

**APPROVED MINUTES OF THE MEETING OF  
HERITAGE WESTERN CAPE,  
BUILT ENVIRONMENT AND LANDSCAPE PERMIT COMMITTEE (BELCom)  
Held on Wednesday, 28 November 2018 in the 1<sup>st</sup> Floor Boardroom at the Offices of the  
Department of Cultural Affairs and Sport,  
Protea Assurance Building, Greenmarket Square, Cape Town at 09:00**

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**1. Opening and Welcome**

The Chair, Mr Graham Jacobs, opened the meeting at 09:03 officially and welcomed everyone present.

**2. Attendance**

**Committee Members:**

Mr Graham Jacobs (GJ) (Chair)  
Mr Mike Scurr (MS)  
Mr David Gibbs (DG)  
Mr Mayiji Nyikosa (MN)  
Mr Ivan Smidt (IS)  
Mr Peter Büttgens (PB)  
Ms Nicola Irving (NI)  
Mr Chris Snelling (CSn) (co-opted) left at 15:50

**Members of Staff:**

Dr Mxolisi Dlamuka (MD)  
Ms Colette Scheermeyer (CSc)  
Ms Penelope Meyer (PM)  
Ms Waseefa Dhansay (WD)  
Mr Andrew September (AS)  
Ms Heidi Boise (HB)  
Ms Stephanie Barnardt (SB)  
Mr Olwethu Dlova (OD)  
Ms Aneeqah Brown (AB)  
Ms Nosiphiwo Tafeni (NT)  
Mr Jonathan Windvogel (JW)

**Visitors:**

Ms Marise Grobler (MG)  
Ms Cindy Postlethwayt (CP)  
Mr Frik Vermeulen (FV)  
Mr Raymond Bouma (RB)  
Ms Laura Milandri (LM)  
Mr Shlomi Azar (SA)  
Mr Henry Aikman (HA)  
Dr Stephen Townsend (ST)  
Mr Tony Kiley (TK)  
Mr Alwyn Bester (AB)  
Ms Nerise Benedito (NB)  
Mr W van Wyk (WvW)  
Ms Ronell Ackermann (RA)  
Mr Johann Slee (JS)

Ms Juliet Harrison-Egan (JHE)  
Mr Markus Kaps (MK)  
Mr Johan Cornelius (JC)  
Ms Wendy Wilson (WW)  
Mr Stuart Hermansen (SH)  
Mr Ashley Lillie (AL)  
Mr Bruce Burmeister (BB)  
Mr Trevor Sayer (TS)  
Ms Claire Abrahamse (CA)  
Mr E Kerby (EK)  
Mr Barry Gould (BG)  
Ms Louise van der Merwe (LvdM)  
Ms Ursula Rigby (UR)  
Mr Sean May (SM)

**Observers:**

Mr Zwelibanzi Shiceka (ZS) (Drakenstein Municipality)  
Mr Philip Smith (PS) (City of Cape Town –South Peninsula) HRM

**3. Apologies**

Ms Janine de Waal (JdW)  
Mr Gaarith Williams (GW)  
Ms Belinda Mutti (BM)

## **Absent**

None

## **4. Approval of Agenda**

### **4.1** Dated 28 November 2018

The Committee approved the agenda dated 28 November 2018 with additional items.

## **5. Approval of Minutes of Previous Meeting**

### **5.1** BELCom Minutes dated 24 October 2018

The Committee reviewed and resolved to approve the minutes dated 24 October 2018 as amended.

## **6. Disclosure of Interest:**

### **6.1 Recusals**

- IS: item 13.6
- MS: items 11.2, 11.4, 13.5, 19.1 and 19.3
- PB: items 11.1, 11.2 and 12.7
- GJ: items 12.2 and 13.11
- CSn: Items 12.1, 12.6, 13.1 and 13.6

## **7. Confidential Matters**

### **7.1** None

## **8. Administrative Matters**

### **8.1** Outcome of the Appeals and Tribunal Committees

#### **8.1.1** PM reported back on the following Appeals Committee matters:

- Proposed Total Demolition, Erf 1455, 14 Kotze Street, Gardens: Section 34
- Proposed New Dwellings on Remainder of Farm 96, Knysna: Section 38
- Proposed Additions and Alterations at Erf 390, 34 Woodside Road, Tamboerskloof: Section 34
- Proposed partial demolition, addition & alteration at Erven 2455 & 2456, c/o Joubert & Merriman Streets, Stellenbosch: Section 34
- Proposed addition & alteration at Erf 191, 119 Buitenkant Street, Gardens: Section 34

### **8.2** Report back on Stop Works Orders and Charges:

Nothing to report.

### **8.3** Formal Protection of Buildings refused for Demolition:

Nothing to report.

## **9. Standing Items**

### **9.1** Site Inspections

The following site inspections undertaken by members were noted:

- Proposed Total Demolition of Erf 45531, 6 Nursery Road, Rondebosch
- Proposed Alteration and Additions, Erf 88327, 56 Main Road, St James
- Proposed Alterations and Additions, Erf 14469, 12 Neethling Street, Stellenbosch
- Unauthorised Work at Erf 93, 13 Flower Street, Oranjezicht

## 9.2 Report back on Council and ExCo Meetings

It was noted that:

- The first of what will be future Council meetings away from Cape Town was held in Hermanus. The interaction with the Local Authority and Heritage Bodies proved to be very successful and productive.

## 9.3 Proposed Site Visits

- Proposed Alterations, Additions, Demolition and Maintenance, ('Tabora') Erf 22, Boshof Avenue, Newlands
- Proposed Alterations and Additions, Erf 52821, 48 Queen Victoria Street, Cape Town CBD
- Proposed Alteration and Total Demolition of Erf 782, Cnr Market and Park Street, Wellington
- Proposed Total Demolition at Erf 2146, 2 Deer Park, Vredehoek
- Proposed Total Demolition on Erf 2306, 4 Verreweide Street, Stellenbosch

## 9.4 Discussion of agenda

## 10. Appointments

### 10.1 None

## MATTERS DISCUSSED

## 11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS

### 11.1 Proposed Alterations and Additions to the Homestead, Remainder of Portion 12 of Farm 653, Vergenoegd Farm, Somerset West: MA HM/ CAPE TOWN METROPOLITAN/ SOMERSET WEST/ RE OF PORTION 12 OF THE VERGENOEGD FARM NO 653

Case No: 18080704WD0808E

PB recused himself and left the room.

Submission 2 documentation was tabled.

Ms Waseefa Dhansay gave a PowerPoint presentation.

Ms Marise Grobler and Ms Juliet Harrison-Egan were present and took part in the discussion.

