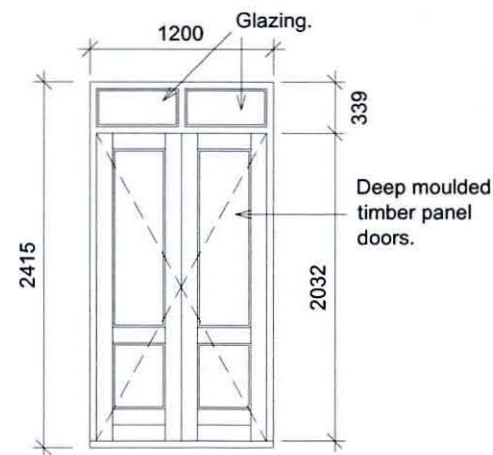
Window type E.



window schedule

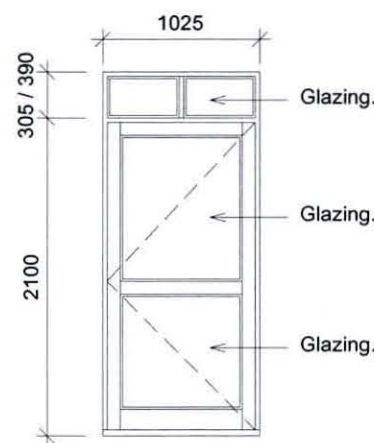
scale 1:50

Door type A.



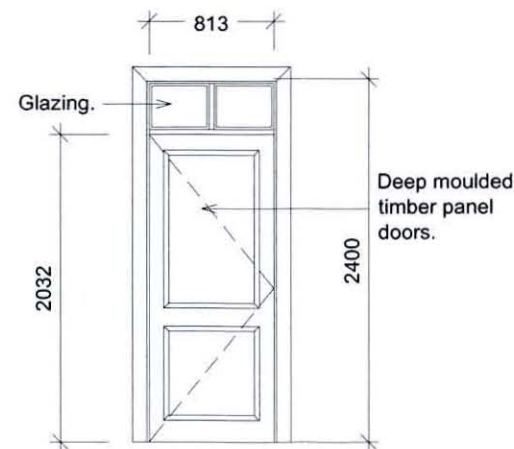
SWARTLAND or equal approved purpose made meranti double door, frame and fanlight as indicated.

Door type B.



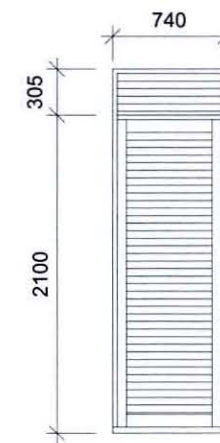
Sheerline or equal approved door system with fanlight.

Door type C.



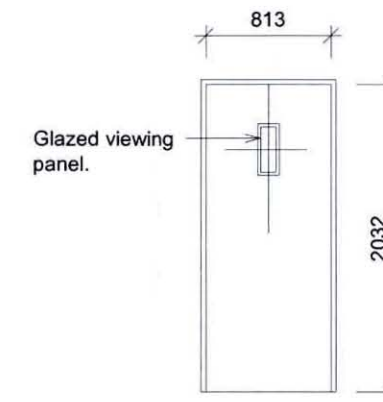
Timber frame linings with fanlight, architraves and deep moulded panel doors.

Door type D.



Sheerline or equal approved door system with weather louvre insert, with rodent proofing to inside.

Door type E.



Galvanised steel double rebated profile door frame and 1 hour, class "A", Fire rated server room door edged with hardwood lipping.

door schedule

scale 1:50



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