

**Approved Minutes of the Additional Meeting of Heritage Western Cape
Built Environment and Landscape Permit Committee (BELCom)**

**Scheduled for 09:00 and held on Thursday, 12 November 2020 via
Microsoft Teams**



1. Opening and Welcome

The Chair, Mr Graham Jacobs, officially opened the meeting at 09:00 and welcomed everyone present.

2. Attendance

Committee Members:

Mr Graham Jacobs (GJ) (Chair)
Mr Shawn Johnston (SJ)
Mr Dennis Belter (DB)
Ms Mishkah Collier (MC)
Prof Walter Peters (WP)
Mr Stuart Hermansen (SH)
Mr Guillaume Narainne (GN)

Members of Staff:

Ms Penelope Meyer (PM)
Ms Waseefa Dhansay (WD)
Ms Khanyisile Bonile (KB)
Ms Cathy-Ann Potgieter (CAP)
Ms Stephanie Barnardt (SB)
Ms Nokubonga Dlamini (ND)
Ms Sandisiwe Matole (SM)
Mr Olwethu Dlova (OD)
Ms Nosiphiwo Tafeni (NT)
Ms Aneeqah Brown (AB)

Visitors:

Mr Johan Cornelius
Mr Sean May
Ms Elize Mendelsohn
Ms Patricia Botha

Mr Jan Truter
Mr Sean Hayden
Ms Alma Mentz
Mr Oscar Schmidt

3. Apologies

None

Absent

None

4. Approval of Agenda

4.1 Dated 12 November 2020.

The Committee approved the agenda dated 12 November 2020.

5. Approval of Minutes of Previous Meeting

5.1 BELCom Minutes dated 28 October 2020.

The Committee reviewed the minutes dated 28 October 2020 and resolved to approve the minutes with minor amendments.

6. Disclosure of conflict of interest:

6.1 Recusals

None

7. Confidential Matters

7.1 None

8. Administrative Matters

8.1 Outcome of the Appeals and Tribunal Committees

None

8.2 Report back on Stop Works Orders and Charges:

There were no cases to report.

8.3 Formal Protection of Buildings refused for Demolition

Nothing to report.

8.4 December BELCom

Noted.

9. Standing Items

9.1 Site Inspections Conducted:

Puntjie: A site inspection was conducted on 6 November 2020 as planned. The report back will be made when the item is tabled at a future BELCom meeting.

9.2 Potential Site Visits

None

9.3 Report back on Closeout Reports

Nothing to report.

9.4 Report back on HWC Council Meetings

Nothing to report.

9.5 Discussion of agenda

Noted.

10. Appointments

10.1 None.

MATTERS DISCUSSED

11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS

11.1 None

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

12.1 Proposed Total Demolition, Erf 147902 34 Church Street, Woodstock, CT: NM HM/CAPE TOWN METROPOLITAN/WOODSTOCK/ERF 14790234

Case No: 20091002SM0910E

Application documents were tabled.

Ms Sandisiwe Matole introduced the case.

Mr Johan Cornelius (Heritage Consultant) was present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- The Committee has no objections in principle to the demolition of the subject building.
- However, the Committee does have concerns that the replacement building be appropriate, particularly i.t.o scale, massing and the manner in which it addresses its abutting streetscapes.
- The Committee agrees with the indicators that have been provided by both the applicant and the CoCT, although these do need to be expanded upon.

FURTHER REQUIREMENTS:

Before the Committee will approve the proposed demolition it will need to be satisfied that the replacement building is appropriate within its spatial context. This will require the following amongst others:

1. An elevational analysis of the new proposal in relation to the Church, Gladstone, Jersey and Frere Street streetscapes.
2. A volumetric study of the surrounding buildings/context.

SM

12.2 Proposed Total Demolition on Erf 104, 40 Long Street, Piketberg: NM WEST COAST/PIKETBERG/BERGRIVIER/ERF 104

Case No: 20060304KB0724E

Application documents were tabled.

