

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

**Commenced at 07:30 and held on Thursday, 15 July 2021 via  
Microsoft Teams**



**1. Opening and Welcome**

The Chair, Mr Graham Jacobs, officially opened the meeting at 07:30 and welcomed everyone present.

**2. Attendance**

**Committee Members:**

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

**Members of Staff:**

Ms Waseefa Dhansay (WD)  
Ms Cathy-Ann Potgieter (CAP)  
Ms Stephanie Barnardt (SB)  
Mr Olwethu Dlova (OD)  
Ms Anita Shologu (AS)  
Ms Khanyisile Bonile (KB)  
Ms Muneerah Solomon (MS)  
Ms Nosiphiwo Tafeni (NT)  
Ms Xola Mlwandle (XM)  
Ms Penelope Meyer (PM)  
Ms Colette Scheermeyer (CSc)  
Mr Michael Janse van Rensburg (MJvR)

**Visitors:**

Mr Raymond Bouma  
Ms Katherine Robinson  
Ms Bianca Rodrigues  
Ms Elma Hamman  
Ms Claire Abrahamse  
Ms Giselle Courtney  
Mr Shani Schabort  
Ms Anthea Leonsins  
Mr Tertius Kruger  
Ms Sandra van der Merwe  
Mr Nellis Beyers  
Ms Berendine Irrgang  
Mr Irfan Safedien  
Dr Stephen Townsend  
Ms Elize Mendelson  
Ms Lisa Galligan  
Ms Ursula Rigby  
Mr Joe Olivier  
Ms Patty Price  
Ms Jacqui Perrin  
Mr Stefan de Kock

Mr Charl Taljaardt  
Mr Anthony Leonsins  
Mr Brian Swart  
Mr Ashley Lillie  
Mr Mike Scurr  
Mr Philip Smith  
Mr Andrew Jones  
Mr Richard Summers  
Mr Theo Giannelos  
Ms Lize Malan  
Mr Clive Theunissen  
Mr Spider Clark  
Mr Shaun Adendorff  
Ms Doryn Schreuder  
Mr Johan Cornelius  
Mr Reza Ahmed  
Ms Ute Kuhlmann  
Mr Kristof Basson  
Mr Jayson Clark  
Ms Jeanne Fourie  
Mr John Armstrong

Mr Eugen da Silva  
Mr Erich Maske  
Mr Adrian Read  
Ms Louisa Felter  
Mr Chris Murphy  
Mr Trevor Thorold  
Ms Fierdouz Hendricks  
Ms Anwar Omar  
Mr Bruce Plane

Mr Albie Olivier  
Mr Renier Steenkamp  
Ms Katie Smuts  
Mr Stuart Hermansen  
Dr Janine Maske  
Mr Ian Pretorius  
Mr Gavin Graham  
Ms Wendy Wilson

**3. Apologies**

None

**Absent**

None

**4. Approval of Agenda**

**4.1 Dated 15 July 2021.**

The Committee approved the agenda dated 15 July 2021.

**5. Approval of Minutes of Previous Meetings**

**5.1 BELCom Minutes dated 30 June 2021**

The Committee reviewed the minutes dated 30 June 2021 and resolved to approve the minutes with minor amendments.

**5.2 BELCom Confidential Minutes dated 30 June 2021**

The Committee reviewed the minutes dated 30 June 2021 and resolved to approve the minutes.

**6. Disclosure of conflict of interest:**

**6.1 Recusals**

- GJ: items 13.5, 13.16 and 19.1
- MC: items 11.3 and 13.6

**7. Confidential Matters**

None

**8. Administrative Matters**

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

CAP reported back on the following outcomes of the appeals and tribunal matters:

- Proposed Alterations and Additions, Erf 1444, 24 Davenport Road, Vredehoek, CT34-A&A
- Proposed Alterations and Additions, Erf 55, 85 Church Street, Elim, CTS27
- Notification of Intent to Develop: Proposed Clearance of Vegetation on Rem of Erf 558, Garden Route National Park, Knysna. CT38(8)

- Notification of Intent to Develop: Proposed Rezoning on Erf 7614, Knysna, CTS38(1)
- Letter issued in terms of Section 51(1)(c) of the NHRA and Regulation 3(3)(a) of PN 298 (29 August 2003), Erven 2139 & 5213, Paarl
- Notification of Intent to Develop: Proposed fencing on Rem of Farm 94, Klein Melkbosch, Blaauwberg, Cape Town. CTS38(4)
- Notification of Intent to Develop: Proposed Additional House to the Property on Farm 1441, Stellenbosch. CTS38(4)
- Proposed Alterations and Additions, Erf 2911, 38 Huguenot Road, Franschoek. CT34-A&A

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

None.

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

This item is held over.

**8.4 Electing Acting Chairperson**

The Committee resolved to appoint SJ as acting chair for items 13.5, 13.16 and 19.1.

**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**

None

**9.5 Site Inspections Undertaken**

- Proposed Total Demolition, Erf 334, 21 Victoria Road, Bantry Bay
- Proposed Additions and Alterations on Erf 41855, 129 Main Road Street, Paarl
- Proposed Additions and Alterations on Erf 3774, 12 Pontac Street, Paarl
- Proposed Additions and Alterations, Erf 2291, 21 Dal Road, Camps Bay

**10. Appointments**

None

## **MATTERS DISCUSSED**

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

#### **11.1 Proposed Additions and Alterations on Erf 2108, 2109, 6176, 18-24 Crozier Street, Stellenbosch: MA**

**HM/CAPE WINELANDS/STELLENBOSCH/ERF 2108,2109,6176**

**Case No:** 21040628MS0520E

Application documents were tabled.

Ms Muneerah Solomon introduced the case.

Mr Raymond Bouma (architect) and Mr Charl Taljaardt (University of Stellenbosch) were present and took part in the discussions.

#### **DISCUSSION:**

Amongst other things, the following was discussed:

- The site is graded as a PHS.
- This as a continuous [attached] veranda across a row of buildings.
- Plans and sections should accurately reflect the changing widths of veranda, steps and colonnade.
- Stellenbosch Municipality supports the proposal with the following conditions:
  - The proposed glazing must be offset inwards from the columns.
  - The HWC permit must be obtained and attached to the building plans.
- Stellenbosch Interest Group supports.
- Stellenbosch Heritage Foundation supports.
- HOMS of the opinion that a different approach would be more appropriate.
- Enclosure should not be a common internal room.
- The Committee supports the proposals in principle. However, details are to be provided regarding the exact locations, fixing, structural support and junctions, especially where changes in level are involved. This would include sections and elevations at minimum 1:5 scale.

#### **FURTHER REQUIREMENTS:**

While the Committee remains supportive in principle in securing the verandas, the proposals need to reflect the existing condition accurately and distinguish clearly between what is existing and what is proposed. This includes reflecting accurately the relationship between veranda colonnades and stoep edges. Updated drawings are to be submitted to the Committee for further consideration.

