

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

**Commenced at 08:30 and held on Wednesday, 24<sup>th</sup> March 2021 via  
Microsoft Teams**



**1. Opening and Welcome**

The Chair, Mr Graham Jacobs, officially opened the meeting at 08:34 and welcomed everyone present.

**2. Attendance**

**Committee Members:**

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

**Members of Staff:**

Ms Penelope Meyer (PM)  
Ms Waseefa Dhansay (WD)  
Ms Khanyisile Bonile (KB)  
Ms Sandisiwe Matole (SM)  
Mr Thando Zingange (TZ)  
Ms Stephanie Barnardt (SB)  
Ms Nokubonga Dlamini (ND)  
Mr Olwethu Dlova (OD)  
Ms Cathy-Ann Potgieter (CAP)  
Mr Jonathan Windvogel (JW)  
Ms Anita Shologu (AS)  
Ms Nosiphiwo Tafeni (NT)

**Visitors:**

Ms Marise Grobler  
Mr Ohna Clark  
Prof Lucien le Grange  
Ms Mariette Grobler  
Ms Katherine Dumbrell  
Ms Bridget O'Donoghue  
Mr Gordon Metz  
Mr Nellis Beyers  
Ms Shana Schabort  
Mr Theo Kruger  
Mr Anwar Omar  
Dr Stephen Townsend  
Mr Peter Buttgens  
Ms Alicia Beetge  
Ms Louise van Riet  
Mr Henry Aikman  
Mr Rahla Scaffier  
Mr Deon Redman  
Ms Elize Mendelsohn  
Mr Stuart Hermansen  
Ms Erwin Struwig  
Ms Patricia Botha

Mr Henk Marias  
Dr Mariagrazia Galimberti  
Mr Luc le Grange  
Ms Quahnita Samie  
Ms Alyson Smith  
Mr Chris Snelling  
Ms Christine Havenga  
Ms Sandra van der Merwe  
Ms Melanie Attwell  
Ms Naomi Roux  
Mr Johan Cornelius  
Mr Michael Clark  
Mr Henk Lourens  
Mr Ross Robertson  
Mr Berry Phillips  
Mr Ashley Lillie  
Ms Melissa Wilson  
Mr Kruger Therod  
Mr Philip Smith  
Mr Nicolas Smith  
Mr Tim Ziehl  
Mr Alberto De Faria

### **3. Apologies**

Dennis Belter (DB)

#### **Absent**

None

### **4. Approval of Agenda**

#### **4.1 Dated 24<sup>th</sup> March 2021.**

The Committee approved the agenda dated 24<sup>th</sup> March 2021.

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

#### **5.1 BELCom Minutes dated 24 February 2021**

The Committee reviewed the minutes dated 24 February 2021 and resolved to approve the minutes with minor amendments.

#### **5.2 BELCom Wupperthal Sub Committee dated 23 March 2021**

The Committee reviewed the minutes dated 23 March 2021 and resolved to approve the minutes with minor amendments.

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

#### **6.1 Recusals**

- GJ: items 13.4 and 20.1
- SJ: Appointed chair for the above mentioned items.

### **7. Confidential Matters**

7.1 None

### **8. Administrative Matters**

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

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

- Proposed redevelopment of Erven 45530 and 45531, Nursery Road
- Erf 905 and Remainder Erf 904 Vredehoek for Calgro M3 Developments
- Proposed Total Demolition of Erven 24514 and 24515, 10 Parow and Milner Streets, Maitland
- Proposed Restoration, Erf 55307, 43 Vineyard Road, Claremont, CTS34-A&A
- Response to NID: The Proposed Residential Development Located on Erven 3135, 2570, and 7155, Somerset West, Cape Town

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

Nothing to report.

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

Nothing further to report.

#### **8.4 Additional BELCom meeting**

For noting.

## **8.5 Demolition applications**

The implications around heritage safeguards concerning sites with heritage significances was discussed.

## **9. Standing Items**

### **9.1 Report back on Closeout Reports**

Nothing to report

### **9.2 Report back on HWC Council Meetings**

Nothing to report

### **9.3 Discussion of agenda**

Noted.

