

**Approved Minutes of the Meeting of Heritage Western Cape
Built Environment and Landscape Permit Committee (BELCom)
Commenced at 08:30 and held on Thursday, 11 August 2022 via
Microsoft Teams**



1. Opening and Welcome

The Chair, Mr Graham Jacobs, officially opened the meeting at 08:30 and welcomed everyone present. He also thanked those that had performed as Acting Chairpersons during his absence.

2. Attendance

Committee Members:

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

Members of Staff:

Ms Nuraan Vallie (NV)
Ms Aneeqah Brown (AB)
Mr Olwethu Dlova (OD)
Ms Waseefa Dhansay (WD)
Ms Cecilene Muller (CM)
Mr Reagon Fortune (RF)
Ms Khanyisile Bonile (KB)
Ms Chane Herman (CH)
Ms Corne Nortje (CN)
Mr Jonathan Windvogel (JW)
Ms Sneha Jhupsee (SJ)
Ms Muneerah Solomon (MS)
Ms Natalie Kendrick (NK)
Mr Robin George (RG)

Visitors:

Mr Raymond Bouma
Mr Alexander Thomson
Ms Cindy Postlethwayt
Mr Christof Albertyn
Mr Chris Snelling
Ms Lekgolo Mayatula
Ms Thembi Jacobs
Mr Mike Scurr
Ms Jo-Ann Whittle
Ms Adelaide Combrink
Mr Mark Noble
Mr Macio Miszewski
Mr Johan Slabber
Mr Tom Linder
Ms Hannah Young

Mr David Taylor
Mr Clive Theunissen
Ms Heidi Boise
Ms Melanie Attwell
Mr Johan Cornelius
Mr Andries Louw
Ms Katie Smuts
Mr Keith Loynes
Mr Andrew Jefferson
Ms Ursula Rigby
Ms Berendine Irrgang
Mr Charles Boucher
Mr Sean Hayden
Mr Niaz Ahmed

Apologies

None

Absent

None

4. Approval of Agenda

4.1 Dated 11 August 2022.

The Committee approved the agenda dated 11 August 2022.

5. Approval of Minutes of Previous Meetings

5.1 BELCom Minutes dated 27 July 2022

The Committee reviewed the minutes dated 27 July 2022 and resolved to approve them with one minor amendment.

6. Disclosure of conflict of interest:

6.1 Recusals

- GJ: item 20.1

7. Confidential Matters

None

8. Administrative Matters

8.1 Outcome of the Appeals and Tribunal Committees

The Committee noted the following Appeals matters:

- Erven 2455 & 2456, C/O Joubert Street & Merriman Avenue, Stellenbosch
- Erven 10712-Re, 10713, 10715 and 14932-Re, Corner Albert Road and 1 Rail Street, Woodstock
- Proposed Alteration and additions on Erf 28173, 10 Dixton Observatory. Cape Town. S34
- NID: Farm La Motte 1038/8, R45, Franschhoek
- S38(4) NID: Erven 842, 843, 2780 and 4563, 93 Voortrek Street, Swellendam
- 38(2) NID: Erf 19506, Duplex 7, Unit 213, Paardevlei Lifestyle Estate, Somerset West
- S.34 Proposed Additions, Alterations and Partial Demolition on Erf 3480, 35 Bosman Street, Stellenbosch

8.2 Report back on Stop Works Orders and Charges:

Compulsory repair orders were issued to the Moravian Church for various non-complying works within the residential area of Wupperthal.

8.3 Formal Protection of Buildings refused for Demolition

Nothing to report.

8.4 Council items

For noting.

8.5 Items tabled for advice

The Committee expressed concerns that certain items submitted for advice were being treated as formal NHRA submissions by applicants, who then regard advice given as authority to proceed. This is to be followed up by staff to ensure that proper process is followed. 11 Albertus Street, Central Cape Town (December 2020) is a case in point.

9. Standing Items

9.1 Report back on Close-Out Reports

The Committee requested that a list of closeout reports received by HWC and considered by HOMs be provided at future BELCom meetings.

9.2 Report back on HWC Council Meetings

Nothing to report.

9.3 Discussion of agenda

Noted.

9.4 Proposed Site Inspections

- Proposed Additions and Alterations on Erf 1000, 29 Marmion Road, Oranjezicht.

9.5 Site Inspections Undertaken

- Erf 149294, 3 Dock Road, Union Castle Building, V&A Waterfront.
- Proposed Total Demolition on Erf 20746, 166-170 Main Street, Paarl.

10. Appointments

None.

