

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



**Commenced at 08:35 and held on Tuesday, 26 April 2022 via
Microsoft Teams**

1. Opening and Welcome

Note: Due to the Chairperson, Mr. Graham Jacobs being unable to attend the meeting, and tendering apologies. Ms Waseefa Dhansay presided over the election of an Acting Chairperson in terms of the rule 12(5) of the Rules of Order and Conduct at Meetings of HWC. The Committee elected Ms Helene van der Merwe to chair the meeting.

The Acting Chair, Ms Helene van der Merwe, officially opened the meeting at 08:35 and welcomed everyone present.

2. Attendance

Committee Members:

Mr Dennis Belter (DB)
Prof Walter Peters (WP)
Mr Shawn Johnston (SJ)
Ms H el ene van der Merwe (HvdM)
Mr Chris Snelling (co-opted) (12:15 – 13:00)
Mr David Gibbs (co-opted) (09:30 – 10:30)

Members of Staff:

Ms Colette Scheermeyer (CSc)
Mr Olwethu Dlova (OD)
Ms Waseefa Dhansay (WD)
Ms Aneeqah Brown (XM)
Mr Reagon Fortune (RF)
Ms Stephanie Barnardt (SB)
Ms Muneerah Solomon (MS)
Mr Thando Zingange (TZ)
Ms Cecilene Muller (CM)
Ms Ayanda Mdludlu (AM)
Ms Chane Herman (CH)
Ms Natalie Kendrick (NK)
Mr Robin George (RG)
Ms Sneha Jhupsee (SJ)
Mr Michael Janse van Rensburg (MJvR)

Visitors:

Mr Paul Luck
Mr Paul Truscott
Mr Dudley Cloete-Hopkins
Ms Uryke du Preez
Ms Katie Smuts
Mr Clive Theunissen
Mr Jon e Kr os
Mr Charl van der Merwe
Mr Bruce Wilson
Mr Wilhelm Esterhuizen
Ms Patricia Botha
Mr Louis Steyn
Mr Jurgen Kieslich
Mr Johan Cornelius

Ms Claire Abrahamse
Mr Alex Cloete-Hopkins
Mr Johan Malherbe
Ms Anne-Marie Fick
Ms Nicolene Visser
Mr Ashley Lillie
Mr Mark Bell
Ms Ilze Wolff
Ms Lize Malan
Ms Charlotte Chamberlain
Pastor Rayno Daschner
Mr Wernich Stander
Ms Erica Giljam
Mr Jerome Coetzee

- 3. Apologies**
Mr Graham Jacobs (GJ) (Chair)
- Absent**
None
- 4. Approval of Agenda**
- 4.1 Dated 26 April 2022.**
The Committee approved the agenda dated 26 April 2022.
- 5. Approval of Minutes of Previous Meetings**
- 5.1 BELCom Minutes dated 7 April 2022**
The Committee reviewed the minutes dated 7 April 2022 and resolved to approve them with amendments.
- 6. Disclosure of conflict of interest:**
- 6.1 Recusals**
- DB: item 13.1.
- 7. Confidential Matters**
None.
- 8. Administrative Matters**
- 8.1 Outcome of the Appeals and Tribunal Committees**
Nothing to report.
- 8.2 Report back on Stop Works Orders and Charges:**
Nothing to report.
- 8.3 Formal Protection of Buildings refused for Demolition**
None.
- 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**
The Western Cape Government video to be added to the next BELCom Agenda.

9.4 Proposed Site Inspections

- Wupperthal:
The Committee resolved to undertake a site inspection on Monday, 9 May 2022 at 09:30 (GJ, DB, WP, SJ, HvdM and MS).
- Proposed Additions and Alterations on Farm 485, Le Chant Wine Estate, Eikenhof, Polkadraai Road

9.5 Site Inspections Undertaken

- Proposed Total Demolition, Erf 45515, 3 Linray Road, Rosebank, Cape Town.
- Proposed Total Demolition, Erf 172362, 6 Kenilworth Road, Kenilworth.
- Proposed Additions and Alterations, Erf 28173, Coornhoop, 2 Dixton Road, Observatory.

10. Appointments

None.

MATTERS DISCUSSED

11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS

11.1 Proposed Addition to Jonkershuis at Alphen Estate, 1 Peter Cloete Avenue, Constantia: MA HM/ CAPE TOWN METROPOLITAN / CONSTANTIA / ERF 377

Case No: 22011709SJ0120E

Application documents were tabled.

Ms Sneha Jhupsee introduced the case.

Ms Claire Abrahamse (heritage consultant), Mr Paul Truscott (architect), Mr David Gibbs (IACom member and landscape architect), Mr Alex Cloete-Hopkins and Mr Dudley Cloete-Hopkins (owners) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is a PHS and is located inside an HPOZ.
- Constantia Ratepayers & Residents Association supports the proposals and included an affidavit with a recommendation for replacing the removed oaks.
- CoCT did not support the proposals.
- South Peninsula Municipality Heritage Officers, Friends of Constantia Greenbelt and Ward Councillor did not comment within commenting period.
- Although motivated within the report, the proposed "Pencil Pines" (*Cupressus sempervirens* var. *stricta*) are not considered to be a suitable replacement for the removed oak trees, as they have a very different form, growth habit, and effect upon landscape character. The intention behind the deciduous trees with spreading crowns is to enable the Incognito bar structure to retreat into the shadows, as per the previous structure, rather than dominating the elevation of the primary façade of the original homestead.