**MS**

**11.2 Proposed Additions and Alterations on Erf 4140, CL Marais Library, Crozier Street, Stellenbosch:  
MA  
HM/BOLAND/STELLENBOSCH/ERF 4140**

**Case No:** 21040627MS052E

Application documents were tabled.

Ms Muneerah Solomon introduced the case.

Mr Raymond Bouma (architect) and Mr Charl Taljaardt (University of Stellenbosch) were present and took part in the discussions.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The site is graded as a PHS.
- Stellenbosch Municipality supports the proposal with the following conditions:
  - The HWC permit must be obtained and attached to the building plans.
- Stellenbosch Interest Group supports.
- Stellenbosch Heritage Foundation supports.
- HOMS is of the opinion that a different approach would be more appropriate.
- HOMS can support the glass intervention at the library façade as this is a singular occurrence.
- The Committee supports the proposals in principle. However, details regarding the exact positioning within the reveals and fixing details that enable the glazing to “float” are to be provided. This would include sections and elevations at minimum 1:5 scale. The Committee recommends that the glass doors open inwards and that their asymmetrical configuration be reconsidered.
- This was a loggia, not a veranda, and was deeply recessed in an important work of architecture. The openness is to be retained, and whatever solution for securing is considered, the design should take its clues from the details of the building.
- Reflectivity characteristic of glass panes was of concern.

**FURTHER REQUIREMENTS:**

While the Committee remains supportive in principle of securing the loggia, it is not yet convinced that all alternatives have been explored to provide an optimum solution for what is a highly significant building. While glazing may present one alternative, the Committee feels that metal bars/wrought iron components could produce a better solution which should be further explored.

The Committee remains concerned that a single rather than double entrance doors/gates is proposed.

The Committee requires the alternatives to be clearly and accurately documented in both section and plan. Updated drawings to be submitted to the Committee for further consideration.

**MS**

**11.3 Proposed Additions and Alterations, Erf 87011- Re 192, Main Road, Muizenberg: NM HM/CAPE TOWN METROPOLITAN/MUIZENBERG/ERF 87011**

**Case No:** 21042303XM0603E

MC recused herself and logged off from MS Teams.

Application documents were 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:

- Outbuilding points of clarity satisfied.
- The building is graded IIIA.

**RECORD OF DECISION:**

The Committee resolved to approve the proposals as indicated on drawings numbered 105 and dated 21/04/2021 as not negatively impacting heritage significance.

**XM**

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

**12.1 Proposed Total Demolition, Erf 334, 21 Victoria Road, Bantry Bay: NM HM/CAPE TOWN METROPOLITAN/BANTRY BAY/ERF 334**

**Case No:** 21030408XM0422E

The Committee reported back on the site inspection that was undertaken on 22 June 2021. See annexure SI1.

Mr Andrew Jones (Simon van der Stel Foundation), Mr Brian Swart (owner No 23), Ms Elma Hamman (owner No 23), Mr Mike Scurr (architect), Ms Anthea Leonsins (owner), Mr Anthony Leonsins (owner), Mr Richard Summers (legal representative) and Mr Ashley Lillie (heritage consultant) were present and took part in the discussions.

**DISCUSSION:**

Amongst other things, the following was discussed:

- A demolition permit for this building has previously been approved by the Committee.
- The Committee notes that the applicant has no intention of removing the landmark palm trees on the property.
- The building is graded IIIC.

**RECORD OF DECISION:**

The Committee accepts the findings of the attached site inspection report with which it is in agreement, namely that the subject building has insufficient significance to warrant retention and that the broader context has insufficient significance to warrant the application of the so-called Gees Judgement with regard to the replacement development.

**XM**

**12.2 Proposed Additions and Alterations, Erf 2291,21 Dal Road, Camps Bay: MA HM/CAPE TOWN METROPOLITAN/CAMPS BAY/ERF 2291**

**Case No:** 20071608KB0303E

The Committee reported back on the site inspection that was undertaken on 7 July 2021. See annexure SI2.

Mr Theo Giannelos (owner), Mr Mike Scurr (DOCOMOMO), Mr Ashley Lillie (heritage consultant), Mr Tertius Kruger (Revel Fox & Partners), Ms Sandra van der Merwe (DOCOMOMO) and Mr Nellis Beyers (DOCOMOMO) were present and took part in the discussions.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The building is graded IIIA.
- The building is located outside an HPOZ.
- Camps Bay and Clifton Residents Association supports.
- DOCOMOMO objected to the demolition.
- City of Cape Town did not comment.
- The Committee noted the inputs from Revel Fox & Partners, the owner, and the heritage consultant.
- This is, perhaps, the earliest building to provide all habitable spaces with both best orientation and view.

**RECORD OF DECISION:**

The Committee resolved not to approve the demolition application on the basis that insufficient alternatives have been explored for its retention which is particularly relevant considering that the subject building is architecturally and historically highly significant and a pioneering example of its period.

**KB**

**12.3 Proposed Total Demolition on Erf 10617, Cnr Tabak & Station Street Paarl: NM HM/CAPE WINELANDS/DRAKENSTEIN/PAARL/ERF 10617**

**Case No:** 21050609KB609E

Application documents were tabled.

Ms Khanyisile Bonile introduced the case.

Ms Lize Malan (heritage consultant) and Mr Clive Theunissen (Drakenstein Municipality) were present and took part in the discussions.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The building is graded IIIC.
- The site borders the Paarl special character protected overlay zone.
- Drakenstein Municipality, Paarl 300 and Drakenstein Heritage Foundation objected the proposal.
- The Committee notes the building to be a surviving but substantially altered building within an area of high activity.

**FURTHER REQUIREMENTS:**

The Committee resolved to support the demolition application given that the building has insufficient significance to warrant retention. However, given the high strategic value of the site within an area of considerable heritage significance, demolition will be conditional on the replacement development, informed by Drakenstein Municipality's precinct plan and appropriate heritage indicators to the approval of HWC.

**KB**



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

**13.1 Proposed Alterations and Additions on Erf 670,3 Alice's Ride, Pinelands: MA HM/CAPE METROPOLITAN/PINELANDS/ERF 670**

**Case No:** 20102201KB11203E

Application documents were tabled.

Ms Waseefa Dhansay introduced the case.

Mr Irfan Safedien (project manager) and Mr Shaun Adendorff (Chairman of Pinelands Ratepayers Heritage Advisory Committee) were present and took part in the discussions.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The relatively low impact of the building and surrounds.

**RECORD OF DECISION:**

The Committee resolved to approve the application as having met previous requirements.

**WD**

**13.2 Proposed Additions and Alterations on Erf 41855, 129 Main Road, Paarl: NM HM/DRAKENSTEIN/PAARL/ERF 41855**

**Case No:** KB0513E

The Committee reported back on the site inspection that was undertaken on 22 June 2021. See annexure SI3.

Ms Doryn Schreuder (architect) and Mr Clive Theunissen (Drakenstein Municipality) were present and took part in the discussions.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The building is graded IIIB.
- The building is located within Paarl Special Character Overlay Zone.
- Drakenstein Municipality, Paarl 300 and Drakenstein Heritage Foundation objected the proposal.
- The current submission shows that some progress has been made.