## **10. Appointments**

### **10.1** None.

## **MATTERS DISCUSSED**

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

### **11.1 Proposed Alterations, Portion 12 of Farm Vergenoegd 653, Somerset West: NM HM/CAPE TOWN METROPOLITAN/ SOMERSET WEST/PTN 12 OF FARM 653**

**Case No:** 21022308WD0303E

Application documents were tabled.

Ms Waseefa Dhansay introduced the case.

Ms Marise Grobler (Town Planner), Mr Henk Marias (Architect), Mr Ohna Clark (Architect) and Dr Mariagrazia Galimberti (Project manager of World Heritage Sites Western Cape) were present and took part in the discussion.

#### **DISCUSSION:**

Amongst other things, the following was discussed:

- The site is within a declared PHS area.
- The City of Cape Town did not provide a formal comment as per the email communication thread.

#### **FURTHER REQUIREMENTS:**

The Committee is in general support of the proposal but requires additional information with regard to:

1. The nature of existing vs proposed material interventions.
2. The detailing of these interventions where they impact on the architectural integrity of the building and its relationship with the rest of the farm complex.

It will assist the Committee if the application could include the heritage statement, map and historical background to this building and the farmstead.

WD

**11.2 Proposed New Fencing on Erf 3679, Wale Street, Cape Town: MA  
HM/CAPE TOWN METROPOLITAN/CAPE TOWN CBD/ERF 3679**

**Case No:** 21022401KB0308E

Application documents were tabled.

Ms Khanyisile Bonile introduced the case.

Prof Lucien le Grange (Applicant) and Mr Luc le Grange (Applicant) were present and took part in the discussion.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The site is a PHS.
- Reference was made to the recommendations by BELCom at the Oct 2019 BELCom meeting that there could be an ordering of detailing with greater simplicity for purely functional areas e.g. parking, and higher order detailing where interfacing with significant historic fabric such as at the main entrance porch of the cathedral and where historic fabric is to be incorporated into the new fence around the car park.

**FURTHER REQUIREMENTS:**

The Committee accepts the motivation for the proposed fence including its layout and overall configuration. The proposals are therefore supported in principle.

Given the high significance of St George's Cathedral, the Committee requires additional information regarding the detailing of the new fence and its junctions with historic fabric to be submitted to BELCom for further evaluation.

KB

**11.3 Proposed Heritage Trail Signage to Various Buildings, Erven 1667,1061, 2606, 1063+,  
Wellington & Paarl: MA  
HM/CAPE METROPOLITAN/CAPE TOWN/ERF 2433**

**Case No:** 20013109TZ0824E

Application documents were tabled.

Mr Thando Zingange introduced the case.

Ms Mariette Grobler (Tourism Association) was present and took part in the discussion.

**DISCUSSION:**

Amongst other things, the following was discussed:

- Type of interpretive signage, fixed versus free standing.

- The sites fall within the Paarl special character area.
- Drakenstein Municipality, Paarl300 and Drakenstein Heritage Foundation support the proposal.

**FURTHER REQUIREMENTS:**

The Committee commends the applicants for this initiative. It strongly supports the affixing of the sign boards on buildings wherever possible. Where not possible, the Committee will need to see photomontages of examples/mockups of each individual freestanding case for further evaluation.

The applicant must therefore clearly distinguish between sign boards affixed to buildings and freestanding cases by providing a list of these to HWC. The Committee is prepared to endorse all affixed examples but will need to review the freestanding cases. The applicant is urged to reconsider the current design of pole supports for the latter.

**TZ**

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

**12.1 Proposed Total Demolition, Erf 1852, 2 Lion Street, Bo-Kaap: MA HM/CAPE TOWN METROPOLITAN/BO-KAAP/ERF 1852**

**Case No:** 20110209ND1125E

Application documents were tabled.

Ms Nokubonga Dlamini introduced the case.

Ms Quahnita Samie (Applicant) and Ms Katherine Dumbrell (Heritage consultant) were present and took part in the discussion.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The Committee commended the high quality of the supporting documents which facilitated the evaluation of the submission.

**RECORD OF DECISION:**

The Committee approved the revised proposals as indicated on drawings and 3D renderings numbered: A101, A102, A103, A100, A300, A400 [REV No. A] & dated: 2020-09-29, as these meet previous requirements and will not negatively impact heritage significance. The Committee commended the applicants on the clarity of the additional documentation provided.