RECORD OF DECISION:

The Committee resolved to approve the application for alterations to the Jonkershuis as indicated on drawings numbered SK.01 Revision 2, SK.02 Revision 2 dated 30 March 2022 prepared by MLH

Architects, as having met previous further requirements and not impacting negatively upon heritage significance.

The Committee accepts the proposal to plant two deciduous trees in the location recommended in the landscape report prepared by David Gibbs dated 2017. It is recommended to plant the trees in this winter season and to submit interim photographic evidence thereof.

A closeout report to be submitted for the building work and including a progress report on the establishment of the trees within 30 days of completion of works.

SJh

11.2 Proposed New Agricultural Werf and associated Buildings on Kleinbosch Farm 1576, Dal Josaphat: MA HM/CAPE WINELANDS/DRAKENSTEIN/PAARL/FARM 1576

Case No: 22032911SB0405E

For noting.

Ms Stephanie Barnardt introduced the case.

Mr Johan Malherbe (architect), Ms Uryke du Preez (Project administrator), Ms Anne-Marie Fick (heritage consultant), Ms Katie Smuts (heritage consultant), Ms Nicolene Visser (Project Admin Manager) and Mr Clive Theunissen (Drakenstein Municipality) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is a PHS.
- Drakenstein Municipality provided verbal comment at the meeting.
- Drakenstein Heritage Foundation has no objection to The Du Toit House proposal but expressed concerns regarding proposals for the School and Malherbe House.

INTERIM COMMENT:

The Committee supports the proposals for reconstruction of the S.27 buildings in principle as described in the HIA phase II dated March 2022 prepared by Anne-Marie Fick and drawings numbered:3101, 3201, 3202, 3301, 3302, 3501, 3601, 3602 (Malherbe House), 4101, 4201, 4202, 4301, 4302, 4501, 4601 (Du Toit House), 5101, 5201, 5301, 5501, 5601 (Hugenote Gedenkskool) dated 4 March 2022 and prepared by Malherbe Rust Architects. All proposals for reconstruction and new work will be jointly addressed by BELCom and IACom.

SB

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

12.1 Proposed Total Demolition on Erven 1422 & 1424, 5 Hargraves Road, Llandudno: NM HM/CAPE TOWN METROPOLITAN/ LLANDUDNO/ ERVEN 1422 & 1424

Case No: 22011908NK0315E

Application documents were tabled.

Ms Natalie Kendrick introduced the case.

Mr Ashley Lillie (heritage consultant) was present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- CoCT proposed a grading of IIB for this gabled Cape Revival villa.
- CoCT does not support the proposals.
- Hout Bay Ratepayers and Residents Association did not comment within commenting period. However, there is a response from HBRRA on file in support of the application.
- The building in question is not a noteworthy example of the period and has been much altered over the years.

RECORD OF DECISION:

The Committee resolved to approve the demolition as there is insufficient heritage significance to warrant retention.

NK

12.2 Proposed Additions and Alterations on Erf 148975, 1 Buiten Street, Cape Town CBD: NM HM/CAPE TOWN METROPOLITAN/ CAPE TOWN CBD / ERF 148975

Case No: 22031706MS0322E

Application documents were tabled.

Ms Muneerah Solomon introduced the case.

Mr Bruce Wilson (applicant) was present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is a Grade IIIC resource and situated inside an HPOZ.
- This small warehouse which is up for demolition has been vacant for several years.
- CoCT did not comment within commenting period.
- CIBRA supported the proposal in principle, however expressed some concerns.
- Simon van der Stel Foundation Cape Town did not comment within commenting period.

RECORD OF DECISION:

The Committee resolved to approve the demolition as there is insufficient heritage significance to warrant retention.

MS

**12.3 Proposed Total Demolition, Erf 172362, 6 Kenilworth Road, Kenilworth: MA
HM / CAPE TOWN METROPOLITAN / KENILWORTH / ERF 172362**

Case No: 22020906KB0309E

The Committee reported back on the site inspection that was undertaken on 13 April 2022. See attached annexure SI1.

Mr Chris Snelling (heritage consultant) was present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is a Grade IIIIC resource and situated inside proposed HPOZ.
- CoCT does not support the proposals.
- Simon van der Stel Foundation Cape Town supports the proposals.
- Knighton's Villa, late 19th c Victorian, was a fine example of its kind but has been much altered over time. Its heritage significance has therefore been reduced.
- The property was rezoned in 2006 with conditions that future development applications must be evaluated by the City's Heritage Resources department.

RECORD OF DECISION:

The Committee resolved to approve the demolition as there is insufficient heritage significance to warrant retention.