**FURTHER REQUIREMENTS:**

While the Committee considers the revised proposals to be an improvement on what was previously submitted, further work is still required. This includes the following:

The historic building:

1. Accurate plans are required to differentiate between old and new. Where historic elements such as doors and windows are to be relocated, their new positions are to be shown.
2. All interventions involving old fabric are to be appropriately specified in the interest of physical compatibility (e.g. traditional lime mortars and renders).
3. Details of connections between old and new require resolution.

The new building:

1. Drawings including a longitudinal section reflecting accurate levels are required.
2. The Committee requires proposals that provide a unified roof design based on attic massing and/or dormers for the third level in lieu of the current horizontal parapet and projecting gable roof forms informed by surrounding precedent but executed as a contemporary interpretation.

KB

### **13.3 Proposed Additions and Alterations on Erf 3774, 12 Pontac Street, Paarl: NM HM/DRAKENSTEIN/PAARL/ERF 3774**

**Case No:** 21050307KB0514E

The Committee reported back on the site inspection that was undertaken on 18 June 2021. See annexure SI4.

Mr Clive Theunissen (Drakenstein Municipality) was present in the discussions.

#### **DISCUSSION:**

Amongst other things, the following was discussed:

- The building is graded IIIB.
- Drakenstein Municipality, Paarl 300 and Drakenstein Heritage Foundation objected to the proposal.
- The scale of the proposal on site and context.

#### **FURTHER REQUIREMENTS:**

The Committee regards the proposals in their current form to be inappropriate and negatively impact heritage resources on various levels. This is elaborated on in the attached site inspection report dated 18 June 2021.

The proposals do not accurately reflect their scale in relation to the surrounding area and will involve the removal of trees that are not currently shown.

Revised proposals addressing these concerns must be submitted together with a heritage report addressing the points raised by the Drakenstein Municipality.

KB

**13.4 Proposed Additions and Alterations, Erven 439, 440 & 442, 47 & 49 Napier Street & 13 Jarvis Street, The Village Lodge, De Waterkant: MA  
HM/CAPE TOWN METROPOLITAN/DE WATERKANT/ERVEN 439, 440 & 442**

**Case No:** 19080507LB0807E

Application documents were tabled.

Ms Stephanie Barnardt introduced the case.

Dr Stephen Townsend (advisor for De Waterkant Civic Association), Mr Johan Cornelius (heritage consultant) and Ms Elize Mendelsohn (CoCT) were present and took part in the discussions.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The building is graded IIIC and is situated inside an HPO.
- CoCT and DWCA do not support the application in its current form. In addition, there are a number of other objections.
- Keeping the 3 buildings distinctly identifiable is of importance.
- The extent to which the further requirements previously requested by the Committee had been met was discussed.

**FURTHER REQUIREMENTS:**

The Committee notes that the applicant has met some of the requirements as previously resolved. However, the Committee remains of the view that the following negatively impact heritage significance:

1. The pergola on top of 49 Napier Street. This should be removed together with the service cubicle and extractor ducts.
2. The post spacings are to relate to the canopy ends and not windows and doors. Canopies are to relate to the buildings to which they are attached as individual entities.
3. The parapet and cornice lines of the new bedrooms above 13 Jarvis Street are to align with number 5 Jarvis Street.

Revised proposals to be submitted to HWC for approval.

**SB**

**13.5 Proposed Partial Demolition, Addition and Alteration at Erf 155675, 232 Sir Lowry Road, Woodstock: MA  
HM/CAPE TOWN METROPOLITAN/WOODSTOCK/ERF 155675**

**Case No:** 19030505HB0603E

GJ recused himself and logged off from MS Teams and SJ chaired this item.

Revised scheme was tabled.

Ms Waseefa Dhansay introduced the case.

Mr Reza Ahmed (Revel Fox & Partners), Mr Tertius Kruger (Revel Fox & Partners), Ms Lize Malan (heritage consultant) and Ms Ute Kuhlmann (Woodstock Residents Association) were present and took part in the discussions.

**DISCUSSION:**

Amongst other things, the following was discussed:

- A well scaled, articulated and integrated proposal.

**COMMENT:**

The Committee resolved that the revised scheme as prepared by Revel Fox and Partners numbered SDP\_0001, SDP\_1001, SDP\_1002, SDP\_1003, SDP\_1004, SDP\_1005, SDP\_2001, SDP\_2002, SDP\_3001, SDP\_3002, SDP\_3003, SDP\_3004, SDP\_5001 and dated 17 June 2021 is substantially in accordance with the permit as issued by HWC dated 20 August 2019.

**WD**

**13.6 Proposed Additions and Alterations on Erf 56309, 6 Paradise View, Claremont: MA  
HM/CAPE METROPOLITAN/CLAREMONT/ERF 56309**

**Case No:** 20112412KB1209E

MC recused herself and logged off from MS Teams.

Application documents were tabled.

Ms Stephanie Barnardt introduced the case.

Ms Claire Abrahamse (heritage consultant) and Ms Jacqui Perrin (Upper Claremont Ratepayers Residence Association) were present and took part in the discussions.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The site is graded IIIB and is situated outside an HPO.
- Upper Claremont residents and Ratepayers association still have concerns around the gable and how fits into the envelope.
- The rear impact of the development facing the street.

**FURTHER REQUIREMENTS:**

The Committee notes the various improvements made to the proposals on both north and south sides. Further improvements to the articulation including introduction of street facing windows and scale of the extension can be made, e.g. further lowering the ceiling, reducing the heights of the front and sides parapets and introducing more planting between the rear of the altered building and the south boundary wall. Revised proposal is to be submitted to BELCom addressing these points.

**SB**

**13.7 Proposed Additions and Alterations, Erf 2486, George Road, Wilderness, George: NM HM/EDEN/GEORGE/ERF 2486**

**Case No:** 21052006XM0527E

Application documents were tabled.

Ms Xola Mlwandle introduced the case.

Mr Stefan de Kock (heritage consultant) and Ms Jeanne Fourie (George Municipality) were present and took part in the discussions.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The property is located in a landmark position on an important scenic route.
- Concerns were expressed regarding the removal of various milkwood trees which are a protected species.

**FURTHER REQUIREMENTS:**

The Committee supports the demolition of the subject building but has concerns regarding the current redevelopment proposals. These impose on surrounds strongly characterised by biophysical heritage and next door to a building of architectural/historical significance. Revised proposals are required taking into account the aforementioned factors, surrounding planting patterns, roofscapes, topography (natural and cultural) and archaeological potential, amongst others.

**XM**

**13.8 Proposed Additions and Alterations, Erf 111, 35 Dennehof Street, Riebeeck West: MA HM/CENTRAL KAROO/RIEBEEK WEST/ERF 111**

**Case No:** 21050313KB0504E

Application documents were tabled.

Ms Khanyisile Bonile introduced the case.