The Committee recommends that the applicants reconsider the windows at street level on Lion Street and would have no objection to higher level windows in this position to afford better privacy to the occupants.

**ND**

**12.2 Proposed Total Demolition on Erf 997, 2 Richmond Road, Three Anchor Bay: NM HM/CAPE METROPOLITAN/THREE ANCHOR/ERF 997**

**Case No:** 20110911KB0225E

Application documents were tabled.

Ms Kanyisile Bonile introduced the case.

Ms Alyson Smith (neighbour) and Ms Bridget O'Donoghue (heritage consultant) were present and took part in the discussion.

**RECORD OF DECISION:**

The Committee resolved to approve the demolition application as the subject building is not regarded as having sufficient significance to warrant retention and inclusion on HWC's heritage register.

The Committee does not believe that the spatial context has sufficient significance to warrant invoking the so called Gees judgement.

**KB**

**12.3 Proposed Total Demolition, Erf 1256, 6 Norfolk Road, Sea Point: NM HM/CAPE TOWN METROPOLITAN/SEA POINT/ERF 1256**

**Case No:** 21012205ND0222E

Application documents were tabled.

Ms Nokubanga Dlamini introduced the case.

Mr Chris Snelling (heritage consultant) and Mr Gordon Metz (Sea Point Fresnaye Bantry Bay Ratepayers and Residents Association) were present and took part in the discussion.

Amongst other things, the following was discussed:

- The change of opinion of objectors after previously being in support of the proposals.
- The appropriateness of CoCT's grading of the building and significance of the surrounds.
- The high quality of heritage submission.

**RECORD OF DECISION:**

The Committee resolved to approve the application as not negatively impacting heritage significance. The Committee does not believe that the spatial context is of sufficient significance to warrant invoking the so called Gees judgement.

**ND**

**12.4 Proposed Total Demolition on Erf 741, 20 Akademie Street, Franschhoek: NM HM/ CAPE WINELANDS/ FRANSCHHOEK/ ERF 741**

**Case No:** 20082402SM0825E

Application documents were tabled.

Ms Sandiswe Motale introduced the case.

Ms Christine Havenga (heritage consultant) was present and took part in the discussion.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The lack of documentation explaining the proposal within its context and location.
- The site has been assessed Not Conservation Worthy (NCW) by the Franschhoek Heritage Survey.
- The site falls within an area indicated as existing and proposed urban character area and within the urban conservation overlay zone which is seen as the historical core of Franschhoek.
- According to the Stellenbosch Municipality Heritage Inventory the map shows that although located within the historical core area, the existing structure on the site has not been identified as a heritage resource.
- Franschhoek Trust and Ratepayers Association does not support the proposal.
- Stellenbosch Heritage Foundation: no response within the 30 day period.
- Stellenbosch municipality recommends the proposal for approval.
- Stellenbosch Interest Group: No response was received within the 30 day commenting period.

**FURTHER REQUIREMENTS:**

The Committee requires the following further information before it can properly assess this proposal:

1. A clear indication of the nature of the streetscape in relation to the site.
2. The manner in which the proposals respond (both positively and negatively with reasons where necessary) to the guidelines for new development within the Franschhoek Historic Area.
3. A site plan that indicates the position of the existing building in relation to the new proposals.
4. The Committee strongly recommends that alternatives be explored that would include the retention and reuse of the existing building if at all possible.

**ND**

**12.5 Proposed Total Demolition on Erf 2292,21 Dal Road, Camps Bay: NM HM/CAPE METROPOLITAN/CAMPS BAY /ERF 2292**

**Case No:** 20071608KB0303E

Application documents were tabled.

Ms Khanyisile Bonile introduced the case.

Mr Nellis Beyers (Docomomo), Ms Sandra van der Merwe (Co-Chairperson of Docomomo) and Ms Shana Schabort (acting on behalf of applicant) were present and took part in the discussion.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The exploration of alternatives for reinterpreting the current building and meeting contemporary requirements.
- Engagement between DOCOMOMO and the applicant is recommended.
- The high significance of the the building.
- The CoCT did not comment within the 30 days commenting period.
- Camps Bay and Clifton Residents Association support.
- DOCOMOMO did not support the demolition.