MATTERS DISCUSSED

11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS

11.1 Proposed Additions and Alterations on Erf 641, 8 Herte Street, Stellenbosch: MA HM / CAPE WINELANDS / STELLENBOSCH / ERF 641

Case No: 22040716SJ0419E

Application documents were tabled.

Ms Sneha Jhupsee introduced the case.

Mr Raymond Bouma (architect) and Mr David Taylor (The Dorothy and Charles Johnman Education Trust) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is a grade II resource (Provincial Heritage Site), with a proposed grading of IIIB. The building is situated within the Historic Core of Stellenbosch.
- Stellenbosch Municipality supports the proposals.
- Stellenbosch Heritage Foundation supports the proposals.
- Stellenbosch Interest Group do not support the extension but support a loft area within the roof of the existing house.

FURTHER REQUIREMENTS:

While the Committee supports the overall approach, it still does not fully understand where old material is to be removed, relocated, or recorded where removed. This needs to be clearly and consistently indicated. Revised proposals to be submitted.

SJH

11.2 Proposed Maintenance and Restorations on Erf 13665, Somerset Street, Worcester: MA HM/CAPE WINELANDS/WORCESTER/ERF 13665

Case No: 18120618HB0227E

Application documents were tabled.

DISCUSSION:

Amongst other things, the following was discussed:

- The Worcester Drostdy building is a grade II resource (Provincial Heritage Site).
- The original application for emergency repair works was submitted to Belcom on 27 May and 29 July 2020 but took until May 2022 to be completed.
- The Breede Valley Municipality supported the application for emergency repairs.
- Comments – the completion report may be more legible and useful as instruction for future maintenance and general learning in terms of repair of heritage structures if text and photos were more closely keyed together and reflecting the ‘before, during and after’ conditions, along with detailed description of interventions.
- Was the use of lime grout investigated as alternative to epoxy as described in the report?
- Terms such as ‘hack off plaster’ may not be the most suitable description for plaster removal from the old soft clay brick walls of a significant building. For example, more appropriate terminology would be ‘carefully remove’.
- Use of polypropylene mesh as reinforcing of new plasterwork is supported, being alkali resistant.
- It was not clear what was meant to be conveyed by the image of the ‘wrong method’ showing reinforcing mesh being removed.
- The Committee expressed concern that an inexperienced contractor was engaged to undertake the work (according to the monitoring heritage architect) despite a condition of BELCom’s approval for the work being that a suitably qualified and experienced contractor be engaged.

ENDORSEMENT:

The Committee resolved to endorse the Heritage Completion Report, dated 20 May 2022 and prepared by Steven Boers of Architects Boers Associates.

TZ

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

**12.1 Proposed Total Demolition on Erven 140281 and 140282, 15 – 17 Lytton Street, Observatory:
MA
HM/ CAPE TOWN METROPOLITAN/ OBSERVATORY/ ERVEN 140281 AND 140282**

Case No: 22052512RG0525E

Application documents were tabled.

Robin George introduced the case.

Ms Melanie Attwell (heritage consultant) was present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- Both sites are grade III C resources and situated inside an HPOZ.

RECORD OF DECISION:

The Committee resolved to approve the demolition as the building consisting of two semi-detached dwellings has insufficient heritage significance to warrant retention.

The Committee approved the proposed replacement development as indicated on drawings 01-100-L01-Ground Floor Plan and 01-100-L02-First Floor Plan, prepared by Stretch Architects and dated 20 July 2022, on condition that pillars with reused or matching replicated moulded cappings be incorporated into the new street boundary wall. Final drawings to be submitted to HOMs for stamping.

The replacement development must be completed within five years of the permit for demolitions date of issue, failing which a new application to approve the replacement structure will be required in terms of the NHRA, regardless of whether the demolition of the existing structure has taken place or not. The period may be extended by HWC on good cause shown, provided that the application for the extension is made prior to the lapsing of the approval referred to above.

RG

**12.2 Proposed Total Demolition on Erf 97938, 56 Kildare Road, Newlands: MA
HM / CAPE TOWN METROPOLITAN / NEWLANDS / ERF 97938**

Case No: 22021604SJ0221E

Application documents were tabled.

Ms Sneha Jhupsee introduced the case.

Mr Johan Cornelius (heritage consultant) was present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is a grade IIIC resource and is situated outside a declared HPOZ but falls within the proposed Newlands Heritage Protection Overlay Zone currently under consideration by the CoCT.
- The CoCT does not support the proposals.
- The Newlands Residents Association does not support the proposals.
- Further contextual information was submitted for evaluation by the Committee.
- A suggestion was made to place the double garage doors on three different levels stepping along the slope of the road.

