

**Approved Minutes of the Meeting of Heritage Western Cape
Built Environment and Landscape Permit Committee (BELCom)
Commenced at 08:30 and held on Thursday, 16 March 2023 via MS Teams**



1. Opening and Welcome

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

2. Attendance

Committee Members:

Mr Dennis Belter (DB)(Chair)
Ms Helene van der Merwe (HvdM)
Ms Athi Njoba (AN)
Mr Siphiso Mavumengwana (SM)
Mr Graham Jacobs (GJ)
Ms Heidi Boise (HB)
Mr David Gibbs (DG) (co-opted)
Mr Dave Saunders (DS) (co-opted)
Mr Chefferino Fortuin (CF) (co-opted)
Ms Sarah Winter (SW) (co-opted)
Ms Samantha Lee (SL) (co-opted)

Members of Staff:

Ms Penelope Meyer (PM)
Ms Aneeqah Brown (AB)
Mr Olwethu Dlova (OD)
Ms Nosiphiwo Tafeni (NT)
Ms Cecilene Muller (CM)
Ms Zikhona Sigonya-Ndongeni (ZSN)
Ms Khanyisile Bonile (KB)
Ms Chané Herman (CH)
Ms Corne Nortje (CN)
Ms Sneha Jhupsee (SJ)
Mr Robin George (RG)
Mr Thando Zingange (TZ)

Visitors:

Ms Angela Briggs
Mr Mike Scurr
Mr Bert Pepler
Ms Jane Ginsberg
Ms Adelaide Combrink
Mr Katlego Motene
Ms Samantha Dyer
Mr Vusi Nondo
Mr Tom Linde
Mr Alexis van der Merwe
Ms Nelia Wolfaardt
Mr Johan Cornelius
Ms Berta Hayes
Mr William George
Mr Johan Slabbert

Mr Justin Anschutz
Ms Bridget O'Donoghue
Mr Gareth Holmes
Ms Berendine Irrgang
Ms Ursula Rigby
Ms Bongeka Funani
Dr Nicholas Baumann
Mr Richard Summers
Ms Louise van Riet
Mr Henry Aikman
Mr David Tosi
Mr Stuart Burnett Green
Mr Theo Cromhout
Mr Neil Schwartz

Apologies

Mr Shawn Johnston (SJ)

Absent

None

4. Approval of Agenda

4.1 Dated 16 March 2023.

The Committee approved the agenda dated 16 March 2023.

5. Approval of Minutes of Previous Meetings

5.1 BELCom Minutes dated 22 February 2023

The Committee reviewed the minutes dated 22 February 2023 and resolved to approve them without amendments.

6. Disclosure of conflict of interest:

- GJ: items 11.1 and 13.4

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 138 & 3110, 19 Mead Way, Pinelands
- Ptn 2 of Farm De Leeuw No 527, Paarl
- To proceed with the 60 days public participation process in terms of S 27(8)(a)(b) and (c) of the NHRA: Re 32564 Athlone Power Station
- Proposed Additions and Alterations on Erf 179757, 3 Royal Road, Muizenberg
- Proposed removal of five Eucalyptus Trees on Erf 665, 8 Weyers Avenue, Durbanville
- Proposed Total Demolition on Erf 155802, 5 Victoria Road, Foreshore

8.2 Report back on Stop Works Orders and Charges:

Nothing to report.

8.2.1 Erf 149294-Re, Union Castle Building, Dock Road, V&A Waterfront

For noting.

8.3 Formal Protection of Buildings refused for Demolition.

Nothing to report.

8.4 Compulsory Repair Orders follow up.

For noting.

8.4.1 Moravian Church management i.t.o. the response for Wupperthal

For noting.

8.4.2 Palace Barracks, Simon's Town

For noting.

8.5 IACom feedback

For noting

9. Standing Items

9.1 Report back on Close-Out Reports

Nothing to report.

9.2 Report back on HWC Council Meetings

Nothing to report.

9.3 Discussion of agenda

Noted

9.4 Proposed Site Inspections

- Proposed Additions and Alterations on Erven 2873 and 2869, at 133 Kloof Nek Road, Cape Town
- Proposed Additions and Alterations on Erf 303, 12 Rochester Road, Sea Point
- Proposed Additions and Alterations on Erf 690, 27 Avenue Le Sueur, Fresnaye

9.5 Site Inspections Undertaken

- Conservation Management Plan for Boschendal Historic Core Precinct, Stellenbosch (with IACom).
- Proposed Total Demolition on Erf 17763-Re, Wenga Farm, 21 Kommetjie Road, Sunnyside.
- Proposed Additions and Alterations on Erf 55917, 9 Morris Road, Claremont.
- Proposed Additions and Alterations on Erf 149294-Re, Forum Building, Dock Road, Pierhead Precinct, V&A Waterfront.
- Proposed Additions and Alterations on Erf 149294-Re, Union Castle Building, Dock Road, Pierhead Precinct, V&A Waterfront.
- Proposed Additions and Alterations on Erf 65048, 24 Gibson Road, Kenilworth.

10. Appointments

None

MATTERS DISCUSSED

11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS

11.1 Proposed Additions and Demolition on Erf 10057, 2 Longkloof Road, Hout Bay: NM HM/ CAPE TOWN METROPOLITAN/ HOUT BAY/ ERF 10057

Case No: HWC23021303CH0215

GJ recused himself and left the room.

Ms Chane Herman introduced the case.

Ms Angela Briggs and Mr Justin Anschutz (owners) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is a PHS and situated outside an HPOZ.
- The CoCT supports the proposal.
- The Ward Councillor, Rob Quintas (Ward 74), Cape Town Heritage Foundation, Vernacular Architecture Society of South Africa and Cape Institute for Architecture were consulted and did not comment within the 30-day commenting period.

RECORD OF DECISION:

The de-registration of the site as a PHS, as recommended by BELCom in 2013, should be effected. The Committee does not recommend pressing charges and is in general support of the developments on the site. A Section 51 letter can be issued.

CH

11.2 Proposed Alterations & Additions on Erven 95030 & 95031-RE, Leinster Hall, 7 Weltevreden Street, Gardens: NM HM / CAPE TOWN METROPOLITAN / GARDENS / ERVEN 95030 & 95031-RE

Case No: HWC23021314SJ0214

Ms Sneha Jhupsee introduced the case.

Mr Mike Scurr (heritage consultant) was present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is a PHS and situated inside the Upper Table Valley HPOZ.
- The CoCT supports the proposal.
- The CIBRA supports the proposal.

FURTHER REQUIREMENTS:

The Committee is in general support of the proposal. The lift shaft and roof in the courtyard and the entrance gate alterations are acceptable; however, the Committee requires further refinement of the meeting room. A lighter weight structure that nestles into the garden is recommended. The Committee supports the principle of the pitch roof but requires alternatives for the front gable as visible from the approach to be explored.

The Committee also suggests that the design and layout of the landscape elements e.g. walls, paving immediately adjacent to the meeting pavilion be less prominent in order for this pavilion to better merge with the front garden.

SJ

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

12.1 Proposed Total Demolition of Erf 89805, 7 Duignam Road, Kalk Bay: NM HM/CAPE TOWN METROPOLITAN/KALK BAY/ ERF 89805

Case No: HWC23021302TZ0214

Mr Thando Zingange introduced the case.

Ms Bridget O'Donoghue (heritage consultant), Mr Bert Pepler (architect) and Mr Gareth Holmes (architect) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building dating from the mid-1950s is a Grade IIIC resource and situated inside an HPOZ.
- The COCT supports proposed demolition but does not support the proposal.
- Kalk Bay-St James Ratepayers and Residents Association object to the proposal.
- Care is to be taken with the demolition and re-use of the existing stonework.
- Existing stone wall to be documented for the purpose of guiding the reconstruction by suitably qualified stone masons.

RECORD OF DECISION:

The Committee resolved to approve the demolition provided that existing stonework is expertly incorporated into the new plinth. The Committee resolved to approve the replacement building as detailed in drawing numbered 10/02/03/04/05 Rev A, 06 Rev B and 07/08/09 Rev A prepared by Bert Pepler dated 15 November 2022.