**FURTHER REQUIREMENTS:**

The Committee is of the opinion that it would be a great loss to architectural heritage if the building, which is of at least highest local significance, were to be demolished. The Committee is not convinced that sufficient alternatives have been explored for retaining the building (with sympathetic interventions) before intending to demolish.

The Committee therefore requires further information regarding the possible adaptive reuse of the building (with possible extensions) before it can make a decision. The Committee strongly recommends that an architectural heritage specialist with experience in adapting Modern architecture be engaged to assist in exploring such alternatives for further consideration by this Committee.

**KB**



**12.6 Proposed Total Demolition on Erf 117431 and 153536, 24A\_26 Main Road, Rondebosch: NM HM/CAPE TOWN METROPOLITAN /RONDEBOSCH /ERF 117431 AND 153536**

**Case No:** 21021903SM0223E

Application documents were tabled.

Ms Sandisiwe Matole introduced the case.

Mr Johan Cornelius (heritage consultant) and Mr Philip Smith (CoCT) were present and took part in the discussion.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The site is graded IIIC and is located within an HPO.
- The proposal is not supported by CoCT.
- The proposal is supported by Rustenburg Valley Residents Association.

**FURTHER REQUIREMENTS:**

The Committee agrees that the existing buildings on the property do not have sufficient significance to warrant retention.

However, the Committee is concerned that the property falls on the edge and partly within a declared heritage area. Furthermore, the site occupies a strategic position between Main Road and the backdrop of Table Mountain which is a recognised heritage resource. Consequently, the Committee regards it as justifiable to invoke the so called Gees judgement in order to regulate the design of the replacement building.

Taking the above into the account, the Committee has serious concerns with regard to the overall height, bulk and massing of the proposed new building in particular. The Committee also regards the redevelopment of the site as an opportunity to improve the street interfaces of the property when redeveloping the site.

The Committee does not believe that the current proposals are sensitive to the character of its surrounds and therefore requires new alternatives to be explored in concept and detail. This will include a significant reduction in overall height, scale and bulk.

**SM**

**12.7 Proposed Total Demolition on Erf 3053, 23 Anderson Street, Goodwood: NM HM/CAPE TOWN METROPOLITAN/GOODWOOD/ERF 3053**

**Case No:** 20070605SM0210E

Application documents were tabled.

Ms Sandisiwe Matole introduced the case.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The CoCT has graded the site “potential IIIC” and it is located outside an HPO.
- The proposal is not supported by CoCT.

**FURTHER REQUIREMENTS:**

The Committee resolved to refer this item to HWC’s legal advisor before considering the matter further.

**SM**

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

**13.1 Proposed Alterations and Additions, Erf 27957, 5 Franklin Street, Observatory: MA HM/CAPE TOWN METROPOLITAN/OBERVATOR/ERF 27957**

**Case No:** 20102209ND1029E

Application documents were tabled.

Ms Khanyisile Bonile introduced the case.

Ms Melanie Attwell (heritage consultant), Mr Theo Kruger (architect), Ms Naomi Roux (Observatory Civic Association) and Mr Anwar Omar (Salt River Heritage Society) were present and took part in the discussion.

**FURTHER REQUIREMENTS:**

This matter is held over to the following BELCom meeting to enable the Salt River Heritage Society its statutory 30 day period to provide comment, given that they only became aware of the proposals on 23<sup>rd</sup> March 2021.

**KB**

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

**Case No:** 19080507LB0807E

Application documents were tabled.

Ms Stephanie Barnardt introduced the case.

Mr Johan Cornelius (heritage consultant), Dr Stephen Townsend (heritage practitioner, representing De Waterkant Civic Association) and Mr Michael Clark (De Waterkant Civic Association) were present and took part in the discussion.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The lack of pertinent information.
- Identifying the illegal work as differentiated from the proposed / new work.
- Availability to the Committee of all relevant information (including possible previous site visit reports).

**FURTHER REQUIREMENTS:**

The Committee is of the view that its previous requirements have not been fully met.

The Committee resolved to undertake a site inspection at a date to be determined given the layers of unauthorised work that have been undertaken and to appreciate first hand the impact of the unauthorised work on the surrounding townscape which falls within a declared heritage area of high significance.

The Committee strongly recommends that the applicant responds point for point to the concerns of I&APs regarding negative impacts on heritage significance both to building fabric and the surrounding area.

