

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



**Commenced at 08:30 and held on Tuesday, 14 December 2021 via
Microsoft Teams**

1. Opening and Welcome

Note: Due to the Chairperson, Mr. Graham Jacobs, being unable to attend the meeting from its inception due to internet connection problems, Ms Waseefa Dhansay presided over the election of an Acting Chairperson in terms of the rule 12(5) of the Rules of Order and Conduct at Meetings of HWC. The Committee elected Mr Shawn Johnston to chair the meeting from 08:30 till 11:30.

The Acting Chair, Mr Shawn Johnston, officially opened the meeting at 08:30 and welcomed everyone present.

2. Attendance

Committee Members:

Mr Graham Jacobs (GJ) (Chair) joins at 11:15
Prof Walter Peters (WP)
Mr Shawn Johnston (SJ) (acting Chair)
Ms Helene van der Merwe (HvdM)

Members of Staff:

Ms Penelope Meyer (PM)
Mr Olwethu Dlova (OD)
Mr Michael Janse van Rensburg (MJvR)
Ms Waseefa Dhansay (WD)
Ms Zikhona Sigonya-Ndongeni (ZSN)
Ms Khanyisile Bonile (KB)
Ms Muneerah Solomon (MS)
Mr Thando Zingange (TZ)
Ms Stephanie Barnardt (SB)
Ms Ayanda Mdludlu (AM)
Ms Chane Herman (CH)
Ms Corne Nortje (CN)
Mr Robin George (RG)
Ms Colette Scheermeyer (CSc)
Ms Nosiphiwo Tafeni (NT)
Ms Natalie Kendrick (NK)
Ms Sneha Jhupsee (SJh)

Visitors:

Mr Mike Scurr
Mr Jacques Mouton
Ms Patricia Botha
Mr Ashley Lillie
Ms Cindy Postlethwayt
Mr Frank de Sousa
Mr William George
Mr Stuart Burnett
Mr Mark Bell
Mr Dawid du Toit

Ms Sarah Winter
Ms Katherine Robinson
Ms Berta Hayes
Mr Barry Phillips
Ms Alex Edmayr
Dr Stephen Townsend
Ms Ursula Rigby
Mr Philip Smith
Mr Johan Cornelius
Ms Christine Havenga

Mr Conrad Janse van Rensburg
Mr Lungelo Nkosi
Ms Wendy Wilson
Mr Clive Theunissen
Ms Claire Abrahamse
Mr Chris Taylor
Mr Andrew Finlayson
Ms Lize Raal

Mr Michael Olden
Mr Niel Jonker
Mr Theo Kruger
Ms Michelle Silva
Ms Clotilda Garatsa
Mr Silvester Krivograd
Ms Petra Wilson
Mr Raymond Smith

3. Apologies

Ms Mishkah Collier (MC) (resigned)
Mr Dennis Belter (DB)

Absent

None.

4. Approval of Agenda

4.1 Dated 14 December 2021.

The Committee approved the agenda dated 14 December 2021.

5. Approval of Minutes of Previous Meetings

5.1 BELCom Minutes dated 24 November 2021

The Committee reviewed the minutes dated 24 November 2021 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 matters:

- Proposed Additions and Alterations on Erf 12563, 26 Coronation Road Walmer Estate
- Appeals for Proposed Total Demolition of Erf 353Re, 6 Kloof Street, Sea Point
- Proposed Development of New Dwellings of Erf 2090, 50 Olievenhout Avenue; (S38(1) of the NHRA)
- Erven 439, 440 & 442, at no's 47 & 49 Napier Street & 13 Jarvis Street, The Village Lodge, De Waterkant

8.2 Report back on Stop Works Orders and Charges:

Nothing to report.

8.3 Formal Protection of Buildings refused for Demolition

None.

8.4 Feedback on Erf 8731, Droomers Garage, Main Street, Paarl

The heritage consultant was able to clarify the matter via the case officer. It was confirmed that there are no discrepancies. The existing kiosk has existed for years and is shown on the images forming part of the heritage statement as an illegal structure from many years ago. It will be removed when the development commences.

8.5 Information on OneDrive

- Reminder to case officers to please ALWAYS add a DATE to each new folder, e.g. 'Further Requirements 2021-12-14', 'New Information 2021-12-14', etc.
- Further suggestions in order to streamline reading of cases – For returning cases, please include in the folder the HWC letter to the applicant listing the Further Requirements.
- For 'Matters Arising' on the agenda, please add the date when the case was previously at BELCom.
- For cases returning, ALL the information should be kept together and be added to the folder for the next meeting.
- Protocols should apply to all HWC committees. To be discussed at the Committees Workshop in 2022.