#### DISCUSSION:

Amongst other things, the following were discussed:

- Two alternatives were proposed for the interior of the Manor House.
- The Committee complimented the quality and comprehensiveness of the documentation.
- Ms Grobler reported that this work and the restaurant proposals are scheduled for the first half of 2019, before which detailed plans will be submitted for consideration.

**RECORD OF DECISION:**

The Committee resolved to approve option 2 as the more appropriate alternative for minimizing impacts to heritage resources.

**WD**

**11.2 Proposed Alterations on Erf 4140, Ou Hoofgebou, Ryeneveld Street, Stellenbosch University, Stellenbosch: NM  
HM/ CAPE WINELANDS/ STELLENBOSCH/ ERF 4140**

**Case No:** 15081405HB0825M

PB and MS recused themselves and left the room.

Application documents submitted by Naude & Bouma Architects were tabled.

Ms Heidi Boise gave a PowerPoint presentation.

Mr Raymond Bouma was present and took part in the discussion.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The property is located in the Stellenbosch Historical Area.
- Stellenbosch municipality supported the proposal.
- SIG did not support the proposal.
- Some members were concerned about the proposed location of the installation.

**RECORD OF DECISION:**

With two members dissenting, the Committee resolved to approve the application as the proposal does not impact negatively upon heritage significance.

**HB**

**11.3 Proposed Alterations, Additions, Demolition and Maintenance, Erf 22, Boshof Avenue, Newlands: NM  
HM/CAPE TOWN METROPOLITAN/ NEWLANDS/ ERF 49925**

**Case No:** 18101911WD1023M

Application documents were tabled.

Ms Waseefa Dhansay gave a PowerPoint presentation.

**FUTHER REQUIREMENTS:**

The Committee resolved to undertake a site inspection on Thursday, 6 December 2018 at 11:00 (IS, NI, DG, PB, GJ).

**WD**

**11.4 Proposed Maintenance at Erf 1188, 117 Dorp Street, Stellenbosch: NM  
HM/CAPE WINELANDS/STELLENBOSCH/ERF 1188**

**Case No:** 18110702HB1107E

MS recused himself and left the room.

Application documents submitted by Rennie Scurr Adendorff Architects were tabled.

Ms Heidi Boise gave a PowerPoint presentation.

Ms Laura Milandri was present and took part in the discussion.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The property is located in the Stellenbosch Historical Area.
- Stellenbosch municipality and SHF did not comment, information was submitted.
- SIG did not support the proposal.
- Concerns were expressed that the proposed service interventions must be of a nature that results in minimal disturbance to significant historic fabric.
- However, it is accepted that details regarding fabric intervention can in many cases only be finalized on site.
- Stellenbosch University is to be commended on their choice of durable and high quality and aesthetically appropriate materials.

**RECORD OF DECISIONS:**

The Committee resolved to approve the application subject to the following;

1. The work to be monitored by an architect with suitable heritage experience and expertise.
2. The submission by the monitoring heritage architect to HWC of details where new services will impact on significant fabric.
3. The submission of the monthly interim reports by the monitoring heritage architect with a final close-out report submitted to HWC within 30 days of practical completion.

The Committee supports the use of Rheinzink as a cladding to the modern addition on the site.

**HB**

**11.6 Revised Alterations (Roof and Alterations) to the Kraal on Hazendal Farm, Farm Haasendal 222, Stellenbosch: NM  
HM/CAPE WINELANDS/STELLENBOSCH/FARM HAASENDAL 222**

**Case No:** 18102403AS0611E

S27 application for Kraal Revision was tabled.

Mr Andrew September gave a PowerPoint presentation.

Mr Stuart Hermansen and Mr Shlomi Azar were present and took part in the discussion.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The Committee expressed concerns regarding the permanent nature of the proposed curved canopy.
- The Committee notes that an ideal solution would be a structure that is of such nature that it would not require an application to HWC because of its impermanence.

**RECORD OF DECISION:**

The Committee resolved not to approve the proposal as it would impact negatively on the character of the werf and mountain backdrop.

**AS**

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

**12.1 Proposed Total Demolition of Erf 45531, 6 Nursery Road, Rondebosch: MA  
HM/CAPE METROPOLITAN/RONDEBOSCH /ERF 45531**

**Case No:** 18071701SB0802E

CSn recused himself and left the room.

BELCom reported back on the site visit undertaken on 23 November 2018. Site visit report prepared by IS dated 26 November 2018 attached (annexure SI1).

Mr Ashley Lillie was present and took part in the discussion.

**DISCUSSION:**

Amongst other things, the following was discussed:

- A site inspection report was tabled.
- Although the building includes a range of period fittings and joinery, many of these were sourced elsewhere and installed by the current owner.

**RECORD OF DECISION:**

Given that the property falls within a streetscape deemed to have heritage significance, the Committee resolved to approve the demolition application subject to the preparation of heritage indicators for the replacement building relating to overall height and setback. To be submitted to HOMs for final approval.

**SB**

**12.2 Proposed Total Demolition, Erf 624 and 642, Marine Drive, Hermanus: MA HM/ OVERBERG/ OVERSTRAND/ HERMANUS/ ERF 624 AND 642**

**Case No:** 18080303WD0806E

GJ recused himself and left the room.

The Committee nominated Mr David Gibbs as acting chairperson for this item.

Application documents were tabled.

Ms Waseefa Dhansay gave a PowerPoint presentation.

Mr Henry Aikman and Mr Bruce Burmeister were present and took part in the discussion.

**DISCUSSION:**

Amongst other things, the following was discussed:

- Streetscape and street interface to be addressed.
- Public/private threshold to be resolved.

**RECORD OF DECISION:**

Notwithstanding the landmark qualities of the present building in relation to the cliff edge, as the existing structure has lost heritage significance, the Committee resolved to approve the proposed demolition, subject to the submission of building plans for the replacement building to HOM's for approval.

The replacement structure on Erf 624 and 642, Marine Drive, Hermanus must be completed within three years of the date of issue of the permit for demolition, failing which a new application to approve the proposed replacement structure will be required in terms of the NHRA, regardless of whether demolition of the existing structure has taken place or not.

**WD**

**12.3 Proposed Total Demolition of Erf 86752, Muizenberg: MA HM /CAPE TOWN METROPOLITAN/MUIZENBERG /ERF 86752**

**Case No:** 18103003SB1107E

Permit application, Heritage Assessment Report prepared by Cindy Postlethwayt and associated documents were tabled.

Ms Stephanie Barnardt gave a PowerPoint presentation.

Ms Cindy Postlethwayt and Mr Markus Kaps were present and took part in the discussion.

**DISCUSSION**

Amongst other things, the following was discussed:

- The existing building has been degraded to a point where it now has insufficient significance to warrant retention.

