

**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 November 2021 via
Microsoft Teams**

1. Opening and Welcome

The Chair, Mr Graham Jacobs, officially opened the meeting at 08:25 and welcomed everyone present.

2. Attendance

Committee Members:

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

Members of Staff:

Ms Penelope Meyer (PM)
Mr Olwethu Dlova (OD)
Ms Colette Scheermeyer (CSc)
Ms Nosiphiwo Tafeni (NT)
Mr Reagon Fortune (RF)
Ms Waseefa Dhansay (WD)
Ms Muneerah Solomon (MS)
Mr Thando Zingange (TZ)
Ms Stephanie Barnardt (SB)
Ms Natalie Kendrick (NK)
Ms Chane Herman (CH)
Ms Corne Nortje (CN)
Mr Robin George (RG)
Ms Sneha Jhupsee (SJh)

Visitors:

Mr Mike Scurr
Ms Sarah Winter
Mr Mark Saint Pöl
Ms Berta Hayes
Mr Chris Snelling
Mr Dawid du Toit
Mr Ian Pretorius
Mr Mias Claassens
Ms Elize Mendelsohn
Dr Stephen Townsend
Ms Quahnita Samie
Mr Raymond Smith
Dr Shaun Adendorff

Ms Katie Smuts
Mr Jacques Mouton
Ms Patricia Botha
Mr William George
Mr Ashley Lillie
Ms Tamar Shem-Tov
Mr Stuart Burnett
Ms Marlise Potgieter
Mr Fred Durow
Ms Laura Milandri
Mr Theo Kruger
Ms Liz Hochfelden

3. Apologies

Ms Mishkah Collier (MC)

Absent

None

4. Approval of Agenda

4.1 Dated 24 November 2021.

The Committee approved the agenda dated 24 November 2021.

5. Approval of Minutes of Previous Meetings

5.1 BELCom Minutes dated 11 November 2021

The Committee reviewed the minutes dated 11 November 2021 and resolved to approve them with amendments.

6. Disclosure of conflict of interest:

6.1 Recusals

None

7. Confidential Matters

None

8. Administrative Matters

8.1 Outcome of the Appeals and Tribunal Committees

A discussion was held regarding the role of BELCom after decisions have been appealed on a matter in which it feels particularly strongly. This matter to be further addressed at the upcoming Committee workshop.

8.2 Report back on Stop Works Orders and Charges:

Nothing to report.

8.3 Formal Protection of Buildings refused for Demolition

None.

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

The Committee notes with concern that despite its request that this matter be responded to by the date of this meeting, this has not been the case. It is however noted that the case officer has not been able to attend this meeting. The Committee therefore reluctantly agrees to hold this matter over one final time to the following meeting.

9. Standing Items

9.1 Report back on Close-Out Reports

The Committee requests that in future a list of closeout reports resulting from decisions made by this Committee be included at each meeting going forward.

9.2 Report back on HWC Council Meetings

The Chair reported back to the Committee on the Council meeting held on 19 November 2021.

9.3 Discussion of agenda

Noted

9.4 Proposed Site Inspections

- Conservation Management Plan for Rhodes Cottage, on Erven 87087 and 87082, 246 Main Road, Muizenberg
- Proposed Additions and Alterations Erf151025, 53 Fisherman's Flats, Kalk Bay
- Proposed Total Demolition, Erf 12, 231 Main Road, Three Anchor Bay

9.5 Site Inspections Undertaken

None

10. Appointments

None

MATTERS DISCUSSED

11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS

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

Case No: 21090305SB1020E

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

Ms Stephanie Barnard introduced the case.

Mr Mike Scurr (Rennie Scurr Adendorff Architects), Ms Katie Smuts (Rennie Scurr Adendorff Architects), Ms Sarah Winter (heritage consultant), Mr Jacques Mouton (architect), Mr Mark Saint Pöl (landscape design team), Ms Patricia Botha (Stellenbosch Interest Group), Ms Berta Hayes (Stellenbosch Interest Group) and Mr William George (Boschendal) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The validity of the location of the proposed extension; and
- The impact on views of this extension.

Concern was expressed regarding:

- The proposed roof shape and gable end, overall form and detail of the proposed extension; and
- The solid end and façade (SW corner) of this extension.

FURTHER REQUIREMENTS:

The Committee notes the very substantial and solid report prepared by the applicant. There are nonetheless concerns that need to be addressed and for which revised proposals would be required, with the following in particular:

1. An extension that is architecturally more subservient to the historic building and expresses itself as distinctly contemporary.
2. An envelope that is modelled to be as minimally disruptive as possible to its broader setting.

The Committee has no reservations regarding a proposed pitched roof but does have concerns regarding how the ends of the proposal are expressed (it is not whether, but rather how it is done). A lighter architectural expression would be encouraged.