8.6 Report back on meeting between HWC, the Moravian Church and John Wilson Harris

WD provided feedback on a meeting held with HWC, the Moravian church and John Wilson-Harris.

- The committee agreed that it would be best to conduct a site inspection to Wupperthal to resolve pending matters, the inspection is to include Mr Wilson-Harris.
- Members joining will be GJ, DB, WP, SJ and MS (from IACOM if available) on 21 January 2022.
- The committee will confirm should accommodation be required or not.

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. Questions regarding the Fishermen's Flats case were discussed.

9.4 Proposed Site Inspections

- Proposed Additions and Alterations on Boschendal Cellar building, Off R310, Dwars River Valley Farm 10, 167 Stellenbosch

9.5 Site Inspections Undertaken

- Conservation Management Plan for Rhodes Cottage, on Erven 87087 and 87082, 246 Main Road, Muizenberg on 25 November 2021.

- Proposed Additions and Alterations Erf151025, 53 Fisherman's Flats, Kalk Bay on 25 November 2021.
- Proposed Total Demolition, Erf 12, 231 Main Road, Three Anchor Bay on 1 December 2021.

10. Appointments
None

MATTERS DISCUSSED

11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS

**11.1 Proposed Additions and Alterations on Boschendal Cellar Building, Off R310, Dwars River Valley Farm 10, 167 Stellenbosch: NM
HM/CAPE WINELANDS/ STELLENBOSCH / BOSCHENDAL / PORTION 10 OF FARM 167**

Case No: 21090305SB1020E

Revised design prepared by Atelier All Things Considered were tabled.

Ms Stephanie Barnard introduced the case.

Mr Mike Scurr (heritage consultant), Ms Sarah Winter (heritage consultant), Mr Jacques Mouton (architect), Ms Katherine Robinson (Stellenbosch Municipality), Ms Patricia Botha (Stellenbosch Interest Group), Ms Berta Hayes (Stellenbosch Interest Group) and Mr William George (Boschendal) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is a PHS and the buildings form part of a Grade I landscape.
- SAHRA, Stellenbosch Municipality and Drakenstein Heritage Foundation had no objection to the proposals.
- Stellenbosch Interest Group objected to the proposals.
- The revised proposal was reviewed in terms of three options provided by the applicant.

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection on Wednesday, 12 January 2022 at 11:00 (WP, GJ, SJ, DB and HvdM). The applicant and I&APs to be included but no discussion will be entertained.

SB

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

12.1 Proposed Total Demolition, Erf 12, 231 Main Road, Three Anchor Bay: NM HM/CAPE METROPOLITAN/ THREE ANCHOR BAY/ERF 231

Case No: 21101205KB0510E

The Committee reported back on the site inspection that was undertaken on 1 December 2021. See attached annexure SI1.

Mr Ashley Lillie (heritage consultant) and Mr Stuart Burnett (Green Point Ratepayers and Residents Association) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The Waverley Building as it is known, is graded IIIC and outside an HPOZ.
- The building was designed by well-known architects Parker & Forsyth in 1912.
- A Heritage statement was made available after the previous meeting.
- The CoCT and Simon van der Stel foundation opposed the total demolition.
- Greenpoint Ratepayers and Residents Association initially expressed 'reluctant' support, however, the representative of GPRRA reported that having noted the Heritage statement and other information the GPRRA would change its position to not support total demolition.
- Refer to the Site Inspection report which elaborates on these points –
- The rarity of the typology; the sound condition of the structure, its adaptability and its continuing use and potential further use as retail and residential space.

RECORD OF DECISION:

The Committee resolved not to approve the demolition application.

KB

12.2 Proposed Total Demolition of Erven 117431 & 153536, 24A & 26 Main Road, Rondebosch: MA HM/CAPE TOWN METROPOLITAN/RONDEBOSCH/ERVEN 117431 & 153536

Case No: 21021903SM0223E

Application documents were tabled.

Mr Thando Zingange introduced the case.

Mr Johan Cornelius (heritage consultant), Mr Mark Bell (CoCT) and Ms Ursula Rigby (Rustenburg Valley Residents Association) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is NCW but is partly within and encompassed by an HPOZ.
- The site occupies a significant position within the Rondebosch commercial area.