- The building occupies a gateway position diagonally opposite the Muizenberg Station which is a PHS and landmark building.
- Concerns were expressed that the proposed replacement structure in relation to its context is monolithic, insufficiently articulated at street and roof levels and does not sufficiently recognise the fine-grained nature of the existing built form along the significant Main Road streetscape.
- The Committee appreciates the design development shown in the documentation and concurs that the pitch roof form is preferable in this context but notes that further investigation is required.

#### **RECORD OF DECISION**

The committee resolved to approve the demolition application as this will not impact on heritage significance, subject to:

1. The submission for approval of amended proposals taking into account articulation, street interface, massing, scale and roofscape and the building's landmark and gateway location on Main Road.

**SB**

#### **12.4 Proposed Alteration and Total Demolition of Erf 782, Cnr Market and Park Street, Wellington: NM HM /CAPE WINELANDS/DRAKENSTEIN/WELLINGTON / ERF 782**

**Case No:** 18102906SB1107E

Application documents, Heritage Statement prepared by Cindy Postlethwayt were tabled. Ms Stephanie Barnardt gave a PowerPoint presentation.

#### **RECORD OF DECISION**

The Committee resolved to undertake a site inspection on Monday, 10 December 2018 (MS and GJ).

**SB**

#### **12.5 Proposed Total Demolition, Erf 154709, 224 Sir Lowry Road, Woodstock: NM HM/CAPE TOWN METROPOLITAN/ WOODSTOCK/ ERF 154709**

**Case No:** 18101708WD1022E

Application documents were tabled.

Ms Waseefa Dhansay gave a PowerPoint presentation.

Mr Frik Vermeulen was present and took part in the discussion.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- The site falls within two HPO's and adjacent to a PHS (Osborne Street).
- The site is graded not conservation worthy.
- The building has insufficient significance to warrant retention.



- The Committee noted that the street interface along Sir Lowry Road and edges facing towards Osborne Street require particular attention.

#### **RECORD OF DECISION**

The committee resolved to approve the demolition application as not impacting on heritage significance subject to:

1. The submission for approval of amended proposals taking into account street interface, active edges, and a transition between the existing industrial character to the finer development grain, massing, scale and roofscape of the Osborne Street streetscape.

**WD**

#### **12.6 Proposed Total Demolition on Erf 2306, 4 Verreweide Street, Stellenbosch: NM HM/CAPE WINELANDS/STELLENBOSCH/ERF 2306**

**Case No:** 18110505AS0711E

CSn recused himself and left the room.

Permit application and addendum were tabled.

Mr Andrew September gave a PowerPoint presentation.

#### **RECORD OF DECISION**

The Committee resolved to undertake a site inspection on Monday, 10 December 2018 (MS and GJ).

**AS**

#### **12.7 Proposed total Demolition at Erf 2146, 2 Deer Park, Vredehoek: NM HM/CAPE TOWN METROPOLITAN/VREDEHOEK/ERF 2146**

**Case No:** 18110508HB1107E

PB recused himself and left the room.

Application documents submitted by Peter Buttgens were tabled.

Ms Heidi Boise gave a PowerPoint presentation.

#### **RECORD OF DECISION**

The Committee resolved to undertake a site inspection on Thursday, 6 December 2018 at 14:30 (IS, NI, DG, MS, MN and GJ).

**HB**

**12.8 Proposed Total Demolition at Erven 23733 & 23732, 209 and 207 Voortrekker Road, Maitland: NM  
HM/CAPE TOWN METROPOLITAN/MAITLAND/ERVEN 23733 & 23732**

**Case No:** 18100101HB1018E

Application documents were tabled.

Ms Heidi Boise gave a PowerPoint presentation.

**DISCUSSION**

Amongst other things, the following was discussed:

- Location of the building with respect to Maitland Town Hall.
- Voortrekker Road as a development corridor, where densification is appropriate.

**RECORD OF DECISION**

The Committee resolved to approve the application as not impacting negatively on heritage significance.

**HB**

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

**13.1 Proposed Alteration and Additions, Erf 88327, 56 Main Road, St James: NM  
HM/CAPE TOWN METROPOLITAN/ST. JAMES/ ERF 88327**

**Case No:** 18080615SB0918E

CSn recused himself and left the room.

BELCom reported back on the site visit undertaken on 24 November 2018. Site visit report prepared by DG/NI dated November 2018 attached (annexure SI2).

Dr Stephen Townsend, Mr Trevor Sayer and Mr Tony Kiley were present and took part in the discussion.

**DISCUSSION**

Amongst other things, the following was discussed:

- A site inspection report was tabled.
- The Committee has no concerns in principle with an additional two storeys.
- Members of the Committee expressed concerns regarding the 'busy-ness' (complexity) of the proposal and nature of its juxtaposition with the 'match box' building behind.

**FURTHER REQUIREMENTS:**

Revised proposals informed by the following additional information before making a decision:

1. Contextual analysis, informed by elevational studies along both Main Road and St James Road and a three-dimensional understanding of form, massing and roofscape of the immediate surrounding area.

2. Drawings (including plans and annotated images) describing the fabric morphology (Material analysis, indicating age and layering).

**SB**

**13.2 Unauthorised Work at Erf 93, 13 Flower Street, Oranjezicht: NM  
HM/CAPE TOWN METROPOLITAN/ ORANJEZICHT/ ERF 93**

**Case No:** 17030704HB0317E

BELCom reported back on the site visit undertaken on 23 November 2018. Site visit report prepared by PB dated November 2018 attached (annexure SI3).

**DISCUSSION**

Amongst other things, the following was discussed:

- The submission includes illegal work, the extent of which is not clear.
- A site inspection report was tabled.
- The Committee expressed concern regarding the impact of the work known to be unauthorised which negatively impacts on a highly significant streetscape within the HPO.

**FURTHER REQUIREMENTS:**

The Committee recommended that an architect with appropriate heritage experience and expertise be appointed to prepare accurate drawings of the revised proposals informed by heritage indicators. This work will form a basis for a heritage agreement with HWC which will be required prior to the complete lifting of the Stop Works Order.

**HB**

**13.3 Proposed Alterations and Additions, Erf 14469, 12 Neethling Street, Stellenbosch: NM  
HM/CAPE WINELANDS/STELLENBOSCH/ERF 14469**

**Case No:** 18100204WD1003E

BELCom reported back on the site visit undertaken on 23 November 2018. Site visit report prepared by GJ dated 23 November 2018 attached (annexure SI4).

