

**APPROVED MINUTES OF THE MEETING OF HERITAGE WESTERN CAPE,  
BUILT ENVIRONMENT AND LANDSCAPE PERMIT COMMITTEE (BELCom)  
held on Wednesday, 30 May 2018 in the 1<sup>st</sup> Floor Boardroom  
at the Offices of the Department of Cultural Affairs and Sport,  
Protea Assurance Building, Green Market Square, Cape Town at 09:00**

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**1. Opening and Welcome:**

The Acting Chair, Mr Graham Jacobs, was elected and opened the meeting officially at 09:10 and welcomed everyone present and the new Committee Members Mr Ivan Smidt and Ms Nicola Irving.

**2. Attendance:**

**Committee**

Ms Janine de Waal (JdW)  
Mr David Gibbs (DG)  
Mr Mike Scurr (MS)  
Mr Peter Büttgens (PB)  
Mr Graham Jacobs (GJ)  
Mr Mayiji Nyikosa (MN)  
Ms Belinda Mütti (BM)  
Mr Gaarith Williams (GW)  
Mr Ivan Smidt (IS)  
Ms Nicola Irving (NI)

**Members of Staff**

Mr Jonathan Windvogel (JW)  
Ms Penelope Meyer (PM)  
Mr Andrew September (AS)  
Ms Heidi Boise (HB)  
Ms Waseefa Dhansay (WD)  
Mr Zethembe Khuluse (ZK)  
Ms Stephanie Barnardt (SB)  
Mr Olwethu Dlova (OD)

**Visitors:**

Mr David Erickson (DE)  
Adv E De Villiers-Jansen (EDV-J)  
Ms Emma Mc Gregor (EMG)  
Ms Corlie Smart (CS)  
Ms Annemien Kotze (AK)  
Ms Natasha Lamb (NL)  
Mr Henry Aikman (HA)  
Mr Eugen Da Silva (EDS)  
Mr Gavin Tucker (GT)  
Mr Israel Solker (IS)  
Ms Juliet Bass (JB)  
Ms Juliet Harrison-Egan (JH-E)  
Ms Marise Potgieter (MP)

Mr Martyn Trainor (MT)  
Ms Beryl Kleynhans (BK)  
Ms Stuart Hermansen (SH)  
Ms Lienkie Troskie (LT)  
Ms Clare Abrahamse (CA)  
Ms Bridget O'Donoghue (BO'D)  
Mr Vincent Marincewitz (VM)  
Ms Melissa Nieuwoudt (MN)  
Mr Hassan Mowzer (HM)  
Ms Vanessa Solker (VS)  
Mr Andrew Jones (AJ)  
Ms Jane Visser (JV)

**Observers:**

Mr Zwelibanzi Shiceka (ZS) (Drakenstein Municipality)

**3. Apologies:**

Ms Karin Dugmore Ström (KDS)  
Ms Colette Scheermeyer (CSc)

**Absentees:**

None

#### **4. Approval of Agenda**

##### **4.1 Dated 30 May 2018**

The Committee approved the agenda dated 30 May 2018 with additional items.

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

##### **5.1 Dated 25 April 2018**

The Committee resolved to approve the minutes dated 25 April 2018 with minor amendments.

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

PB: items 8.6 and 13.1

#### **7. Confidential Matters**

7.1 None

#### **8. Administrative Matters:**

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

PM reported back on the following appeals matters:

- Proposed Partial Demolition, Erf 680258 and 116379, 4 and 6 Smithers Road, Kenilworth: Section 34
- Proposed Total Demolition, Erf 1487, 15 Davenport Road, Vredehoek
- Proposed Total Demolition, Erf 1489, 12 Bradwell Road, Vredehoek: Section 34
- Proposed Alteration, Additions & Partial Demolition of Erf 419, Longmarket Street, Stanford Village: Section 31

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

A Stop Works Order has been issued on 22 Burg Street, Cape Town.

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

Nothing to report.

##### **8.4 Farm Rondeberg**

The Committee has yet to have sight of the information submitted to make a decision at this stage and the matter will therefore be held over to the next BELCom meeting. This is not a matter that can be considered by email.

##### **8.5 Formatting of Minutes**

It was agreed that no Committee decisions will be recorded prior to a site visit where a site visit is required.

##### **8.6 120 Buitengracht Street, Cape Town**

PB recused himself and left the room.