Should the site not be developed in accordance with the approved plans within 3 years of the granting of the demolition permit, any proposed development thereafter must be resubmitted to HWC for approval.

TZ

12.2 Proposed Total Demolition on Erf 17763-Re, Wenga Farm, 21 Kommetjie Road, Sunnydale: MA HM / CAPE TOWN METROPOLITAN / KOMMETJIE / ERF 17763-RE PTN 5

Case No: HWC23021329SJ0702

The Committee reported back on the site inspection that was undertaken on 2 March 2023. See site inspection report attached as annexure SI1.

Ms Sneha Jhupsee introduced the case.

Ms Jane Ginsberg (applicant) was present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The Committee agrees with the IIB grading.
- The Committee is not convinced, given the extent of the property, that the building cannot be incorporated into the proposal.
- With sufficiently informed motivation, the Committee is prepared to reconsider its decision below.

RECORD OF DECISION:

Based on the information presented, the Committee cannot approve the demolition of the building.

SJ

12.3 Proposed Additions and Alterations on Erf 55917, 9 Morris Road, Claremont: MA HM/ CAPE TOWN METROPOLITAN/ CLAREMONT/ ERF 55917

Case No: HWC23011607KB0117

The Committee reported back on the site inspection that was undertaken on 2 March 2023. See attached annexure SI2.

Mr Thando Zingange introduced the case.

Ms Louise van Riet (heritage consultant) and Mr Alexis van der Merwe (Upper Claremont Residence and Ratepayers Association) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The existing early 20th c building has been much altered, is graded Not Conservation Worthy and is not in an HPOZ.
- The Upper Claremont Residents and Ratepayers Association (UCRRA) did not support the proposed demolition. UCRRA presented a case for heritage qualities of the context and before agreeing to demolition would like to have opportunity to comment on any replacement development.

- The site inspection report was tabled and discussed. The Committee strongly recommends the retention of the trees if/where possible. These trees include a yellowwood species.

RECORD OF DECISION:

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

KB

12.4 Proposed Additions and Alterations on Erf 183, 34 Church Street, Tulbagh: MA HM/ CAPE WINELANDS/ WITZENBERG/ TULBAGH/ ERF 183

Case No: HWC22112211KB1122

Mr Thando Zingange introduced the case.

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

DISCUSSION:

Amongst other things, the following was discussed:

- The site is a PHS and situated inside a HPOZ.
- The Tulbagh Valley Heritage Foundation supports the proposal but with concerns.
- Witzenberg Municipal supports the proposal.
- The heritage consultant reported that maintenance work (no alteration work) was being undertaken while awaiting approval for alterations, but that the Municipality have since issued a Stop Works order (on 14 March).
- Commentary on the interventions include the following:
 - Refer document with expanded Notes to be annexed to the Minutes.
 - Bedroom 2 ensuite Bathroom – waterproofing details and specifications to be submitted for the shower which abuts a clay wall. Bedroom 3 open plan shower – concern expressed about waterproofing related to the shower being located on or surrounded by the timber floor.
 - Refinement of door and window details –
 - D7, D8, D17 – change detail of lower door panels to be battens to be more in keeping with all other doors. Add tile threshold as per D1.
 - D21 & D23 – refer notes regarding positioning of frame, threshold and lintol details.
 - W17 – frameless glass with stainless steel brackets is not supported. A large single pane window can be supported; however, it is located in the significant ‘voorkamer’ space and cognisance must be taken of appropriate sizing and detailing. Refer Notes, where alternatives are discussed.

RECORD OF DECISION:

The Committee resolved to approve the application on condition that detailed specifications are added to the drawings in response to the list provided. These drawings can be submitted to HOMs for processing.

KB

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

13.1 Proposed Alterations and Additions on Erf 199, 11 Jan Van Riebeeck Street, Wellington: NM HM/CAPE WINELANDS/DRAKENSTEIN/PAARL/ERF 199

Case No: HWC23011910TZ0123

Mr Thando Zingange introduced the case.

Ms Nelia Wolfaardt (architect) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is a Grade IIIB resource and situated inside a Special Character Protected Area Overlay Zone of Wellington. Building work has been completed.
- The Drakenstein Municipality did not object to the proposal.
- The Drakenstein Heritage Foundation objected to the addition at the back.
- The completed alterations are located at the back of the building and has no significant impact on the street or the main façade with Victorian veranda and bay window at right angle to the street.

RECORD OF DECISION:

The Committee cannot condone illegal works; however, the Committee is of the opinion that there has been no negative impact on heritage significance. A Section 51 letter can be issued.

TZ

13.2 Proposed Alterations and Additions on Erf 48808, 18 Kings Street, Newlands: NM HWC/CAPE TOWN METROPOLITAN/ NEWLANDS/ ERF 48808

Case No: HWC2112408MS1125

Ms Muneerah Solomon introduced the case.

Mr David Tosi (applicant) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is a Grade IIIC resource and situated outside a HPOZ.
- The CoCT supported internal alterations but not the roof height.
- The Newlands Residents Association do not support the deviations from the approved plan.
- Building work has been completed and differs slightly from the approved plan.
- A 'rider' plan was submitted illustrating the difference between the approved vs actual roof height, along with photographs to show the completed building work in its context.

RECORD OF DECISION:

The Committee cannot condone illegal works; however, the Committee is of the opinion that there has been no negative impact on heritage significance. A Section 51 letter can be issued.

MS

**13.3 Proposed Additions and Alterations on Erf 65048, 24 Gibson Road, Kenilworth: MA
HM/ CAPE TOWN METROPOLITAN/ KENILWORTH/ ERF 65048**

Case No: HWC23010306CH0119

The Committee reported back on the site inspection that was undertaken on 2 March 2023. See site inspection report attached as annexure SI3.

Ms Chane Herman introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is a Grade IIC resource and situated outside an HPOZ.
- The Committee noted the further requirements submitted by CoCT.
- The Lower Kenilworth Improvement District supports the double storey annex (pool room), flatlet and the carport in principle, but not the stoep extension and enclosure.
- The Lower Kenilworth Improvement District noted that they were not included in the invitation to comment regarding the LUM application, which had already been approved prior to their having sight of the proposals.
- Upon inspection of the site, it became apparent that the existing structure has been altered over time, and that the gabled façade would have been an alteration of a pre-existing structure. However, the gables define the current character. It is recommended to explore an alternative position for extended living space, for example as an extension of the contemporary styled room on the west side of the house, to avoid visual impact on the gabled facade.

FURTHER REQUIREMENTS:

1. The applicant is to provide a street elevation which shows the carport structure and the boundary treatment.
2. Drawings are to be updated to accurately reflect all features of the as-built structure.
3. The applicant is encouraged to refine the architecture of the proposed extension (entertainment room) to complement the existing gabled façade.
4. Considerations should be given to the roof form of the double storey annex (pool room).

CH

**13.4 Proposed Additions and Alterations on Erven 2873 and 2869, at 133 Kloof Nek Road, Cape
Town: NM
HM/ CAPE TOWN METROPOLITAN/ GARDENS/ ERVEN 2873 AND 2869**

Case No: HWC22113002CH0215

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection on Tuesday, 4 April at 11:30 (GJ, DB, SJ, HB, HvdM and AN).

CH

**13.5 Proposed Additions and Alterations on Erf 149294-Re, Union Castle Building, Dock Road, Pierhead Precinct, V&A Waterfront: MA
HM / CAPE TOWN METROPOLITAN / V&A WATERFRONT / ERF 149294-RE**

Case No: HWC23012709SJ0130

The Committee reported back on the site inspection that was undertaken on 2 March 2023. See attached annexure SI4.

Ms Sneha Jhupsee introduced the case.

Ms Berendine Irrgang (CoCT), Ms Adelaide Combrink (CoCT), Ms Ursula Rigby (heritage consultant), Mr Katlego Motene (architect), Ms Bongeka Funani (project manager), Ms Samantha Dyer (Waterfront Development Planning), Dr Nicholas Baumann (heritage consultant), Mr Vusi Nondo (V&A Waterfront), Mr Richard Summers (V&A Waterfront Attorney), Mr Tom Linder (Structural Engineer), Mr Mike Scurr (heritage consultant), Mr Neil Schwartz (V&A Waterfront Manager) and Mr Johan Slabbert (Project Manager at Waterfront) were present and took part in the discussions.