**SB**

**13.3 Proposed Additions and Alterations on Erf 48642, 24 Kildare Road, Newlands: NM HM/CAPE METROPOLITAN/NEULANDS/ERF 48642**

**Case No:** 21021008KB0216E

GJ recused himself and logged off from MS Teams. The Committee elected SJ to chair for this item.

Application documents were tabled.

Ms Khanyisile Bonile introduced the case.

Mr Peter Buttgens (representing applicant) and Mr Henk Lourens (architect) were present and took part in the discussion.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The site is graded IIIB and located within a HPO.
- CoCT does not support the proposal.
- Newlands Residents Association do not support the proposal.
- The concept of a double storey with attic appears correct in the context of the semi-detached historical villa in the foreground.
- Maintaining of Kildare Road views / streetscape.
- Conservation of the original building.

**FURTHER REQUIREMENTS:**

The Committee supports the current version of the proposal in principle. However, the Committee would suggest further scaling of the south-east elevation of the new building (on a common boundary) and possible introduction of further fenestration to the north-east elevation (partly visible from Kildare road).

**KB**

**13.4 Proposed Additions and Alterations on 768, Clydebank Road, Green Point: NM HM/CAPE METROPOLITAN/GREEN POINT/ERF 768**

**Case No:** 21030207KB0303E

GJ recused himself and logged off from MS Teams. The Committee elected SJ to chair for this item.

Application documents were tabled.

Ms Khanyisile Bonile introduced the case.

Ms Alicia Beetge (interior architect) was present and took part in the discussion.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The site is graded IIIC within HPO.
- Green Point Residence and Ratepayers association do not support the proposal.

- CoCT supported the proposal.
- The applicant was commended for a detailed submission and report.
- Complete stakeholder engagement and consultation.
- Amendments after stakeholder inputs/comments received.
- Reduction of levels/storeys.
- Street façade – kept intact, limited unobtrusive changes.
- Sensitive roof line maintained.

**RECORD OF DECISION:**

The Committee resolved to approve the application as indicated on the revised drawing/s numbered 1600/Rev7/01,1600/Rev7/01 & 1600/Rev7/01, dated 21 February 2021 as having met requirements.

**KB**

**13.5 Proposed Additions and Alterations on Erf 46723, 5 Kingsbury Way, Rondebosch: NM HM/CAPE METROPOLITAN/RONDEBOSCH/ERF 46723**

**Case No:** 20101308KB1103E

Application documents were tabled.

Ms Khanyisile Bonile introduced the case.

Mr Johan Cornelius (heritage consultant) and Mr Ross Robertson (architect) were present and took part in the discussion.

**FURTHER REQUIREMENTS:**

The Committee resolved to hold this item over pending the submission of a report on the building, its context and proposed replacement if demolished as previously requested.

**KB**

**13.6 Proposed Additions and Alterations on Erf 2911, 38 Huguenot Road, Franshoek: MA HM/CAPE WINELANDS/FRANSCHHOEK/ERF 2911**

**Case No:** 20112501KB1126E

Application documents were tabled.

Ms Khanyisile Bonile introduced the case.

Ms Louise van Riet (applicant) and Mr Barry Phillips (Franschhoek Heritage & Ratepayers Association) were present and took part in the discussion.

**FURTHER REQUIREMENTS:**

The applicant is to ensure that the proposals are in accordance with the Franshoek Historic Area Guidelines.

The Committee supports the setback enclosure of the street level colonnade and reiterates its support in principle for the flat veranda deck to be occupied. The Committee however has reservations regarding glass and horizontally emphasised balustrading.

The Committee also has concerns regarding the configuration, scale and location of the proposed dormers. It is suggested that alternatives be explored that do not necessarily break the eaves line of the existing roof as this may help to reduce the visual impact of these dormers.

**KB**

**13.7 Proposed Alterations and Additions on Farm 1416, Verdun Road, Franschhoek: MA HM/CAPEWINELANDS/STELLENBOSCH MUNICIPALITY/FARM 1416**

**Case No:** 20210311TZ165415E

Application documents were tabled.

Mr Thando Zingange introduced the case.

Mr Stuart Hermansen (applicant) and Ms Patricia Botha (Stellenbosch Interest Group) were present and took part in the discussion.