Mr Eugene da Silva (architect) was present and took part in the discussions.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The building is graded IIIA.
- Swartland Municipality has referred the application to HWC.
- Unchanged drawings were submitted notwithstanding HWC's previous requirements.

**FURTHER REQUIREMENTS:**

The Committee notes that its previous requirements have not yet been met. The matter will be considered once the alternatives have been clearly indicated and articulated. This includes:

1. Scale and articulation of the proposed new side entrance in relation to the details of the historical villa.
2. Historical evidence of a pre-existing chimney breast at the proposed porch.
3. Structural consequences of the proposed porch opening in relation to historic fabric.

**KB**

**13.9 Proposed Alterations and Additions, Erf 1468, 13 Florida Road, Vredehoek: MA HM/CAPE TOWN METROPOLITAN/VREDEHOEK/ERF 1468**

**Case No:** 21030410XM0430E

Application documents were tabled.

Ms Xola Mlwandle introduced the case.

Mr John Olivier (applicant) and Mr Kristof Basson (architect) were present and took part in the discussions.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The building is graded IIIC and falls outside an HPOZ.

**RECORD OF DECISION:**

The Committee resolved to approve the application as indicated on drawings numbered 1001/C1 and dated 10/12/2020 read in conjunction with the 3D views as having met previous requirements. Note that any proposal to enclose this structure will require a new submission to HWC.

**XM**

**13.10 Proposed Alterations and Additions, Erf 90017, 173A Main Road, Kalk Bay: MA HM/CAPE TOWN METROPOLITAN/KALK BAY/ERF 90017**

**Case No:** 21051709XM0518E

Application documents were tabled.

Ms Xola Mlwandle introduced the case.

Renier Steenkamp (architect) was present and took part in the discussions.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The building is graded IIIIC and falls outside an HPOZ.

**RECORD OF DECISION:**

The Committee resolved to approve the revised application as indicated on drawings numbered 90017|105 dated 24/06/2021as having met previous requirements.

**XM**

**13.11 Proposed Additions and Alterations, Erf 178, 32 Church Street, Tulbagh: MA HM/CAPE WINELANDS/WITZENBERG/TULBAGH/ERF 178**

**Case No:** 21041906KB0506E

Application documents were tabled.

Ms Khanyisile Bonile introduced the case.

Mr Jayson Clark (heritage consultant) was present and took part in the discussions.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The building is a PHS.
- The veracity of drawings and indications of interventions requires confirmation.

**FURTHER REQUIREMENTS:**

The Committee cannot condone unauthorised work.

The Committee notes that there appear to be discrepancies between the pre-reconstruction plan, Fagan reconstruction plan and the present plan up to the applicant's voluntary cessation of works. The current proposals need to be accurately differentiated between the previous plans so that the Committee can apply its mind properly in determining whether charges need to be laid for the unauthorised work and whether the outstanding proposed work will negatively impact heritage significance.

**KB**

**13.12 Proposed Additions and Alterations on Erf 7159, 105 Westcliff Road, Hermanus: MA HM/OVERSTRAND/HERMANUS/ERF 7159**

**Case No:** 21041201MS0511E

The matter was removed from the agenda.

**MS**

**13.13 Proposed Additions and Alterations, Erf 31888, Main Road, Paarl: NM HM/CAPE WINELANDS/DRAKENSTEIN/PAARL/ERF 31888**

**Case No:** 21052006XM0527E

Application documents were tabled.

Ms Xola Mlwandle introduced the case.

**RECORD OF DECISION:**

The Committee cannot condone unauthorised work.

The Committee requires drawings that accurately differentiate between the unauthorised work and proposed work yet to be undertaken before it can consider this matter further.

**XM**

**13.14 Proposed Additions and Alterations, Erf 5553, 30 Wallers Way, Betty's Bay, Overstrand: NM HM/OVERSTRAND/OVERBERG/BETTY BAY/ERF 5553**

**Case No:** 21060701SB0621E

Application form and relevant documentation prepared by Rennie Scurr Adendorff Architects were tabled.

Ms Stephanie Barnardt introduced the case.

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

**DISCUSSION:**

Amongst other things, the following was discussed:

- APM Committee provided the following comment from APM meeting of 7 July 2021:
  - The Committee endorsed the report by Ms Smuts of Rennie Scurr Adendorff Architects dated June 2021 and the recommendations on page 44.
  - The construction of the deck to Building B is to be monitored by an archaeologist and, should hidden material be discovered, work must stop while an archaeologist investigates.
- The site is graded IIIB overall (various gradings for individual builds) and falls within the protected Coastal Strip.
- Overstrand Heritage and Aesthetics Committee (OHAC) supports.



**RECORD DECISION:**

The Committee resolved to approve the application as indicated on drawing numbered 15004\_rev01, dated 24 August 2020 prepared by M De Jager Architects as not impacting heritage significance. The Committee is pleased that a sustainable new use as been found for the property.

The Committee cautions that being prefabricated structures, internal elements are likely contributing to the structural stability, and therefore caution is to be taken with alterations to the latter. It is also advised that the timber codes be consulted before work commences to ensure structural stability of the heritage resources.

**SB**

**13.15 Proposed Additions and Alterations, Erf 19240, 1 Squirrels Road, Land and Zeezicht Estate, Somerset West: NM  
HM/SOMERSET WEST/ERF 192040**

**Case No:** 21051913KB0524E

Application documents were tabled.

Ms Khanyisile Bonile introduced the case.

Mr Stuart Hermansen (heritage consultant) was present and took part in the discussions.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The manor house which the design guides uses as a reference was not included in the documentation, but shown to the Committee upon its request.
- The site of the proposed building is visually obscured from the manor house by trees and is approximately 300m from the manor.
- The proposed large gable window is not in accordance with the design guidelines but is nonetheless supported by the residents. The guidelines do not require revision to address this variation as the proposed building is the last to be developed on the estate.

**RECORD OF DECISION:**

The Committee resolved to approve the application as indicated on drawing numbered VH-001-04 dated 25 March 2021 drawn by Design establishment architects as not impacting heritage significance.

**KB**

**13.16 Proposed Additions and Alterations, Estate Mobile Bottling Farm, Farm 1796, 1 Olyvenbosch Road, Wellington: NM  
HM/CAPE WINELANDS/DRAKENSTEIN/WELLINGTON/FARM 1796**

**Case No:** 20081209KB0818E

GJ recused himself and logged off from MS Teams and SJ chaired this item.

Application documents were tabled.

Ms Khanyisile Bonile introduced the case.

Ms Giselle Courtney (Blouvillei Action Group), Dr Janine Maske (Blouvillei Action Group) and Mr Chris Murphy (heritage consultant) were present and took part in the discussions.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The lack of information.
- Access to IACom documents.
- Access to the Perdeskoen Scenic Route documents.
- Feedback from Mr Graham Jacobs.

**FURTHER REQUIREMENTS:**

The Committee regards the current proposals to be inappropriate and lacking contextualisation and details that would need to be clarified by the applicant. The proposal does not reflect the sense of place, nor heritage context of the surrounding area.