- A rezoning is being applied for to allow greater height and in addition a departure to this greater height.
- The CoCT does not oppose redevelopment of the site but is opposed to the height of the proposal.
- The Rustenburg Valley Residents Association is opposed to the development in its current form.
- The previous conditions had not been met: height, bulk, massing, and its location at the interface of a HPOZ remains unacknowledged.
- Concerns were expressed that despite the lack of architectural uniformity in the area, this historic portion of Main Road (near to the Rondebosch Fountain and not far from the landmark St Paul's Anglican church) has strong visual links with Table Mountain as historic defining backdrop. The proposals will intrude significantly into that historic spatial relationship.

RECORD OF DECISION:

The Committee resolved not to approve the total demolition application.

TZ

12.3 Proposed Total Demolition, Erf 741, 20 Akademie Street, Franschhoek: MA HM/CAPE WINELANDS/FRANSCHHOEK/ERF 741

Case No: 20082402SM0825E

Application documents were tabled.

Mr Thando Zingange introduced the case.

Mr Barry Phillips (Franschhoek Heritage Ratepayers Association) and Ms Christine Havenga (heritage consultant) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The site falls within the Franschhoek Urban Conservation overlay zone. The building in question is considered NCW & there is no objection to its demolition.
- Stellenbosch Municipality supports the proposal for the replacement buildings.
- Franschhoek Heritage and Ratepayers Association expressed concerns. The representative of FHRPA noted another detailed letter listing their concerns submitted for the March meeting. Discussion was temporarily adjourned for the committee to read this letter. It was pointed out that aspects of the proposal did not meet requirements of the Franschhoek building guidelines, and that these had been gazetted & were therefore mandatory.
- Further discussion centred around choice of window material, aluminium or timber.
- The committee supported the proposal in terms of scale, form and street interface.

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawing SK001; SK002; SK003; SK004; SK005 Rev 3 and SK004 Rev 4 dated 12 May 2020 by Kruger Theron Architects read with

figures 46 to 50 in the amended heritage report dated July 2021 prepared by Christine Havenga and Association on the understanding that while the Committee has no objections in principle to the use of aluminium doors and windows it acknowledges that the nature of finishes used can affect the impact of the proposal as a whole. Consequently, the Committee will leave the final choice of the door and window material to the local authority to endorse or not, as a condition of departure from the relevant zoning requirement.

KB

**12.4 Proposed Total Demolition on Erf 65663, 4 Ritchie Avenue, Kenilworth: NM
HM/ CAPE TOWN METROPOLITAN/ KENILWORTH/ RE ERF 65663**

Case No: 21061808AM0818E

Application documents were tabled.

Ms Ayanda Mdludlu introduced the case.

Ms Cindy Postlethwayt (neighbour), Mr Philip Smith (CoCT), Mr Michael Olden (applicant) and Mr Lungelo Nkosi (heritage consultant) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is graded IIIC and in a proposed HPOZ.
- There appears to be no current comment from the CoCT. That may be because the CoCT was late in responding.
- The Lower Kenilworth Improvement District and a number of residents objected.
- The HWC public participation guidelines for minimum performance were not fully followed to communicate with interested and affected parties and heritage conservation bodies.
- No formal public advertising appears to have been conducted.
- A site notice was not placed on the property.
- Limited proof of stakeholder engagement was supplied by the applicant.

FURTHER REQUIREMENTS:

The Committee is of the opinion that the public engagement process does not yet fully meet HWC minimum requirements. This matter is therefore held over until these requirements have been met to HWC's satisfaction.

AM

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

13.1 Proposed Additions and Alterations Erf151025, Fishermen's Flats, Harbour Road, Kalk Bay: MA HM/CAPE TOWN METROPOLITAN/ KALK BAY/ERF 151025

Case No: 21092306KB0927E

The Committee reported back on the site inspection that was undertaken on 25 November 2021. See attached annexure SI2.

