

**Approved Minutes of the Meeting of Heritage Western Cape
Built Environment and Landscape Permit Committee (BELCom)
Commenced at 08:30 and held on Wednesday, 26 April 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 Sipiwo Mavumengwana (SM)
Mr Shawn Johnston (SJ)
Ms Heidi Boise (HB)

Members of Staff:

Ms Penelope Meyer (PM)
Ms Ayanda Mdludlu (AM)
Mr Olwethu Dlova (OD)
Ms Nosiphiwo Tafeni (NT)
Ms Cecilene Muller (CM)
Ms Zikhona Sigonya-Ndongeni (ZSN)
Ms Khanyisile Bonile (KB)
Ms Chane Herman (CH)
Ms Corne Nortje (CN)
Ms Sneha Jhupsee (SJ)
Mr Robin George (RG)
Ms Muneerah Solomon (MS)

Visitors:

Mr John Wilson-Harris
Ms Amelia Strydom
Mr Andrew Einarsen
Mr Robert Foster
Mr Melt Loubser
Mr Johnny Telo
Mr Johan Cornelius
Ms Adelaide Combrink
Mr Stuart Burnett
Mr Neil Schwartz
Mr Mike Scurr
Mr Sean Hayden
Ms Wendy Wilson
Mr Cahlan Williams
Mr Greybe Celliers
Mr Johan van Tonder
Mr WP Bosch
Ms Patricia Botha
Ms Zelda de Wet
Ms Simon Birch
Ms Nicolene Visser

Ms Uryke du Preez
Ms Anne-Marie Fick
Mr Peter Costopoulos
Ms Rene Van Zyl
Mr James Hallinan
Ms Alexis van der Merwe
Mr Piet Louw
Mr Chris Snelling
Mr Jed Kritzinger
Mr Richard Summers
Mr Johan Slabbert
Mr Niaz Ahmed
Mr Henry Enslin
Mr Sudhier Magan
Mr Bertus Swanepoel
Mr Quinton Nel
Mr Simon Wayne
Mr Neil Basson
Ms Jane Visser
Mr Johan Malherbe
Ms Sherney Wynand

Apologies

Mr Graham Jacobs (GJ)

Absent

None

4. Approval of Agenda

4.1 Dated 26 April 2023.

The Committee approved the agenda dated 26 April 2023.

5. Approval of Minutes of Previous Meetings

5.1 BELCom Minutes dated 16 March 2023

The Committee reviewed the minutes dated 16 March 2023 and resolved to approve them without amendments.

6. Disclosure of conflict of interest:

None

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 Partial Demolition, Alterations & Additions on Erven 2445 & 2546, Cnr Joubert & Merriman Street, Stellenbosch
- Proposed removal of five Eucalyptus trees on Erf 665, 8 Weyers Avenue, Durbanville
- Proposed Total Demolition on Erf 155802, 5 Victoria Road, Foreshore
- Proposed Semi Destructive Analysis of Sediment in Pancho's Kitchen Midden, Elands Bay
- Proposed Semi Destructive Analysis of Sediment in Mike Taylor Midden, Elands Bay

8.2 Report back on Stop Works Orders and Charges:

Nothing to report.

8.3 Formal Protection of Buildings refused for Demolition.

Nothing to report.

8.4 Compulsory Repair Orders follow up.

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 Total Demolition on Erf 3557, 35 Kensington Crescent (PHS), Oranjezicht and Proposed Additions and Alterations on Erf 3137, 33 Kensington Crescent, Oranjezicht.
- Proposed Additions and Alterations on Erf 16379 (Erf 1812), 22 Van Riebeeck Street, Stellenbosch.
- Proposed Additions and Alterations on Erf 4849, Ryneveld Street, Unit 112, Protea Hof Complex, Stellenbosch.
- Drostdy Museum CMP, Swellendam.

9.5 Site Inspections Undertaken

- 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.

