

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

**Commenced at 08:30 and held on Thursday, 10 February 2022 via
Microsoft Teams**



1. Opening and Welcome

The Chair, Mr Graham Jacobs, officially opened the meeting at 08:30 and welcomed everyone present.

2. Attendance

Committee Members:

Mr Dennis Belter (DB)
Prof Walter Peters (WP)
Mr Shawn Johnston (SJ)
Ms Helene van der Merwe (HvdM)
Mr Graham Jacobs (GJ) (Chair)

Members of Staff:

Ms Penelope Meyer (PM)
Mr Olwethu Dlova (OD)
Ms Waseefa Dhansay (WD)
Ms Xola Mlwandle (XM)
Mr Reagon Fortune (RF)
Ms Khanyisile Bonile (KB)
Ms Muneerah Solomon (MS)
Ms Ayanda Mdludlu (AM)
Ms Chane Herman (CH)
Ms Corne Nortje (CN)
Mr Robin George (RG)
Ms Sneha Jhupsee (SJ)
Ms Nosiphiwo Tafeni (NT)
Ms Natalie Kendrick

Visitors:

Ms Helen May
Mr Henry Aikman
Ms Anne-Marie Fick
Mr Johan van Schalkwyk
Ms Nikita van Zyl
Ms Katie Smuts
Mr Rossouw Theron
Mr Ron Martin
Ms Anthea Jantjies
Mr Piet Louw
Ms Elize Mendelsohn
Mr Neels Nel
Ms Katherine Dumbrell
Mr Franzel September

Mr Anacreon Barnard
Ms Uryke du Preez
Ms Amelia Strydom
Mr Emmanuel Akufuna
Mr Gordon Hart
Mr Michael Kornmuller
Ms Melissa Wilson
Ms Claire Abrahamse
Mr Chris Snelling
Mr Stuart Hermansen
Mr Marnus Barnard
Mr Damon Heatlie
Mr Clive Theunissen
Ms Reinet Krige

3. Apologies

None

Absent
None

4. Approval of Agenda

4.1 Dated 10 February 2022.

The Committee approved the agenda dated 10 February 2022.

5. Approval of Minutes of Previous Meetings

5.1 BELCom Minutes dated 26 January 2022

The Committee reviewed the minutes dated 26 January 2022 and resolved to approve them with amendments.

6. Disclosure of conflict of interest:

6.1 Recusals

None

7. Confidential Matters

None

8. Administrative Matters

8.1 Outcome of the Appeals and Tribunal Committees

PM reported back on the following appeals and tribunal matters:

- Appeals for Proposed Total Demolition on Erf 1713, 55 Cearn Drive, Knysna
- Proposed Total Demolition of Erven 977 and 978, 11 and 13 Virginia Avenue, Vredehoek, S34
- Proposed Residential Development on Ptn of Farm 548 and Farm 549, Paarl.S.34
- Erven 439, 440 & 442, 47 & 49 Napier Street & 13 Jarvis Street, The Village Lodge, De Waterkant
- For Noting and Postponement of Erf 2334, Farm Helmuth, Prince Albert
- Tribunal matter, 14 Main Road Muizenberg and
- Tribunal matter, RocoMamas, Paarl

8.2 Report back on Stop Works Orders and Charges:

- Erf 6726, 20 Oxford Street, Durbanville - Stop Works Issued on 1 Feb 2022

8.3 Formal Protection of Buildings refused for Demolition

None.

9. Standing Items

9.1 Report back on Close-Out Reports

Nothing to report.

9.2 Report back on HWC Council Meetings

Nothing to report.

9.3 Discussion of agenda

Noted.