Mr Mike Scurr (heritage consultant), Ms Wendy Wilson (heritage consultant), Mr Niel Jonker (owner) and Mr Philip Smith (CoCT) were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- The buildings are graded IIIA and in an HPOZ.
- The case refers, amongst others, to an unauthorised extension of a permanent nature to the rear of one of the ground floor flats.
- The question was raised as to the precedent set by this extension in terms of the whole complex.
- It was noted that a number of additions of a more temporary nature were evident.
- Extensions at the back of the existing buildings may not be an issue per se, but there is a lack of clarity about impacts on services and health and safety concerns.
- The CoCT did not support the application and raised various concerns.
- The Kalk Bay conservation body did not support.
- Docomomo confirmed the high significance of the site and cannot condone unauthorised work.
- It was noted that no comment had been received by the Body Corporate of the complex.
- The Fishermens Flats Body Corporate/Homeowners association need to formulate their guidelines for the entire complex of 8 units.

FURTHER REQUIREMENTS:

The Committee cannot condone unauthorised work. Furthermore, the Committee has concerns regarding the negative precedent set by the rear extension particularly given its permanent construction. The Committee therefore cannot consider this matter further until comment has been received from:

1. The CoCT (with regard to heritage, services, possible servitudes, health and safety, and any other relevant regulatory factors), and if at all possible, informed by
2. Input from the body corporate with particular regard to future external alterations to the envelope of the complex. The latter would include the extent to which such additions could be made. This input must be applicable across the entire complex.

The Committee will only be able to consider this matter further once the above-mentioned information has been submitted.

KB

13.2 Proposed Alterations and Additions, Erf 94858, 24 Faure Street, Gardens: MA HM/CAPE METROPOLITAN/ GARDENS/ERF 94858

Case No: 21071414CN1028E

Application documentation was tabled.

Ms Corne Nortje introduced the case.

Mr Dawid Du Toit (client) and Dr Stephen Townsend (neighbour) were present and took part in the presentation and discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is graded IIIB and situated inside an HPOZ.

RECORD OF DECISION:

The Committee resolved to approve Option 1 as indicated on drawing D13-dc-100 dated 06/12/2021 by Stephen Dugmore from SDKS Architects as having met previous requirements.

CN

13.3 Proposed Alterations and Additions on Erf 4017, 8 Vredenburg Lane, Cape Town: MA HM/ CAPE METROPOLITAN/ CAPE TOWN CBD/ ERF 4017

Case No: 21100502MS1021E

Application documents were tabled.

Ms Muneerah Solomon introduced the case.

Mr Theo Kruger (architect) and Mr Conrad Janse van Rensburg (architect) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is graded IIIB and situated inside an HPOZ.

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawings 04.1-A-11, 04.1-A-12, 04.1-A-13, 04.1-A-14, 04.1-A-15, 04.1-A-16 dated 29 November 2021 by Two Five Five Architects as having met previous requirements, but on condition that the interface between the old ground level fabric and new masonry infill fabric is physically compatible with the old fabric. This will require the use of traditional lime mortars and renders with the new masonry fabric.

MS

13.4 Proposed Additions and Alterations on Erf 4461 Corner Plein and Kleinschmidt Street, Paarl: MA HM/CAPE WINELANDS/ DRAENSTEIN/ PAARL/ ERF4461

Case No: 21030904AM0922E

Application documents were tabled.

Ms Ayanda Mdludlu introduced the case.

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 graded IIIC and in the Paarl Special Character Protected Overlay Zone.

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawing numbered 062-09/19, Drawing 2 REV 2 dated "December 2020" by VS Tech Architectural Drafting as having met previous requirements.

AM

13.5 Proposed Additions and Alterations, Erf 32001, Nieuwe Street, Prince Albert: MA HM/PRINCE ALBERT/ERF 32001

Case No: 21083107KB0913E

Application documents were tabled.

Ms Khanyisile Bonile introduced the case.

Ms Michelle Silva (owner) was present and took part in the presentation and discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The sound heritage restoration advice set out by architect P Hoffe.

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawing 2021/PERES/CS/colour Rev 01 dated 17 November 2021 by Sylvie Vantillard Architect as having met previous requirements but on condition that traditional lime mortars and renders are used for all new masonry work as previously indicated.

The Committee strongly recommends that the work be monitored by a suitably qualified and experienced heritage architect.

KB

13.6 Proposed Additions and Alterations on Erf 12235, 312 Main Road, Eastcliff, Hermanus: MA HM/ OVERSTRAND/ HERMANUS/ ERF 12235

Case No: 21060304MS0906E

Application documents were tabled.

Ms Muneerah Solomon introduced the case.