RECORD OF DECISION:

The Committee resolved to approve the demolition as the building has insufficient significance to warrant retention.

The Committee resolved to approve the replacement development as indicated on drawings numbered 01, 02, 03, 04, 05 dated 18.02.2022 and prepared by Gerd Weideman Architects as not negatively impacting the stylistically varied streetscapes, however subject to the following condition:

The replacement development must be completed within five years of the permit for demolitions date of issue, failing which, a new application to approve the replacement structure will be required in terms of the NHRA, regardless of whether the demolition of the existing structure has taken place or not. The period may be extended by HWC on good cause shown, provided that the application for the extension is made prior to the lapsing of the approval referred to above.

SJH

12.3 Proposed Total Demolition on Erf 20746, 166-170 Main Street, Paarl: MA HM/ CAPE WINELANDS/ DRAKENSTEIN/ PAARL/ ERF 20746

Case No: 22062704CH0630E

The Committee reported back on the site inspection that was undertaken on 2 August 2022. See attached annexure SI1.

Ms Cindy Postlethwayt (heritage consultant), Mr Clive Theunissen (Drakenstein Municipality) and Mr Christof Albertyn (architect) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is ungraded and situated inside the Special Character Protected Area Zone of Paarl.
- Paarl 300 supports the proposals.
- Drakenstein Heritage Foundation supports the proposal but with concerns that the central portal (a reconstructed replica of a previously existing historic portal) detracts from the architecture of the new building and may be removed.
- Drakenstein Municipality did not comment within the 30 days commenting period however, a late comment was submitted on 19 July 2022 and supported the proposals subject to conditions. The Committee noted the conditions of Drakenstein Municipality.
- The landowner at No. 194 Main Street, Paarl has no objection in principle, however, they have objections to the demolition application being approved before the development proposal is approved. The Committee noted the concerns of the I&AP.
- The site inspection report was presented, which noted that only part of the wall at the north boundary appears to be authentic and that this section would require stabilizing. It was also noted that retention of the replica portal would be optional.

FURTHER REQUIREMENTS:

The Committee is in general support of the proposals but does have reservations regarding the treatment of the scheme at street level where it is felt that the pedestrian interface could be more articulated in acknowledgement of the historic context.

The Committee has no objection to the demolition of the reconstructed portal should the applicant deem this necessary. This structure is not older than 60 years and lacks architectural/historical authenticity. Prior to making a final decision regarding this portal, the Committee, however, advises that the applicant consult local interested parties as the reconstruction may have acquired a degree of historical associational significance.

CH

12.4 Proposed Total Demolition, Erf 46409, 12 Haldane Road, Rondebosch: NM HM/ CAPE TOWN METROPOLITAN / RONDEBOSCH / ERF 46409

Case No: 22062711CN0720E

Application documents were tabled.

Ms Corne Nortje introduced the case.

Ms Heidi Boise (heritage consultant), Ms Lekgolo Mayatula (town planner) and Ms Thembi Jacobs (client representative) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is a grade IIIC resource and situated outside an HPOZ.
- CoCT did not support the proposals, citing heritage value of the grouping of 1930s houses.
- The Committee is of the opinion that the overall character of the surrounding area cannot be considered a significant enough heritage resource and therefore the application of the so-called Gees Judgement would not be appropriate.

RECORD OF DECISION:

The Committee resolved to approve the demolition as the building has insufficient significance to warrant retention.

CN

12.5 Proposed Total Demolition Erf 4, 92 Kloof Road, Sea Point: NM HM/CAPE TOWN METROPOLITAN/SEA POINT/ERF 4

Case No: 22061313NK0715E

Application documents were tabled.

Ms Natalie Kendrick introduced the case.

Ms Katie Smuts (heritage consultant) was present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is not conservation worthy and situated outside an HPOZ.
- The CoCT supports the proposals.
- The Sea Point, Fresnaye & Bantry Bay Ratepayers & Residents' Association and Sea Point for All supported the proposals.
- A neighbour objected to the proposals.
- The Committee is of the opinion that the overall character of the surrounding area cannot be considered a significant enough heritage resource and therefore the application of the so-called Gees Judgement would not be appropriate.

RECORD OF DECISION:

The Committee resolved to approve the demolition as the building has insufficient significance to warrant retention.