9.4 Proposed Site Inspections

- Proposed Total Demolition on Erf 748, 78 Main Road, Sea Point
- Proposed Partial Demolition, Erf 746, 82 Main Road, Sea Point
- Proposed Alterations and Additions, Erf 7134, 80 Sir Lowry Road, District Six

9.5 Site Inspections Undertaken

- Proposed Subdivision of REM 10829, Off Steenberg Road, Tokai
- Proposed New Agricultural Werf And Associated Buildings, Kleinbosch Farm, Dal Josaphat, Paarl

10. Appointments

None

MATTERS DISCUSSED

11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS

11.1 Proposed Alterations and Additions, Erf 2755, 11 van Oudtshoorn Road, Swellendam: MA HM/OVERBERG/SWELLENDAM/ ERF 2755

Case No: 21102604SJ1118E

Application documents were tabled.

Ms Sneha Jhupsee introduced the case.

Ms Helen May (heritage consultant) and Mr Anacreon Barnard (owner) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- Swellendam Aesthetics and Conservation Advisory Committee (as advisory to Municipality): requested that an architect with heritage experience be appointed.
- The Swellendam Heritage Association is in support.
- The building is a Grade II Provincial Heritage Site and is inside Swellendam Conservation Area.

RECORD OF DECISION:

The committee resolved to approve the proposals as indicated on page 10 East façade Option 2 and North façade Option 1 on page 12 of the Heritage Submission Rev 02 as this will not negatively impact heritage significance.

SJ

11.2 Proposed Alteration and addition on Rem 10829, Off Steenberg Road, Tokai: MA HM/TOKAI/REM 10829

Case No: 21072704KB0826E

The Committee reported back on the site inspection that was undertaken on 3 February 2022. See attached annexure SI1.

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

DISCUSSION:

Amongst other things, the following was discussed:

- The importance of keeping a strong visual connection between the building complex and the farm & vineyards on the slope of the mountain.
- Any solid walling is strongly discouraged (except possibly low 'werf' type elements where appropriate).
- The site is a PHS and located in a grade I area.

RECORD OF DECISION:

The Committee resolved to approve the proposed subdivision on condition that any alterations on either of the two new erven created by the new subdivision be subject to approval by HWC.

KB

11.3 Proposed Alterations and Additions, Jonkershuis, La Motte Farm, R45, Franschhoek: NM HM / CAPE WINELANDS / DRAKENSTEIN / FRANSCHHOEK / FARM RE-1227

Case No: 21111107SJ1213E

Application documents were tabled.

Ms Sneha Jhupsee introduced the case.

Ms Uryke du Preez (project administrator), Ms Anne-Marie Fick (heritage consultant) and Ms Amelia Strydom (architect) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The Committee supported the proposed new structure as a contrasting but sympathetically scaled structure with transparent connections to the historic building.
- The proposed changes reinstate a positive connection between Jonkershuis and the werf.
- The Stellenbosch Heritage Foundation and Stellenbosch Interest Group support the proposals. Stellenbosch Municipality Heritage Section did not comment within the commenting period.

RECORD OF DECISION:

The committee resolved to approve the application as indicated on drawings numbered 6101, 6201, 6202, 6301, 6302, dated 11 November 2021, prepared by Malherbe Rust Architects as not negatively impacting heritage significance.

The Committee has no objections to the use of the new extension as a tea room.

SJ

11.4 Proposed Additions and Alterations on Erf 237, 75 Kerk Street, Elim: NM HM/OVERBERG/ELIM/ERF 237

Case No: 2012809KB0112E

Application documents were tabled.

Ms Khanyisile Bonile introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- No site plans have been provided.
- No measured height of the existing ridge has been indicated.
- The extent of raised walls has not been indicated on all elevations.
- The narrow window next to the front door is not indicated as new.
- No annotations on photographs.
- Section A-A does not indicate heights or dotted outlines of existing walls and roofs.
- Section A-A does not show the small window over the front door.
- Refer North West Elevation - Clarify the annotation indicating 'existing thatch roof to be refurbished' when this roof (over kitchen) is shown in a raised position on the drawing, i.e. being reconstructed?
- In this case the entire core house including kitchen, living areas and front bedroom extension must be thatched.
- A traditional thatch finish must be achieved at the north west gable end.
- The site is graded a PHS.