FURTHER REQUIREMENTS:

The Committee is not convinced that the current design approach is appropriate for the Union Castle building. The applicant is requested to explore different designs for the following:

1. Wrap-around canopy for the roof,
2. 1st Floor canopy,
3. The external lift,
4. The necessity of lowering the number of windows to doors to be investigated.

SJ

**13.6 Proposed Additions and Alterations on Old Power Station & Pump House Building, Dock Road, V&A Waterfront: MA
HM / CAPE TOWN METROPOLITAN / WATERFRONT / ERF 149294-RE**

Case No: HWC22110105SJ1102

Ms Sneha Jhupsee introduced the case.

Ms Berendine Irrgang (CoCT), Ms Adelaide Combrink (CoCT), Ms Ursula Rigby (heritage consultant), Mr Katlego Motene (architect), Ms Bongeka Funani (project manager), Ms Samantha Dyer (Waterfront Development Planning), Dr Nicholas Baumann (heritage consultant), Mr Vusi Nondo (V&A Waterfront), Mr Richard Summers (V&A Waterfront Attorney), Mr Tom Linder (Structural Engineer), Mr Mike Scurr (heritage consultant), Mr Neil Schwartz (V&A Waterfront Manager) and Mr Johan Slabbert (Project Manager at Waterfront) were present and took part in the discussions.

RECORD OF DECISION:

The Committee resolved to approve the details for the new arched opening as indicated in the undated report titled The Old Power Station and Pump House Refurbishment – Heritage:

Response to BELCom Site Inspection of 20230302, prepared by Mr. Katlego Motene of TA Design & Architecture.

The Committee approved the appointment of the specialist heritage consultant, Ms Ursula Rigby.

SJ

**13.7 Proposed Additions and Alterations on Erf 149294-Re, Forum Building, Dock Road, Pierhead Precinct, V&A Waterfront: MA
HM / CAPE TOWN METROPOLITAN / V&A WATERFRONT / ERF 149294-RE**

Case No: HWC23012705SJ0130

The Committee reported back on the site inspection that was undertaken on 2 March 2023. See site inspection report attached as annexure SI4.

Ms Sneha Jhupsee introduced the case.

Ms Berendine Irrgang (CoCT), Ms Adelaide Combrink (CoCT), Ms Ursula Rigby (heritage consultant), Mr Katlego Motene (architect), Ms Bongeka Funani (project manager), Ms Samantha Dyer (Waterfront Development Planning), Dr Nicholas Baumann (heritage consultant), Mr Vusi Nondo (V&A Waterfront), Mr Richard Summers (V&A Waterfront Attorney), Mr Tom Linder (Structural Engineer), Mr Mike Scurr (heritage consultant), Mr Neil Schwartz (V&A Waterfront Manager) and Mr Johan Slabbert (Project Manager at Waterfront) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The application is broadly the same as the previously approved proposal.
- However, there is to be no extensive canopy roof linked to this building, only a smaller glazed canopy over the east facing doorway (facing the Union Castle Building).

RECORD OF DECISION:

The Committee resolved to approve the application for the Forum Building as indicated on the drawing numbered 2-05 Rev 1, dated 05/09/2022, and prepared by KMH Architects.

SJ

13.8 Proposed Additions and Alterations on Erf 690, 27 Avenue Le Sueur, Fresnaye: NM HM/CAPE TOWN METROPOLITAN/FRESNAYE/ERF 690

Case No: HWC23022002TZ

Mr Thando Zingange introduced the case.

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

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection on Tuesday, 4 April at 13:15 (GJ, DB, SJ, HB, HvdM and AN).

TZ

13.9 Proposed Additions and Alterations on Erf 303, 12 Rochester Road, Sea Point: NM HM/CAPE TOWN METROPOLITAN/SEA POINT/ERF 303

Case No: HWC23011208TZ0116

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection on Tuesday, 4 April at 12:30 (GJ, DB, SJ, HB, HvdM and AN).

TZ

13.10 Proposed Additions and Alterations on Erf 363, 30 High Level Road, Green Point: NM HM/CAPE TOWN METROPOLITAN/GREEN POINT/ERF 363

Case No: HWC23022104RG0223

Mr Robin George introduced the case.

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

DISCUSSION:

Amongst other things, the following was discussed:

- The building is a Grade IIIB resource and is situated outside an HPOZ.
- CoCT supports the proposal with recommendations of which the Committee has taken note.
- The Green Point Ratepayers and Residents Association provided comment to support the CoCT recommendations that a heritage consultant be appointed to assist and draft a heritage statement. This heritage statement is required before any HWC approval can be granted.
- The 'back' façade (north elevation) facing away from the road has a public presence in that it is clearly visible above the smaller buildings as seen from Braemar road which slopes steeply down from High Level Road.

- For this reason, attention is to be paid to the resolution of both the northern and the eastern façade facing Braemar Road, also in terms of visual impact of external plumbing, given the addition of many new bathrooms.
- Concern is noted about the fairly extensive demolition of some internal walls. Structural engineering input to be provided.

FURTHER REQUIREMENTS:

The Case officer to visit the site to determine if a stop works order should be issued. A heritage consultant is to be appointed to advise, manage and oversee the proposed work going forward.

The appointed heritage consultant to prepare a document to clearly indicate the distinction between unauthorised and proposed work.

Accurate drawings showing all elements of the façade are to be produced along with details indicating internal features.

RG

13.11 Proposed Additions and Alterations on Erf 15396, 78 Darling Street, Cape Town: NM HM/ CAPE TOWN METROPOLITAN/ CAPE TOWN/ ERF 15396

Case No: HWC23090213CM0209

Ms Cecilene Muller introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is graded as Not Conservation Worthy and is situated inside an HPOZ.
- CoCT did not comment within the 30-day commenting period.
- This multi storey modern building is located on the edge of District Six and is directly facing the Castle.
- While repurposing of the building from current use as offices to residential use and addition of additional floors on top may be supported the proposed articulation needs further work.

FURTHER REQUIREMENTS:

The applicant has not presented enough information for the committee to make an informed decision. The committee echoes CIBRA's comments in relation to the visual impact of the proposed intervention. The applicant is to provide a visual streetscape study and photomontages.

CM

14 HERITAGE AREAS: SECTION 31 CONSENT APPLICATIONS

**14.1 Proposed Addition on Farm 168, 13 Uitsig Street, Wupperthal: MA
HM / WEST COAST / CEDERBERG / WUPPERTHAL / FARM 168**

Case No: HWC23011101SJ0217

Ms Sneha Jhupsee introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Cederberg Municipality supported the proposal and stamped the plans.
- The Moravian Church of South Africa stamped the plans.

FURTHER REQUIREMENTS:

The proposed thatch roof is over scaled. The committee recommends the thatch portion be limited to the living areas of the unit resulting in an L shaped roof consistent with the neighbouring properties. The patio to have a corrugated iron roof. This recommendation will result in a reduction of height and ultimately less thatch. The applicant is encouraged to seek structural guidance with the design of the roofing elements to not overload the existing walls.

SJ

15 PROVINCIAL PROTECTION: SECTION 29 PERMIT

15.1 None

16 PROVINCIAL PROTECTION: SECTION 28 REFUSAL

16.1 None

17 HERITAGE REGISTER: SECTION 30 PROCESS

17.1 None

18 PUBLIC MONUMENTS & MEMORIALS: SECTION 37 PROCESS

18.1 None

19 REQUESTS FOR OPINION/ADVICE

19.1 None

20 CONSERVATION MANAGEMENT PLANS:

**20.1 Drosdty Museum CMP: MA
HM/OVERBERG/SWELLENDAM/ERF 2920**

Case No: None

HELD OVER:

The item is held over to the next BELCom meeting to be held on 26 April 2023.

TZ

**20.2 Conservation Management Plan for Boschendal Historic: MA
HM/CAPE WINELANDS/STELLENBOSCH/BOSCHENDAL**

Case No: None

The Committee reported back on the site inspection that was undertaken on 10 March 2023 with members of IACom. See attached annexure SI5.

Ms Stephanie Barnardt introduced the case.