NK

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

13.1 Proposed Additions and Alterations on Erf 15679, 24 Kingsley Street, Salt River: MA HM/ CAPE TOWN METROPOLITAN/ SALT RIVER/ ERF 15679

Case No: 22042008CH0512E

Application documents were tabled.

No parties were present for the case.

Ms Chane Herman introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is a grade IIIC resource and is situated outside an HPOZ.
- The CoCT did not support the proposals.
- The Salt River Historical Society supports the proposals.

FURTHER REQUIREMENTS:

While the proposals do address some of the Committee's concerns, it is noted that the new roof form at new first floor level should repeat the existing ground level veranda roof form.

Revised drawings are to be submitted, including a comparative 3D rendering based on that included in the CoCT's comment, the purpose being to ensure that an appropriate precedent is set up for the rest of the terrace to follow in due course. The pattern of the rest of the historic streetscape is to be respected in preparing this revised design precedent.

CH

13.2 Proposed Additions and Alterations on Erf 114696, 35 Gympie Street, Woodstock: NM HM / CAPE TOWN METROPOLITAN / WOODSTOCK / ERF 114896

Case No: 22070608SJ0711E

Application documents were tabled.

No parties were present for the case.

Ms Sneha Jhupsee introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is a grade IIIB resource.
- The CoCT supports the proposals, having advised the applicant through various revisions until a suitable proposal was reached.
- The Woodstock Aesthetic Advisory Body did not support the proposals.
- The Woodstock Residents Association did not comment within the 30-day commenting period.

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on unnumbered drawings dated 09.11.2020 and prepared by I. Majiet, as not negatively impacting heritage significance.

The Committee notes the special nature of the row of buildings of which the subject application forms a part. The unique plaster mouldings on the street façade of this and the other buildings in the row are therefore considered significant and to be retained, including all window & door plaster surround details.

SJH

**13.3 Proposed Additions and Alterations on Erf 24306, Corner McFarlane & Main Street, Paarl:
NM**

HM / CAPE WINELANDS / DRAKENSTEIN / PAARL / ERF 24306

Case No: 22062917SJ0711E

Application documents were tabled.

Ms Sneha Jhupsee introduced the case.

Mr Alexander Thomson (architect) was present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is a grade IIIB resource and situated inside the Paarl Special Character Protected Area Overlay Zone.
- Paarl 300 supports the proposals.
- Drakenstein Municipality does not support the proposals.
- Drakenstein Heritage Foundation does not support the proposals.

FURTHER REQUIREMENTS:

The Committee, in general, supports the proposals with the exception of the overall height of the proposed rear addition. Revised proposals together with a comparative 3D rendering indicating a lowered roof line as discussed with the architect, is to be submitted to HWC.

SJH

13.4 Proposed Additions and Alterations on Erf 12922, 15 Kelsey Road, Paarl: NM HM / CAPE WINELANDS /DRAKENSTEIN /PAARL/ ERF 12922

Case No: 22051915KB0721E

Application documents were tabled.

Ms Khanyisile Bonile introduced the case.

Mr Clive Theunissen (Drakenstein Municipality) 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 Special Character Protected Area Zone of Paarl.
- Paarl 300 does not support the proposals.
- Drakenstein Heritage Foundation supports the proposals.
- Drakenstein Municipality supports the proposals.

COMMENT:

HWC noted that the proposed carport as indicated on the drawing named "Nuwe Motorafdakke" and prepared by RM DESIGN does not trigger Section 34 of the National Heritage Resources Act no. 25 (1999) and therefore is not applicable in terms of impacts to the heritage resource.

KB

13.5 Proposed Additions and Alterations on Erf 1342, 6 Watsonia Street, Vredehoek: NM HM/CAPE TOWN METROPOLITAN/VREDEHOEK/ERF 1342

Case No: 22012701MS0315E

Application documents were tabled.

Ms Muneerah Solomon introduced the case.

Mr Keith Loynes (owner) was present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is a grade IIIC resource and situated outside an HPOZ.
- The CoCT does not support the proposals.
- CIBRA does not support the proposals.
- The Greater Vredehoek Heritage Action Group did not comment within the 30-day commenting period.
- Construction of carports and stairs took place during 2020.
- Photographs of the carports as existing do not match the drawings provided.

FURTHER REQUIREMENTS:

The Committee cannot condone unauthorised work.

The Committee notes great discrepancies between the drawings submitted and the photographs provided. Before this matter can be considered further, it is essential that accurate information is provided.

Updated drawings and photographs clearly indicating the nature and extent of the work are to be provided.