FURTHER REQUIREMENTS:

The Committee has no concerns with the proposals in principle but notes and agrees with the recommendations by Friends of Elim and requires that the proposals be amended accordingly. That includes ensuring that the inconsistencies under discussion above are addressed and the further information required, be provided.

The Committee further requires that a window above the front door be included as suggested by FOE (as shown on the North East Elevation but not on Section A-A).

KB

11.5 Proposed Additions and Alterations on Erf 237, 43 Church Street, Elim: NM HM/OVERBERG/ELIM/ERF 237

Case No: 2012809KB0112E

Application documents were tabled.

Ms Khanyisile Bonile introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is graded a PHS.
- Friends of Elim supports the proposal with recommendations.
- No site plans.
- No section drawing.
- No 1st floor plan.
- No annotation of photographs.
- Inconsistences between elevations and plan.

FURTHER REQUIREMENTS:

The Committee has no concerns with the proposals in principle but notes and agrees with the recommendations by Friends of Elim and requires that the proposals be amended accordingly. The Committee further requires that a window above the front door be included as suggested by FOE.

KB

11.6 Proposed Additions and Alterations on Erf 237, 8 Mark Street, Elim: NM HM/OVERBERG/ELIM/ERF 237

Case No: 2 2012809KB0112E

Application documents were tabled.

Ms Khanyisile Bonile introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Lack of front elevation drawings.

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawings 02_01-796 Rev 00 prepared by Tyron Engel on the understanding that the following, as raised by Friends of Elim, are observed, i.e. that:

1. The front of the house is not to be altered without approval by HWC.
2. The new chimney is not visible from the front of the house.
3. The side space between the property and its neighbour is not encroached upon.

KB

11.7 Proposed Additions and Alterations on Erf 15811, Ptn 947,35 Fountain Street, Wellington: NM HM/WELLINGTON/ERF 15811/PTN 947

Case No: 21120212KB0112E

Application documents were tabled.

Ms Khanyisile Bonile introduced the case.

Mr Ron Martin (heritage consultant) and Mr Clive Theunissen (Drakenstein Municipality) were present and took part in the presentation and discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is a PHS and situated inside a Special Character Protected Area.
- Drakenstein Municipality objected to the proposal.
- The submission contains insufficient information and explanation of context and streetscape.
- No response has been prepared by the heritage consultant to the objections received.
- Concerns were expressed by the Committee regarding historicist replications, of which the proposal is an example.
- Insufficient elevations and no sections of the proposed building have been provided.

FURTHER REQUIREMENTS:

This item is held over pending further information regarding the subject site and its spatial context. The heritage consultant's responses to objections received would also assist.

KB

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

12.1 Proposed Total Demolition, Erf 556, 33 Nico van der Merwe Street, Sandbaai, Hermanus: NM HM/ OVERBERG/ OVERSTRAND/ HERMANUS/ ERF 556

Case No: 21102503CH1206E

Application documents were tabled.

Ms Katie Smuts (Overstrand Heritage and Aesthetics Committee) was present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is a Grade IIIC resource and situated inside the Hermanus Coastal Strip HPOZ.

FURTHER REQUIREMENTS:

This item is held over pending sufficient information being supplied by the applicant regarding the spatial context of this building. This must include annotated photographs of the affected

streetscape/townscape. Reasons are to be supplied within 14 days by the Overstrand Heritage and Aesthetics Committee to justify its submission that the adaptive reuse of the building is favoured over demolition.

The applicant to justify how the proposals will be in line with the Coastal Strip HPOZ regulations and furnish a copy of these regulations to the case officer for circulation to the Committee.

CH

**12.2 Proposed Total Demolition on Erf 748, 78 Main Road, Sea Point: NM
HM / CAPE TOWN METROPOLITAN / SEA POINT / ERF 748**

Case No: 21101818SJ1209E

Application documents were tabled.

Ms Sneha Jhupsee introduced the case.

FURTHER REQUIREMENTS:

This item is held over pending the Committee being supplied with a heritage report elaborating on the significance or otherwise of the subject site.