It was noted that:

- The existing permit for the work has been enacted and therefore remains enforceable. This includes the related conditions.
- The Committee however strongly encourages that an alternative proposal be explored informed by design indicators to HWC's approval.

#### **8.7 Erf 28565, 47 Mount Street, Mowbray**

The Committee resolved to approve the amended sketch application submitted to HWC on 16 April 2018. Final proposals must be submitted to HWC (HOMS) for approval.

**HB**

### **9. Standing Items**

#### **9.1 Site Inspections**

The following site inspections undertaken by members were noted:

- Proposed Partial Demolition, Additions and Restorations, Erf 177447, The Granary, 11 Buitenkant Street, Cape Town
- Proposed Additions and Alterations, Erf 31396 132 Main Road, Paarl
- Proposed additions and Alterations at Erf 1396, 17 Van Riebeeck Street, Stellenbosch
- Proposed Total Demolition at Remainder Erf 14915, 79 Upper Duke Street, Walmer Estate
- Proposed Additions and Alterations at Farm 1270, Farm Doolhof, Wellington
- Proposed Additions and Alterations, Erf 792 - 99 Dorp Street, Stellenbosch
- Erven 88379 & 88381, 9 St James & 10 Sandhurst Roads, St James
- Proposed Alterations and Additions, Erf 15982 62-80 Goldsmith Street, Woodstock
- Proposed Alterations and Additions, Erf 11481, 62D Essex Street, Woodstock
- Proposed Alterations and Additions, Erf 11274, 28 Cavendish Street, Woodstock

#### **9.2 Report back on Council and ExCo Meetings**

Nothing to report.

#### **9.3 Potential Site Visits**

### **10. Appointments**

#### **10.1 The Committee noted an appointment for item 13.20 set for 14:00.**

## **MATTERS DISCUSSED:**

### **11. PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS**

#### **11.1 Proposed Partial Demolition, Additions and Restorations, Erf 177447, The Granary, 11 Buitenkant Street, Cape Town: MA HM/CAPE METROPOLITAN/CAPE TOWN/ ERF 177447**

**Case No:** 18022105HB0221E; 15080507HB0812M; 130712TG20M

The Committee reported back on the site inspection.

Amongst other things, the following was discussed:

- The Committee commends the work which has had to address complex issues including historical layering and reconciling these with the building's new use.
- The interventions have significantly increased heritage significance.
- The Committee notes that not all interim reports were submitted on time which could have had negative consequences during the contract.
- Notwithstanding the high quality of the work completed to date, it is important that the interior fit out and services relating to the new usages in the complex be done to the same high standard. All of the work relating to these usages is to be to the approval of HWC.

#### **FURTHER REQUIREMENTS**

1. A comprehensive set of as-built drawings that include clear differentiations between historic fabric and new interventions.
2. The Conservation Management Plan (CMP) is still outstanding. It is encouraged that a conservation agreement be entered into with HWC for which this CMP will be any important component.
3. Any further work now still required to address any spatial, functional and services (services, data networking, etc.) requirements of the tenant(s) must be submitted to HWC for approval, including mitigating measures to eliminate any negative impact on significance.

**HB**

#### **11.2 Proposed Partial Demolition, Additions and Restorations, Erf 177447, The Granary, 11 Buitenkant Street, Cape Town: NM HM/CAPE METROPOLITAN/CAPE TOWN/ ERF 177447**

**Case No:** 18022105HB0221E

Application documents were tabled.

Ms Heidi Boise gave a PowerPoint presentation.

Amongst other things, the following was discussed:

- No documentation was provided indicating the designs for the actual proposals. Illustrations showing related precedent only are not deemed adequate.

#### **FURTHER REQUIREMENTS**

The Committee supports in principle the general approach being taken. However, the proposals so far submitted do not sufficiently contextualise the proposed insertions, nor is sufficient information provided regarding the nature of the insertions themselves.

1. Further clarity is required in distinguishing between historic fabric and the proposed new insertions.
2. Clear graphic demonstrations of the spatial consequences of the actual proposals in relation to the heritage resource is required. The purpose is to ensure that the significance of the heritage resource is not diminished by these new insertions.

**HB**

**11.3 Proposed Restoration of the Suspension Bridge, Erf 1, Church Street, Oudtshoorn: NM  
HM/ EDEN/ OUDTSHOORN/ ERF 1**

**Case No: 18031505WD0406E**

Application documents were tabled.