Mr Mike Scurr (heritage consultant), Ms Sarah Winter (heritage consultant), Ms Berta Hayes (Stellenbosch Interest Group), Mr Theo Cromhout (Boschendal CEO) 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.
- Refer document with expanded Notes to be annexed to the Minutes.
- SAHRA was satisfied with the CMP but emphasised the importance of protecting the Founders Estate from negative visual impacts.
- The Stellenbosch Planning Advisory Committee supports the CMP.
- The Drakenstein Heritage Foundation did not comment on the CMP.
- The Stellenbosch Interest Group: raised several concerns, some have been addressed in this final CMP, but further concerns were raised.
- The Vernacular Architecture Association of South Africa endorsed the CMP.

COMMENT:

The Committee to compile a list of issues and submit those to the applicant for consideration.

SB

**20.3 Conservation Management Plan for V&A Waterfront, Cape Town: NM
HM/CAPE TOWN METROPOLITAN/WATERFRONT**

Case No: None

Ms Sneha Jhupsee introduced the case.

Ms Berendine Irrgang (CoCT), Ms Adelaide Combrink (CoCT), Ms Ursula Rigby (heritage consultant), Mr Katlego Motene (architect), Ms Bongeka Funani (project manager), Ms Samantha Dyer (Waterfront Development Planning), Dr Nicholas Baumann (heritage consultant), Mr Vusi Nondo (V&A Waterfront), Mr Richard Summers (V&A Waterfront Attorney), Mr Tom Linder (Structural Engineer), Mr Mike Scurr (heritage consultant), Mr Neil Schwartz (V&A Waterfront Manager) and Mr Johan Slabbert (Project Manager at Waterfront) were present and took part in the discussions.

COMMENT:

Public participation to commence on 17 April 2023. Final CMP expected 1 July 2023.

SJ

21. NON-COMPLIANCE

21.1 None

22. ADOPTION OF RESOLUTIONS AND DECISIONS

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

23. CLOSURE

The meeting closed at: 16:57

24. DATE OF NEXT MEETING:

26 April 2023

MINUTES APPROVED AND SIGNED BY:

CHAIRPERSON _____

DATE _____

SECRETARY _____

DATE _____

APPROVED

Annexure S11

Belcom Site Inspection: WENGA FARM (TEARS ANIMAL SANCTUARY), KOMMETJIE ROAD

Submitted by: Graham Jacobs
Land Parcel Type: Smallholding
Erf/Farm No.: 17763-RE
HWC Case No.: SJ0702
Street Address: 21 Kommetjie Road, Sunnydale
Grading / HPOZ: IIIB, not in an HPOZ
Nature of Application: S.34 – Total Demolition application
Date of Site Visit: 2 March 2023, 11h00 – 11h30
HWC Belcom Reps: Graham Jacobs, Dennis Belter, H el ene van der Merwe, Heidi Boise, Athenkosi Njoba
HWC Staff: Sneha Jhupsee
Met on Site By: Jane Ginsberg

Reasons for Site Inspection:

1. To assess the architectural/aesthetic significance of the old farmhouse on the property that is earmarked for demolition.
2. The CoCT did not support demolition of the subject building, supported a IIIB grading and noted that a S.38 application may be triggered due to size of the property (20149m²).

Findings of Site Inspection:

1. The subject building is single storey with a pitched corrugated iron roof with front and rear lean-to extensions. The front lean-to is in the form of a front veranda which has clearly been extended. This veranda has Ionic precast concrete columns with late 1920's/early 1930's stylistic characteristics. They support an eaves rafter with applied timber fretwork that may well have been recovered from the original veranda before it was extended. (Figure 01).
2. The front entrance doorway is flanked by precast Ionic columns surrounded by plaster mouldings of similar (c1930's) vintage (Figure 02) and two pairs (either side) of stylistically earlier late 19th C small pane sash windows with plain profiled plaster surrounds. (Figure 03). Most windows on the rest of the building appear to be later replacements. The precast columns match those now supporting the veranda. The front door itself appears stylistically to be of similar vintage to the precast columns, or possibly later.
3. The loft is accessible via a steep set of rudimentary steps revealing an interior supported on simple trusses with no kingposts – only collar ties and side stays (webs) (Figure 04). This is characteristic of budget roof construction of the late 19th/early 20th C.
4. The ground floor interior includes a painted pine boarded ceiling (also the loft floor) supported on rafters with quirk and bead mouldings stylistically typical of the late 19th/early 20th C (Figure 05) judging from the thicknesses of the rafters, i.e. approximately 1,5" thick (earlier quirk and bead rafters would be thicker).
5. Other internal features include surviving late 19th/early 20th C moulded pine architraves surrounding latter 20th C flush hollowcore doors (Figure 06) and c1930's period fireplace flanked by precast Ionic stub columns stylistically similar to those on the front veranda. The brick hearth with flanking shelves is stylistically typical late 1920's/1930's (Figure 07).
6. The floor comprises deal t&g floorboards (now machine sanded) and simple quirk and bead skirtings stylistically typical of the latter 19th/early 20th C (Figure 07).

7. The house is set at an angle to Kommetjie Road and largely obscured from this road behind and between clusters of mature trees (Figures 08 & 09). The house has an established front garden which will be impacted by the portion of the original property sold to the CoCT facing Kommetjie Road to accommodate inevitable road widening to allow greater traffic volumes. Kommetjie Road is a corridor attracting increasing levels of development that has no particular architectural or aesthetic merit (Figure 10).

Conclusions & Recommended Action:

1. The house is stylistically modest with all the signs of being originally occupied by a family with limited means, probably subsistence farmers. The core of the building appears, stylistically to date from the latter 19th/early 20th C at a time when the area would have been characterized by relatively isolated, modest self-contained rural smallholdings, far removed from urban development. The building is of a type no longer common in the area.
2. Its most characteristic external architectural features are its front façade with flanking small pane sash windows and moulded plaster surrounds. It clearly underwent a c1930's makeover that included a deeper front veranda supported on precast columns stylistically matching those of the fireplace which appears to be an insertion dating from the same (1930's) period.
3. Its most characteristic interior features are its simple, late 1800's/early 1900's period carpentry and joinery. All original doors (which would have been 4-panel) no longer exist, having been replaced by more recent 20th C flush doors.
4. The house is surrounded by some good mature trees, some of which will apparently be lost by the planned implementation of the widening of Kommetjie Road.
5. Although altered, certain of the building's subsequent accretions are themselves at least of some historical interest.
6. The Committee will therefore have to decide whether the building in its current form lacks sufficient heritage significance and thereby justify it being demolished, or whether its significance is sufficient to justify the CoCT's Grade IIIB grading. Confirming this grading would make the building a candidate for inclusion on HWC's Heritage Register and possible retention.



FIGURE 01: Front veranda with recycled timber fretwork applied to the eaves beam.



FIGURE 02: Front doorway with flanking c1930's era precast ionic columns and plaster mouldings.



FIGURE 03: Latter 19th/early 20th C small pane sash windows with plaster surrounds.



FIGURE 04: Loft space with typical latter 19th/early 20th C era collar & twinned web trusses (no kingposts). The loft floor is part of the ceiling viewed from ground level.



FIGURE 05: Timber board ceiling supported on latter 19th/early 20th C quirk & bead profiled rafters.



FIGURE 06: Latter 19th/Early 20th C moulded timber architraves with flush doors which are replacements. (Originals would likely have been 4-panel door leaves).



FIGURE 07: c1930's era hearth and similar period mantel supported on precast columns with Ionic capitals matching those on the veranda.



FIGURE 08: The established front garden with mature tree setting obscuring the house from Kommetjie Road.



FIGURE 09: Typical mature trees adjacent to the house which characterize the property.



FIGURE 10: Typical development along Kommetjie Road opposite the site.