The Committee resolved to undertake a site inspection on Monday, 14 February 2022 at 11:30 (GJ, WP, SJ and HvdM).

SJ

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

**13.1 Proposed Additions and Alterations, Erf 14213, 22 Balfour Street Woodstock: NM
HM/CAPE TOWN METROPOLITAN/WOODSTOCK/ERF14213**

Case No: 21082009AM1104E

Application documents were tabled.

Ms Ayanda Mdludlu introduced the case.

Mr Emmanuel Akufuna (designer) and Mr Michael Kornmuller (designer) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is a Grade IIIC resource and situated inside an HPOZ.
- CoCT objected to the initial proposals and have not commented on the revised proposals.

FURTHER REQUIREMENTS:

This item is held over pending the applicant providing documentation clearly differentiating between unauthorised work (if executed), the existing building and proposed work.

Clarity that the Committee will be reviewing the revised proposal and highlighting how the CoCT and I&APs concerns have been addressed.

Identify the photographs of the properties shown in the motivation document within the context of the subject site.

Confirmation is also required regarding the nature of the veranda cover and finish of the porch base.

AM

13.2 Proposed Additions and Alterations on Erf 5413, Herschel High, Herschel Road, Claremont: MA HM/ CAPE TOWN METROPOLITAN/ CLAREMONT/ ERF 54613

Case No: 21091321XM0913E

Application documentation was tabled.

Ms Xola Mlwandle introduced the case.

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

DISCUSSION:

Amongst other things, the following was discussed:

- The building is a Grade IIIB resource and situated outside an HPOZ.
- The Method Statement fulfils previous requirements in terms of detailed method descriptions, listing the appropriate skills and experience of the contractor, and calling for monitoring of the process by a suitably qualified heritage professional.
- An advisory to the contractor is to ensure that the pointing is always made of a softer mix than abutting brickwork.

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawings numbered 2108-LA-101 dated September 2021 prepared by KLG Architects as well as supporting documentation submitted by Claire Abrahamse, as not negatively impacting heritage significance on condition that the work be monitored by an architect with suitable heritage experience and subject to a close-out report being submitted within 30 days of practical completion.

XM

13.3 Proposed Additions and Alterations on Erf 8113, 1 Andries Pretorius Street, Somerset West: NM HM/ CAPE TOWN METROPOLITAN/ SOMERSET WEST/ ERF 8113

Case No: 21112303MS1209E

Application documents were tabled.

Ms Muneerah Solomon introduced the case.

Mr Stuart Hermansen (heritage consultant) was present and took part in the discussions as did Mr Chris Snelling who had previously written a report on the site.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is a Grade IIIA resource and situated outside an HPO.
- Bridgewater Manor as it is now known, is a historic building of which the oldest parts date back to the 1780s. It has been extended and altered over time. It is now surrounded by a 1987 retirement complex and serves to house the communal facilities of that complex.
- The City of Cape Town supports and has no objection to the enclosure of the existing stoep and pergola with a veranda roof and sliding/stacking glass doors, subject to no mature trees being removed.
- The Helderberg Renaissance Foundation had concerns that a suitable grading need to be reflected in the report and the recommendations should consider this.
- Whilst the enclosure of the veranda could in principle work, more detailed drawings by a suitably qualified heritage architect are warranted.

FURTHER REQUIREMENTS:

The Committee supports in principle the removal of the library and enclosure of the front veranda, however, details including sections indicating attachments to the old building, rainwater discharge and the new glazing in relation to the colonnade be supplied for further consideration.

The Committee also requires a copy of the documentation that accompanied a previous NID application (17 May 2017) by Chris Snelling on the property, particularly with regard to informing an appropriate grading for the building.

MS

**13.4 Proposed Additions and Alterations on Erf 1456, 34 Rhine Road, Sea Point: NM
HM / CAPE TOWN METROPOLITAN / SEA POINT / ERF 1456**

Case No: 2112602MS1223E

Application documents were tabled.