The Committee requires the circulation of the visual impact assessment to be circulated to all the heritage conservation bodies, Drakenstein Municipality and HWC.

**KB**

**13.17 Proposed Additions and Alterations on Erf 149639, 18 Kloof Street, Garden: NM  
HM/CAPE TOWN METROPOLITAN/CAPE TOWN/ERF 149639**

**Case No:** 21061001KB0510E

Application documents were tabled.

Ms Khanyisile Bonile introduced the case.

Dr Stephen Townsend (heritage consultant) were present and took part in the discussions.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The building is graded IIIA and is situated within an HPOZ.
- City of Cape Town and CIBRA objected to the proposal.
- The continued expression of historically authentic features.

**RECORD OF DECISION:**

The Committee resolved to approve the application as indicated on drawings numbered LAD\_101, LAD\_102, LAD\_103, LAD\_202, dated March 2021 by Van der Vyver Architects as not impacting heritage significance on condition that the expression of the flanking steps of the front façade parapet are to be retained when the parapet is extended full width to accommodate the new roof deck. Revised details to be submitted to HWC for approval.

**KB**

**13.18 Proposed Additions and Alterations on Erf 8731, 255 Main Road, Paarl: NM HM/CAPE WINELANDS/DRAKENSTEIN/PAARL/ERF 8731**

**Case No:** 21032903KB0608E

**HELD OVER:**

This item is postponed to the meeting of 28th of July 2021.

**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 Erf 16190, 84 Fenton Road, Dryden Street Primary, Salt River: MA  
HM/CAPE TOWN METROPOLITAN/SALT RIVER/ERF16190**

**Case No:** 20110907WD1109E

GJ recused himself and did not participate in the discussion. SJ chaired this item.

Request for advice and report back from the site inspection that was undertaken on 28 May 2021. See annexure SI4.

Mr Bruce Plane (project manager), Mr Trevor Thorold (heritage specialist), Mr Graham Jacobs (heritage specialist for advice only), Mr Gavin Graham (DTPW), Ms Ursula Rigby (heritage consultant), Ms Fierdouz Hendricks (DTPW), and Mr Anwar Omar (Vice Chairperson of Salt River Heritage Society) were present and took part in the discussions.

**DISCUSSION:**

Amongst other things, the following was discussed:

- Priorities for repair & restoration work to the historic school building.
- Restoration of the Cupola.
- Repair and replacement of pressed metal ceilings.
- Brickwork pointing and repairs.
- The (unauthorised) removal of the building's historic brick chimneys.

**WD**

**20 OTHER MATTERS**

**20.1** None

**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 20:00

**24 DATE OF NEXT MEETING:**

28 July 2021

**MINUTES APPROVED AND SIGNED BY:**

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

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

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

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

## Annexure SI 1

### Proposed demolition, 21 Victoria Rd, Bantry Bay

<b>HWC Case Number:</b>	21030408
<b>Erf No.:</b>	334
<b>Street Address:</b>	corner of Victoria Rd and Bantry Rd, Bantry Bay
<b>Nature of Application:</b>	Section 34(1) Total demolition
<b>Date of Site Visit:</b>	Tuesday, 22 <sup>nd</sup> June 2021
<b>HWC Belcom Representatives:</b>	S Johnston, Prof W Peters
<b>HWC Representatives:</b>	nil
<b>Met on site by</b>	Ashley Lillie (Heritage practitioner)
<b>Grading:</b>	potential 3C; in no HPOZ
<b>Zoning:</b>	General Residential
<b>Comments:</b>	Demolition was approved by HWC in 2016.

#### Background Information/Comments:

##### TIMELINE

- Day 1: 24<sup>th</sup> April Application lodged with HWC.
- Day 10: 3<sup>rd</sup> May on HOMs agenda; deferred to enable participation by neighbor.
- Day 30: 24<sup>th</sup> May (**one month later**) referred to BELCom.
- Day 47: 10<sup>th</sup> June (**2½ weeks later**) on the agenda of BELCom.
- Day 58: 22<sup>nd</sup> June: site inspection.
- Day 60: Request and receipt of documents (5) and (6) below.

##### DOCUMENTATION:

1. Submission by Heritage Specialist, Ashley Lillie, dated 1<sup>st</sup> June 2021, with comments received by the following (2, 3, 4) and his responses.
2. A submission by the owners of the adjacent property, 23 Victoria Rd, B Swart & E Hamman, dated 12<sup>th</sup> March [in which the BELCom members to this report find no heritage argument] & another dated 21<sup>st</sup> May (not in our possession).
3. A submission by architect Mike Scurr dated 21<sup>st</sup> May; & by
4. Simon van der Stel Foundation, dated 10<sup>th</sup> April.

ALSO SOURCED for this report by Ms Waseefa Dhansay of HWC:

5. *Heritage Statement* for 21 Victoria Rd by Dave Saunders, March 2016; &
6. *Heritage Advice* for 23 Victoria Rd by Bridget O'Donoghue, November 2019.

#### FINDINGS ON STUDYING THE DOCUMENTS:

In chronological order; lifted text with emphasis in bold by the authors hereof.

**Heritage Statement by Dave Saunders (2016):** The four-bedroom residence, known as San Marco, was built in 1928 for G Moni, in “**essentially simple 1920s suburban architecture**” to the design of Perry and Brownlee architects. The plaster and brick structure with pitched tiled roof, was constructed with a wide veranda and balcony [to Victoria Rd], but has over the years undergone various alterations and additions:

An additional bathroom was added in 1931; the ground floor veranda and first floor balcony were enclosed sometime in the late-1940s; alterations including the replacing of the original roof, probably in 1947 when the balcony was extended around the northwest corner of the house [corner Victoria & Bantry Rds]; and a further bathroom was added in 1964. Also, the addition of a boundary wall; double garage [on Bantry Rd] to replace the original structure; various internal alterations and new external staff quarters.

In his Statement of Significance, Saunders concluded that “the nature of surrounding environment is changing”; the building has “low aesthetic significance”; and has “**no local contribution to the aesthetic value of the setting**”. In particular, the existing building “does not [have] considerable architectural value”; is “not a good architectural example of its period”; and has “little if any architectural features worth mentioning”. He assessed the building to “not have local aesthetic significance to meet the requirements of Grade IIIC in terms of Section 7 (1) of the NHRA. 7.3 Architectural Significance. Demolition of the building is therefore recommended.”

**Submission by Simon van der Stel Foundation, 10th April 2021**

This submission opines that there still remains a “charming group of early 20th century buildings in this particular street block”; mentions the IIBB-graded Italianate dwelling next door at 23 Victoria Rd, the subject property on the corner, 21 Victoria Rd, as well as the two “1920s” properties on Bantry Rd of IIIC grading). Located in the corner, 21 Victoria Rd plays a **pivotal role** in tying this early 20th century group together.

The subject property retains its early 20th century form and façade (although altered, these are old and sympathetic alterations) and two old palm trees.