MS

13.6 Proposed Additions and Alterations on Erf 1000, 29 Marmion Road, Oranjezicht: NM HM/CAPE TOWN METROPOLITAN/ORANJEZICHT/ERF 1000

Case No: N/A

Application documents were tabled.

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection on Monday, 15 August 2022 at 11:00 (HvdM, WP, GJ).

TZ

13.7 Proposed Additions and Alterations on Erf 14647, 38 Hillside Road, Fishhoek: NM HM/CAPE TOWN METROPOLITAN/FISHHOEK/ERF 14647

Case No: 22072008TZ

Application documents were tabled.

Mr Thando Zingange introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is a grade IIIC resource and is situated outside an HPOZ.
- The CoCT does not support the proposals.
- The Muizenberg Historical Society did not comment within the 30-day commenting period.
- This is regarded as mainly an architectural rather than heritage matter.
- The Committee notes that uplifting of title deed restrictions and significant departures in terms of the City's Zoning Scheme are triggered by the proposal, which will be dealt with by CoCT processes.

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawings numbered 14647-100; 14647-000; 14647-200 and 14647-300, dated 21 April 2021 and prepared by INCREDIBLE Architectural Design Studio and Project Management, as having insufficient impact on heritage significance.

TZ

**13.8 Erf 149294, 3 Dock Road, Union Castle Building, Waterfront: MA
HM/CAPE TOWN METROPOLITAN/ WATERFRONT/ERF 149294**

Case No: 21072020TZ0724E

The Committee reported back on the site inspection that was undertaken on 28 July 2022. See attached annexure SI2.

Mr Mike Scurr (heritage consultant for status quo report), Mr Johan Slabber (project manager), Mr Sean Hayden (KMH architect), Mr Tom Linder (LH Consulting Engineers) Mr Niaz Ahmed (V&A Waterfront), Mr Neil Schwartz (V&A Waterfront) and Ms Berendine Irrgang (CoCT) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building was Graded IIIB in 2020 and is currently graded IIIA by CoCT. Information that will be helpful for HWC to understand the current situation.
- A chronological sequence including dates of the various actions and names of responsible agents relating to those actions that took place at variance with the above-mentioned approved drawings and other documentations.
- A chronological sequence including dates of the appointments for dismissals of individuals and teams involved in this project.
- Particulars regarding the information provided by the heritage consultant and other professionals whose services were terminated in the course of handing over the project to their successors.

COMMENT:

The applicant to note the following:

Regulation 4(3) of the regulations promulgated on 29 August 2003 in PN 298 of 2003:

If Heritage Western Cape has reason to believe that a permit holder has not complied with, or is not complying with, any of the conditions, restrictions or directions imposed in terms of a permit, it must call upon the permit holder to make written representations why the permit should not be revoked. If Heritage Western Cape, after considering the representations by the permit holder, has reasonable grounds to believe the permit holder has not complied with or is not complying with any of the conditions, restrictions or directions imposed in terms of the permit, it may revoke the permit.

Taking the above-mentioned into account and the report back by members of this Committee of the site inspection held on 28 July 2022, the applicant is given 14 days in which to provide:

1. Reasons why the permit granted for the work to this building as approved on drawings numbered 01-08-001, 01-08-100, 02-02-001, 02-02-002, 02-02-003, 03-02-00303-02-007, 06-11-001 Revision D dated 13 July 2020 and 17 August 2020 and prepared by DHK Architects should not be revoked and why criminal charges in terms of S.51 of the NHRA should not be laid.

TZ

**13.9 Proposed Additions and Alterations on Erf 115 & 116, 13 Heerengracht Boulevard, Roggebaai:
MA
HM/ CAPE TOWN METROPOLITAN/ CAPE TOWN/ ERF115 &116**

Case No: 22071102KB0713E

Application documents were tabled.

Ms Khanyisile Bonile introduced the case.

Mr Johan Cornelius (heritage consultant) was present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- Both sites are grade IIIC resources and situated inside an HPOZ.
- These buildings form part of a modernist grouping which forms a 'walled' edge to the Grade IIIA Boulevard precinct.
- Zeeland House and Pier House face two important public precincts – Heerengracht to the south east and Tulbagh Square to the north east. Both facades require equal consideration in terms of the detail of the proposed interventions.
- The CoCT does not support the proposals.
- CIBRA supports the proposals.
- Comment from DOCOMOMO is required if they were not given an opportunity to comment during the statutory stakeholder engagement notice period.