10. Appointments

None

MATTERS DISCUSSED

11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS

11.1 Proposed Additions and Alterations on Erf 2081, 108 Shortmarket Street, Cape Town: MA HM/ CAPE TOWN METROPOLITAN/ CAPE TOWN/ ERF 2081

Case No: HWC22110905AM1111

Ms Ayanda Mdludlu introduced the case.

Mr John Wilson-Harris (architect) was present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is a PHS and situated inside an HPOZ.
- This early 19th C building was restored in the 1990s along with a group of adjacent buildings, all graded IIIA and facing Riebeeck Square which is also a PHS.
- Extensions which are considered to be detracting and most likely unauthorised has been added to the historic rooftop room since the restoration.
- City of Cape Town Heritage Resources Management, City Bowl Ratepayers Association (CIBRA) and the Cape Institute for Architecture expressed general support for the proposals, however provided comment amongst other with regard to preference for an equal setback of the proposed roof on both edges and the pattern of fenestration.
- It was noted that the applicant and architect responded to the I&AP comments by amending the fenestration and roof design.
- The City of Cape Town comment notes unauthorised work that had recently taken place on the interior of the building, including plaster stripping and paint stripping of joinery. The applicant explained that some of this damage was not possible to rectify but that mitigation had taken place.

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawing numbered 32_101b, 32_102b, 32_103a, 32_104e, 32_105b, 32_106a, 32_107b, 32_108b & 32_109b prepared by TSAI Design Studios and dated March 2023 as having met previous requirements.

AM

**11.2 Proposed Amendments to Alterations and Additions, Jonkershuis, La Motte Farm, R45, Franschhoek: MA
HM / CAPE WINELANDS /DRAKENSTEIN / FRANSCHHOEK /FARM RE-1227**

Case No: 21111107SJ1213E

Ms Sneha Jhupsee introduced the case.

Ms Uryke du Preez (Project administrator), Ms Amelia Strydom (architect) and Ms Anne-Marie Fick (heritage consultant) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is a PHS and situated inside the Foothills Conservation Area of Franschhoek.
- Stellenbosch Heritage Foundation supports the proposal.
- Stellenbosch Interest Group supports the proposal.
- Stellenbosch Municipality did not comment within the 30-day commenting period.
- Franschhoek Heritage and Ratepayers Association did not comment within the 30-day commenting period.
- Minor deviations from the approved plan were required to achieve compliance with building regulations.

RECORD OF DECISION:

The Committee resolved to approve the minor deviation as indicated on drawing numbered 6101 Rev B, 6201 Rev B, 6301 Rev B, 6302 Rev B prepared by Malherbe Rust Architects and dated 03/04/2023 as not negatively impacting heritage resources.

SJ

**11.3 Proposed Total Demolition on Erf 3557, 35 Kensington Crescent (PHS), Oranjezicht and Proposed Additions and Alterations on Erf 3137, 33 Kensington Crescent, Oranjezicht: NM
HM / CAPE TOWN METRO /ORANJEZICHT /ERF 3557 AND ERF 3137**

Case No: HWC 23090208CM0214

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection on Wednesday, 3 May 2023 (HB, HvdM, SJ, AN) at 10:00.

SJ

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

12.1 Proposed Total Demolition on Erf 710-RE, 3 Leicester Grove, Green Point: MA HM/ CAPE TOWN METROPOLITAN/ GREEN POINT/ ERF 710-RE

Case No: 22062307RG0628E

Mr Robin George introduced the case.

Mr Andrew Einarsen (architect) and Mr Peter Costopoulos (architect), and Mr Robert Foster (owner) 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 inside an HPOZ.
- CoCT supports the proposal.
- Greenpoint Ratepayers and Residents Association accepted reluctantly that there is no alternative to demolition after considering the engineer's report and requested that HWC re-examine its jurisdiction in HPOZ's to prevent heritage loss.
- The Committee supported the proposed demolition in principle but required further information regarding the context of the proposed replacement building.