**DISCUSSION:**

Amongst other things, the following was discussed:

- A site inspection report was tabled.
- The submission includes illegal work, the extent of which is not clear.
- The Committee expressed concern regarding the impact of the work known to be unauthorised which has impacted negatively on a highly significant streetscape within the Stellenbosch Historic Area.
- A similar glazed enclosure was noted in the opposite side of the street at Caledon Villa. This installation appears also to be illegal and requires investigation.

**FURTHER REQUIREMENTS:**

The Committee recommended that an architect with appropriate heritage experience and expertise be appointed to prepare a report containing the following:

1. A chronology of events involving the illegal work.
2. Documentation clearly indicating the extent of the illegal work and providing proof of approvals for work which has been previously authorized.
3. A detail assessment of the impacts of the illegal work on heritage significance, including streetscape.
4. The owner to provide reasons why HWC should not take legal action for contravening the NHRA.

This report to be submitted HWC within 90 days of the applicant being informed of the above by HWC.

WD

**13.4 Proposed Additions and Alterations at Erf 609, 27 Alexandra Avenue, Oranjezicht: MA HM/ CAPE TOWN METROPOLITAN/ORANJEZICHT/ERF 609**

**Case No:** 18030512HB0315E

Revised proposal prepared by Architecture LAB drawing no. 1720/1/01; 1720/1/02; 1720/2/02; 1720/2/01 & 1720/3/01 were tabled.

Ms Heidi Boise gave a PowerPoint presentation.

Ms Claire Abrahamse, Mr Alwyn Bester and Mr E Kerby were present and took part in the discussion.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The 3D views submitted provide a good indication of the direction in which the proposals have developed.

**RECORD OF DECISION:**

The Committee resolved to approve the application with drawings prepared by Urban Veld Landscape Architects 1803/SEC/BB Rev A dated 22 June 2018, subject to monitoring of the work by an architect with appropriate heritage skills and experience who will be required to submit a close-out report to HWC for approval within 30 days of Practical Completion.

HB

**13.5 Proposed Alterations and Additions, Erf 2715, 14 A Flower Street, Oranjezicht: MA HM/ CAPE TOWN METROPOLITAN/ORANJEZICHT/ ERF 2715**

**Case No:** 17090803WD0920E

MS recused himself and left the room.

WD introduced the application.

Ms Nerise Benedito and Mr Barry Gould were present and took part in the discussion.

**DISCUSSION**

Amongst other things, the following was discussed:

- Design development with respect to previous requirements

**RECORD OF DECISION**

The Committee resolved to approve the application as having met previous requirements.

**WD**

**13.6 Proposed Alterations and Additions, Erf 162, 15 Peak Drive, Pinelands: MA HM/CAPE TOWN METROPOLITAN/ PINELANDS/ ERF 162**

**Case No:** 18061204WD0621E

IS recused himself and left the room.

CSn recused himself but joined the discussion as the applicant.

Application documents were tabled.

Ms Waseefa Dhansay gave a PowerPoint presentation.

**RECORD OF DECISION**

The Committee resolved to approve the application as having met previous concerns.

**WD**

**13.7 Proposed Partial Demolition, Additions and Alterations on Erf 170697,  
The Former Avalon Hotel, Gardens: MA  
HM\CAPE TOWN METROPOLITAN\GARDENS\ERF 170697**

**Case No:** 17040606HB0420E; 16022906GT0315E

Revised proposal Council submission drawings were tabled.

Ms Heidi Boise gave a PowerPoint presentation.

Ms Claire Abrahamse was present and took part in the discussion.

**ENDORSEMENT:**

The Committee confirms that the drawings prepared by Vivid Architects drawing nos. 1420 02-001 to 1420 02-021 and landscape drawing prepared by Landscape Architects drawing no. LP 001 dated 20 April 2018 submitted for stamping/endorsing are substantially in accordance with the proposals approved by HWC at the BELCom meeting held 8 March 2018.

**HB**

**13.8 Proposed Alterations and Additions on the Erf 1307, 3 Stephen Street, Oranjezicht: MA  
HM\CAPE TOWN METROPOLITAN\ANORANJEZICHT\ERF 1307**

**Case No:** 1806209SB0824E

Application and plans and revised plans were tabled.

Ms Stephanie Barnardt gave a PowerPoint presentation.

Ms Ronell Ackermann was present and took part in the discussion.

**DISCUSSION**

Amongst other things, the following was discussed:

- Design development with respect to previous requirements.

**RECORD OF DECISION**

The Committee resolved to approve the application indicated on drawings ST 0827 (4349/1 & 4349/2) dated 5 November 2018 as the proposals do not impact negatively on heritage significance.

**SB**

**13.9 Partial Demolition and Alterations, Erf 1431, 21 Camberwell Road, Three Anchor Bay: NM HM/CAPE TOWN METROPOLITAN/ THREE ANCHOR BAY/ ERF 1431**

**Case No:** 18110501WD1107E

Application documents were tabled.

Ms Waseefa Dhansay gave a PowerPoint presentation.

Ms Ursula Rigby was present and took part in the discussion.

**RECORD OF DECISION**

The Committee resolved to approve the application as indicated on drawing no: 21.01 dated August 2018 as the proposal does not impact negatively on heritage significance.

**WD**

**13.10 Proposed Alteration and Additions of Erf 4094, Main Road, Paarl: NM HM/CAPE WINELANDS/DRAKENSTEIN/PAARL / ERF 4094**

**Case No:** 18070906SB0725E

Application documents were tabled.

Ms Stephanie Barnardt gave a PowerPoint presentation.

Mr Zwelibanzi Shiceka (representing Drakenstein Municipality) was present and took part in the discussion.

**DISCUSSION**

Amongst other things, the following was discussed:

- The Committee resolved that the building be graded grade IIIC. It falls within a Paarl Area of Exceptional Significance.
- The Committee expressed concerns that the heritage guidelines/indicators are inadequate and therefore have not appropriately informed the proposals.
- The proposals are located within a highly significant streetscape with its own particular language in terms of articulation, façade opening arrangements and manner in which it addresses the street.

**FURTHER REQUIREMENTS:**

While the Committee has no objection in principle to contemporarily designed extensions to historic buildings, this application requires amendments which address more closely the architectural language of the building and its streetscape context

**SB**

**13.11 Proposed Additions on Erf 3363, 153 Loop Street, Cape Town: NM HM/CAPE TOWN METROPOLITAN/CITY CENTRE/ERF 3363**

**Case No:** 18103113AS0711E

GJ recused himself and left the room.

The Committee nominated Mr David Gibbs as acting chairperson for this item.

Permit application for new structure on existing corner building prepared by Bruce Burmeister Architects was tabled.

Mr Andrew September gave a PowerPoint presentation.

Mr Bruce Burmeister was present and took part in the discussion.