FURTHER REQUIREMENTS:

The Committee notes that the information provided does not in all respects accurately reflect what is being proposed. This needs to be clarified preferably with the aid of 3D models of the two facades taking the following into account, in particular:

1. Each façade had its own individual identity which needs to be respected.
2. How these buildings align with the neighbours at roof level.
3. Both buildings occupy important positions within the historic Cape Town foreshore scheme and therefore the proposed alterations of the facades need to be explored in detail not only facing the Heerengracht but also Tulbagh Square.
4. The materiality of the facades needs to be clearly indicated and interventions made in as subtle a manner as possible.
5. Whether the existing louvres are original or later additions and therefore whether their replacement with a more appropriately designed alternative should be considered.

KB

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 Portion 5, 8 & 9 Farm Kleinfontein 503, Hessequa Conservation Management Plan: MA HM/PUNTJIE/PTN 14 FARM KLEINFONTEIN

Case No: N/A

GJ recused himself and joined the applicants. HvdM was nominated to chair this item.

The new Amended Conservation Management Plan was tabled.

Jonathan Windvogel introduced the case.

Dr Charlie Boucher (Trustee of the Molly Lazarus Trust) and Ms Hannah Young (Trustee of the Molly Lazarus Trust) were present and took part in the presentation and discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- It is noted that a few minor corrections have yet to be added by the case officer who will thereafter circulate the updated document to the Committee, HWC Council and to the Trustees for final approval.

RECOMMENDATIONS:

The Committee and the Molly Lazarus Trustees expressed their support for the new Amended CMP.

JW

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 16:20

24 DATE OF NEXT MEETING:

31 August 2022

MINUTES APPROVED AND SIGNED BY:

CHAIRPERSON _____

DATE _____

SECRETARY _____

DATE _____

APPROVED

Annexure SI1

Total demolition on Erf 20746, 166-170 Main Rd, Paarl.

Submitted by Hélène van der Merwe, Dennis Belter, Walter Peters

HWC Case Number: 22062704CH0630E

Erven No.: Erf 20746

Street Address: 166-170 Main Rd, Paarl

Nature of Application: Total demolition

Date of Site Visit: Tuesday 02 August 2022 @ 14:30

HWC BELCom Representatives: Hélène van der Merwe, Dennis Belter, Walter Peters,

HWC Staff: None

Met on site by: No one

Grading:

Reasons for Site Inspection:

This item was tabled at the BELCom meeting of 27 July 2022. The committee required on-site clarification of setting within the context.

Findings of Site Inspection:



1. The historical wall, above, lies parallel to the northern perimeter of the site. However, contrary to the architect's drawing, it appears that only the portion furthest from the street boundary is historical. This has the foundations and the supporting wall structure partly exposed and will require appropriate attention.



2. The height of the proposal is in keeping with the set back of the southern neighboring building, the post-modern, Omni Park (extreme left), and the change in level from Huis Vergenoegd 2 on the north (extreme right) is mitigated by the articulation of the proposal.

3. The retention of the fake or replicated historical portal is optional and at the call of the developer.



4. Infill architecture. Given the status of the streetscape within the Special Character Protection Overlay Zone of Paarl, and the obligation to protect the historical and cultural significance therein, any adverse inputs should be avoided or mitigated.

The BELCom members thus inspected and analysed the existing character and asked whether the proposed development would drop in or be an imposition.



It found that the buildings sit at different distances from the street boundary and that most are imbued with a projection in the form of an arcade (Vergenoegd 2), external stairs and elevated stoep & palm trees (Vergenoegd 1, Cape Dutch 'Backs'), veranda (195 Main Rd & neighbour), a double-storey porch (193 Main Rd) and quadrantal bays (Omni). What is more, many of these articulations are in the public sphere and some traversable by passersby, eg the arcade of Vergenoegd 2.

The question that then arises is whether the proposed long horizontal shopfront and pelmet astride the replicated portal will 'drop in'?

In our view, this interface with the public calls for an architecturally more measured and nuanced response within a streetscape of such heritage importance.

Annexure S12

HWC Site Inspection Report

Submitted by Ms Hélène van der Merwe, Mr Dennis Belter and Prof Walter Peters.

HWC Case Number: 21072020TZ0724E

Erven No.: Erf 149294

Street Address: 3 Dock Road, Union Castle Building, V&A Waterfront

Nature of Application: Alterations and Additions

Approved by Belcom - refer Approved Minutes of Meeting 26 May 2021.

Record of Decision and HWC Permit issued on 4 June 2021.

Grading: III B (recommended as a IIIA by CoCT E&HM, June 2020)

Date of Site Visit: 28-07-2022

HWC Belcom Representatives: Hélène van der Merwe, Dennis Belter, Walter Peters.