Annexure 2

Belcom Site Inspection Report – Erf 55917, 9 Morris Road, Claremont

HWC Case Number: HWC23011607KB0117

Erf No.: 55917

Street Address: 9 Morris Road, Claremont, Cape Town

Nature of Application: S.34 - Total Demolition

Date of Site Visit: 2 March 2023, 12h45 - 13.00

HWC BELCom Reps: Dennis Belter, Graham Jacobs, Hélène van der Merwe, Heidi Boise, Athi Njoba

HWC Staff: None

Met on site by: Mr Andrew Ellis (owner)

Grading/HPOZ: Not Conservation Worthy, not in a declared or proposed Heritage Protected Overlay Zone

Reasons for Site Inspection:

The application for total demolition was opposed by the Claremont Residents and Ratepayers Association. While accepting that the extant structure may not be conservation worthy, UCRRA argues that the context has heritage significance of sufficient merit to warrant sympathetic infill development. Given the site's prominent corner location on a key route, UCRRA would therefore like to comment on any replacement proposal.

In addition, UCRRA points out that a mature treescape makes an important contribution to the character of the area and supports retention and protection of mature trees. A tree survey was requested.

Findings of the site inspection:

- The Committee members were able to access the property and the house.
- The house which forms part of the early 20th C development of the area, is set in the back corner of the property. Hidden by 2.1m high brick boundary walls, the house itself makes no impression on the streetscape.
- The house has been much altered and extended, retaining no original windows and doors [Figure 1].
- A period fireplace and oregon pine timber floors remain [Figure 2], which has been sanded to such an extent that in parts the structural integrity is questionable.
- The site, however, contains a significant density of mature vegetation, including at least one mature yellowwood tree.



Fig.1 – North West elevation, 'front' of the house.



Fig.2 - Fireplace & oregon pine floors

Conclusions:

1. The committee are in agreement with the findings of the Heritage Report in terms of the 'not conservation worthy' status of the house itself.
2. The mature vegetation contributes to the character of the context. The most significant trees on the site itself, especially slow-growing indigenous trees such as a yellowwood [Figures 3], should be identified for protection and so continue to contribute to the streetscape character which is framed by large trees [Figure 4].
3. The existing solid exposed brick wall does not contribute positively to the streetscape [Figures 4 & 5] and would not comply with the City's boundary policy which requires that height limits and a percentage of visual permeability be observed. The boundary treatment of any new development should improve on this.



Fig.3 - Trees & vegetation inside the property, including a Yellowwood tree.



Fig.4 – Looking North. Trees & vegetation visible from the street. Solid brick wall not a positive contribution to the streetscape. Recent residential development on opposite corner.

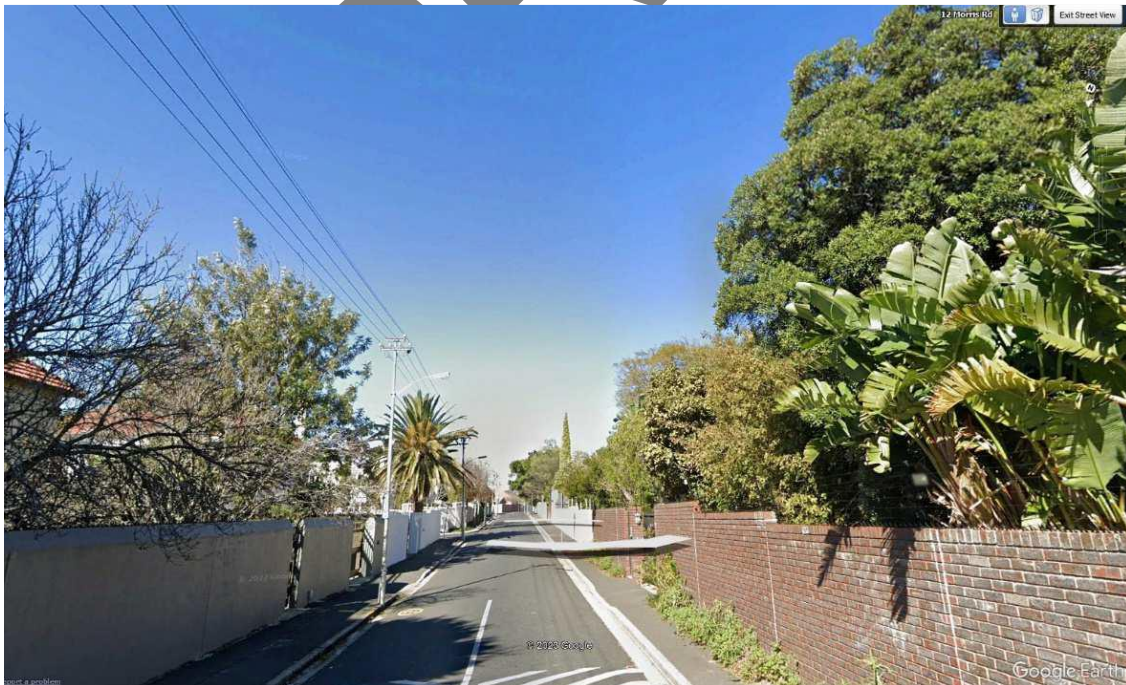


Fig.5 - Looking South. Trees & vegetation visible from the street showing that mature trees at No.9 make a significant contribution.

Annexure S3

BELCom Site Inspection Report – Erf 65048, 24 Gibson Road, Kenilworth

submitted by Heidi Boise

HWC Case Number: HWC23010306CH0119
Erf No. : 65048
Street Address : 24 Gibson Road, Kenilworth Nature of Application :
Section 34 - Alterations & Additions
Date of Site Visit: 2 March 2023
HWC BELCom Reps: Dennis Belter, Graham Jacobs, Hélène van der Merwe, Athenkosi Njoba
& Heidi Boise
HWC Staff: None
Met on site by: Owners – Yasser & Aziza Moosa
Grading/HPOZ: Grade IIIC located in a proposed HPOZ

Reasons for Site Inspection:

1. To assess potential impacts on heritage significance of the proposed alterations.
2. The application presented no historical timeline for the existing structure and no motivation in terms of impacts on heritage significance (motivation provided only i.t.o. the Municipal Planning Bylaw).
3. To evaluate the site and proposals with reference to Lower Kenilworth Improvement District (LKID), comment regarding the proposed interventions as the following:
 - **Supported**
new addition of the secondary double storey dwelling to the rear of the property is supported in principle.
 - **Not supported** – alterations to existing main dwelling
 - Carport
The size of the double garage or a shutter door to the car port, which is to be attached to main dwelling requires more detailing as well as the impact of its relationship to the street.
 - Entertainment area is an extension to intrinsic heritage front façade of this building. Extensions should not be made between the gables and protrude beyond the existing façade.

Findings of the site inspection:

Context

The building is orientated to the adjacent property No. 22 Gibson Road with its side facing the street, in contrast to the other buildings in the immediate surrounds (Figure1)

The existing modern textured painted vibracrete panel boundary wall is constructed on a natural stone plinth. It is comprised of a visually permeable timber vehicular access gate and corresponding foliage leading to a solid pedestrian gate. The combination of these materials creates a good interface with the street. It contributes positively to the streetscape and the area. (Figure 1)



Figure 1: Street view of 24 Gibson Road, Kenilworth

External

The building has an established terrace garden with a modern swimming pool on the top terrace west of the house and some mature trees on the lower terrace in front of the house (the north side). (Figure 2)

The structure has clearly seen some alterations from the original. The main u-shaped double pitch roof with lower lean-to roofs create a varied roofscape as a result of later extensions to the original structure. Pitched roofs have fibre cement slates and lean-to's metal sheet roofing. (Figure 2)

The two forward facing Cape Revival styled gables facing north towards the garden feature ornate coping detailing, narrow vertical ventilators with slanted tile inserts as well as plaster quoining. (Figure 5)

The existing covered verandah sandwiched between the two forward projecting wings has one door connecting the living room to garden, however the design of the fenestration is not symmetrical. This leads to further questions regarding the original period of the building and the sequence of subsequent alterations.

The fenestration upon close inspection is comprised of contemporary painted cottage pane sash and casement windows. (Figures 3, 4, 5)



Figure 2: Aerial view of 24 Gibson Road and immediate surrounds. (Source: Google Earth, 2023)

Internal

The internal layout of the house has been highly altered and extended. (Figure 8)

There are some intact elements e.g. original oregon timber floors, dado and picture rails, skirtings and architraves. Most of the internal doors have been replaced. (Figures 6 & 7)

Both the kitchen and bathrooms have been relocated and modernised.