SB**12. STRUCTURES OLDER THAN 60 YEARS: SECTION 34 PERMIT FOR TOTAL DEMOLITION****12.1 Proposed Total Demolition, Erf 12, 231 Main Road, Three Anchor Bay: NM HM/CAPE METROPOLITAN/ THREE ANCHOR BAY/ERF 231**

Case No: 21101205KB0510E

Application documents were tabled.

Mr Thando Zingange introduced the case.

Mr Ashley Lillie (heritage consultant), Mr Ian Pretorius (Simon van der Stel Foundation) and Mr Stuart Burnett (Green Point Ratepayers Association) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- This is a Grade IIIC building outside a HPOZ.
- The building was designed by Parker & Forsyth in c.1912 & retains many of its original features, even though the street façade has been altered.
- It is seen as a rare surviving example of its type.
- The City and Simon van der Stel Foundation is opposed to demolition. The Greenpoint Ratepayers Association offered 'reluctant' support.
- A Heritage Statement was not available for the meeting.

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection on Wednesday, 1 December 2021 at 15:00 (HvdM, WP, GJ).

KB

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

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

Case No: 21092306KB0927E

For noting.

FURTHER REQUIREMENTS:

The Committee will be conducting a site inspection on Thursday, 25 November 2021 at 15:30 (WP, HvdM, DB, SJ and GJ).

KB

13.2 Proposed Alterations and Additions Erf 1895, 31 Bellevue Street, Oranjezicht: MA HM/CAPE METROPOLITAN/ ORANJEZICHT/ERF 1895

Case No: 21072202KB0713E

Application documentation was tabled.

Mr Thando Zingange introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- This is a Grade IIIB building inside an HPOZ.
- The building was designed by Parker & Forsyth c.1915 and forms a part of a set of 5 intact semi-detached Edwardian houses.
- CIBRA supported the application, the City did not support due to concerns about the proposed street boundary treatment.
- The City notes that the pedestrian gate is original, matches four other remaining gates and recommends its retention.
- The Committee noted that No33 next door had removed the boundary wall leaving remaining stubs at each side.

RECORD OF DECISION:

The Committee resolved to approve the application on condition that the opening in the street boundary wall be cut away in a manner that mirrors its neighbour at No.33, and that the original front gate is retained. Revised plans to be submitted to HOMs for final approval and permitting.

KB

13.3 Proposed Additions and Alterations on Erf 136511, 42 Queens Road, Woodstock: NM HM/CAPE METROPOLITAN/WOODSTOCK/ ERF 136511

Case No: 21102017MS1020E

Application documents were tabled.

Ms Muneerah Solomon introduced the case.

Mr Mias Claassens (architect), Ms Marlise Potgieter (partner) and Ms Elize Mendelsohn (CoCT) were present.

DISCUSSION:

Amongst other things, the following was discussed:

- This is a Grade IIIB building inside an HPOZ.
- The building forms part of a row of ten substantially intact Victorian double storey terrace houses with original stoeps and balconies. The collection forms a rare example of this typology.
- The City supported the application (with comments), Woodstock Residents Association and Woodstock Aesthetics Advisory Body did not support.

RECORD OF DECISION:

The Committee resolved to approve the application with the following conditions:

1. The proposed stoep enclosure be lightweight in appearance and recessive in relation to the existing timber central post which must be retained. The Committee recommends that the applicant explore the use of lightweight see-through metal mesh for stoep enclosure now available for cases such as this.
2. The alteration of the front stoep window into a door be constrained to the width of the existing window.
3. Wall openings in the interior require nibs of minimum 230mm wide to be retained to reflect a memory of the old spaces. Similarly, enclosed doorways are to express a recess.

Details of the above-mentioned amendments are to be submitted to HOMs for final approval and permitting.

The Committee strongly recommends the proposed interior partition wall be drywall rather than brickwork to ensure improved reversibility. It is noted that there are effective means of sound proofing drywall that can be employed.

MS

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

Case No: 21071414CN1028E

Application documents were tabled.

Ms Corne Nortje introduced the case.

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

DISCUSSION:

Amongst other things, the following was discussed:

- This is a Grade IIIB Victorian building inside an HPOZ, built c.1911.
- CIBRA supported the application, the City did not support due to concerns regarding the boundary treatment.

FURTHER REQUIREMENTS:

The Committee has no objections to the alterations within the house and at the rear of the property.

The Committee has concerns regarding the proposed treatment and detailing of the street boundary interface although it has no objections in principle to the raising of the cast iron railings, gate and pillars. The applicant to note the CoCT's policy with regard to maximum wall heights which the Committee supports.

The Committee has no objections in principle to the proposed street-facing workroom and its setback as proposed. However, the manner in which it is detailed in relation to the adjacent pillars needs to be clarified.

Revised proposals to be submitted exploring the manner in which:

1. The cast iron railings are raised while retaining the existing wall coping line to retain visual permeability.
2. The gate is raised while retaining as much of its old fabric as possible.

Details to be provided relating to the manner in which this can be achieved with regard to 1 and 2 above.