Ms Muneerah Solomon introduced the case.

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

DISCUSSION:

Amongst other things, the following was discussed:

- The building is a Grade IIIC resource and situated inside an HPOZ.
- The CoCT, Simon van der Stel Foundation Cape Town, and Sea Point for All support the proposals.

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawings numbered 2110-B-01 and 2110-C-01 dated 25 October 2021 and prepared by G&S Architecture and Design as not negatively impacting heritage significance.

MS

**13.5 Proposed Partial Demolition, Erf 746, 82 Main Road, Sea Point: NM
HM / CAPE TOWN METROPOLITAN / SEA POINT / ERF 746**

Case No: 21101819SJ1209E

Application documents were tabled.

FURTHER REQUIREMENTS:

This item is held over pending the Committee being supplied with a heritage report elaborating on the significance or otherwise of the subject site.

The Committee resolved to undertake a site inspection on Monday, 14 February 2022 at 11:30 (GJ, WP, SJ and HvdM).

SJ

**13.6 Proposed Alterations and Additions, Erf 7134, 80 Sir Lowry Road, District Six: NM
HM / CAPE TOWN METROPOLITAN / DISTRICT SIX / ERF 7134**

Case No: 21121304SJ1214E

Application documents were tabled.

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection on Monday, 14 February 2022 at 12:30 (GJ, WP, SJ, and HvdM).

SJ

**13.7 Proposed Alterations and Additions, Erf 96, 40 Dirkie Uys Street, Franschhoek: NM
HM / FRANSCHHOEK / ERF 96**

Case No: 21121303SJ1213E

Application documents were tabled.

Ms Sneha Jhupsee introduced the case.

Ms Anne-Marie Fick (heritage consultant) was present and took part in the presentation and discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is a Grade IIIA resource and situated inside the Historic Core and Scenic Route HPOZ.
- Stellenbosch Heritage Foundation supported the proposals with recommendations.
- Concerns were expressed regarding the minimal setbacks between the end gables and dormer cheeks.

RECORD OF DECISION:

The Committee resolved to endorse the application substantially in accordance with drawings numbered 3096-01, 3096-02 dated 19 October 2021 on condition that the dormer be set back the width of the first-floor bathrooms on both ends of the proposed extension. This is in line with the heritage consultant's recommendation contained in Section 7, page 19, of the Heritage Report. Revised drawings to be submitted to HOMs for approval at which time a S34 permit will be issued if the requirements have been met.

SJ

13.8 Proposed Alterations and Additions, PTN 10 + 13 of Farm 30, Nooitgedagt, Oudtshoorn: MA HM / EDEN / OUDTSHOORN / SHAMMAH VALLEY / PTN 10 + 13 OF NOOITGEDAGT FARM 30

Case No: 21111909SJ1129E

Application documents were tabled.

Ms Sneha Jhupsee introduced the case.

Mr Neels Nel (owner) were present and took part in the presentation and discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The werf retains its unspoiled rustic character which is rare. This includes a functioning lei water sloop that may be as early as the homestead.
- The homestead is a very good, substantially surviving example of its period. That includes stylistically rare historic front and rear gables.
- The building is a Grade IIIA resource and situated outside an HPOZ.
- Heritage Oudtshoorn Erfenis, George Municipality and Simon van der Stel Southern Cape support the proposals.

RECORD OF DECISION:

The committee resolved to approve the application as indicated on drawings numbered 2003/101, 2003/102, 2003/103, 2003/104, 2003/105, 2003/106, 2003/107, 2003/108, dated 18 November 2021 prepared by Henry Paine Architects as not negatively impacting heritage significance.

The Committee strongly advises that regardless of the amount of Portland cement that has been applied in the building, that traditional lime mortars and renders be used throughout (lime can be added to Portland cement, but Portland cement should not be added to lime). Furthermore, it is strongly advised that the contractor ensure that the building works to the stoep be properly contained (cordoned off) during the works, so as not to negatively impact the special character of the garden and werf on the south side.