KB

**12.4 Proposed Total Demolition on Erf 45515, 3 Linray Road, Rosebank: NM
HM/ROSEBANK/ERF 45515**

Case No: 22030914KB0310E

The Committee reported back on the site inspection that was undertaken on 13 April 2022. See attached annexure SI2.

Mr Mark Bell (CoCT), Ms Lize Malan (heritage consultant) and Ms Charlotte Chamberlain (Rosebank and Mowbray Planning & Architectural Committee) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is a Grade IIIIC resource and situated outside an HPOZ.
- CoCT supports the proposal.
- Rosebank and Mowbray Planning & Architectural Committee (RAMPAC) does not support the proposal.
- It was noted that the local area context contained older and contemporary buildings exhibiting a mixed range of styles and could not be said to have a particular architectural consistency.

RECORD OF DECISION:

The Committee resolved to approve the demolition as there is insufficient heritage significance to warrant retention.

KB

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

13.1 Proposed Additions and Alterations on Erf 875, 11 Piet Retief Street, Stellenbosch: MA HM/ CAPE WINELANDS/ DRAKENSTEIN/ STELLENBOSCH/ ERF 875

Case No: 22012801CH0225E

DB recused himself and logged off.

Application documents were tabled.

Ms Chane Herman introduced the case.

Mr Wilhelm Esterhuizen (project town planner), Mr Charl van der Merwe (owner) and Ms Ilze Wolff (Docomomo SA) were present and took part in the presentation and discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The issue of the Stellenbosch Municipality and the registered I&APs not having commented within the commenting period was noted. It was however recognized that the festive season fell within the middle of the 30-day commenting period, and that other statutory bodies, such as the CoCT and DEA&DP for instance make allowances for this and extend the commenting period.
- The Stellenbosch Interest Group and the Docomomo had raised concerns about the architectural resolution of the proposed addition.
- The Committee noted that whilst this was not an outstanding example of Pius Pahl's architecture, (a noted and very important modernist architect particularly in the Stellenbosch and Paarl context), the structure is highly representative of his body of work in terms of its architectural expression, spatial layout, materiality, and attention to detail. It was also noted that unlike many examples of his work this structure is particularly intact, and as such has a degree of rarity and is certainly of cultural significance.
- The Committee supported the SIGs recommendation that the building be graded as IIIB and considers that it is worthy of formal heritage protection at a local level.
- Although the Committee has no objection in principle to the addition of a second floor to the garage and scullery area of the building, and is appreciative of the fact that the applicant is clearly aware of Pahl's significance and has taken good care of the building, it is of the opinion that the nature of the proposed addition will detract from the cultural significance of the structure, and does not support the proposal in its current form.

FURTHER REQUIREMENTS:

The Committee expressed similar concerns raised by the Stellenbosch Interest Group and the Docomomo, in that the proposed addition does not make for a sympathetic continuation with an authentic building by a significant modernist architect.

There is no objection to addition of a second storey, however a more appropriate resolution is required in terms of form and detail.

The Committee strongly recommends that a suitably qualified professional architect with heritage experience be involved to assist with design resolution.

CH

13.2 Proposed Additions and Alterations on Erf 146109, 27 Lower Rochester Road, Observatory: NM HM / CAPE TOWN METROPOLITAN / OBSERVATORY / ERF 146109

Case No: 22021823CN0228E

Application documents were tabled.

Ms Chane Herman introduced the case.

Ms Bruce Wilson (architect) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is ungraded and situated inside a proposed HPOZ.
- CoCT did not comment within commenting period.
- Salt River Heritage Society did not comment within commenting period.
- Seven very small adjoining houses are proposed for upgrading into four double story apartments.

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawings numbered A(HWC)1000, A(HWC)1001, A(HWC)1002, A(HWC)1003, A(HWC)1004, Revision 1, dated 14 December 2021, prepared by ME from Bruce Wilson Architects, as not negatively impacting heritage significance.

CN

13.3 Proposed Additions and Alterations on Erf 146110, 29 Lower Rochester Road, Observatory: NM HM / CAPE TOWN METROPOLITAN / OBSERVATORY / ERF 146110

Case No: 22021824CN0228E

Application documents were tabled.

Ms Chane Herman introduced the case.

Ms Bruce Wilson (architect) was present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is ungraded and situated inside a proposed HPOZ.
- CoCT did not comment within commenting period.
- Salt River Heritage Society did not comment within commenting period.
- Seven very small adjoining houses are proposed for upgrading into four double story apartments.

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawings numbered A(HWC)1000, A(HWC)1001, A(HWC)1002, A(HWC)1003, A(HWC)1004, Revision 1, dated 14 December 2021, prepared by ME from Bruce Wilson Architects, as not negatively impacting heritage significance.

CH

13.4 Proposed Additions and Alterations on Erf 146111, 31 Lower Rochester Road, Observatory: NM HM / CAPE TOWN METROPOLITAN / OBSERVATORY / ERF 146111

Case No: 22021825CN0228E

Application documents were tabled.

Ms Chane Herman introduced the case.