Figure 3: South elevation with the adjacent space to be converted to a double carport.



Figure 4: View from the top terrace looking towards covered verandah insertion between the gable-end wings



Figure 5: North elevation illustrating unusual wall punctures between the symmetrical gables and single door access to the garden from the right wing.



Figure 6: Main bedroom with modern fireplace



Figure 7: Modern doors & light fittings



Figure 8: Living Room : Evidence of original / earlier walls that have been demolished (indicated by red arrows) can clearly be seen. These walls may have been removed at the same, or different, times to create the current larger space forming the western forward projecting gabled room. The cottage pane glazed door in the corner leads to the existing covered veranda.

Conclusions & Recommendations :

1 Pool Room and Domestic Quarters

The proposed double storey building to the rear of the property will not be visible from the street nor impact on the height and the form or the existing building. However, it will be quite high compared to the single storey house which is set on the lower terrace, and the design could be more sympathetic to the character of the main dwelling.

2 Carport

The proposed location, setback and scale of the carport to Gibson Road will most likely impact negatively on the streetscape. The width of the carport, exceeding the permissible width by 1.5m, is of concern. An elevation of the street boundary is missing.

3 Proposed Entertainment room

Evidence suggests that the gable end wings may have been a later extension to the original building. The style of the gables suggests that an older cottage received a 'Cape Revival' makeover, most likely in the 1930s. While it is not known what the original building looked like, the current expression forms a valid part of historical layering. Given that there are anomalies when looking at the current plan form and elevations that is not consistent with any expected symmetries (given the gabled façade), heritage significance is perhaps lessened hereby.

The proposed addition stretching forward from the face of the gables would not be an appropriate design response, a more appropriate response would be to retain the prominence of the gables. In this case however, the current gabled expression is perhaps 'incomplete' as is evident from room layout, location of passages and fenestration.

An alternative solution could be explored to rather extend the existing modern dining room and pergola area, which would leave a view across the garden to both the gables intact and would in addition provide scope for a good connection of living rooms with the pool area.

For an entertainment room in either location, the design language of the proposed enclosure may be more refined in its materiality and detailing.

Note that not all features, e.g. existing doorways, windows, etc, have been indicated on the drawings, which require corrections to reflect all elements correctly.

APPROVED

Annexure SI4

BELCom Site Inspection Report – V & A Waterfront

Union Castle Building, Forum Building and Old Power Station & Pump House buildings Erf No.: 149294-RE
Street Address: Dock Road, V & A Waterfront, Cape Town.

HPOZ: Located in the core harbour heritage area graded IIIA.

Union Castle

HWC Case Number: HWC23012709SJ0130

Grading IIIB (recommended as an IIIA by CoCT E&HM, June 2020).

Forum Building

HWC Case Number: HWC23012705SJ0130

Grading IIIB

Old Power Station & Pump House:

HWC Case Number: HWC22110105SJ1102

Grading Grade IIIA (CoCT & Heritage Report), IIIB (V&A).

Nature of Application: Additions and Alterations

Date of Site Visit: 2 March 2023, 14h30 – 15h45

HWC BELCom Reps: Dennis Belter, Graham Jacobs, H  l  ne van der Merwe,
Heidi Boise, Athi Njoba

HWC Staff: Ms. Sneha Jhupsee, Ms. Penelope Meyer

Met on site by: Mike Scurr (Heritage Consultant) Niaz Ahmed (V&A),

Sean Hayden (KMH Architects for UCB and Forum), Johan Slabber (Project Manager / Principal Agent), Dr
Nicolas Baumann (Consultant), Mr Richard Summers (attorney representing the V&A), Ms. Bongeka
Funani (V&A) Mr.

Katlego Motene (Architect for Power Station & Pump House) and the Health & Safety representative of
WBHO.

Reasons for Site Inspection:

BELCom has welcomed new committee members, whilst continuity has been maintained with 50% of the
committee being retained, it is imperative that all committee members understand the context and
complexities of the various buildings within in the V&A Waterfront precinct.

Findings of the site inspection:

Union Castle Building:

Following on from various meetings, site inspection reports and the approval of protection works related
to the case, BELCom members were welcomed on site by the Heritage Consultant.

The committee members took the opportunity to inspect the temporary protection works, which was
found to have been completed in accordance with the approved proposal. The site has been substantially
cleaned up during the protection work phase. Close out reports (architectural and engineering) have been
submitted.

Some damage to an external teak door was noted, (figure 2 below)

[Figure 1]

The committee were pleased to see the original windows and doors are safely stored within the Forum building. It was noted that the one remaining section of the unique folded roof slab (the remainder having been illegally demolished) is being stored in the contractor's yard.

[Figure 2]

A teak door still in place on the building has been damaged. This will require remedial work by a suitably competent joiner involving the piecing in of new matching timber

Forum Building:

The committee members walked through the building. Not much further work has been effected and at present this large space is being used as a storage area. [Figure 3]

Old Power Station and Pump House:

This project has a different professional team to the Union Castle and Forum buildings, but the same project manager and contractor.

The HWC Belcom approval granted on 31 January 2023 was dependent on a change in the details for the openings between the two buildings being submitted for approval.

Mr Katlego Motene (architect) noted that the design for the larger opening had not yet been finalized. Brickwork arches and any stone features on the Pump House side to be considered in the design. The V&A team were reminded that the required detail was to be submitted to HWC Belcom before construction may proceed. [Figure 4]

The committee observed that the bulk of work on site to date had been to clear away structures and installations related to the previous tenancies.

[Figure 5 & 6]

Dr Baumann informed HWC committee members and staff present that Mr Buttgens' appointment as the heritage consultant had been terminated and that Ms Ursula Rigby was to be appointed in this position. The committee expressed their concern about the current lack of a heritage consultant and reiterated that the appointment of the proposed replacement heritage consultant was to be approved by HWC as soon as possible.

Photographs:



Figure 1 – Interior of the Union Castle Building with the protective temporary roof and plastic sheeting applied to the interior surface of the walls.



Figure 2 – A Damaged door in the Union Castle Building



Figure 3 – Interior of the Forum building, with various items being stored.



Figure 4 – Interior of the Power Station Building showing the clearing out of previous installations in progress.



Figure 5 – the wall separating the Power Station from the Pump House, the central archway to be opened up and enlarged (to detail being awaited by HWC).

Figure 6 – Interior of the Pump House Building



Annexure S15

COMMENTS ON BOSCHENDAL DRAFT CMP:

Issues and queries to be considered:

- Figure 10 p22: The Fagan captions are not discernible or easily readable.
- Figure 26 p33: Serious consideration should be given to making the avenue approaches to the werfs (Boschendal and Rhone) part of the Grade II designated areas for those werfs. They are both integral to the significances of their respective werfs.
- Why is the 'Cottage 1865' not graded higher than IIIA? Has that to do with a coyness regarding Rhodes? This is something that requires further consideration and debate. When it comes to advertising the CMP, this issue won't be picked up by I&AP's apart from those that are aware of the association with Rhodes.
- Why is the Yellowwood Avenue not graded higher than IIIC? Why not IIIB as per the proposed grading of the cottage – or higher if it is decided to raise the grading of the cottage?
- If Boschendal is granted NHS status, it is surely difficult to argue why the same should not apply to Rhone? Why are they not considered as a pair? Boschendal has drawn more attention in the past because it has always been more strongly promoted.

Agree with protection of each 'set piece' with its historic axial approaches, requiring ongoing holistic and linked management & conservation strategies. Having the same grading status may assist future management (referring also to p73, Proposed PHS area with different control levels A & B indicated)

- Section 7.1.: Recommend an introductory paragraph that encapsulates the underlying purpose(s) of the indicators.
- Presentation of heritage indicators: I recommend that the indicators be numbered. That way they are more convenient to reference when evaluating future heritage impacts. I also find it useful to highlight the key words in each of the indicators for easier reference.
- P46: Words such as 'positive' (such as when referring to interface between the cottage and slave quarters) need further qualification to be meaningful. Same with a word like 'appropriate' (referring to re-use and nature of interventions).
- P61: Negative interventions should include more recent landscaping activity such as the lateral hedges within the Boschendal (rear) werf. NO installations within the kraals should project above the tops of their enclosing walls. That includes the Deli extract vents and aircon (previous owners were warned about that) and the toilets in the adjacent kraal space.
- P76: Recommend that an additional column be added to Table B to address 'over the horizon' issues for the following quinquennial.