**DISCUSSION:**

Amongst other things, the following was discussed:

- Contextualisation of the proposal needs to be unpacked.
- Whereas CIBRA and CoCT are commenting bodies, HWC is the decision making authority.
- Insufficient heritage research within the presentation.
- Consultation within the heritage sub-committee of ClfA is highly recommended.

**FURTHER REQUIREMENTS:**

1. Urban design analysis.
2. Material analysis.
3. Heritage statement compiled by heritage practitioner with suitable experience, with heritage indicators for design response.

AS

**13.12 Proposed Alterations and Additions, Erf 337, 9 Breda Street, Oranjezicht: NM HM/CAPE TOWN METROPOLITAN/ ORANJEZICHT/ ERF 337**

**Case No:** 18110513WD1105E

Application documents were tabled.

Ms Waseefa Dhansay gave a PowerPoint presentation.

**DISCUSSION**

Amongst other things, the following was discussed:

- The building is graded IIIB and is located within an HPO.
- CIBRA does not support the application and CoCT supports in principle.
- The accuracy of the drawings is questioned.
- The application lacks sufficient contextual information.
- The proposals have not been informed by heritage indicators.
- The services of an architect with suitable heritage experience and expertise is recommended to assist in reaching an appropriate design solution.



**FURTHER REQUIREMENTS:**

Amended proposals informed by heritage indicators prepared by an architect with appropriate heritage experienced and expertise to be submitted.

**WD**

**13.13 Proposed Alterations, Additions and Partial Demolition of rear Building on Erf 2657, 66 Wale Street, Cape Town Central: NM  
HM/CAPE TOWN METROPOLITAN/CITY CENTER/ERF 2657**

**Case No:** 18060514AS0627M

Permit application and supporting documentation were tabled.

Mr Andrew September gave a PowerPoint presentation.

Mr Johann Slee was present and took part in the discussion.

**FURTHER REQUIREMENTS:**

The Committee resolved to undertake a site inspection informed by the structural engineer's report relating to construction methodology and access to the site. The site inspection is to be undertaken on 6 December 2018 (IS, NI, DG, MS, MN and GJ).

**AS**

**13.14 Proposed Alterations and Additions at Erf 27432, UCT Health Sciences Campus, Observatory: MA  
HM/CAPE METROPOLITAN/OBSERVATORY/ERF 27432**

**Case No:** 18032709HB0606E

Revised proposal by KMH Architects Drawing No. 2-00 Rev 4; 2-01 Rev 5; 2-02 Rev 4; 2-03 Rev 3; 3-01 Rev 5 & 3-02 Rev 2 were tabled.

Ms Heidi Boise gave a PowerPoint presentation.

Mr Frik Vermeulen and Mr Sean May were present and took part in the discussion.

**DISCUSSION**

Amongst other things, the following was discussed:

- Inconsistencies were noted with regard to the indication of the stone plinth and stone chip margin. It was cautioned that the new concrete must not touch the stone plinth. The issue of maintaining a consistent glazed margin around the upper floor slabs including the roof slab was also raised.
- Apart from these issues there are no objections to the proposals.

**RECORD OF DECISION**

The Committee approves the proposals with the exception of the above outstanding issues. Amended drawings addressing the above issues are to be submitted to HOMs for approval.

**HB**

**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 Advice regarding Proposed Alterations and Additions on Erf 106 St. Georges Street, Simonstown: NM  
HM/CAPE TOWN METROPOLITAN/SIMONSTOWN/ERF 914**

**Case No:** 15060104AS0603E

MS recused himself and left the room.

Heritage Statement and Status Quo Report were tabled.

Mr Andrew September gave a PowerPoint presentation.

Ms Wendy Wilson was present and took part in the discussion.

**DISCUSSION**

Amongst other things, the following was discussed:

- This Status Quo Report and Heritage Statement is submitted to HWC for arising from repeated illegal work resulting in stop works orders being issued on the owner by both HWC and CoCT.
- This report is a well compiled and comprehensive document.
- HWC cannot condone unauthorised work.

**RECORD OF DECISION**

The Committee resolved to endorse the Status Quo Report prepared by Rennie Scurr Adendorff Architects and dated 2 November 2018. The Committee recommends that this report forms a basis for a heritage agreement between HWC and the owner before the stop works order is lifted. HWC requires that a submission be made for all illegal and proposed work within 90 days of the date of notification by HWC.

**AS**

**19.2 Proposed Alteration and Additions at Erf 640, 14 Upper Orange Street, Oranjezicht: MA HM/CAPE TOWN METROPOLITAN/ORANJEZICHT/ ERF 640**

**Case No:** 18060603HB0723E

Revised proposal was tabled for advice.

Ms Heidi Boise gave a PowerPoint presentation.

**DECISION**

The Committee resolved that either option as indicated on the drawing attached to the email dated 05 November 2018 from Ms Williams may be submitted for approval.

**HB**

**19.3 Proposed Alterations and Additions, Erf 52821, 48 Queen Victoria Street, Cape Town CBD: NM HM/CAPE TOWN METROPOLITAN/ CAPE TOWN CBD/ ERF 31575**

MS recused himself and left the room.

Ms Waseefa Dhansay gave a PowerPoint presentation.

Ms Laura Milandri was present and took part in the discussion.

**FURTHER REQUIREMENTS:**

The Committee resolved to undertake a site inspection on Monday, 6 December 2018 at 13:30 (IS, NI, DG, PB, GJ).

**WD**

**20 OTHER MATTERS**

**20.1** None

**21. NON-COMPLIANCE**

**21.1** None

**22. ADOPTION OF RESOLUTIONS AND DECISIONS**

The Committee adopted the resolution and decisions.