Ms Bruce Wilson (architect) was present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is ungraded and situated inside a proposed HPOZ.
- CoCT did not comment within commenting period.
- Salt River Heritage Society did not comment within commenting period.
- Seven very small adjoining houses are proposed for upgrading into four double story apartments.

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawings numbered A(HWC)1000, A(HWC)1001, A(HWC)1002, A(HWC)1003, A(HWC)1004, Revision 1, dated 14 December 2021, prepared by ME from Bruce Wilson Architects, as not negatively impacting heritage significance.

CH

13.5 Proposed Additions and Alterations on Erf 167760, 2 Burke Street, Observatory: NM HM / CAPE TOWN METROPOLITAN / OBSERVATORY / ERF 167760

Case No: 22021819CN0228E

Application documents were tabled.

Ms Chane Herman introduced the case.

Ms Bruce Wilson (architect) was present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is ungraded and situated inside a proposed HPOZ.
- CoCT did not comment within commenting period.
- Salt River Heritage Society did not comment within commenting period.
- Seven very small adjoining houses are proposed for upgrading into four double story apartments.

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawings numbered A(HWC)1000, A(HWC)1001, A(HWC)1002, A(HWC)1003, A(HWC)1004, Revision 1, dated 14 December 2021, prepared by ME from Bruce Wilson Architects, as not negatively impacting heritage significance.

CN

13.6 Proposed Additions and Alterations on Erf 167761, 2A Burke Street, Observatory: NM HM / CAPE TOWN METROPOLITAN / OBSERVATORY / ERF 167761

Case No: 22021820CN0228E

Application documents were tabled.

Ms Chane Herman introduced the case.

Ms Bruce Wilson (architect) was present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is ungraded and situated inside a proposed HPOZ.
- CoCT did not comment within commenting period.
- Salt River Heritage Society did not comment within commenting period.
- Seven very small adjoining houses are proposed for upgrading into four double story apartments.

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawings numbered (HWC)1000, A(HWC)1001, A(HWC)1002, A(HWC)1003, A(HWC)1004, Revision 1, dated 14 December 2021, prepared by ME from Bruce Wilson Architects, as not negatively impacting heritage significance.

CN

13.7 Proposed Additions and Alterations on Erf 167762, 4 Burke Street, Observatory: NM HM / CAPE TOWN METROPOLITAN / OBSERVATORY / ERF 167762

Case No: 22021821CN0228E

Application documents were tabled.

Ms Chane Herman introduced the case.

Ms Bruce Wilson (architect) was present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is ungraded and situated inside a proposed HPOZ.
- CoCT did not comment within commenting period.
- Salt River Heritage Society did not comment within commenting period.
- Seven very small adjoining houses are proposed for upgrading into four double story apartments.

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawings numbered A(HWC)1000, A(HWC)1001, A(HWC)1002, A(HWC)1003, A(HWC)1004, Revision 1, dated 14 December 2021, prepared by ME from Bruce Wilson Architects, as not negatively impacting heritage significance.

CN

13.8 Proposed Additions and Alterations on Erf 167763, 4A Burke Street, Observatory: NM HM / CAPE TOWN METROPOLITAN / OBSERVATORY / ERF 167763

Case No: 22021822CN0228E

Application documents were tabled.

Ms Chane Herman introduced the case.

Ms Bruce Wilson (architect) was present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is ungraded and situated inside a proposed HPOZ.
- CoCT did not comment within commenting period.
- Salt River Heritage Society did not comment within commenting period.
- Seven very small adjoining houses are proposed for upgrading into four double story apartments.

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawings numbered A(HWC)1000, A(HWC)1001, A(HWC)1002, A(HWC)1003, A(HWC)1004, Revision 1, dated 14 December 2021, prepared by ME from Bruce Wilson Architects, as not negatively impacting heritage significance.

CN

13.9 Proposed Additions and Alterations on Erf 1518, 4 Highbury, 42 Davenport Road, Vredehoek: NM HM / CAPE TOWN METROPOLITAN / VREDEHOEK / ERF 1518

Case No: 22020306MS0224E

Application documents were tabled.

Ms Muneerah Solomon introduced the case.

Ms Erica Giljam (architect) was present and took part in the presentation and discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is a Grade IIIB resource and situated outside an HPOZ.
- CoCT has no objection to proposed interior alterations, however does not support the proposal to replace the original balcony door.
- Greater Vredehoek Heritage Action Group supports the proposal.
- CIBRA supports the proposal.
- The façade of this small Art Deco apartment building has already been altered by the owners of other units (enlarged balcony doors, enclosure of verandahs).

RECORD OF DECISION:

The Committee resolved to endorse the application with the following amendments:

1. That the proposed new balcony door be symmetrical with the next door flat.
2. That the new door be made up with similar detailing to the original door composite.

Amended drawings to be submitted to HWC for permitting.

MS

**13.10 Proposed Additions and Alterations on Erf 28173, 10 Dixton Observatory: MA
HM / CAPE TOWN METROPOLITAN / OBSERVATORY / ERF 28172**

Case No: 21120209KB0322E

The Committee reported back on the site inspection that was undertaken on 13 April 2022. See attached annexure SI3.