The heritage significance of each collection of buildings is intricately bound to the qualities of their setting in the landscape. The CMP recognises the need to provide mechanisms to manage this dynamic relationship over time, in detail and overall, as well as considering a long-term view.

- P82: Consider a controlled development area to the west of the Rhone werf as viewed from the bridge to Languedoc.

General comment –

Boschendal Werf – runs the risk of too much visual clutter. While the central view line towards the homestead should stay open (no sculptures here!), the tree canopies over the grassy side spaces provide shelter for various activities spilling out from buildings. The challenge would be to restore/retain an integrity and simplicity in terms of werf landscaping.

Art Gallery – the (reversible) insertions within the homestead have been well thought out and provide a cleancut contemporary backdrop to the installations. However, display of sculptures placed outside of the homestead seem less successful and a bit ‘out of place’ as seen against the background of the historic building, and especially not right in front of the façade as seen across the werf. The placing and display of sculptures may be more successful outside the werf area and set into a curated garden/ planted/ landscape backdrop in a more scattered arrangement (short walking routes for visitors?) as opposed to arbitrarily clustered around the homestead. Should guidelines for outdoor displays be addressed?

Development to the outside edges of the werf, i.e. behind the Waenhuis and Slave Quarters, may meet opposition from I&APs (as with the Cellar). Yet sensitively inserted solutions need to be found for (unauthorised) ablutions within the kraal walls as well as other service functions. Another layer of built structure behind the historic werf buildings could be low profiled structures, screened by garden/trees to integrate into the treed landscape of the area being used for parking.

Other options for location of the Friday Market? This event, while enlivening the space, also produces ‘wear & tear’ on the ‘soft’ landscaping. A permanent covered market as proposed outside the werf wall and adjacent to the Cellar (p88), may well come up for criticism to its visual impacts as seen from the werf. A ‘soft’ approach using planted screens and pergolas may avoid competition with the historic werf enclosure.

At detail level, the resin bound paving being introduced seems a good option. The pre-existing stone and cement edging is not consistent in detail and quality of construction everywhere. Some sections could be improved (less cement). This applies to Rhone werf as well. Perhaps the resin bound paving can be installed in a way that requires no edging and can form a plain transition to the grassed areas.

IACom comments:

HWC IACom Chair’s comments, following BELCom/IACom joint site inspection visit (2023)

The enduring genius of Boschendal lies in essence within its elegant simplicity. As an understated, minimalist ensemble of white-washed Cape vernacular buildings and werf-walls with landscape of gravel, stone, and lawn, set within ordered vineyards and linear avenues, it appears almost ‘fragile’ against a massive, brooding, and dramatic mountain wilderness backdrop which provides its geographic context.

At Boschendal there is a direct relationship between farmstead architecture and landscape context, the sharp juxtaposition of the human cultural landscape against the natural geography provides undeniable visual drama.

The werf landscape space has long maintained an authentic agricultural character - owed in part to the legacy of Ian Ford (Architect and Landscape Architect) who was responsible for the werf rehabilitation and landscape interventions during the 1990s. Whereas later interventions have been introduced by others, the work undertaken by Ian Ford is so elegantly resolved and entirely appropriate to the site and context, it is useful to examine as methodology and approach to inform current and future interventions into this remarkable place.

The following principles are evident in Ford’s work at Boschendal, and should provide guidance for ongoing management, maintenance, and conservation of this exquisite cultural landscape:

- Thorough research, understanding context, rooted in place
- Transition, threshold, spatial definition
- Axial order, hierarchy,
- Compositional balance (though not necessarily symmetry)

- building - landscape relationships,
- Views, sightlines, vistas (foreground, midground, background)
- Borrowed views, enhanced perspective
- Simplicity of materials, layering, echoing, translation
- Appropriateness (integrity) and 'fit'

These principles can be observed in Ford's work at Boschendal in terms of

- a recognition of the human element (a certain 'roughness') in the making of place
- a certain restraint – knowing how much to do, but knowing where to stop,
- applying well-considered judgement – where to place elements, where to leave things open
- doing as much as you need to do - but doing as little as possible (strategic intervention)
- even after somewhat 'drastic' intervention, the results are subtle and understated
- lightness of touch, economy of line, finesse
- preserving nuance, idiosyncrasy, and uniqueness of place
- avoids 'gentrification' of the werf, sanitization of place, and commodification of character

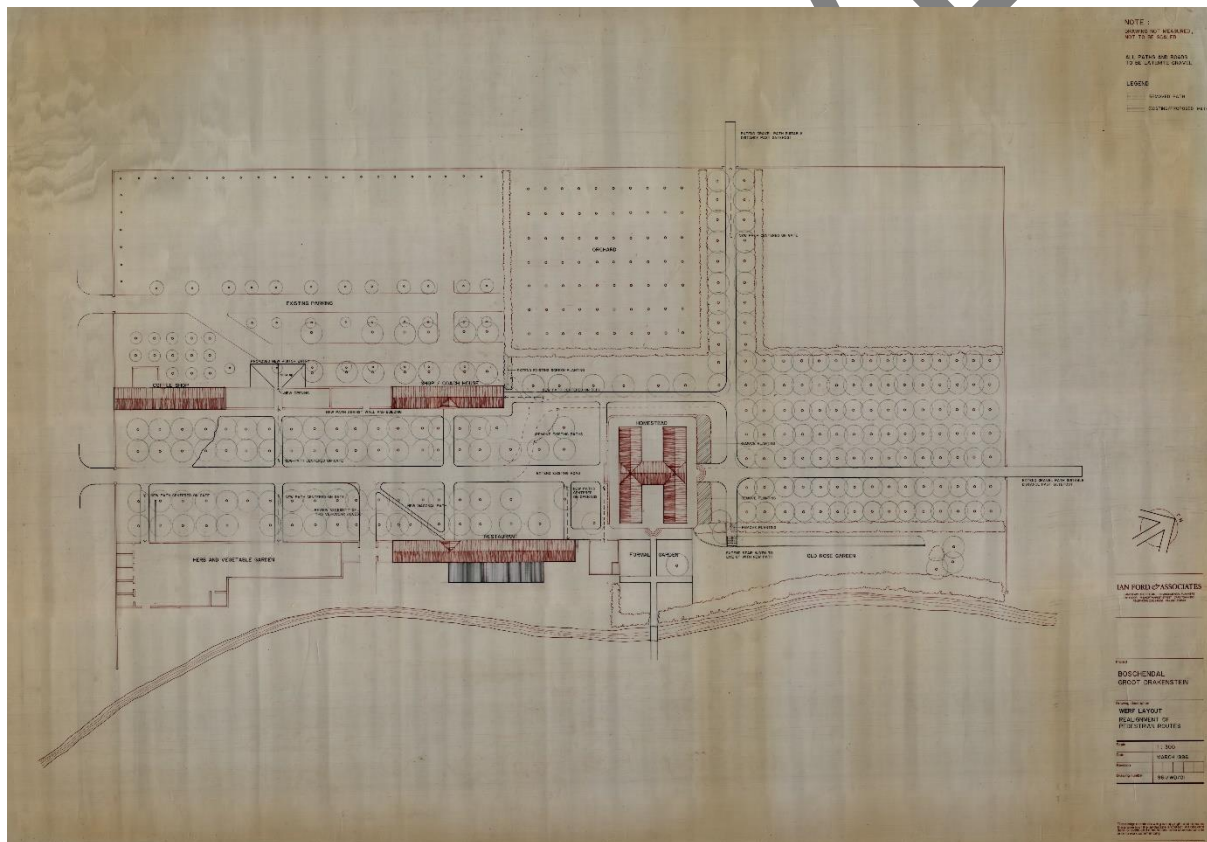


Figure 1: Boschendal: Werf Landscape architectural interventions/rehabilitation by Ian Ford & Associates, 1996

Figure 1 above illustrates the simplicity and elegance of the Ian Ford landscape architectural interventions into the werf space in 1996.