**23. CLOSURE**

The meeting adjourned at 19:00

**24 DATE OF NEXT MEETING:**

12 December 2018

**MINUTES APPROVED AND SIGNED BY:**

CHAIRPERSON \_\_\_\_\_

DATE \_\_\_\_\_

SECRETARY \_\_\_\_\_

DATE \_\_\_\_\_

Approved

## Annexure S11

### PROPOSED TOTAL DEMOLITION OF PROPERTY ON 6 NURSERY ROAD, RONDEBOSCH - ERF 45531

**Land Parcel Type:** Urban – RONDEBOSCH / ROSEBANK

**Erf/Farm No.:** 45531

**HWC file No.:** 18071701

**Street Address:** 6 Nursery Road, Rondebosch / Rosebank

**Grading:** IIIB, (Outside HPO)

**Nature of Application:** Proposed total demolition of a NHRA S.34 structure

**Date of Site Visit:** Friday, 23 November 2018

**HWC Representatives:** Owethu Dlova

**Met on Site By:** Mr. A. Lilley

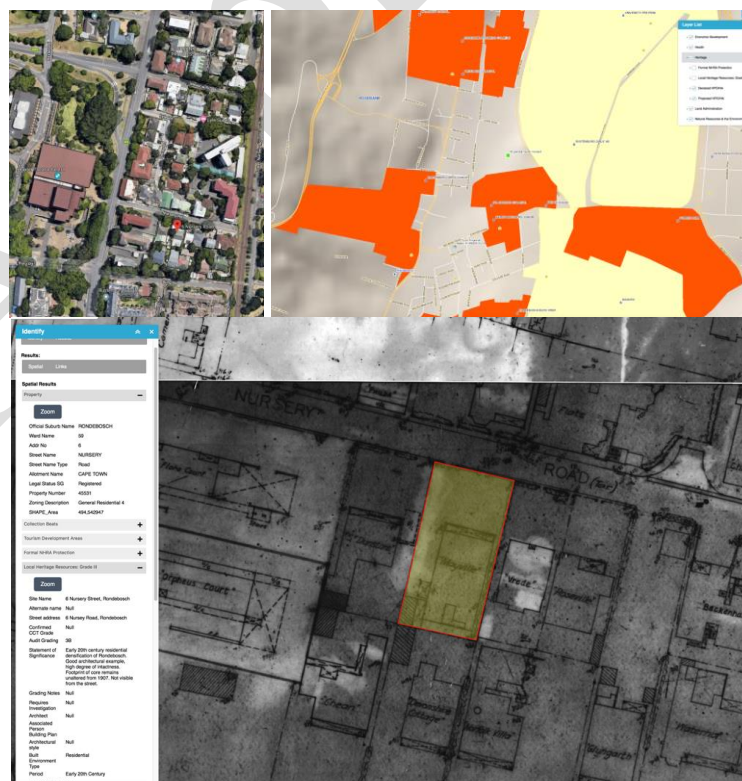
**BELComm Members present:** Peter Buttgens; Ivan Smidt; Gaarith Williams

**Reasons for Site Inspection:** This site inspection was required to clarify and assess the heritage significance of the subject building considered for demolition, including the interior and context at large.

### Comments Received:

### Findings of Site Inspection:

Nursery Road is located in Rosebank /Rondebosch east of Main Road opposite the Baxter Theatre, in an urban environment with a variety of buildings, including single residential and multi-storey apartments. No 6 is situated towards the middle and east of Nursery Road as a cul-de-sac. It is adjacent to single storey residential dwellings with two storey complexes directly opposite the site. The residential units and the other buildings on the south edge of Nursery Road are set back from the road edge, whereas the buildings on the northern edge are almost on the street boundary.





No. 6 Nursery Road could be remnant of a much older building typology, but has been altered detrimentally over time. The house is fitted with Oregon timber floors and generous floor to ceiling heights throughout. In most of the rooms the floors are finished with quite high painted shaped timber skirtings whereas the remainders of rooms are fitted with lower skirting of similar aesthetics. The main entrance Passage is finished with painted match-board ceiling and decorated with a cross-pattern timber board and chandelier. Generally, all other rooms are fitted with a similar match-board ceiling, with the later alterations/additions to the back finished with painted smooth Rhino-board. Doorways are generally finished with decorative architraves and paneled doors, and or (coloured) paneled glass.

The two front rooms are fitted with vertical sliding sashes, with the remainder of the building finished with a variety of casement type windows, including small panes, of larger sizes and steel windows. The two rooms to the west of the house are fitted with historical traditional fire places (back-toback). Visual remnants of where previous walls were demolished could be observed towards the back portion of the house; this is also where most of the alterations occurred. A colored glass paned door is located in the back area leading to the Kitchen / Scullery.



## Annexure SI2

CASE NUMBER: 18080615SB0918E

SECTION 34 / SECTION 27 PERMIT APPLICATIONS – Proposed alternations and additions

<b>Erf/Farm No.:</b>	Erf 88327
<b>Street Address:</b>	<b>56 Main Rd, St James,</b> (cnr. Main and St. James Road)
<b>Grading:</b>	Grade IIIA (site)
<b>Nature of Application:</b>	Alterations to existing buildings
<b>Date of Site Visit:</b>	Saturday 24 November 2018
<b>Comments:</b>	as per case documentation
<b>HWC BELCom Representatives:</b>	Nicola Irving, David Gibbs
<b>HWC Representatives:</b>	Olwethu Dlova
<b>Met on Site by:</b>	N/A
<b>Reasons for Site Inspection:</b>	To investigate the streetscape and surrounding context

It was observed that the property forms a complex of historic public buildings, including St James Station to the East of Main Road, creating a 'gateway' or threshold into St James.

Looking up St James Road there is a strong sense of the mountain vegetation threading down the street to form part of a complex palette of materials, along with the older sandstone walls and sandstone cobbled street surfaces.

These materials, together with the white boundary and building walls, give a rich layering of a distinctive fine boned scale to both St James and Main Road.

The Match Box Building is made up of a confluence of these materials and sets itself up as a mediator between the residential scale of St James Rad and the more Public scale of Main Road.

While Main Road has a range of scales at this particular point, it is the articulation and rythm of façade and walling that creates richness and human scale. The four storey building to the North of



the proposed development has its middle third section of the façade set in, creating a finer grained reading of this larger mass.

The corner position is prominent and affects both St James Road and Main Road.