Ms Waseefa Dhansay gave a PowerPoint presentation.

Amongst other things, the following was discussed:

- The current application comprises mainly of a technical report.
- The Committee encourages the preparation of comprehensive drawings of the structure for future budgeting, maintenance and restoration purposes and as a basis for a future heritage agreement with HWC.

**RECORD OF DECISION**

The Committee resolved to approve the application in the knowledge that the current condition of the structure is generally good, an exception being the condition of certain bridge planks which will need to be replaced like for like.

**WD**

**11.4 Proposed replacement of coloured glass with stained glass based on the Artwork of the late Peter Clarke in St. Francis Church, Simon's Town: NM  
HM/ CAPE TOWN METROPOLITAN/ SIMONS TOWN/ ERF 744**

**Case No: 18040324ZK0405E**

Application documents were tabled.

Mr David Erickson, Mr Martyn Trainor, Adv E. De Villiers-Jansen and Ms Beryl Kleynhans were present and took part in the discussion.

Mr Zethembe Khuluse gave a PowerPoint presentation.

Amongst other things, the following was discussed:

- Ms, Joline Young, Martyn Trainor, Julian bass, and David Ekison O.B.O Simon's Town Historical Society objected the proposals.

**RECORD OF DECISION**

The Committee resolved to undertake a site inspection.

**ZK**

**11.5 Proposed Additions and Alterations, Erf 31396 132 Main Road, Paarl: MA  
HM/ CAPE WINELANDS/ DRAKENSTEIN/ PAARL/ ERF 31396**

**Case No:** 18030627WD0307M

The Committee reported back on the site inspection.

Amongst other things, the following was discussed:

- The work has been completed and the building is occupied.
- The Committee cannot condone unauthorised work.

**FURTHER REQUIREMENTS**

The Committee requires full documentation identifying the nature and extent of the work including interventions to historic fabric in order to determine whether heritage significance has been negatively impacted.

**WD**

**11.6 Welgegund Farm 1392, 119 Berg Street, Wellington: NM  
HM/DRAKENSTEIN MUNICIPALITY/ WELLINGTON/ WEGEGUND FARM 1392**

**Case No:** 18050713ZK0509M

Application documents were tabled.

Mr Zethembe Khuluse gave a PowerPoint presentation.

Ms Emma Mc Gregor was present and took part in the discussion.

Amongst other things, the following was discussed:

- Drakenstein Heritage Foundation had concerns however have reserved their comments as they felt the building/s had little remaining intrinsic value.
- Drakenstein Municipality did not support the proposals.

**RECORD OF DECISION**

The Committee resolved to undertake a site inspection.

**ZK**

**11.7 Proposed New Dwelling at Erf 19240, 1 Squirrels Road, Land & Zeezicht Estate,  
Somerset West: NM  
HM/CAPE WINELANDS/STELLENBOSCH/ERF 19420**

**Case No:** 18042311HB0426E

Application documentation submitted by Stuart Hermansen was tabled.

Ms Heidi Boise gave a PowerPoint presentation.

Ms Stuart Hermansen was present and took part in the discussion.

Amongst other things, the following was discussed:

- No objections were received from I&AP's.

- The corner windows and disparate nature of the window design and distribution was questioned, although there was debate as to whether that amounted to a heritage issue.

#### **RECORD OF DECISION**

The Committee resolved with two dissents to approve the deviations as not impacting negatively on heritage significance.

**HB**

#### **11.8 Proposed additions and Alterations at Erf 1396, 17 Van Riebeeck Street, Stellenbosch: MA HM/ CAPE WINELANDS/STELLENBOSCH/ ERF 1396**

**Case No:** 18020706HB0207M

The Committee reported back on the site inspection.

Ms Corlie Smart, Ms Lienkie Troskie and Ms Annemien Kotze were present and took part in the discussion.

#### **RECORD OF DECISION**

The Committee resolved to approve Option 1 substantially in accordance with Drawing No 1703\_100 titled: Site Plan Rev N Option 1, and dated 8 August 2017 as impacting less on heritage significance, subject to the submission of a landscape plan resolving the interface between parking bays 11 & 12, and the house. The proposed alterations to the internal courtyard are approved as not impacting negatively on heritage significance given that:

1. The alterations do not impact historic fabric, and
2. Will be substantially not visible from surrounding areas.

**HB**

#### **11.9 Proposed Total Demolition of Outbuildings, Addition and Alterations to Erf 3424, 52 Main Street, Paarl: MA HM / PAARL / ERF 3424**

**Case No:** 18030106AS0307E

The Committee reported back on the site inspection.