Ms Alex Edmayr (architect) and Mr Andrew Finlayson (architect) were present and took part in the presentation and discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The application concerns changes made to an application approved by HWC in January 2020.
- This is a Grade IIIC building and situated inside an HPOZ. Given the fine period interiors the building is more likely to warrant an IIIB grading.

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawings 0319 1.0Revision F, 319 1.1 Revision F, 0319 1.2 Revision, 0319 1.3 Revision F, 0319 2.0, Revision F, 0319 2.1 Revision F, 0319 3.0 Revision F dated 10 November 2021 by Finlayson Van Der Merwe Architect as having met previous requirements.

MS

13.7 Proposed Additions and Alterations on Erf 26528, 2 Milner Road, Observatory: NM HM/CAPE TOWN METROPOLITAN/OBSERVATORY/ERF 26528

Case No: 20070104TZ

Application documents were tabled.

Mr Thando Zingange introduced the case.

Mr Johan Cornelius (heritage consultant) and Ms Clotild Garatsa (Andrew Town Planning) were present and took part in the presentation and discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is graded IIIB and is situated inside an HPOZ.
- Observatory Civic Association did not support the proposal.
- The CoCT did not comment.
- The Committee noted that lightweight suspended insertions between the buildings have less impact on historic fabric than addition of bathrooms into the interior would have.

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawings numbered LUM-100; LUM-101; LUM-102; LUM-104; LUM-103 and LUM-105 Revision 4 dated 28 October 2021 prepared by Fusion Architecture as having met previous requirements.

This decision is made on the understanding that all historic period elements of the buildings are to be retained and protected. Alterations to these features (e.g. joinery, fire places, ceilings) will require another application to HWC.

TZ

13.8 Proposed additions and alterations on Erf 646, 25 Torbay Road, Green Point: NM HM/GREEN POINT/ERF 646

Case No: 21062903KB0629E

Application documents were tabled.

Ms Khanyisile Bonile introduced the case.

Ms Claire Abrahamse (heritage consultant), Mr Silvester Krivograd (Owner) and Mr Stuart Burnett (Green Point Ratepayers Association) were present and took part in the presentation and discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is graded IIIB and is situated inside an HPOZ.
- Insensitive changes were made as far back as 1999 and up to 2020, prior to transfer to the current owner.
- Green Point Ratepayers and Residents Association raised various concerns.
- The well-researched and pithy heritage document outlines how heritage significance may be retrieved.

FURTHER REQUIREMENTS:

The Committee supports the recommendations prepared by Claire Abrahamse in the heritage report dated November 2021 but with the additional provision that the ceiling in the entrance passage leading to the arch way be raised to expose the full arch at least from the approach side. Revised drawings to be submitted clearly differentiating between what is existing unauthorised work and what is proposed in line with the aforementioned recommendations.

KB

**13.9 Proposed Additions and Alterations on Erf 7642, 16 Ivy Road, Observatory: NM
HM/ CAPE TOWN METROPOLITAN / OBSERVATORY/ ERF 7642**

Case No: 21091008MS0915E

Application documents were tabled.

Ms Muneerah Solomon introduced the case.

Mr Frank de Sousa (owner) was present and took part in the presentation and discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is graded IIC and is situated inside an HPOZ.
- Observatory Civic Association did not support.
- The CoCT did not support and requested further information.

FURTHER REQUIREMENTS:

The Committee cannot endorse illegal work. However, the Committee will consider not recommending that charges be laid on condition that the boundary wall be reconfigured to enable at least a third of its overall 1.8m height to be visually permeable e.g. in the form of railings. Revised proposals to be submitted for consideration by HOMs.

TZ

**13.10 Proposed Additions and Alterations on Erf 2421, 150 Baron van Reede Street, Oudtshoorn:
NM
HM/CENTRAL KAROO/OUDTSHOORN/ERF 2421**

Case No: 21102510KB1026E

Application documents were tabled.

Mr Thando Zingange introduced the case.

Ms Petra Wilson (owner) and Ms Lize Raal (architect) were present and took part in the presentation and discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- Building work has been completed prior to obtaining Local Authority approval.
- Heritage Oudtshoorn expressed concerns regarding the alterations.
- The owner wishes to restore the street facade by reinstating a front door.

FURTHER REQUIREMENTS:

This submission contains insufficient information for the Committee to apply its mind properly. The assistance of a practitioner with experience in architectural heritage is strongly recommended

with particular attention to establishing the heritage significance of the house, the extent to which the unauthorised work has impacted that significance and recommendations regarding mitigation if/where necessary. A revised submission addressing these issues to be submitted to this Committee.