Figure 1 56 Main Road, St James

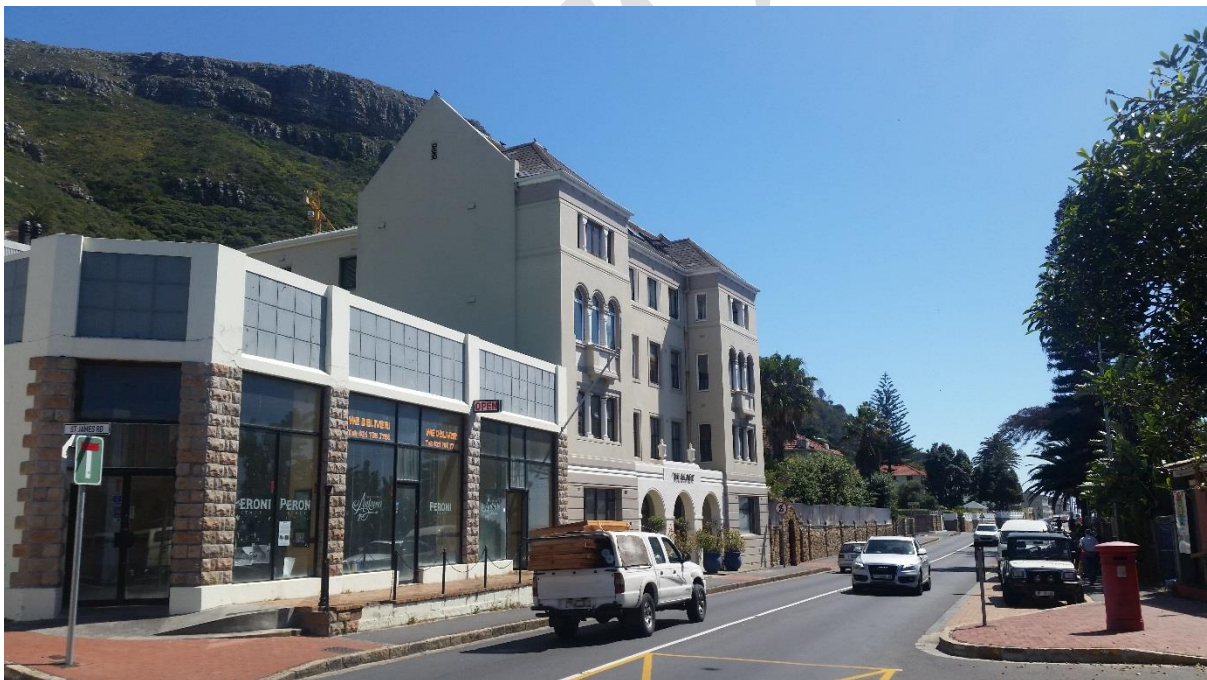


Figure 2 4 storey building adjacent – note façade articulation and horizontal layering

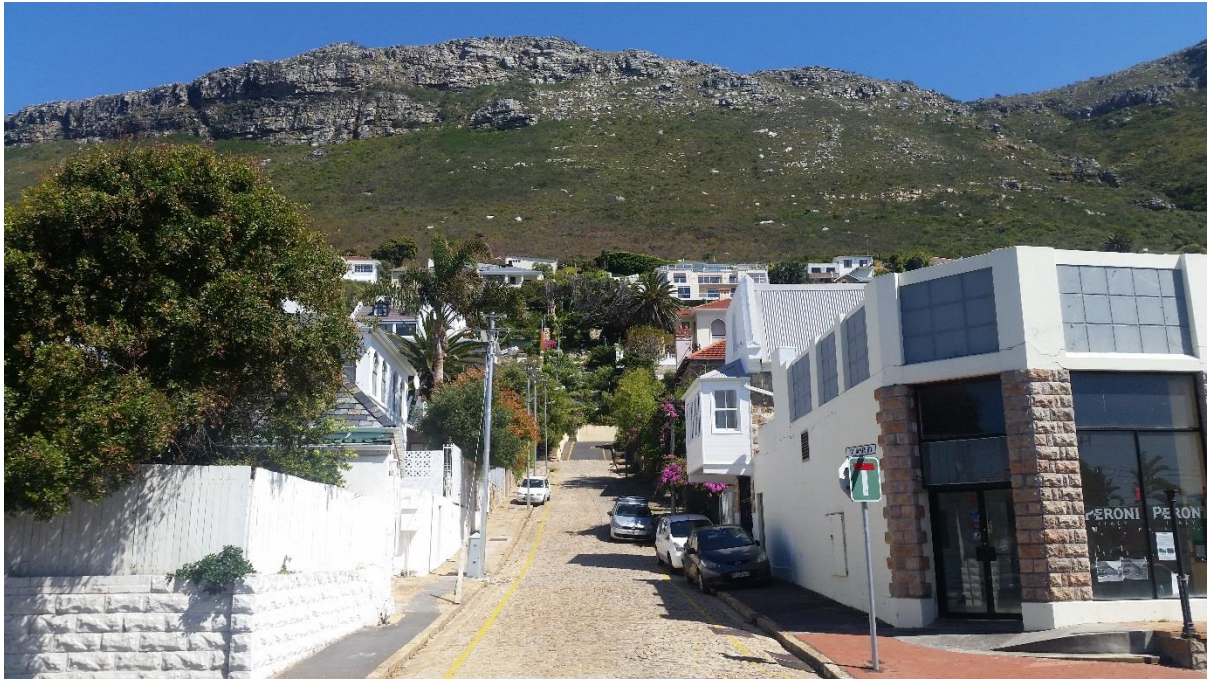


Figure 3 St James Road



Figure 4 St James Road



Figure 5 Contextual view of site



Figure 6 St James Station (RHS)



Figure 7 Main Road Streetscape



Figure 8 Main Road streetscape

## Annexure S13

### COMMITTEE SITE INSPECTION REPORT FOR:

#### ALTERATIONS & ADDITIONS, ERF 93, No. 13 Flower Street, Oranjezicht

Submitted by Peter Büttgens on 27 November 2018

<b>Erf/Farm No.:</b>	<b>Erf 93</b>
<b>Street Address:</b>	<b>13 Flower Street, Oranjezicht</b>
<b>Grading:</b>	<b>IIIC (?) inside Upper Table Valley HPZO</b>
<b>Nature of Application:</b>	<b>Substantial Alterations to house</b>
<b>Date of Site Visit:</b>	<b>23 November 2018</b>
<b>HWC Representatives:</b>	<b>Heide Boise, Olwethu Dlova</b>
<b>Met on Site by:</b>	<b>Building contractor</b>
<b>Reasons for Site Inspection:</b>	<b>Establish non-conformance and impact on building</b>
<b>HWC Case Ref. No.:</b>	<b>17030704 HB0317E</b>
<b>HWC Case Office:</b>	<b>Heidi Boise</b>
<b>HWC Committee:</b>	<b>BELCom</b>
<b>Findings of Site Inspection:</b>	<b>.</b>

The building is the west-end unit of a terrace row. These are two-bay units, the ends with front gables which exhibit a variety of Tudoresque timber detailing. Aspects of the very handsome and rare front street-facing elevation are being worked on, which include the stripping of paint of the very elegant and Arts and Crafts verandah shaped timber columns. Furthermore, the boundary treatment is original; while the verandah tiles seem to be original period tiles, although these are being severely damaged during the building operation as they are not protected. There is a period three leaf pivoted front window with diamond shaped lead panes. It appears it and the surrounding wall had been removed and then re-instated. (?)

The pictures of the house in its previous condition suggest it and the terrace row as a whole is grade IIIB and not IIIC, especially taking the architectural research provided into consideration.

The inspection of the interior and the results of the alterations and additions so far, can only be described as a shock. But, this inspection was to view the un-authorized work and not the merits of the HWC approved plans.