Amongst other things, the following was discussed:

#### **RECORD OF DECISION**

This item is held over to the next additional BELCom meeting.

**AS**

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

**12.1 Proposed total demolition at Erf 1100, 39 Rugley Road, Vredehoek: NM HM/CAPE METROPOLITAN/VREDEHOEK/ERF 1100**

**Case No:** 18041207HB0416M & 17051003HB0501E

Heritage Report prepared by Clare Abrahamse dated February 2018 and drawings prepared by SVA dated 8 August 2016 were tabled.

Ms Heidi Boise gave a PowerPoint presentation.

Ms Clare Abrahamse and Ms Natasha Lamb were present and took part in the discussion.

**RECORD OF DECISION**

The Committee resolved to approve the proposals substantially in accordance with drawings numbered: VN-RGY-LP-001 Rev01 & VN-RGY-LP-002 Rev01 dated 10 March 2018 as not impacting negatively on heritage significance subject to the submission of a landscape plan that:

1. Reduces the amount of parking.
2. Replaces such parking space with more landscaping with particular attention to the interface between Rugley Road and the site, including more permeable boundary treatment.
3. Relocates the refuse room to a less obtrusive position on the property.

The landscape plan to be submitted to HOMS for approval.

**HB**

**12.2 Proposed Total Demolition at Remainder Erf 14915, 79 Upper Duke Street, Walmer Estate: MA HM/CAPE METROPOLITAN/ REM - ERF 14915**

**Case No:** 17040408HB0411E

**RECORD OF DECISION**

This item is held over to the next additional BELCom meeting.

**HB**

**12.3 Proposed Total Demolition of Building on Erven 117 & 619, Kloof Road, Bantry Bay: NM HM/BANTRY BAY/ERVEN 117& 619**

**Case No:** 18022004AS0309M

Permit application prepared by Ashley Lillie, additional comments and previous approved permit were tabled.

Mr Andrew September gave a PowerPoint presentation.

Mr Andrew Jones was present.



Amongst other things, the following was discussed:

- COCT objected to the demolition and their objection was noted.
- SFBARRA have no objection to the demolition and was noted.
- A neighbour, Mr. Irving Freeman, also objected to the demolition of the building which was noted.

#### **RECORD OF DECISION**

The Committee resolved to undertake a site inspection.

**AS**

#### **12.4 Proposed Total Demolition, Erf 363, 5 West Cliff Road, Hermanus: MA HM\OVERBERG\ OVERSTRAND\ HERMANUS\ERF 363**

**Case No:** 18030115WD0403E

#### **RECORD OF DECISION**

This item is held over to the next additional BELCom meeting.

**WD**

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

#### **13.1 Proposed Additions and Additions to existing Structure on Erf 54, 12 Glengariff Road, Green Point: NM**

**Case No:** 17050416ZK0823E

#### **RECORD OF DECISION**

This item is held over to the next additional BELCom meeting.

**ZK**

#### **13.2 Unauthorised Work at Erf 88548, 1 Ley Road, St James, CT S34-A&A: MA HM / CAPE METROPOLITAN/ ST JAMES/ERF 88548**

**Case No:** 17082302HB0911E

Report prepared by Bridget O'Donoghue was tabled.

Ms Heidi Boise gave a PowerPoint presentation.

Ms Bridget O'Donoghue was present and took part in the discussion.

Amongst other things, the following was discussed:

- Graded III C within HPO.
- COCT HRS considered that the approved 2010 application had the greatest impact on the heritage significance and deviation exacerbated this impact minimally.
- COCT HRS recommends that the pergola structure is removed and that the remaining fabric is preserved without further interventions.

#### **RECORD OF DECISION**

The Committee resolved to undertake a site inspection.

**HB**

**13.3 Proposed Addition and Alteration at Farm 1270, Farm Doolhof, Wellington: MA HM/ CAPE WINELANDS/DRAKENSTEIN/WELLINGTON/ FARM 1270**

**Case No:** 18010807HB0206E

Committee reported back on the site inspection.

Mr Henry Aikman and Ms Juliet Bass were present and took part in the discussion.