The submission also mentions the associational value of the house with Giacomo Moni, a member of the pioneering Italian family who gave South Africa two famous brands: Fatti’s & Moni’s and Monis Sherry.

The Foundation therefore holds the building as an “important local heritage resource” with “cultural significance due to its contextual value (contributes to the surrounding environment) and its association with a well-known Italian-South African family”.

**Submission by architect, Mr Mike Scurr, dated 21<sup>st</sup> May 2021.**

As a ‘preface’ Mr Scurr contextualizes his submission. One, his practice being commissioned with alterations to the neighboring building at 23 Victoria Rd. Two, he concedes his membership on BELCom when in 2016 the demolition permit was issued for 21 Victoria Rd but looking at the situation in 2021 is perplexed why the permit was issued.

The gist of this submission is **contextual, a building sited as the pivot** on the acute angled site wedged between Victoria and Bantry Rds. Despite changes, the submission surmises that the building still contains its “bones”, the “corner response, scale, form, materiality, trees, boundary interface”, and concludes with a **plea for “creative strategies”** to recover significance. It also mentions a possible correlation between the architectural style, Italianate, and the nationality of the client who called the design into being.

Interestingly, the submission refers to a 2019 “high-level” heritage report compiled for 23 Victoria Rd, which was not attached and had to be sourced.

**Heritage Advice by Bridget O’Donoghue, November 2019.**

This report is particular to the neighboring building on 23 Victoria Rd, which is assessed to have “local cultural significance”, architectural merit “as a good example from its era”, historic and aesthetic values, and is of a “medium/high degree of intactness”.

However, the report finds that the building’s “**immediate built context is culturally insignificant, as buildings are of no architectural merit**, or have been significantly altered or demolished, for example the building opposite the site on Erf 163-RE, located on 26A Victoria Road (corner of Seacliffe Road), and the adjacent apartment building, ‘Bon Bayit’ located on Erf 339 on 25 Victoria Road”.

Besides the generally dismissive summary of context, the report is silent on the neighboring building, 21 Victoria Rd.

**FINDINGS OF THE SITE INSPECTION:**

Two issues needed to be assessed in situ:

1. the heritage value of 21 Victoria Rd; &
2. whether the property holds contextual significance.

**1. Heritage value.** The *Heritage Statement* by Saunders (2016) concludes that the building “has no heritage significance whatsoever” while Scurr (2021) contains that “the bones of the house, its corner response, scale, form, materiality, trees, boundary interface etc are all important character elements”.

**Response:** While the acute-angled site might warrant a corner response architecturally, the house was not designed as a corner building. The semi-circular bay on the first floor is a later addition in the style of the modern movement and somewhat aberrant (**Photo 1**). The scale and form are neighborly, the palms are matched by some vis-a-vis on Victoria Rd, but the solid boundary wall can surely not qualify as a “boundary interface” of character.

The character-forming loggia on both storeys to Victoria Rd has long been enclosed and while spacious, the interiors are ordinary but for the door furniture which matches that of no 23 Victoria Rd (compare photos in *Heritage Advice*), and the back portion to Bantry Lane is poorly conceived. While not impossible the plea for “creative strategies to recover significance” would be a rather tall order, and unwarranted by our findings.



Photo 1. 21 Victoria Rd in the acute of Bantry Rd (left) and Victoria Rd (right)

**(2) Contextual significance.** The *Heritage Statement* by Saunders (2016) makes no mention of contextual values while the *Heritage Advice* by O’Donoghue (2019) is dismissive of any, but the submissions by Scurr and by Van der Stel Foundation posit this argument.

Mr Scurr sees a sequence along the acute-angled street intersection with nos 6 and 4 Banty Rd and 21 and 23 Victoria Rd and uses Google images to illustrate the point. The unillustrated submission by the Foundation advises of a “charming group of early 20<sup>th</sup> century buildings in this particular street block”.

**Response:** Unfortunately, no 6 Bantry is currently being remodelled, but it is pointed out that the interruption between 21 Victoria and 4 Bantry across Bantry Lane (**Photo 2**) makes continuity tenuous. Yes, some family resemblance can be detected, but in this bond the more appropriate saying might be blood is *thinner* than water.





Photo 2. View down Bantry Rd with no. 4 at left and 21 Victoria Rd at right.

Two other issues were raised:

**Italianate style:** As Lillie says, this was the style vogue at the time. Known as Mediterranean in the Cape or Berea Style in Durban, even the City of Cape Town applied a version of hereof to contemporary electricity sub-stations, see one in Rochester Rd, at right of the T-intersection with Bantry Rd (**Photo 3**).

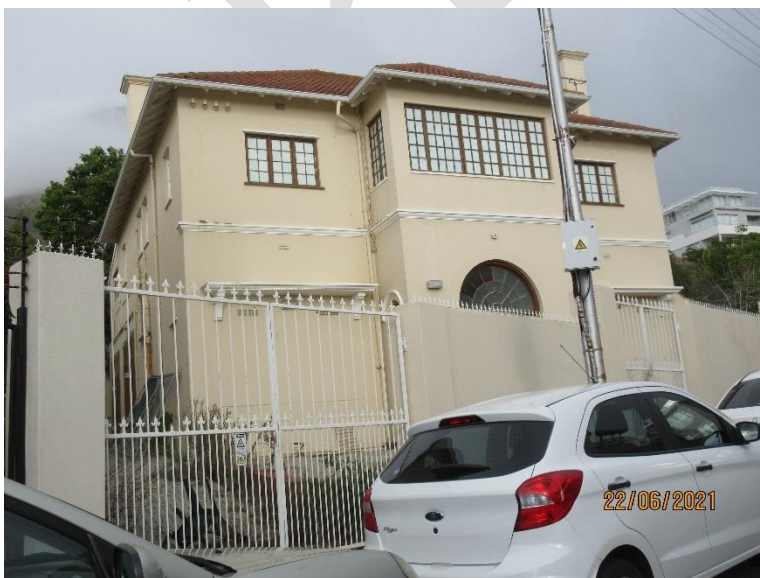


Photo 3. Electricity sub-station Rochester Rd, parallel to Bantry Lane and Victoria Rd.

**Moni family:** Interesting, yes, but the name of the property, San Marco, is arguably a stronger association with the pioneering immigrant family and would be good to maintain.

**RECOMMENDATIONS**

**Conclusion:** The inspecting BELCom members concur with the finding of the heritage practitioner, Ashley Lillie: if the corner building has any heritage value, this lies in the twin palms in the acute angle of Victoria and Bantry Roads.