HWC Staff: Muneerah Solomon, Cecilene Muller, Sneha Jhupsee, Thando Zingange.

Met on site by: Mike Scurr (heritage consultant – *in process of being appointed*),

Niaz Ahmed (V&A), Sean Hayden (KMH Architects) & Johan Slabber (Project Manager / Principal Agent).

A WBHO Safety Officer (contractor) issued PPE and provided access to the site.

Reasons for Site Inspection:

This matter was brought to the attention of the committee by Mr Mike Scurr during the BELCom meeting of 27 July 2022. Mr Scurr reported that it had been brought to his attention that demolition work beyond the scope of the HWC permit was taking place.

Following an urgent request from Mr Mike Scurr, the members of BELCOM resolved to undertake an emergency site inspection at the soonest opportunity to view the extent of demolition at the Union Castle Building.

Observations:

Upon arrival to site, it was noted from outside, as seen through the upper level window openings, that the entire folded concrete roof had been demolished.

The parties to the site inspection then gathered outside where it was agreed that the inspection was for purposes of observation of the status quo and that there would be no discussion of the matter.

Once inside, it was evident that the first-floor slab had also been demolished almost in its entirety, along with staircases.

Referring to the architect's documentation:

The approved extent of roof structure that was to remain is indicated in yellow. (Fig.1).

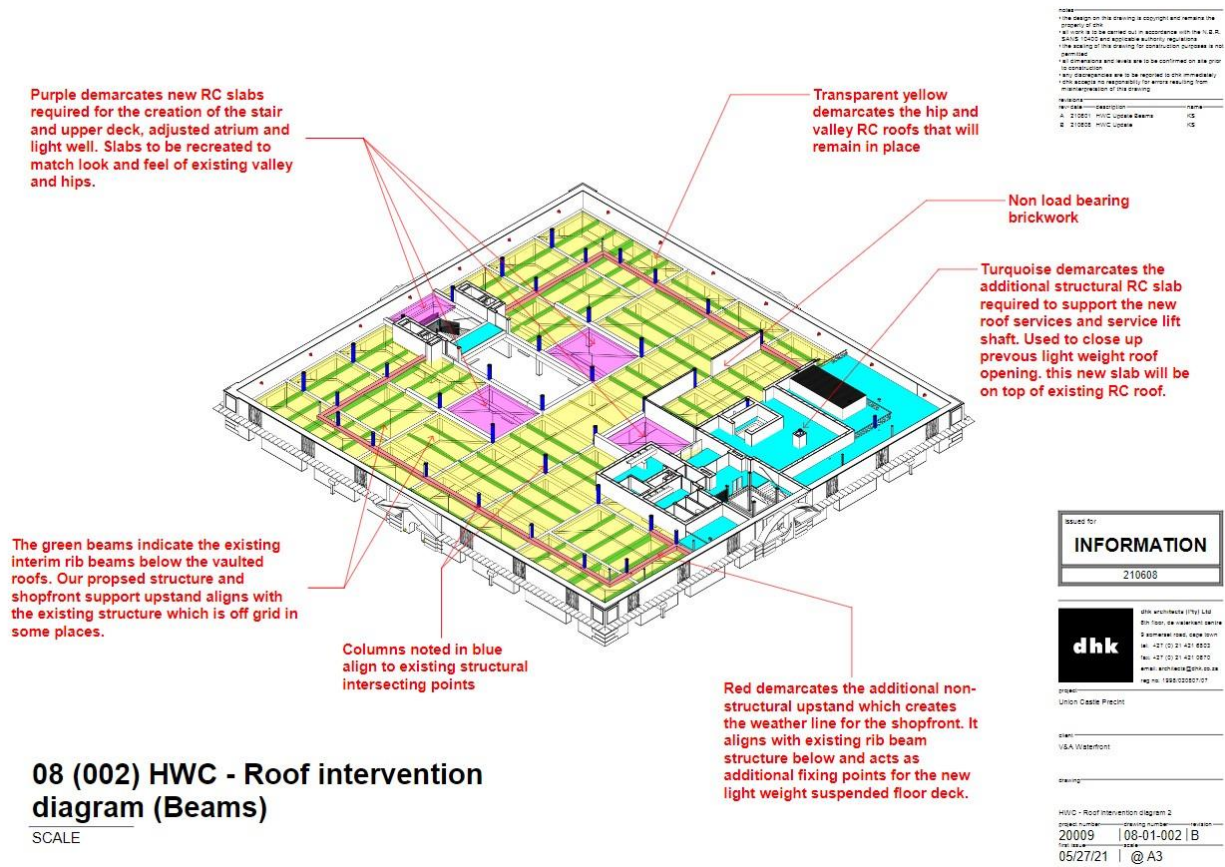
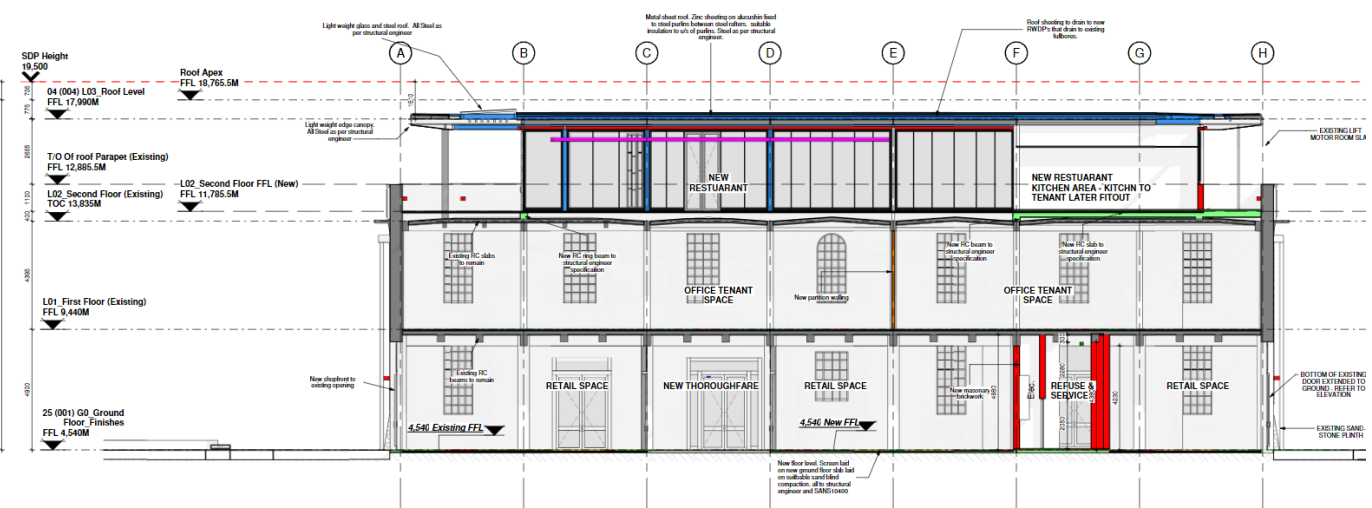