TZ

14 HERITAGE AREAS: SECTION 31 CONSENT APPLICATIONS

14.1 Proposed Alterations and additions on Erf 2166, King Street, Stanford: MA HM/ OVERSTRAND/ STANFORD/ ERF 2166

Case No: 21082512MS1103E

Application documents were tabled.

Ms Muneerah Solomon introduced the case.

Mr Raymond Smith (heritage consultant) was present and took part in the presentation and discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- New building in a S.31 Heritage Protected Area.
- The architect and the Stanford Heritage committee discussed concerns that had been raised and managed to resolve these concerns.

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawings HG2021-2166-01to HG2021-2166-12, Revision 1 dated 3 November 2021 by Raymond Smith as having met previous requirements. The Committee is pleased that this submission is the result of positive engagement between the architect and local heritage body.

MS

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 Conservation Management Plan for Rhodes Cottage, on Erven 87087 and 87082, 246 Main Road, Muizenberg: NM
HM/MUIZENBERG/ERVEN 87087 AND 87082**

The Committee reported back on the site inspection that was undertaken on 25 November 2021. See attached annexure SI3.

Ms Ilze Wolff (architect), Mr Chris Taylor (Muizenberg Heritage Association) and Mr Philip Smith (CoCT) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- Addressing the problems caused by rising damp.
- Protection of the thatch roofs from fire.
- Inspection and maintenance cycles.
- Ventilation to address indoor humidity.
- Improved landscaping to better integrate the different parts of the site.
- The focus of this committee is on matters affecting the historic fabric, however, the importance of establishing a way forward for the public use of the site as a positive cultural asset is noted.

COMMENT:

The Committee to prepare a joint site inspection report which will include commentary on the final draft of the Rhodes Cottage CMP.

WD

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 18:00

24 DATE OF NEXT MEETING:

26 January 2022

MINUTES APPROVED AND SIGNED BY:

CHAIRPERSON _____

DATE _____

SECRETARY _____

DATE _____

APPROVED

Annexure SI 1

BELCOM Site Inspection Report - Erf 12, 231 Main Rd, Three Anchor Bay.

HWC Case Number: 21101 205 KB 051 OE

Nature of Application: S.34 NHRA – application for total demolition.

Date of Site Visit: Wed, 1st December 2021 at 15:30

HWC Belcom Representatives: Hélène van der Merwe, Walter Peters

Met on site by: no one.

Grading: 3C; not in a HPOZ

Reasons for the Site Inspection:

Simon vs Stel Foundation objected as did EHM, City of Cape Town (CoCT).

The purpose of the site inspection is to assess the property itself and the character of the context to determine potential heritage significance.

Findings of the Site Inspection

The front of the building has been changed. Although most retail units (street facing spaces on the ground floor) were vacant, the upper floor appears well tenanted, and contrary to general impression is in good condition, despite being about 110 years of age, which proves that only a building that cannot adapt is redundant.

While some period details have been lost, the spatial qualities of the high volume and clerestory windows to the retail spaces are legible and remain potentially functional. Alterations over time to the street façade are probably not impossible to reverse or improve.

Context

Looking at the neighbouring newer and taller building on the corner of Glengariff Str, one could assume that the subject building provided the basis for the design of its base, and, similarly, the massing for the neighbouring building westward.



Subject building within its context on south-east side of Main Rd.

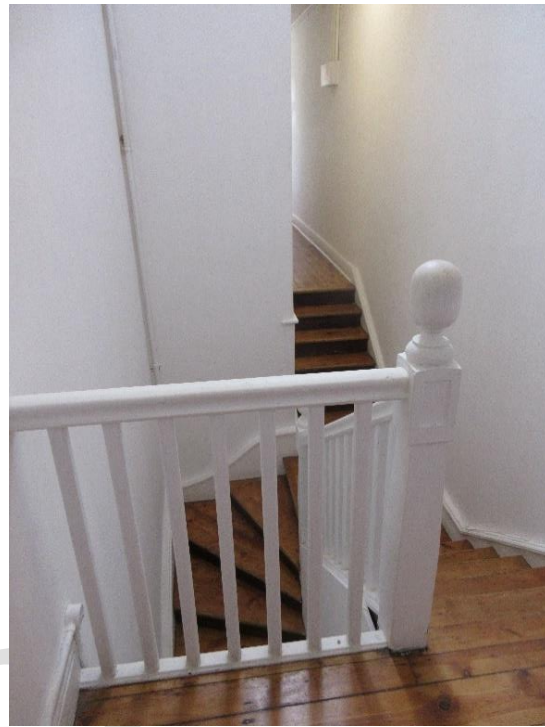
OBSERVATIONS



The unusually high floor to ceiling height of the ground floor, with clerestory windows located above the external canopy providing natural light.