*Prof W Peters, S Johnston, Monday, July 5, 2021.*

APPROVED

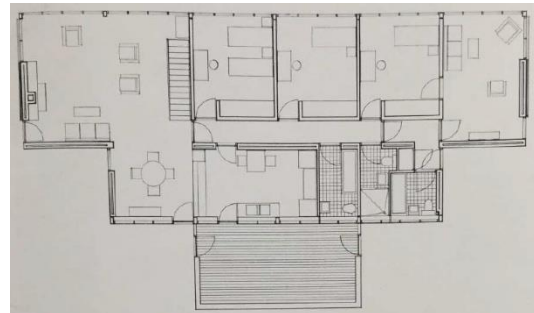
## Annexure SI 2

### 21 Dal Road, Camps Bay – Site Visit Report

Submitted by Hélène van der Merwe

<b>HWC file No.:</b>	20071608KB0303E
<b>Land Parcel Type:</b>	Residential
<b>Erf/Farm No.:</b>	Erf 2292 Camps Bay
<b>Street Address:</b>	21 Dal Road, Camps Bay, Cape Town
<b>Registered Owner:</b>	Mr Theo Giannelos
<b>Grading:</b>	Graded IIIA and not in an HPOZ
<b>Nature of Application:</b>	S34 application for total demolition of a structure older than 60 years
<b>I &amp; AP comment:</b>	Docomomo – objects; CBCRA – no objection, CoCT – no comment.
<b>Date of Site Visit:</b>	7 July 2021
<b>HWC Representatives:</b>	BELCOM members: Graham Jacobs, Dennis Belter, Hélène van der Merwe, Prof Walter Peters
<b>Met on Site By:</b>	Mr Giannelos (owner), Ashley Lillie

The CoCT grading and statement of significance describes 21 Dal Road as a “Very good example of Cape modernist architecture with outstanding aesthetic and architectural qualities”.



#### Reasons for Site Inspection:

1. To determine the significance of the building in terms of its status as a noteworthy modernist building by the well-known Cape Town architect Revel Fox and identified by Docomomo as a noteworthy contemporary building.
2. How does this house compare to others designed by the same architect, and to similar buildings of its era?

3. To assess the significance in terms of the current poor condition of the building, as well as the shortcomings in terms of today's requirements for a home suited to the upmarket residential context within which it is located.
4. To evaluate significance vs the motivations for total demolition as submitted by the applicant.

#### **Observations made at the Site Inspection:**

1. Interesting modernist detailing was noted.
2. This is an early application of full height & width glazing for a domestic house in SA.
3. The slatted timber awning on the north side has insufficient over-sail to provide protective shade to the lower part of the glazing. This may be a factor of underestimating the effects of the sun over time, & also noting that solar calculations were not the norm at the time.
4. It was observed that roof sheeting (with ribs in the wrong direction) has been added over the timber awning, presumably to add to shading but also to protect the glazing from rain.
5. Committee members observed parts of the house that would require repairs or replacement, some due to weathering, others to achieve an updated aesthetic & functionality, e.g., kitchen, bathrooms.
6. Physical condition of timber elements is poor due to lack of maintenance rather than original choice of materials which are of good quality (e.g., beech & Philippine mahogany).
7. External steel elements, e.g., sliding shutter tracks, are not in good condition.
8. The concrete frame, also an early application for a domestic house at the time, appears to be in good condition.
9. Functionally there may be shortcomings in terms of current requirements and expectations of a comfortable home.
10. Options for additions to the existing building to provide more accommodation and to improve parking options are limited by the steep terrain but may not be impossible.

#### **Comments from committee members for further consideration:**

1. Not enough is known about the significance of this building and where it sits within Revel Fox's oeuvre to seriously consider demolition at this stage, if at all.
2. The house is practically unaltered and could be seen as a real collector's item.
3. It was noted that the glazing does not meet requirements of today's building codes. Can exceptions be made in the case of an historically important building to allow the original glazing pattern to be retained, while adding improvements, e.g. safety glass?
4. Should the committee consider that total demolition is not an option in the light of historical significance, what further options can be recommended to the owner to retain and improve the house and realize the potential value of the property?

**Which committee should this report be submitted to:** BELCOM

#### **Managers Comments:**

## Annexure S13

### SITE VISIT – 129 Main Road, Paarl

Submitted by Dennis Belter, H  l  ne van der Merwe.

**HWC Case Number:** KB0504E

**Erven No.:** 25447& 2831 – being consolidated as Erf No. 41855

**Street Address:** 129 Main Road, Paarl

**Nature of Application:** S.34 Proposed Alterations to Existing Building older than 60 years; Proposed Addition of a multi-storey housing development.

**Date of Site Visit:** Friday 18 June 2021 at 10h00

#### **HWC Belcom Representatives:**

Graham Jacobs, Dennis Belter, H  l  ne van der Merwe

**HWC Staff:** none

**Met on site by:** -

**Grading:** Grade III B

Falls within the Paarl Special Character Protected Area Overlay Zone

#### **Reasons for Site Inspection:**

Main Road Paarl has high heritage significance. The purpose of the site visit was to determine -

- the impacts of proposed alterations to the original building,
- the impacts of a proposed multi-storey residential building on the significance of the original building and on the heritage context,
- to compare the existing building and the context with the drawings and photo montages in terms of detail, height and scale relative to the existing buildings, to determine the accuracy thereof.

#### **Findings of Site Inspection:**

##### **A : Existing historic building**

The historic building (graded IIIB) is a single storey symmetrical ‘barn’ style building with corrugated iron roof. The two end bays have street facing clipped gables and are connected by a narrow veranda supported by timber posts and decorative fretwork. The street fa  ade appears to be fairly intact with original joinery in place, though the condition is somewhat run down.

The interior has been much altered with the removal of interior walls and subsequent insertions. Parts of the interior walls have been stripped of plaster to show the original brickwork. Parts of the ceiling appear to be original.

Entrance doors are located in each corner of the stoep adjacent to the gabled end bays. Internally, at the centre line of the building, there is a change in floor level and the remainder of a central dividing wall which points to the likelihood of the original layout being that of two semi-detached dwellings.

The current use is as a restaurant & pub and the zoning is given as 'Special Business' (report p.3). It is not clear whether a residential development is permitted under this zoning, or whether a rezoning to residential use is required.

Refer: extracts quoted from the Heritage Statement:

1. p.3 – '*.....undertaking by the developer to refurbish the graded heritage building to its original residential splendor.*'
2. p.4 - '*No demolition works will be executed to the existing heritage structure....*'
3. p.5 – '*Council's written approval required for ...(ii)...alterations to a building or structure other than an internal wall, - NOT APPLICABLE*'
4. p.50 – Proposed Ground Floor Plan

Comparison between the on-site observations of committee members, the proposed Ground Floor Plan and the Heritage Statement (refer extracts above) raise questions regarding inconsistency and inaccuracy of information supplied –

- There are inconsistencies between intentions stated in the report and the proposed Ground Floor Plan.
- No evidence has been provided to show the historical layout of the '*original residential splendor*'.
- No As Built Plan has been supplied of the building as per current layout.
- New walls as shown cannot possibly resemble the '*original residential splendor*'.
- Exterior alterations are shown on the proposed Ground Floor Plan – removal of existing original sash windows to make way for new doors.
- The proposed Ground Floor Plan does not show the remainder of the central wall as an existing element to be demolished, instead shows only an open entrance lobby.