Pastor Rayno Daschner (owner) and Mr Louis Steyn (architect) were present and took part in the presentation and discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- This is a Grade II site and situated inside an HPOZ. Historic buildings are Grade IIIA resources. The historic dovecot is a PHS.
- CoCT Heritage Resources did not support the proposals (June 2021).
- Concerns of the CoCT & others were addressed, and a revised proposal was resubmitted in August 2021. Upon receipt of comment from CoCT in August further revisions were made.
- I&APs had further opportunity for comment (10 January – 8 February 2022.)
- The Owner of No 11 Dixton Road objected to the proposed Auditorium and Restaurant (letter dated 3 February 2022).
- Observatory Civic Association does not support the proposals (letter dated 8 February 2022).
- The CoCT Heritage Resources comment was received on 10 February (2 days late). A revised drawing (dated 17 March 2022) and updated heritage statement (dated 22 March 2022) was submitted.

RECORD OF DECISION:

The Committee has no objection to the demolition of the existing structures on the site proposed for the new auditorium.

The Committee resolved to approve the application for the new auditorium as indicated on the drawing titled '05 Final Masterplan 14 with changes', numbered 31902-02-001 and dated 17.03.2022 as prepared by SLT Architects, as not negatively impacting heritage significance.

KB

**13.11 Proposed Additions and Alterations on Farm 485, Le Chant Wine Estate, Eikenhof, Polkadraai Road: NM
HM/ CAPE WINELANDS/ DRAKENSTEIN/ EIKENHOF/ LE CHANT WINE ESTATE/ FARM 485**

Case No: 22032912AM0405E

Application documents were tabled.

Ms Ayanda Mdludlu introduced the case.

Ms Anne-Marie Fick (heritage consultant), Mr Wernich Stander (architect), Ms Uryke du Preez and Ms Nicolene Visser (architect's office) and Ms Patricia Botha (Stellenbosch Interest Group) were present and took part in the presentation and discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is proposed as a Grade IIIB resource by the heritage practitioner.
- Stellenbosch Municipality did not comment within commenting period.
- Stellenbosch Interest Group does not support the proposals.
- Stellenbosch Heritage Foundation did not comment within commenting period.

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection on Friday, 6 May 2022 at 11:00 (GJ, DB, SJ, WP and HvdM). The Committee requests that additional documentation be supplied prior to the site inspection, including:

1. Ground floor plan with all interventions;
2. Longitudinal and cross sections through wine testing area; and
3. Cross section through cellar and extending across the restaurant sitting area.

AM

**13.12 Proposed Additions and Alterations, Erf 14088 & 14089, 3 Salisbury Road, Woodstock: MA
HM/CAPE TOWN METROPOLITAN/ WOODSTOCK/ ERF 14088 & 14089**

Case No: 2122004MS0118E

Application documents were tabled.

Ms Muneerah Solomon introduced the case.

Mr Johan Cornelius (heritage consultant) and Mr Jurgen Kieslich (architect) were present and took part in the presentation and discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is a Grade IIIB resource and situated inside an HPOZ.
- The early 20th C Arts & Crafts inspired villa is located at the end of Vine Road and forms a significant visual focus to the street.
- CoCT did not support the proposals.
- Woodstock Aesthetic Advisory Committee (WAAC) did not support the proposals.

- Woodstock Residents Association (WRA) did not support the proposals.
- The design as originally presented has been substantially revised in response to objections submitted by I&APs.

RECORD OF DECISION:

The Committee resolved to approve the application as having met previous requirements and indicated on drawings numbered CDSALS_01 Rev1, dated 12 April 2022 prepared by Jurgen Kieslich, as not negatively impacting heritage significance.

MS

**13.13 Proposed Additions and Alterations on Erf 10685, 55 Main Road, Fish Hoek: MA
HM/CAPE TOWN METROPOLITAN/FISH HOEK/ERF 10685**

Case No: 19090206TZ1119E

Application documents were tabled.

Mr Thando Zingange introduced the case.

Mr Paul Luck (architect) was 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 an HPOZ.
- Fish Hoek Valley Residents and Ratepayers has concerns regarding to the proposed work but support the proposals.

RECORD OF DECISION:

The Committee cannot condone unauthorised work but recommends that HWC not press charges.

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

1. That all plans and elevations are updated to show existing antennae and the existing access ladder;
2. That the proposed new wall as shown on the east elevation be articulated to improve the street interface; and
3. Updated drawings to be submitted to HWC for permitting.

TZ

14 HERITAGE AREAS: SECTION 31 CONSENT APPLICATIONS

14.1 Proposed Additions and Alterations on Erf 8138, 17 Middel Street, Wupperthal: MA HM/ WEST COAST/ CEDERBERG/ WUPPERTHAL/ ERF 8138

Case No: N/A

Application documents were tabled.

Ms Muneerah Solomon introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is a Grade II resource and situated inside a Heritage Area.
- Cederberg Municipality supports the proposals.

HELD OVER:

The matter was held over to the next BELCom meeting to be held on 12 May 2022.