**DISCUSSION:**

Amongst other things, the following was discussed:

- Graded a 3C and located in a Grade II site.
- Franschhoek Heritage and Ratepayers Association, Stellenbosch Interest Group support the proposal.
- Stellenbosch Municipality and Stellenbosch Heritage Trust did not comment within the 30-day commenting period.

**RECORD OF DECISION:**

On the strength of the information provided by the applicant that confirms the lack of significant building fabric, the Committee resolved to approve the application as not impacting negatively on heritage significance.

**TZ**

**13.8 Proposed Redevelopment of Erf 13355, 230 Victoria Road, Woodstock: MA HM/CAPE TOWN METROPOLITAN/WOODSTOCK/ERF 13355**

**Case No:** 21012606TZ0128E

Application documents were tabled.

Mr Thando Zingange introduced the case.

**DISCUSSION:**

Amongst other things, the following was discussed:

- Graded a IIIC and falls within a HPO.
- CoCT does not support.
- Salt River Heritage Society did not comment within the 30-commenting period.

- Woodstock Aesthetics and Advisory Committee and Woodstock Residents Association had concerns regarding the proposal.

**FURTHER REQUIREMENTS:**

The Committee notes that visibility of ground floor parking has been addressed although that could be improved by taking the revised treatment around the corner into Rodgers Road.

The Committee regards the additional indicators as not yet providing sufficient information to enable the proposals to be properly assessed, particularly with regard to overall height, massing, façade articulation and setbacks. The Committee expects the graphic indicators to inform amendments to the proposals rather than post-rationalising what is currently proposed.

**TZ**

**13.9 Proposed Additions and Alterations on Erf 89764, 13 Colyn Road, Kalk Bay: NM HM/CAPE TOWN METROPOLITAN/KALK BAY/ERF 89764**

**Case No:** 19100104TZ0303E

Application documents were tabled.

Mr Thando Zingange introduced the case.

Mr Tim Ziehl (architect) and Mr Philip Smith (CoCT) were present and took part in the discussion.

**DISCUSSION:**

Amongst other things, the following was discussed:

- Graded a 3C and falls within a HPO.
- CoCT and Kalk Bay and St James Residents and Ratepayers Association had concerns regarding the roof form.

**RECORD OF DeCISION:**

The Committee resolved to approve the application as not negatively impacting heritage significance.

**TZ**

**13.10 Proposed Additions and Alterations on Erf 1444, 24 Davenport Road, Vredehoek: MA HM/CAPE METROPOLITAN/VREDEHOEK/ERF 1444**

**Case No:** 21020115KB0202E

Application documents were tabled.

Ms Khanyisile Bonile introduced the case.

Mr Johan Cornelius (heritage consultant) and Mr Peter Buttgens (heritage consultant, representing concerned residents in the area) were present and took part in the discussion.

**DISCUSSION:**

Amongst other things, the following was discussed:

- Extensive discussions were held regarding the contextual impact of the proposals on their surrounds. This included reference to existing unfortunate precedent and the loss of side spaces affording views between buildings in the area.

**RECORD OF DECISION:**

The Committee resolved to approve the application as being substantially in accordance with the character of the townscape and general area.

The Committee notes that the balconies on the side extensions are very small and attempts will possibly be made to enclose these in future, which will require careful exploration.

**KB**

**13.11 Proposed Additions and Alterations on Erf 2041, 23 Buitenkant Street, Bredasdorp: NM HM/OVERBERG/CAPE AGULAS/BREDASDORP/ ERF 2041**

**Case No:** 21011903SM0219E

Application documents were tabled.

Ms Sandisiwe Matole introduced the case.

Mr Peter Buttgens (heritage consultant) were present and took part in the discussion.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The site is graded IIIB.
- The Agulhas Heritage Society and Cape Agulhas Municipality did not comment within the 30 day period.
- The Whale Coast Conservation body responded and said they do not comment on applications in Bredasdorp.
- The Local Authority approved the buildings plans in terms of the NBR act, without ensuring that all other applicable laws were also complied with.



**FURTHER REQUIREMENTS:**

The Committee has resolved not to recommend that charges be laid for the unauthorised work in this instance, given the background and recommendations provided by the heritage consultant. The Committee however requires clarity in the form of a marked-up drawing indicating the proposed work for which a permit in terms of S34 is still required.