These will be described by the case officer at the meeting as it is not clear from the very convoluted process which the present "approved" plans are, and as there also appears to be a Heritage Agreement in place. Certainly, the change in roof scape with the protruding brick box is negative. Also, original fabrics of this Arts and Crafts house are endangered and require HWC guidance.









## **Annexure SI4**

### **12 VAN NEETHLING ST, STELLENBOSCH**

Submitted by Graham Jacobs

#### **Land Parcel Type:**

Residential.

#### **Erf/Farm No.:**

Erf 14469 Stellenbosch

#### **HWC file No.:**

16111502 KR 1116E

#### **Street Address:**

12 Neethling St

#### **Registered Owner:**

#### **Grading:**

Falls within a proposed or declared HPOZ. Grading to be confirmed (could not access the file on the Committee blog to check).

#### **Nature of Application:**

Unauthorized alterations to the front veranda and possible additional unauthorized alterations as highlighted by the Stellenbosch Interest Group (one of the responding I&AP's).

#### **Date of Site Visit:**

23 November 2018

#### **HWC Representatives:**

Graham Jacobs, Mike Scurr (BELCOM members)

#### **Met on Site By:**

N/A

#### **Reasons for Site Inspection:**

1. To check on the street-facing portions of the dwelling in particular, including glazed front veranda enclosure, given that his and possibly other work is unauthorized.
2. Concerns highlighted by the I&AP include the unauthorized glass stoep enclosure, fencing on the street facing side of the property and paving for parking in lieu of garden space on the south side of the property beyond the carriageway crossing from Neethling Street.

#### **Findings of Site Inspection:**

1. The property is a freestanding villa with wraparound veranda on one side (**Figure 01**). It is situated within a streetscape of very high architectural and aesthetic quality (**Figures 02-03**). The public/private interface is characterized by low boundary walls with railing insets and hedges affording views through to the front facades of the various dwellings making up this streetscape.

2. The glazed screens enclosing the wraparound veranda are supported on hollow section steel posts angled back to the front façade of the building. These steel posts are structurally independent of the Victorian cast iron colonnade which was said by the applicant to be sagging (**Figure 04**). No significant signs of sagging were noted and it is clear that the steel hollow section structure has been introduced to support the new glass screen and not to reinforce the historic veranda structure.
3. A new Clearvue fence set back from an earlier (suspect early 20<sup>th</sup> C period) diagonal lattice wire fence has been installed (**Figure 05**). Also installed with the Clearvue fence is a sliding Clearvue gate on the northern end of the Neethling St boundary but set forward (of the new Clearvue fence) and on the street boundary line (**Figure 06**). It is not clear whether these Clearvue installations are unauthorized work – the person who met us on site on behalf of the property owner claims that this is not unauthorized work. .
4. The historic diagonal lattice wire fence along the remainder of the street frontage has been painted black. While colour choice would not normally be a significant heritage issue, in this instance, the black finish renders the fence barely visible (**Figure 07**), thereby weakening the boundary definition in a streetscape characterized by boundary structures (i.e. pillars and low boundary walls) with white finishes framing railing insets. (Note that even though some of the railing insets on other properties in the street are also painted black, the white finishes of the framing structures are able to reinforce the characteristic boundary definition in this streetscape).
5. A hedge has been planted in the intervening space between the wire lattice fence and the Clearvue fence which will ultimately obscure views into the property. The street boundary treatment of most other properties fronting onto Neethling Street derives part of its special quality from the fact that front facades and gardens are visible from the street.
6. Parking on the south side of the property has displaced garden space resulting in a sea of paving highly visible from Neethling Street (**Figure 01**).
7. Claredon Villa (at no 7 on the opposite side of the road) has an enclosed glazed veranda (**Figure 08**). It is not clear whether this constitutes unauthorized work in terms of the NHRA.

**Conclusions & Recommended Action:**

1. While on-site security against crime is becoming an increasingly pressing and relevant issue in Stellenbosch, I am personally not convinced that sufficient consideration of other security alternatives was given before the current (unauthorized) measures for securing the site from Neethling Street were decided.
2. In a recent case considered by BELCom at No 13 Van der Stel St Stellenbosch, a metal mesh enclosure of the street-facing veranda was approved by BELCom as an appropriate (non-reflective) solution compared to a glazed stoep enclosure. Such a solution, being more lightweight than glazing, would likely have required less support and therefore fewer and more slender (and thereby less intrusive) frame members than installed on this site. Had a S.34

application to HWC been made for the front veranda of the subject property been made, a similar solution could have been recommended in lieu of the glazed-in enclosure now presented to HWC. Ironically, a similar mesh has been used in lieu of burglar bars for securing the windows of this property (**Figure 09**). It is not clear why an enclosure of the stoep using similar materials could not have been proposed.

3. In my view, the present measures for securing the site from Neethling St reflect an excessive 'belt and braces' approach initiated illegally at the expense of the quality of the Neethling St streetscape (i.e. two fence lines plus veranda enclosure plus security mesh installed in windows) and not matched by any other property in this street. The current trend of screening the front garden from the street draws increased attention on the visual sterility of the paved parking on the southern side of the building (**Figure 01**).
4. Taking the above into account, I believe that heritage resources have been negatively impacted by the work.
5. Clarity is required as to what constitutes the quantum of unauthorized work in this case.
6. Clarity is required regarding the approvals of the landscaping for this property. (HThis could not be checked at the time of preparing this report due to an inability to access the submission documentation for this application on the Committee blog).
7. HWC is not in a position to approve unauthorized work even if this work were to be found by the rest of the Committee not to have negatively impacted heritage resources.
8. Taking the above into consideration, I recommend that remedial action be taken to mitigate the negative impacts from the unauthorized work on the streetscape as heritage resource of very high significance. Failing this, HWC should consider pressing charges against the unauthorized work.

**Which committee should this report be submitted to:** BELCOM

**Managers Comments:**

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**Pictures:**

SEE OVERLEAF



FIGURE 01: View of the subject property from Neethling Street.



FIGURE 02: The Neethling St streetscape looking south towards Die Laan. The subject site is in the foreground, left.



FIGURE 03: The Neethling St streetscape looking north towards Van Riebeeck St. The subject site is in the foreground, right.



FIGURE 04: The hollow section steel members support the glazing independently of the cast iron colonnade.



FIGURE 05: View of the inner Clearvue fence line.



FIGURE 06: Clearvue gate on the northern end of the street boundary.



FIGURE 07: The black painted historic wire fencing is barely visible in relation to neighbours' boundary treatments.



FIGURE 07: Clarendon Villa on the opposite side of the road with glazed stoep enclosure.



FIGURE 09: Metal mesh burglar proofing on the windows of the subject property.

Appro