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 None

21. NON-COMPLIANCE

21.1 None

22. ADOPTION OF RESOLUTIONS AND DECISIONS

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

23. CLOSURE

The meeting closed at 17:00

24 DATE OF NEXT MEETING:

12 May 2022

MINUTES APPROVED AND SIGNED BY:

CHAIRPERSON _____

DATE _____

SECRETARY _____

DATE _____

APPROVED

Annexure S11

S.34 Application to demolish the structure located on 6 Kenilworth Road, Kenilworth.

HWC Case Number: 22020906

Erf No.: RE-172362

Street Address: 6 Kenilworth Road, Kenilworth

Nature of Application: as above

Date of Site Visit: Wednesday, 13th April 2022 @ 14:00

HWC BELCom Representatives: Helene van der Merwe, Shawn Johnston, Dennis Belter & Walter Peters.

HWC Staff: None

Met on site by: No one

Grading: 3C; not in an HPOZ.

Reasons for Site Inspection:

This item was tabled at the BELCom meeting of 7th April, when it was resolved that for a better understanding of setting and comments a site visit was necessary.

Simon vd Stel Foundation opined that the heritage value of the block had been lost and that the building had been so badly affected by interior alterations and an insensitive addition to its front so as to permit its total demolition.

As if by contrast, CoCT recommended that the building be retained, its interface with the street improved by removing insensitive later additions, and voiced disagreement that 3C graded buildings have insufficient value to warrant retention.

Findings of Site Inspection:

The interior was inaccessible as had been advised.

Although interspersed, Kenilworth Rd is lined with a good number of heritage buildings which contribute to the context.



View from subject building at right showing its later insensitive addition and further heritage structure at left eastward down Kenilworth Rd.



Directly opposite the subject building northward on Kenilworth Rd.



The original building had been extended southward yet still left a large portion of the site open for parking.



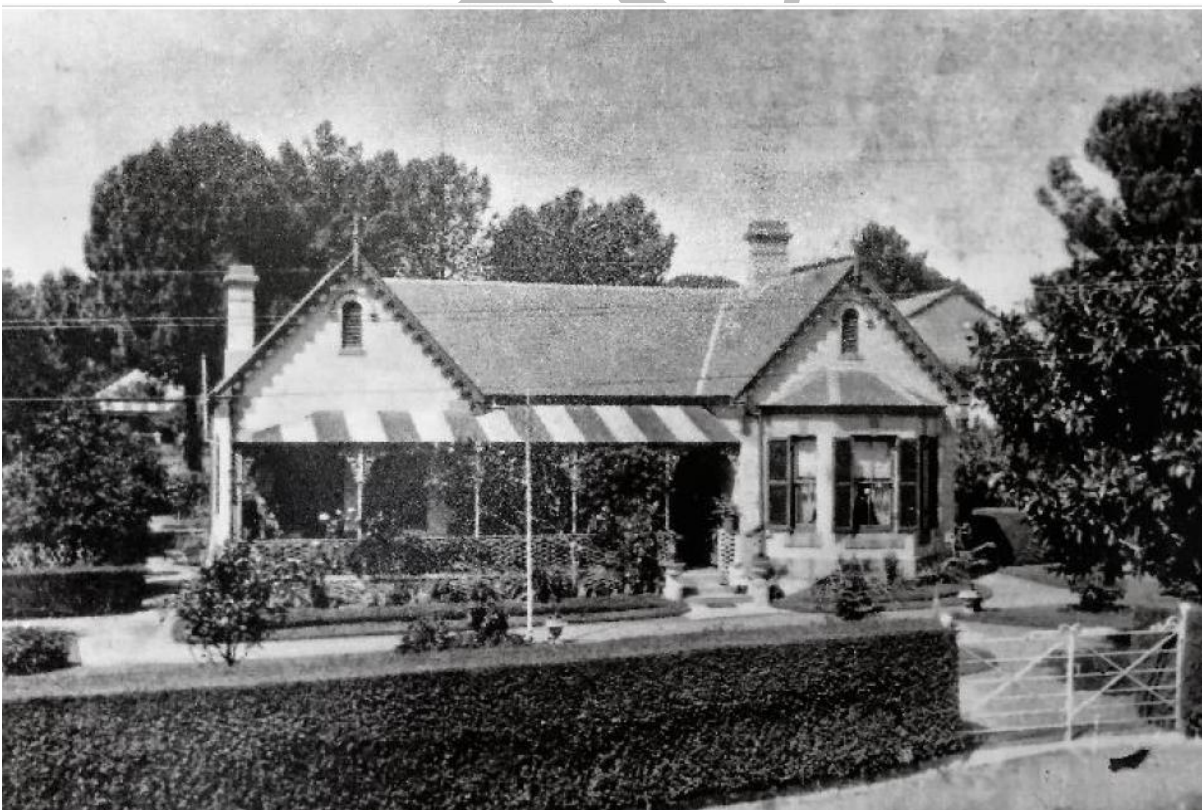
View from Summerley Rd, the parallel road on the south, with the mature Norfolk Pine identifying the property on 6 Kenilworth Rd. Note that the site abutting the subject site has already been cleared.