Ms Khanyisile Bonile introduced the case.

Mr Jan Truter (representing the applicant) was present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- Site is outside an HPO.
- The subject building has insufficient significance to warrant retention.

RECORD OF DECISION:

The Committee resolved to approve the demolition application as not impacting heritage significance. The spatial context lacks sufficient significance to warrant the imposition of the Gees Judgement.

The Committee strongly recommends that the mature trees on the property be retained wherever possible.

KB**12.3 Proposed Total Demolition, Erf 7669, 20 Main Road, Somerset West: NM HM/CAPE TOWN METROPOLITAN/SOMERSET WEST/ERF 7669**

Case No: 20071401ND0716E

Application documents were tabled.

Ms Nokubonga Dlamini introduced the case.

Mr Sean May (Architect), Mr Johan Cornelius (Heritage Consultant) and Ms Elize Mendelsohn (CoCT) were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is outside an HPO.
- The Committee supports in principle the proposed demolitions, and retention of the historic core of the subject building.
- The Committee does, however, have concerns regarding the juxtaposition of scale between the old and new. The Committee notes that these concerns are shared with the CoCT and HRF.

FURTHER REQUIREMENTS:

The Committee requires that further attention be paid to the proposed massing of the new wing in addressing its current concerns regarding scale, amongst other concerns.

The Committee strongly recommends that the mature trees on the property be retained and incorporated into the proposals while recognising that there is an opportunity to reinstate views of the historic building from the Main Road.

ND

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

13.1 Proposed Alterations and Additions, Erf 3480, 35 Bosman Street, Stellenbosch: MA HM/CAPE WINELANDS/STELLENBOSCH/ERF 3480

Case No: 20071408ND0716E

Application documents were tabled.

Ms Nokubonga Dlamini introduced the case.

Ms Alma Mentz (Applicant) and Ms Patricia Botha (Stellenbosch Interest Group) were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- The property is within an HPO.
- The Committee agrees that grade III C is an appropriate reflection of the building's significance.
- The current proposals are an improvement on the previous but further work needs to be done.
- The Committee supports in principle the proposed addition at the rear of the property.

FURTHER REQUIREMENTS:

The Committee requires the following additional information before it can make a decision on this application:

1. Information on the nature and significance of the broader "Die Vlakte" context within which the subject site falls to ensure that the Committee is taking all heritage related impact factors into account.
2. Sections running from the existing building through to the new addition to better understand the junctions and relative scale between the two.

The Committee recommends that the applicant reconsider the nature of the boundary wall alterations and minimise impacts to the historic architectural features on the building's interior. Where such features must be removed it is recommended that they be recycled elsewhere in this building.

ND

13.2 Completed Additions and Alterations, Erf 2675, 27 Rugley Road, Vredehoek: MA HM/ CAPE TOWN METROPOLITAN / VREDEHOEK /ERF 2675

Case No: 19101702SB1029E

Application, plans and other relevant documents were tabled.

Ms Stephanie Barnardt introduced the case.

Mr Oscar Schmidt (Architectural professional) was present and took part in discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- The Committee agrees that the unauthorised rear additions might not be readily visible from Vredehoek Avenue.
- The unauthorised projecting bay with recycled teak windows does not appear to have negatively impacted heritage significance.
- Lack of clarity remains regarding the appearance of the dormer window facing Rugley Road.

FURTHER REQUIREMENTS:

The applicant is to supply photographic evidence of the appearance of the unauthorised front dormer window and if necessary alter his documentation to accurately reflect this. This information is to be submitted to HWC by no later than 19 November 2020.

The author of the drawings is to be present when the item is next tabled.

SB

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 resolutions and decisions as minuted.

23. CLOSURE

The meeting closed at 13:00

24. DATE OF NEXT MEETING:

25 November 2020

MINUTES APPROVED AND SIGNED BY:

CHAIRPERSON _____

DATE _____

SECRETARY _____

DATE _____

Approved