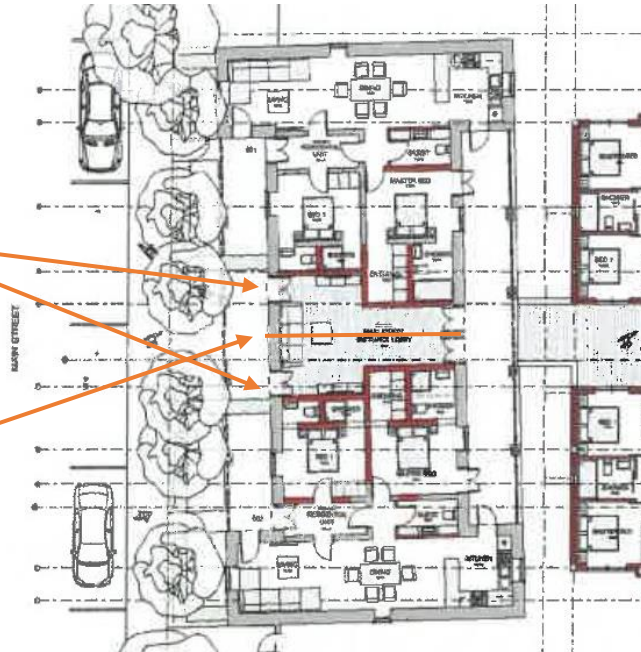
For example:

exterior alteration -

proposed doors

floor level change

& wall not adressed



### B : Proposed Residential Development

Refer: Streetscapes and Photo montages supplied as part of Further Requirements.

Following on-site comparison, the committee members question the accuracy of the photo montages in terms of height and scale relative to the existing buildings.

Whilst the current ground level to the rear is substantially lower than the ground floor of the existing building, it is not clear if additional excavation will be required for the basement parking.

From the sections the proposed building stands 5.6 meters above the ridge of the existing building (double the height of the existing building, ground level to ridge) and 1 meter or so behind it.

The Google image taken from the inside lane +2.2 meters to camera height (refer image below), makes It is hard to believe that only the gable portion of the building will be visible considering that the survey drawing places the pavement at some 300mm above the ground floor level.



Photo montage as supplied by the applicant for comparison:

### Conclusions & Recommended Action:

#### A: Existing historic building

Provide an original floor plan (if available) and any previously approved building plans.

Provide a correct As Built plan.

Clearly indicate all proposed internal and external alterations to the original building.

Clearly indicate on an accurate elevation drawing any proposed alterations to the street façade and provide motivations for these alterations.

#### B: Proposed Residential Development

The committee members are not convinced that the photo montages reflect the actual scale of the proposed multi-storey building compared to the heritage buildings that surround the site.

The committee members find that the proposed roof height and gabled configuration of the proposed development (with heights as shown on the section drawings) would have a negative impact on the look, feel and experience of a key part of Paarl Main Road and its surrounds.

In order to assess the proposed development further information would be required -



Revisiting photo montages to show correct size & scale.

The inclusion of the height and position of neighbouring buildings on the sections and elevations.

A comprehensive site plan to be provided to show the existing historic building, location of adjacent buildings, the proposed development and proposed access servitude from Treurnicht Street.

The applicant should consider remodeling the upper floor to be a loft type floor similar to a number of surrounding buildings, thus reducing the visual impact and scale of the building's upper level while retaining the extent of the upper level floor area.

The omission of the copycat gables would further reduce the visual impact of the roofline of the proposed development on Main Road. Smaller dormers or roof window elements could be considered.

APPROVED

## Annexure SI 4

### 12 PONTAC STREET PAARL

Submitted by Graham Jacobs

#### Land Parcel Type:

Residential

#### Erf/Farm No.:

Erf 3774

#### HWC file No.:

2105 0307 KB 0514E

#### Street Address:

12 Pontac Street Paarl

#### Registered Owner:

#### Grading:

Graded IIIB and in a HP Area (Special Character Protected Area Overlay Zone)

#### Nature of Application:

S34 application for alterations to a structure older than 60 years.

#### Date of Site Visit:

18 June 2021

#### HWC Representatives:

Graham Jacobs, Helene van der Merwe, Prof Walter Peters (BELCOM members)

#### Met on Site By:

N/A

#### Reasons for Site Inspection:

1. To check the significance of the site and the potential impact of the proposals in relation to Pontac and Zion Streets, as well as possible broader visual impacts on other heritage resources.

#### Findings of Site Inspection:

1. The subject property is diagonally opposite Pontac Manor, a PHS which has signature outlooks across the Paarl Valley to the Drakenstein Mountain backdrops (**Figure 01**). The proposed building will project significantly into this outlook.
2. The subject property is not visible from Pontac Street due to a substantial concentration of tree canopies on the street boundary (**Figure 02**). However, the plotting of these trees on the submission drawings is not consistent with the actual positions of these trees. Indeed, there is a strong likelihood that most of these screening trees would need to be removed to accommodate the proposed building at its Pontac Street end. That would expose the endon north facing end of the proposed building to Pontac Street.
3. Historically significant granite boundary walls and pillars (**Figure 03**) will have to be removed to accommodate the new building.
4. The impact of the proposed building on Pontac Street would therefore not be unlike the visual impact of the nearby Huis Vergenoegd block on Zion Street (**Figure 04**).
5. The accuracy of the proposed building height in relation to the existing adjacent house on the corner of Pontac and Zion Street as per the west elevation on the submission drawings is questioned.
6. The scale of the proposed building is vehemently opposed by I&AP's. Drakenstein Municipality has called for a heritage report with contextual assessment, heritage indicators

and an assessment of the impact of the proposal on heritage resources to be compiled. It is the view of the committee members who inspected the site that these requirements, with which these committee members agree, have not been met in the current submission.

**Conclusions & Recommended Action:**

1. The external and internal inspection of the building's fabric suggests that its current grading of Grade IIIB is appropriate.
2. The proposals in their current form are over-scaled have an inappropriate roof form, and will have a negative impact on both abutting streetscapes and the signature outlook from an adjacent PHS. The impact on the heritage protection area in which it falls will therefore also be negative.
3. The recommendations of the local authority that a heritage report addressing the points it raises be undertaken before the Committee can consider this submission further.
4. The proposals in their current form are inappropriate and negatively impact heritage resources on various levels.

**Which committee should this report be submitted to:** BELCOM

**Managers Comments:**

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**IMAGES OVERLEAF:**



**FIGURE 01:** View towards the site (arrowed) from the veranda of Pontac Manor. The proposals will significantly intrude into the existing skyline and Drakenstein Mountain backdrop.





**FIGURE 02:** View of the site from Pontac Street. Based on the current proposals, most of the trees on the left screening the site from the street boundary would have to be removed.



**FIGURE 03:** Granite pillars and retaining walls that would be displaced by the proposed building. The trees in the foreground would in all likelihood also have to go.





**FIGURE 04:** Huis Vergenoegd on Zion Street.