SJ

13.9 Proposed Additions and Alterations, Erf 101, 30 Le Roux Street, De Rust: NM HM/CENTRAL KAROO/ OUDTSSHOORN/ DE RUST/ ERF 101

Case No: 2112021KB0112E

Application documents were tabled.

Ms Khanyisile Bonile introduced the case.

Mr Marnus Barnard (architect) and Mr Damon Heatlie (owner) were present and took part in the presentation and discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is a Grade IIIC resource.
- Oudtshoorn Heritage /Erfenis objected to the proposal. Oudtshoorn Municipality supported the proposal. Simon van der Stel Foundation referred the application to HWC.
- The proposed large three pane doors were supported as they are not street-facing and would recede behind the veranda.
- Lime mortars and renders to be used, no Portland cement.

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawings 20 November 2021 prepared by MC Barnard Architects and showing the three-door option on the east elevation, as not negatively impacting heritage significance.

KB

13.10 Proposed Additions and Alterations, Erf 258, 31 Eighth Avenue, Melkbosstrand: NM HM / CAPE TOWN METROPOLITAN / MELKBOSSTRAND / ERF 258

Case No: 21110303KB1216E

Application documents were tabled.

Ms Khanyisile Bonile introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is a Grade IIIB resource and situated outside an HPOZ.
- CoCT and Friends of Blaauwberg objected to the proposal.
- Insufficient information has been provided regarding the spatial context, including streetscape.
- There is a lack of clarity regarding the extent of the unauthorised work.

FURTHER REQUIREMENTS:

The Committee cannot condone unauthorised work.

This item is held over pending sufficient information including photographs of the subject site's relationship to its streetscape and neighbouring building. Drawings to be submitted clearly distinguishing between the unauthorised work and proposed work.

KB

13.11 Proposed Alterations and Additions, Erf 12530, 58 Chester Road, Walmer Estate: NM HM / CAPE TOWN METROPOLITAN / WALMER ESTATE / ERF 12530

Case No: 21101201CH1109E

Application documents were tabled.

Ms Waseefa Dhansay introduced the case.

Ms Katherine Dumbrell (heritage consultant) was present and took part in the presentation and discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is a Grade IIIC resource and situated in a declared HPOZ.
- Walmer University Estate Conservation Action Group supports the proposal.
- The CoCT supports the proposal in principle.

FURTHER REQUIREMENTS:

The Committee supports the application substantially in accordance with drawings numbered JJ01, Revision 2, undated. However, concerns remain regarding the treatment of the façade from the garage door lintel upwards. Amended drawings to be submitted that respect the composition and integrity of the design in its existing form.

CH

13.12 Proposed Additions and Alterations, Erf 94904, 5 Wilkinson Street, Gardens: NM HM / CAPE TOWN METROPOLITAN / GARDENS / ERF 94904

Case No: 21120902CN0112E

Application documents were tabled.

Ms Corne Nortje introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is a Grade IIIB resource and situated inside an HPOZ.

RECORD OF DECISION:

The Committee resolved to endorse the application as indicated on drawing numbered CD 176 / ERF: 94904 / 01 / A2 dated 06/08/2021 prepared by Dario Benedito, CADalyst Architecture on

condition that the street facing portion of the south east addition is set back a minimum of 500mm from the front façade of the building. Amended drawings to be submitted to HOMs for approval.

The Committee strongly recommends that the proposed roof configuration be reconsidered in favour of a simple fall to avoid complicated waterproofing issues.

It is also strongly recommended that the interleading bathrooms on the east side of the building be reconsidered to enable each bathroom to have its own entrance.

CN

13.13 Proposed Additions and Alterations, Erf 116120, 369 Burg Street, Cape Town CBD: NM HM / CAPE TOWN METROPOLITAN / CAPE TOWN CBD / ERF 116120

Case No: 21111204CN1118E

Application documents were tabled.

Ms Corne Nortje introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Namaqua House, Grade IIIA in a HPOZ, is located in a prominent position in Greenmarket Square which is a PHS. This building is considered a very good and substantially intact example of an Art Deco office building.