These interventions included the extension of the axial avenue, aligned on the rear gable of the homestead, accentuating the homestead as the focal element and termination point of this structuring

alignment. (Placement of artwork, whether permanent or temporary, on this alignment should be avoided, as this foreshortens the view, places too much emphasis on the artwork, and detracts from the homestead. Moreover, the background to the artwork should not compete with the artwork (as architectural details such as doors/windows/etc. would); blank wall behind would allow the foreground artwork to be better appreciated. Artwork should not 'clutter' the werf (and neither should a proliferation of signage).

Other subtle landscape interventions lend structure and focus to the ensemble - for example the slight extension of an existing hedge perpendicular to the shop/coach house building helps to frame and contain the space, drawing attention into the werf, rather than into the parking area beyond. The proposed extension to this building to extend the internal café seating area should tuck behind this hedge extension, so as to disappear from view from within the werf space. (Currently there is no hedge extension – hence landscape interventions must work in tandem with architectural interventions to mitigate the potential imbalance new building works could introduce into the werf.

Whereas the werf space is balanced, it is not necessarily symmetrical, and it always remains understated, uncluttered, and subtle. The simplicity of the Voorwerf (in front of the original front façade, now facing away from the more active werf space behind) should be conserved at all costs; as should the open space around this area – allowing for continuity of landscape from farmstead to farm and beyond to mountain context.

The landscape materials should be simple and understated – continuing the tradition of the gravel pathways, lined in stone with the minimal amount of haunching, and stone-pitched channels used as practical edgings rather than as decorative elements - to retain the integrity and alignment of the pathways (Care should be taken not to over-scale the hard-landscaping, and to retain as much lawn and groundcover planting as is practicable).

Typical of the Cape vernacular, the architecture is continuous with (and grows out of) the werf walls, serving to frame the werf space and preserve the relationships between buildings. Clear-stemmed deciduous trees provide a continuous canopy and are aligned to reinforce the geometries of the linear werf space. It is the space that is the most important organizational element, rather than the elements that frame it; and should therefore remain uncluttered and un-interrupted by ancillary structures whether permanent or temporary. Because of this, the proposed covered markets (free-standing canopied/pergola structures) within the werf space are entirely inappropriate and should be located elsewhere - outside of the historic werf space.

Within the werf spaces, clear-stemmed, broadleaf deciduous trees are characteristic (oaks, planes, etc.), and with respect to water features, runnels / sloots / furrows / channels / mill races / streams and reflection pools are more characteristic than fountains.

In an around the farmstead, visitors should have the opportunity to explore and to discover freely – pedestrian movement should not be orchestrated coercively in a particular sequence which directs traffic necessarily towards the gift shop. Visitors should have the freedom to find quiet nooks and glimpses of working farmland, or of mountain wilderness, without following a predetermined route.

Vistas do not need to terminate in an architectural element or focal point: they could be allowed to continue through a framed view towards mountains beyond – through an opening flanked by trees. This reconnects the werf landscape through to the contextual landscape, reinforcing the importance of place.

The meaning of the werf space is maintained by its proximity to and relationship with surrounding vineyards – and sufficient curtilage also imperative to give sense to the werf ensemble (including the juxtaposition of foreground farmyard, midground agriculture, and background mountain wilderness). Within the broader cultural landscape, tree avenues should be considered as structuring elements – and should be afforded heritage status equal to the associated built features.

Historic tree-lined avenues such as the old approach access road to Rhone should be afforded an equal heritage grading as the werf space – as it is in fact integral to the logic of the werf itself. Currently, the Rhone could be considered too formalized and even romanticized, (English rose gardens may be somewhat innocuous) - of primary importance is the werf space itself, as framed by the buildings, walls, axial alignments, balance, mountainous backdrops, without shrub and groundcover planting obscuring the clarity of the ensemble.

(That is not to preclude soft landscaping, but to ensure that the placement of soft landscaping is in support of the spatial legibility). Here again, quirky, and dynamic nuances should not be ironed out to promote static symmetry, however balance is important to retain the timelessness of the farmstead.

With respect to the yellowwood approach avenue to Cottage 1652, consideration should be given to the longevity of the existing trees, and (long term) to succession planting – perhaps allowing for a secondary tree line alongside the primary avenue. Yellowwood trees are a forest species, and apart from the soil drainage provisions, the trees may require additional shelter (as afforded by a secondary row) to thrive.

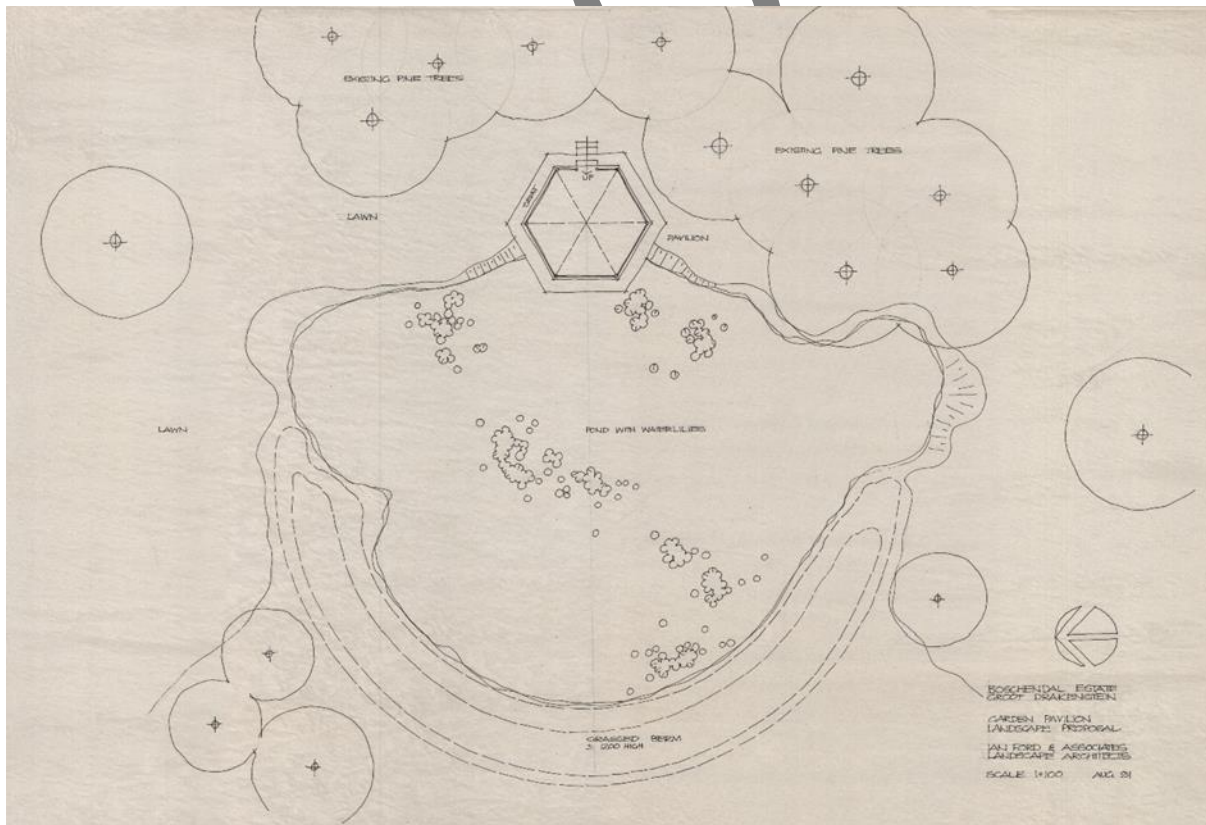


Figure 2 Garden pavilion proposal

The figure above indicates another of the Ian Ford interventions – the reflection pond with garden pavilion. Note the asymmetrical yet balanced arrangement, with low berm edge. Recently a picket fence has been

introduced around the pond, and whereas this is undoubtedly a safety feature, it is nonetheless an unfortunate element of visual clutter which detracts from the simplicity and elegance of the original design. Such non-integral insertions should be removed, and more subtle safety measures considered to preserve the overall sublime grace of Boschendal.

HWC reserves the right to request additional information as required.

Should you have any further queries, please contact the official above and quote the case number.

APPROVED