CN

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

Case No: 21100502MS1021E

Application documents were tabled.

Ms Muneerah Solomon introduced the case.

Mr Theo Kruger (architect) and Ms Tamar Shem-Tov (CoCT) were present and took part in the presentation and discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- This is a Grade IIIB building inside an HPOZ.
- CIBRA supported the application, the City did not comment, HOMS had some concerns & referred to Belcom.

FURTHER REQUIREMENTS:

While the Committee supports the architect's concept for the site and in particular the contribution that it will make to densifying the City with residential accommodation, the proposals lack detail with regard to the following:

1. The nature of interfaces between old and new fabric.
2. A longitudinal section through the building to better illustrate, amongst others, the proposed setback of the tower in relation to the old building and the relationship of the steel construction with old ground floor fabric.

Revised proposals to be submitted.

MS

13.6 Proposed Alterations and Additions Erf 983RE, Yusuf Drive and Pentz Street, Bo Kaap: NM HM/CAPE TOWN METROPOLITAN/ BO-KAAP/ERF 983RE

Case No: 21081201KB0812E

Application documents were tabled.

Mr Thando Zingange introduced the case.

Ms Tamar Shem-Tov (CoCT) was present and took part in the presentation and discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- This is a Grade IIIA site in an HPOZ.
- The City supports the proposals. The Bo-Kaap Civic Association raised a few concerns.
- The Committee noted that the proposal for improvement of a neglected but important public open space within the Bo-Kaap is welcomed.

RECORD OF DECISION:

The Committee resolved to approve the proposals as indicated on drawings numbered BK01, BK03 & BK04 prepared by A. Benjamin and dated 6 August 2021 as not negatively impacting heritage significance. The Committee further commends the applicant for a well-researched and motivated report underpinning a creative design solution.

KB

**13.7 Proposed Addition and Alterations on Erven 11139 & 11140, 3 and 3A Sussex Street, Woodstock: NM
HM/ CAPE METROPOLITAN/ WOODSTOCK/ ERVEN 11139 & 11140**

Case No: 21102805MS1028E

Application documents were tabled.

Ms Muneerah Solomon introduced the case.

Ms Laura Milandri (Rennie Scurr Adendorff Architects), Mr Mike Scurr (Rennie Scurr Adendorff Architects) and Dr Shaun Adendorff (Rennie Scurr Adendorff Architects) were present and took part in the presentation and discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- This is a Grade IIIC site not in an HPOZ.
- A demolition and a replacement building had been previously approved by BELCom (27 Jan 2021).
- However, there were various concerns leading to a new revised proposal being submitted.

RECORD OF DECISION:

The Committee resolved to approve the application as indicated in figures 52 to 56 on pages 29-30 of the heritage report dated 28 October 2021 prepared by Rennie Scurr Adendorff Architects as not impacting negatively on heritage resources, with the recommendation that the applicant explore the possibility of articulating the currently blank north west facing side wall of the rear block proposed for Erf 11121.

MS

14 HERITAGE AREAS: SECTION 31 CONSENT APPLICATIONS

**14.1 Proposed New Dwelling on Erf 2166, 16A King Street, Stanford: NM
HM/ OVERSTRAND/ STANFORD/ ERF 2166**

Case No: 21082512MS1103E

Application documents were tabled.

Ms Muneerah Solomon introduced the case.

Mr Raymond Smith (architect) and Ms Liz Hochfelden (Stanford Heritage Committee) were present and took part in the presentation and discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The ungraded property falls in a Section 31 area – the Stanford Heritage Area.
- The Overstrand Municipality Heritage Committee supported the application.
- The Stanford Heritage Committee did not support the application, raising concerns about boundary treatment and various contradictions with the Stanford building & heritage guidelines.

HELD OVER:

This item is held over pending submission of the most recent Stanford Heritage Guidelines and their current status in relation to HWC's requirements.

MS

15 PROVINCIAL PROTECTION: SECTION 29 PERMIT

15.1 None

16 PROVINCIAL PROTECTION: SECTION 28 REFUSAL

16.1 None

17 HERITAGE REGISTER: SECTION 30 PROCESS

17.1 None

18 PUBLIC MONUMENTS & MEMORIALS: SECTION 37 PROCESS

18.1 None

19 REQUESTS FOR OPINION/ADVICE

19.1 None

20 OTHER MATTERS

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

For noting.

FURTHER REQUIREMENTS:

The Committee will be conducting a site inspection on Thursday, 25 November 2021 at 14:00 (WP, HvdM, DB, SJ and GJ).

WD

21. NON-COMPLIANCE

21.1 None

22. ADOPTION OF RESOLUTIONS AND DECISIONS

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

23. CLOSURE

The meeting closed at 14:45

24. DATE OF NEXT MEETING:

14 December 2021

MINUTES APPROVED AND SIGNED BY:



CHAIRPERSON _____

14 December 2021

DATE _____



SECRETARY _____

14 December 2021

DATE _____