**FURTHER REQUIREMENTS**

1. Clarification regarding the proposed stoep extension and reconstruction of the front steps which are currently not adequately indicated in the documentation.
2. Inclusion of mortar, plaster and render specifications.
3. Ensuring that the floor plan and elevations match.
4. The pergola is too extensive and is to be set in from the gable ends by minimum 600mm either end, and from the front stoep edge.

The Committee resolved to make a decision by email provided that the required documentation is timeously received by the case officer.

**HB**

**13.4 Proposed Additions and Alterations, Erf 792 - 99 Dorp Street, Stellenbosch: MA HM/CAPE WINELANDS/ STELLENBOSCH/ ERF 792**

**Case No:** 18022613WD0307M

**RECORD OF DECISION**

This item is held over to the next additional BELCom meeting.

**WD**

**13.5 Erven 88379 & 88381, 9 St James & 10 Sandhurst Roads, St James: MA HM/CAPE METROPOLITAN/ST JAMES/ERVEN 88379 & 88381**

**Case No:** 17041004KR0413E

Committee reported back on the site inspection.

Mr Vincent Marincewitz was present and took part in the discussion.

**FURTHER REQUIREMENTS**

The Committee is of the opinion that projecting balconies in the positions proposed will not impact negatively on the heritage resource provided that the leading corners of each balcony be splayed inwards to correspond in reverse angle to the existing bays. The adjacent leading corners of each existing bay are to continue to be expressed by setting back the springing point of each new angled balcony extension.

**HB**

**13.6 Proposed Alterations and Additions, Erf 15982 62 - 80 Goldsmith Street, Woodstock: MA  
HM/ CAPE TOWN METROPOLITAN/WOODSTOCK/ ERF 15982**

**Case No:** 18030604WD0404E

The Committee reported back on the site inspection. Site report submitted by PB.

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

Amongst other things, the following was discussed:

- Graded III C within an HPO.
- City of Cape Town and the Woodstock Aesthetics and Advisory Committee supported the sketch proposals in principle.

**FURTHER REQUIREMENTS**

1. The addition of a first floor with veranda is supported in principle.
2. The façade treatment should differentiate between the ground floor and the new first floor.
3. The proposals should reflect an understanding of historic examples of existing double storey terrace typology within surrounding urban environs, without replicating these historic buildings.
4. Details of the treatment of boundary walls and front garden.
5. Details addressing the possible impact of the positioning of the proposed staircases.
6. The resolution of the new roofscape and sections.
7. Details reflecting the attitude to existing doors and windows.

**WD**

**13.7 Proposed Additions and Alterations on Erf 4446, 9 Cheve Street, Paarl: MA  
HM/PAARL/ERF 4446**

**Case No:** 17013101AS0220E/18041206AS0426E

Revised plans dated 26/2/2018, comments from I&AP's and additional information to be tabled.

Mr Andrew September gave a PowerPoint presentation.

Mr Eugen Da Silva and Ms Melissa Nieuwoudt were present and took part in discussion.

Amongst other things, the following was discussed:

- Photographs of the site show what is likely to be an illegally constructed street boundary wall, which HWC will follow up.
- AKSO & DHF did not support the application.
- Paarl 300 did support the application.
- The building was graded IIIC in the Drakenstein Heritage Survey.

**RECORD OF DECISION**

The Committee resolved to approve with three dissents, the application for:

1. The rear alterations on the property (LA004 & LA003 dated 19/01/2018).

2. The likely unauthorized new street boundary wall is not included in this approval and requires a separate application to HWC.

**AS**

**13.8 Proposed Alterations and Additions, Erf 11481, 62D Essex Street, Woodstock:  
MA  
HM/CAPE METROPOLITAN/ WOODSTOCK/ ERF 11481**

**Case No:** 18030601WD0404E

Committee reported back on the site inspection.

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

Amongst other things, the following was discussed:

- Committee deems this site to be of insufficient significance to warrant a grade.

**INTERIM COMMENTS**

1. The site is tucked away and can support multiple levels of development provided that the new development is not significantly higher than the envelope of 62 on Essex Street.
2. The orientation of the proposed new development facing onto Essex Close is supported.
3. The scale and set-back of the top storey of the proposed new development is supported.
4. There are concerns with the projecting eaves overhang of the top floor of the proposed development. The sections should be developed further. More acceptable alternatives would include a simple roof parapet or eccentrically angled pitched roof with ridge line running parallel with the street frontage.