Fig.1

The first floor was also to remain, as indicated on the sections of the HWC approved submission (Fig.2).



Section 4_DD Council

Fig.2

The current extent of demolition, as photographed from inside.



Fig.3 View towards the west wall



Fig.4 View towards the south wall

Findings:

The processes leading to effective destruction of a major part of a heritage protected structure constitutes a complete disregard for Heritage Western Cape's public processes of scrutiny, discussion, approval and permitting.

The destruction of a fine Grade IIIB building of significant cultural and historical value (recommended as a Grade IIIA by CoCT E&HM, June 2020) is unconscionable and a tragedy.

The original folded concrete roof was, possibly, unique in its form and methodology and truly remarkable for its time. (Refer - Discussion, Belcom Approved Minutes, 26 May 2021)

Whilst HWC have not yet had sight of the reported engineering reason for the demolition, there were no apparent structural grounds to demolish the building.

The possibility that the existing structure would not be able to support the weight of the new additions was raised during the application process. Assurances were given that the appropriate course of action in this instance would be to amend the design, not to demolish.

Further, any proposed changes to the approved plans are required to first be discussed with HWC, prior to implementing any such deviations from the approved and permitted plans.

Therefore, the question is raised as to why HWC was never consulted on this extensive deviation from the approved project documentation.

Another concern is the sudden termination of the employment, for reasons as yet unknown to the committee, of the Architects, Project Managers and Heritage Consultants who had prepared the approved plans, and who in the opinion of the committee are appropriately qualified for a project of this nature.

Recommendation

It is recommended that the HWC CEO pursue criminal charges against the parties responsible.

Fig.5

The one remaining piece of the folded concrete roof structure.

It was noted that the type of 'lugged' steel reinforcing used represented an innovation first implemented circa 1910 and that this structure built in the 1910s can therefore be said to have been at the forefront of construction methodologies of the day.