FURTHER REQUIREMENTS:

This item is held over pending an accurate set of photomontages and 3D modelling to clarify the impact of the proposals, firstly on the roof parapets of the building, and secondly, the impact of the proposals on the surrounding context, both at street and higher levels (e.g. drone level views).

The Committee strongly recommends that a heritage architect with proven experience in projects of this nature within sensitive heritage areas such as this be engaged to assist with the critical design resolution that this scheme demands.

CN

14 HERITAGE AREAS: SECTION 31 CONSENT APPLICATIONS

**14.1 Proposed Restoration, Farm 168, 14 Tra Tra Street, Wupperthal: NM
HM/ CEDERBERG/ WUPPERTHAL/ FARM 168**

Case No: N/A

Application documents were tabled.

Ms Sneha Jhupsee introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Wupperthal, including this site, was inspected by Committee members on 21 January 2022 and therefore are familiar with the subject site and its spatial context.

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawing numbered 0001 Rev-F, 0002 Rev-F dated 01/02/22 and prepared by Gabriel Fagan Architects as not negatively impacting heritage significance.

SJ

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 Proposed New Agricultural Werf and Associated Buildings Kleinbosch Farm, Dal Josaphat,
Paarl: MA
HM/CAPE WINELANDS/DRAKENSTEIN/PAARL/FARM 1576 PORRTION 9**

Case No: 21091320SB1004E

The Committee noted that the matter is to be heard at IACom on 16 February 2022. Belcom members who were part of the site inspection are to attend. The case officer therefore to ensure that the BELCom members who were present receive invitations and links to the meeting.

SB

20.2 Wupperthal Site Inspection Report

The Draft Inspection Report currently being circulated between Committee members is to be finalised by the following BELCom meeting.

21. NON-COMPLIANCE

21.1 None

22. ADOPTION OF RESOLUTIONS AND DECISIONS

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

23. CLOSURE

The meeting closed at 17:00

24. DATE OF NEXT MEETING:

23 February 2022

MINUTES APPROVED AND SIGNED BY:

CHAIRPERSON _____

DATE _____

SECRETARY _____

DATE _____

Annexure S11

Application for Subdivision – Erf 10829 – Steenberg Farm Tokai

Submitted by Hélène van der Merwe, Dennis Belter, Walter Peters, and Shawn Johnston

HWC Case Number: 21071507KB0715E

Erven No.: 10829

Street Address: Steenberg Farm

Nature of Application: Application for change in boundary / subdivision

Date of Site Visit: Thursday 03 February 2022 @ 11h00

HWC Belcom Representatives:

Hélène van der Merwe, Dennis Belter, Walter Peters, Shawn Johnston

HWC Staff: None

Met on site by: Henry Aikman -Heritage Consultant, Cor van der Merwe – Town Planner,
Herman Mostert – CFO, Emma Beck – Beck Family, Stan Evans – Consultant,
Catherine Schulze - GM

Grading: PHS

Reasons for Site Inspection:

This item was tabled at the BELCom meeting of 26 January 2022, the committee resolved to visit the site to better understand the area and its surrounds.

Findings of Site Inspection:

The committee was met by the applicant team, the proposed boundary points were pointed out and orientation defined, the PHS is below (from an elevation perspective) of the remainder of the erf.

The proposed boundary adjustment is to the East and South of the PHS, the orientation of the werf and views are to the North, the existing boundary to the North is unchanged and borders the golf course.

The committee members walked the site and concurred that there is no reason to refuse the proposed subdivision and boundary adjustment of the PHS, making the declared site larger as it does not negatively impact the heritage resource.

The committee however strongly recommends that the new boundaries should never be walled, so that the rural context can continue to be appreciated.



View from the West corner towards the hotel complex.



View of the Reception building from the SW boundary. The surrounding vines form a buffer while at the same time making a connection to the farm vineyards that stretch up the hillside toward the southwest.