The E-shaped footprint, which allowed lighting and ventilation to all rooms; the roofscape of chimneys, with cast iron mantelpieces internally, and unusually, light scoops over staircases.



A light scoop to a staircase.

Complex staircases of timber with flights converging on a landing from two directions before continuing a quarter-turn downward on winders.

CONCLUSIONS

The proposals by both objecting parties, Simon vd Stel & EHM, CoCT, warrant investigation, namely that the rarity of the typology and the extent of original fabric warrant the exploration of alternative redevelopment options, which as far as possible restore and retain the existing structure.

Annexure SI 2

BELCOM Site Inspection Report

Erf 151025, Fishermen's Flats, Harbour Road, Kalk Bay

HWC Case Number: 21092306KB0927E

Nature of Application: S.34 NHRA – alterations & additions.

Date of Site Visit: Thursday 25 November 2021 at 15:00 until 16h00

HWC Belcom Representatives: Graham Jacobs, Walter Peters, Shawn Johnston, Dennis Belter, H  l  ne van der Merwe.

Met on site by: Wendy Wilson (Rennie Scurr Adendorff Architects)

Grading: IIIA; in the Muizenberg, St. James & Kalk Bay HPOZ

Reasons for the Site Inspection:

The purpose of the site inspection was to assess the impact of the unauthorized building work at No. 53 Fishermen's Flats.

The CoCT did not support the application and raised various concerns.

The Kalk Bay conservation body did not support. Docomomo confirmed the high significance of the site and cannot condone unauthorised work. It was noted that no comment had been received by the Body Corporate of the complex.

OBSERVATIONS

The case refers to an unauthorised extension of a permanent nature to the rear of one of the ground floor flats.

It was noted that a number of additions of a more temporary nature could be seen.

The question was raised as to the precedent set by this extension in terms of the whole complex.

Extensions at the back of the existing buildings may not be an issue per se, but there is a lack of clarity about impacts on services and health and safety concerns, let alone servitudes and/or exclusive use as defined in the survey diagram/deed of transfer, as well as firefighting access to the rear.

CONCLUSIONS

The unauthorized work poses various problems which do not seem resolvable in its current form.

Annexure S13

BELCOM Site Inspection Report

Rhodes Cottage, Erven 87087 and 87082, 246 Main Road, Muizenberg

HWC Case Number:

Nature of Application: Conservation Management Plan (CMP).

Date of Site Visit: Thursday 25 November 2021 at 14:00 until 15h00

HWC Belcom Representatives:

Graham Jacobs, Walter Peters, Shawn Johnston, Dennis Belter, H el ene van der Merwe.

Met on site by: Ilze Wolff (architect, author of the CMP), (Muizenberg Heritage Association).

Grading: PHS; in the Muizenberg, St. James & Kalk Bay HPOZ

Reasons for the Site Inspection:

The purpose of the site inspection was to assess the site in terms of the proposed recommendations of the draft CMP.

OBSERVATIONS

Addressing the problems caused by penetrating damp and rising damp; the proximity to the neighbouring building on the north, which could retard the sun's effect.

Protection of the thatch roofs from fire
Brandsolder, fire blanket, sprinkler vs hydrants

The shallow roof pitch over the veranda and water being caught along the balustrade wall due to the fall of the floor.

Ventilation to address indoor humidity including within the coach house which may be resulting in the fabric deterioration of the scotch cart.

Inspection and maintenance cycles.

Improved landscaping to better integrate the different parts of the site.

The focus of this committee is on matters affecting the historic fabric, however, the importance of establishing a way forward for the public use of the site as a positive cultural asset is noted. Also noted was the consultant's recommendations regarding broadening the historical interpretation of the site to address Rhodes as a controversial figure in current history.

CONCLUSIONS

Agricultural drains needed to literally place the cottage on an island to address rising damp issues as a first priority, along with attention to the thatch roof to ensure that it is properly weatherproof.