Observations:



The subject building on 6 Kenilworth Road, seen from north.

In both the original and later interventions, the addition latched on at left is unfortunate. It could, however, be removed and the veranda reinstated as per historical photograph of Knighton's villa included in the 'accompanying report'.



Knighton's villa, c1890 (accompanying report).

While heritage significance would dictate the kind of intervention, Kenilworth Rd will be of lesser interest without the legacy of Knighton's villa and Norfolk Pine.

Much depends on the proposed development on the abutting property in Summerley Rd, of which the accompanying report appears to be silent.

If a development on a consolidated site stretching from Summerley to Kenilworth Rd is being considered, the original portion of the villa with reinstated veranda could well provide the 'foothill to the mountain' and leave the community with many happy residents.

The committee recommends retaining as many significant trees as possible, notably the landmark Norfolk pine.

While it is recognised that this is an area in transition, especially towards Main Road, there is scope and space for a new development to incorporate the historic building or significant street facing elements of it to retain a connection to the architectural legacy of other historic buildings in Kenilworth Road. Doing so would strengthen the remaining conservation context of Kenilworth Road and nearby blocks and is an approach that is supported by the City of Cape Town.

However, including 6 Kenilworth Rd on a heritage register in terms of S.34(2) is not recommended.

Monday, 25 April 2022

APPROVED

Annexure SI2

S.34 Application to demolish the structure/s located on 3 Linray Road, Rosebank

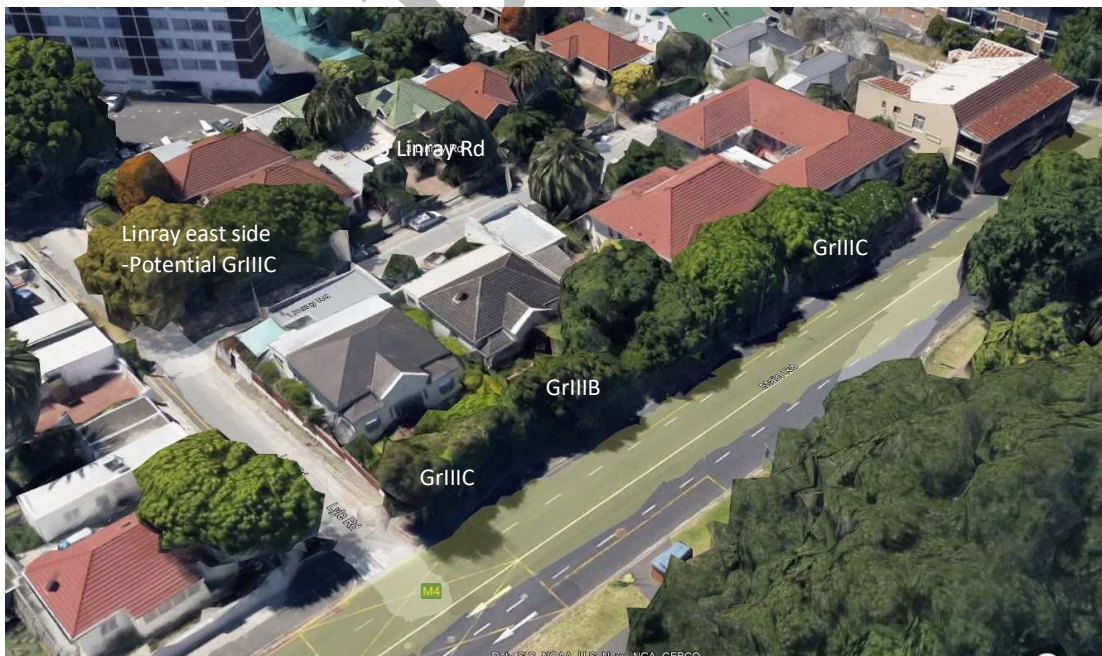
HWC Case Number:	22030914KB0310E
Erf No.:	(Remainder of) Erf 45515
Street Address:	3 Linray Road, Rosebank
Nature of Application:	Total Demolition
Date of Site Visit:	Wednesday, 13th April 2022 from 14:30 to 14:45
HWC BELCom Representatives:	Hélène van der Merwe, Prof. Walter Peters, Shawn Johnston and Dennis Belter
HWC Staff:	None
Met on site by:	No one
Grading:	Potential Grade IIIC Not in a declared or proposed HPOZ

Reasons for Site Inspection:

This application was tabled at the Built Environment and Landscape Committee (BELCom) meeting of 07th April 2022, it was agreed by the Committee to undertake a site inspection. The site was viewed from the street only, and the context was inspected by viewing the surrounding streets.

Findings of Site Inspection:

No 3 forms part of a row of similar early 1930s houses along the east side of Linray Rd which is a cul-de-sac. The west side of the road is made up of properties that are located somewhat higher up due to the slope of the land. These face onto Main Road, therefore presenting their 'backs' to Linray Road. They are graded IIIC with one IIIB diagonally opposite No 3. Most buildings nearby are 1-2 stories, with a taller 3 storey & a 7 storey modern apartment to the east.