**WD**

**13.9 Proposed Additions and Alterations at Farm 501/20, Mooikelder, Main Road,  
Northern-Paarl:  
HM/ CAPE WINELANDS/ DRAKENSTEIN/ PAARL/NORTHERN- PAARL/ FARM  
501/20**

**Case No:** 17091407HB1004E

Revised proposal prepared by Malherbe Rust Architects, dated 25 April 2018 was tabled.

Ms Heidi Boise gave a PowerPoint presentation.

**RECORD OF DECISION**

This item is held over to the next additional BELCom meeting.

**HB**

**13.10 Proposed Alterations and Additions, Erf 11274, 28 Cavendish Street, Woodstock: MA  
HM/CAPE METROPOLITAN/ WOODSTOCK/ ERF 11274**

**Case No:** 18030603WD0320M

The Committee reported back on the site inspection.

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

Amongst other things, the following was discussed:

- Graded III C within an HPO.
- City of Cape Town and the Woodstock Aesthetics and Advisory Committee supported the sketch proposals in principle.

**FURTHER REQUIREMENTS**

1. The addition of a new first floor with veranda is supported in principle.
2. The façade treatment should differentiate between the ground floor and the new first floor.
3. The proposals should reflect an understanding of the existing double storey typology within surrounding urban environs, without replicating these historic buildings.
4. The proposals must reflect careful attention to the resolution of the new roof configuration at the corner of Cavendish and William Street e.g: gable end or hipped roof end to be considered.
5. Details of the treatment of the street boundary interface including walls and colonnades.
6. Details addressing the possible impact of the positioning of the proposed staircases.
7. The resolution of the new roofscape and sections.
8. Details reflecting the attitude to existing doors and windows.

**WD**

**13.11 Proposed Alteration and Additions on Erf 112438, 8 Lancaster Road, Rondebosch: NM  
HM/CAPE TOWN METROPOLITAN/ RONDEBOSCH/ ERF 112438**

**Case No:** 18040505ZK0409M

Application documents were tabled.

Mr Zethembe Khuluse gave a PowerPoint presentation.

Mr Gavin Tucker was present and took part in the discussion.

Amongst other things, the following was discussed:

- City of Cape Town did not support the application.

**RECORD OF DECISION**

The Committee resolved to undertake a site inspection.

**ZK**

**13.12 Proposed Additions and Alteration at Erf 5396, 15 Contour Road, Mossel River West, Hermanus: NM  
HM/OVERBERG / OVERSTRAND / HERMANUS / MOSSEL RIVER WEST**

**Case No:** 18040502HB0411E; 15110912HB1109E

**RECORD OF DECISION**

This item is held over to the next additional BELCom meeting.

**HB**

**13.13 Proposed Addition and Alteration at Erf 3413, 13 van der Stel Street, Stellenbosch: NM  
HM/CAPE WINELANDS/ STELLENBOSCH/ERF 3413**

**Case No:** 17102006HB0509E

Application documents submitted by Dr Annemarie van Zyl and Drawings prepared by Slee Architects were tabled.

Ms Heidi Boise gave a PowerPoint presentation.

Amongst other things, the following was discussed:

- Stellenbosch Municipality, SIG has various concerns and has not supported the proposal.
- SHF did provide comment within 30 day commenting period.

**RECORD OF DECISION**

The Committee resolved to undertake a site inspection.

**HB**

**13.14 Proposed Additions and Alterations- Erf 9096 - 6 Mill Street, Paarl: NM  
HM/ CAPE WINELANDS/ DRAKENSTEIN/ PAARL/ ERF 9096**

**Case No:** 17072520WD0425M

Application documents were tabled.

Ms Waseefa Dhansay gave a PowerPoint presentation.

Amongst other things, the following was discussed:

- Drakenstein Municipality, Paarl 300 and DHF has various concerns and has not supported the proposal.

**RECORD OF DECISION**

The Committee resolved to undertake a site inspection.

**WD**

**13.15 Proposed Additions and Alterations at Erven 1561 & 1562, 29 St James Street, Vredehoek: NM  
HM/CAPE METROPOLITAN/VREDEHOEK/ERVEN 1561 & 1562**

**Case No:** 18021914HB0509E

**RECORD OF DECISION**

This item is held over to the next additional BELCom meeting.

**HB**

**13.16 Proposed Additions and Alterations on Erf 51938, 215 Imam Haron Road, Claremont: NM  
HM/ CAPE TOWN METROPOLITAN/ CLAREMONT/ ERF 51938**

**Case No:** 18012603ZK0220E

Application documents to be tabled were tabled.