The Committee notes that the building has undergone substantial reconstruction, some of which has been authorised in the form of an emergency permit with the rest being unauthorised.

**SM**

**14 HERITAGE AREAS: SECTION 31 CONSENT APPLICATIONS**

14.1 None

**15 PROVINCIAL PROTECTION: SECTION 29 PERMIT**

15.1 None

**16 PROVINCIAL PROTECTION: SECTION 28 REFUSAL**

16.1 None

**17 HERITAGE REGISTER: SECTION 30 PROCESS**

17.1 None

**18 PUBLIC MONUMENTS & MEMORIALS: SECTION 37 PROCESS**

18.1 None

**19 REQUESTS FOR OPINION/ADVICE**

19.1 None

**20 OTHER MATTERS**

**20.1 Puntjie Conservation Management Plan: MA  
HM/PUNTJIE**

**Case No:** N/A

GJ rescused himself and logged-off from MS Teams. The Committee elected SJ to chair for this item.

Site Inspection Report and previous CMP were tabled. See attaced SI1.

Mr Jonathan Windvogel introduced the case.

**DISCUSSION:**

Amongst other things, the following was discussed:

- Site visit report received.

**FURTHER REQUIREMENTS:**

The Committee recommends integrating the site visit report and findings into the draft Puntjie Conservation Management Plan which should be presented to BELCom at the April meeting.

**JW**

**21. NON-COMPLIANCE**

**21.1** None

**22. ADOPTION OF RESOLUTIONS AND DECISIONS**

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

**23. CLOSURE**

The meeting closed at 20:00

**24. DATE OF NEXT MEETING:**

28 April 2021

**MINUTES APPROVED AND SIGNED BY:**

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

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

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

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

## **Puntjie: Site Inspection Report**

### **HWC Case Number:**

**Erf No.:** Portions 5, 8 & 9 of Farm Kleinfontein 503, Hessequa, Western Cape.

**Street Address:** Duivenhoks River, Vermaaklikheid.

**Nature of Application:** Conservation Management Plan i.t.o. NHRA S.27.

**Date of Site Visit:** Friday, 6 November 2020

**HWC Belcom Representatives:** Shawn Johnston, Dennis Belter, Walter Peters.

**HWC Representatives:** Olwethu Dlova.

**Met on site by:** Mr Daryl Evans (Molly Lazarus Trust); Graham Jacobs (ARCON, Heritage Practitioner).

**Grading:** PHS (proclaimed a National Monument in 1967)

### **Zoning:**

**Comments:** This item served on the agenda of the meeting of 9 April 2020 when it was decided that a site inspection was necessary. The Minutes of the BELCom meeting of 29 April read: "Commentary has been prepared by the Committee for distribution to the applicant (See Annexure A)."

### **FINDINGS OF SITE INSPECTION:**

The inspection immediately confirmed one aspect of the Commentary, namely that Puntjie is a unique site and that there is a need for a Conservation Manual for promoting appropriate maintenance and conservative repair in Puntjie. To that the BELCom representatives would like to emphasise the need for proposals environmentally sensitive and sustainable. Because of the above, the representatives remain concerned about the points it raised in its Commentary and the reasoning stated:

- 1.(CMP 9.4.1., p37)** that "newly reconstructed dwellings be built with concrete floor slabs... and thatch eaves ... raised above the surrounding natural ground level by 50-70mm";
- 2. (CMP 9.5.2., p40)** that "vent pipes are to be located internally with top ends exhausting to the exterior behind roof eaves";
- 3. (CMP 11.2., p46)** that an enlarged grouping of interested and affected parties be approached for comment; &
- 4.** that general external electric lighting, which could be hugely intrusive, be included in the CMP.

### **RECOMMENDATIONS:**



The most intrusive elements, visually, were found by some BELCom representatives to be the cylindrical pit latrines with conical roofs, which, to boot, line the seafront of the enclave. While concurring with the problem of vent pipe exposure raised in the CMP and understanding the reason for placement on the opposite end of the entrances to the units, of greater concern is the resort to pits in this position.

Given the rural location, pit latrines are probably the most appropriate means of sanitation and should therefore not be discarded as a system, but the placements could be reconsidered, environmentally and visually, and e.g.

the use of structurally sound 'ventilated improved pit' toilets investigated.

*Prof W Peters & S Johnston, Friday, March 19, 2021*