View towards No 3 Linray Rd.

There is a well-established tree line obscuring views to the houses which are set back from the street.

Observations:

The houses along Linray Rd are not of any particular architectural significance. No 3 has been altered significantly and as such its historical character has been lost. It can therefore not be seen as conservation worthy.

The surrounding context has seen a number of interventions of different type and style and the nearby area does not display a consistency of character.

The area could support a higher density.

Given the smaller footprints of the Linray Rd properties development at a medium scale of 3-4 storeys, or 3 storeys and an attic seem appropriate.

However, any such development should not preclude future developments on neighbouring sites, but this would not be a land use and not a heritage issue.

Recommendations:

The committee do not have an objection to the demolition of No 3 Linray Road.

Annexure SI3

Application to demolish the structure/s located on 02 Dixton Road(Coornhoop PHS), Observatory.

HWC Case Number: 21120209KB0322E
Erf No.: 28173/2
Street Address: 02 Dixton Road, Observatory
Nature of Application: as above
Date of Site Visit: Wednesday, 13 April 2022 from 14:45-15:30

HWC BELCom Representatives:

- Helene van der Merwe
- Prof. Walter Peters
- Shawn Johnston and
- Dennis Belter

HWC Staff: None

Met on site by: Members of the Shofar Church provided access to view the PHS site and proposed structures to be demolished as highlighted in the application.

Grading: Grade II and PHS Structure and 3 x Grade IIIA structures on site, within HPOZ.

Reasons for Site Inspection:

This application was tabled at the Built Environment and Landscape Committee (BELCom) meeting of 7 April 2022, it was agreed by the Committee to undertake a site visit of the PHS and proposed new auditorium site within the PHS footprint.

Findings of Site Inspection:

The Committee viewed the outside of the Coornhoop PHS from the different vantage points (road, entrance, front, sides and rear).

The proposed footprint of the new auditorium is currently occupied by the old Centre for Conflict Resolution library building, several modern Wendy houses, the remains of the old toilet and a number of medium size trees.

None of the structures within the footprint of the proposed new auditorium has any heritage or conservation value and does not impede on the PHS and other graded structures on site.

A proposed new structure of similar scale would not impact negatively on the PHS. However, the committee wondered how future expansion might be accommodated should congregation numbers increase.

Observations and Concerns:

- It is noted that the Shofar Church has signed a heritage agreement with Heritage Western Cape for the upkeep and maintenance of the Provincial Heritage Resource and the site.

The BELCom committee raised major concerns about the current condition of the overall site with the following key concerns:

- The state of the perimeter walls along Dixton Road and the Cul-de Sac;
- The state of the thatch on the main buildings;
- The state of the paving and the effect of the mature trees on the PHS;
- The lack of general maintenance and paint on the main building; and,
- The concern that the Dovecots are adorned with decorations that detract from the structure and that the Dovecots are used as a general storage area for fire wood and miscellaneous items.

Recommendations:

1. **The BELCom recommends a site visit** by HWC Officials, the owners and its heritage practitioner to clarify:
 - the current PHS heritage agreement with Shofar Church and to clarify any transgressions (i.e. the storage use of the Dovecots);
 - the management and maintenance of the PHS;
 - to address the possible threats of the trees in close proximity of the PHS foundations and roofline; and,
 - the tree and fire management plan for the site.

The current Shofar Church proposal is to spend millions of Rands on the new proposed auditorium, however the current PHS is significantly neglected and is a site that requires urgent focus to correct the lack of maintenance and its presentation as a Provincial Heritage Site.



2. **The dovecot.** The dovecot needs its dignity restored.

In 1966 only the “dovecot with its front elevation” was proclaimed a national monument, as it was deemed “unique in Cape architecture” and the “purest example of classical proportions” (Oberholster, *Historical Monuments of SA*, 1972: 41). A pencil drawing by Alice Trotter (in Oberholster) and the watercolour rendering by Barrie Biermann (*Boukuns*, 1955, above).

3. **The proposed new auditorium.** There is precedent for placing and concealing the new development behind the historical facades, as the heritage statement informs. However, it’s a tight fit and leaves no external space for fellowship. Of course, this is the owner’s choice. However, according to the same heritage statement, the outbuilding, which stands proud of the line of historic development, dates from the “latter 20c”. Could not a more inclusive use of site be explored, one that incorporates the outbuilding OR even proposes its demolition, and gains an enhancement for the whole?

Photographs: p.3 & 4



Dovecot - signage added to original perches in upper arches, new bar added to lower arch & signage added, various items scattered about floor.



Structures to be demolished to make way for the new auditorium – Library, toilet. Note rising damp, lack of fresh limewash to walls, grass growing out of gutters (which can perhaps be overlooked at a

building up for demolishing, but not elsewhere).



Note excess rising damp at downpipe – drainage from gutters and downpipes to be kept clear to ensure no buildup of moisture against the buildings. Note algae growth on parapets and walls.