Mr Zethembe Khuluse gave a PowerPoint presentation.

Ms Jane Visser was present and took part in the discussion.

Amongst other things, the following was discussed:

- City of Cape Town has graded the building IIIB.
- The Committee complimented the informative quality of the presentation and the sensitive nature of the proposed design.

**RECORD OF DECISION**

The Committee resolved to approve the application as the proposal does not impact negatively, but indeed enhances heritage significance as a new layer.

**ZK**

**13.17 Proposed Alterations and Additions on Erf 88788, 20 Ley Road, St James: NM  
HM/CAPE TOWN METROPOLITAN/ ST JAMES/ ERF 88788**

**Case No:** 18031205ZK0319E

Application documents were tabled.

Mr Zethembe Khuluse gave a PowerPoint presentation.

Amongst other things, the following was discussed:

- CoCT has not supported the application.

**RECORD OF DECISION**

The Committee resolved to undertake a site inspection.

**ZK**

**13.18 Proposed Additions and Alterations to Erf 3946, 6 Septimus Street, Paarl: NM HM/CAPE WINELANDS/DRAKENSTEIN/PAARL/ERF 3946**

**Case No:** 17110811KR1108E

Application documents, Drakenstein Municipality, Paarl 300 and DHF comments, drawings by: WA Castens Boutekenaar SHT 1 of 4 Rev: 1 to SHT 4 of 4 Rev: 1 dated: 20/12/2016 were tabled.

Mr Zethembe Khuluse gave a PowerPoint presentation.

Amongst other things, the following was discussed:

- Paarl 300 has reservation regarding proposals.
- DHF had concerns regarding proposals.

**RECORD OF DECISION**

The Committee resolved to undertake a site inspection.

ZK

**13.19 Proposed Additions and Alterations, Erf 44646, 3 Park Road, Rondebosch: NM HM/ CAPE TOWN METROPOLITAN/ RONDEBOSCH/ ERF 44646**

**Case No:** 18042004WD0423E

Ms Waseefa Dhansay gave a PowerPoint presentation.

Mr Hassan Mowzer, Mr Israel Solker and Ms Vanessa Solker were present and took part in the discussion.

Amongst other things, the following was discussed:

- The site is graded grade III B and outside of a HPOZ.
- CoCT support the proposal which is a revision of a previous proposal.
- The Committee has reservations with the proposal in its current form in terms of architectural conceptualisation of adding to a highly significant historic structure, as well as scale and massing, although there are no reservations in principle to further development on the site.

**FURTHER REQUIREMENTS**

The Committee recommends that an architect with suitable heritage experience be engaged to assist in the design development process informed by a set of heritage indicators derived from an understanding of the significance of the site as heritage resource.

WD

**13.20 Proposed Additions, Alterations and Partial Demolition of structures on Erf 3427, Paarl: NM HM / DRAKENSTEIN MUNICIPALITY / PAARL / ERF 3427**

**Case No:** 18040318ZK0404E

The matter was withdrawn from the agenda.

ZK



**13.21 Erf 605, 37 and 39 Fabriek Street, Paarl: NM  
HM/PAARL/ERF 605**

Ms Heidi Boise gave a PowerPoint presentation.

Mr Henry Aikman was present and took part in the discussion.

Amongst other things, the following was discussed:

- Unauthorised work has been conducted on the site which has negatively impacted heritage significance.
- Drakenstein Municipality supported the carport and alterations and additions to the rear of the structure but recommends the following:
  - The new garage should be setback 1000mm behind the façade of the front gable.
  - The older internal structure warrants further investigation, which might dictate the nature of some of the internal openings.
- DHF has not supported the proposed demolition.
- Paarl 300 supported the demolition of the afdak/ lean-to but has not supported the demolition of historic car garages.

**RECORD OF DECISION**

HWC cannot approve unauthorised work. However, it is recommended no charges be laid on condition that a heritage agreement with HWC be concluded and that this includes setting back the double garage in line with the front wall of the veranda.

**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 None

**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: 17:30

**24. DATE OF NEXT MEETING:** 12 June 2018

**MINUTES APPROVED AND SIGNED BY:**

**CHAIRPERSON** \_\_\_\_\_ **DATE** \_\_\_\_\_

**SECRETARY** \_\_\_\_\_ **DATE** \_\_\_\_\_

Approved