RECORD OF DECISION:

The Committee resolved to approve the application indicated on drawing numbered 2022/CS/101 and 2205/CS/102 prepared by Pure Object and dated 11 November 2022 as having met the previous requirements.

RG

12.2 Proposed Total Demolition on Erf 215, 34 Stadler Road, Bloubergstrand: NM HM/ CAPE TOWN METROPOLITAN/ BLOUBERGSTRAND/ ERF 215

Case No: HWC22031806CH

Ms Chane Herman introduced the case.

Ms Rene Van Zyl (assistant) and Mr Melt Loubser (owner) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is a potential IIIC resource and situated outside an HPOZ.
- CoCT supports the proposal.
- Friends of Blaauwberg Conservation Area support the proposed replacement structure, however expressed concerns should this proposed small replacement be merged with adjacent structures to form a much larger structure and requested to be informed in the event of any changes to current proposals. The Committee noted its concerns.

- Cape Town Heritage Foundation did not comment within the 30-day commenting period.
- Two neighbours did not support the proposal.
- It is recommended that the applicant reconsider the front overhang in terms of scale and material.

RECORD OF DECISION:

The Committee resolved to approve the total demolition and endorsed the proposal for replacement structure.

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.

CH

12.3 Proposed Total Demolition on Erf 55183, 24 Bishopslea Road, Claremont: MA HM/ CAPE TOWN METROPOLITAN/ CLAREMONT/ ERF 55183

Case No: 22070704KB0704E

Ms Khanyisile Bonile introduced the case.

Mr Alexis van der Merwe (Upper Claremont Residence and Ratepayers Association), Mr Johan Cornelius (heritage consultant) and Mr Piet Louw (architect and urban designer) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The existing building is listed as not conservation worthy and, however situated within the Claremont Village proposed HPOZ (application formally submitted to CoCT).
- The Upper Claremont Residents and Ratepayers objected but also provided detailed response to the proposals.
- City of Cape Town supported the proposed demolition.
- The Committee supported the demolition of the existing structure in principle and required amendments to the proposals for a four-storey replacement building, especially related to articulation of the 4th level which is to read as part of the roofscape and be receding from the street frontages.
- Whilst the Committee did not stipulate that the revised proposals should be circulated to I&APs, it is best practice for applicants to do so.

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawing numbered 001,002,003,004,005,006, Rev 6 prepared by Ampersand architects and dated 7th February 2023 as met the previous requirements.

KB

12.4 Proposed Total Demolition on Erf 688, 32 Belladonna Avenue, Vredehoek: MA HM/ CAPE TOWN METROPOLITAN/ VREDEHOEK/ ERF 688

Case No: 20220822CM0822E

Ms Cecilene Muller introduced the case.

Ms Adelaide Combrink (CoCT), Mr James Hallinan (heritage consultant) and Mr Johnny Telo (owner) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is a Grade IIC resource and situated outside an HPOZ.
- CoCT does not support the proposal, motivating for retention of the building and sensitive alteration & addition work.
- City Bowl Ratepayers' & Residents' Association does not support the proposal, as no redevelopment proposal was presented.
- Greater Vredehoek Heritage Action Group did not comment within the 30-day commenting period.

RECORD OF DECISION:

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

CM

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

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

Case No: HWC23022104RG0223

Mr Robin George introduced the case.

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

DISCUSSION:

Amongst other things, the following was discussed:

- The building is a Grade IIIB resource and situated in a proposed HPOZ.
- CoCT supports the proposal with recommendations and noted by the Committee.
- 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.
- After becoming aware at the previous Belcom meeting (16 April) that unauthorised building work was taking place, a Stop Works order was issued by HWC.

- Concerns were expressed at the meeting as to whether all building work had indeed ceased.
- It was noted that many inaccuracies were evident in the documentation supplied for the proposed alteration work. Inappropriate aluminium doors had already been installed on the rear façade.
- It was noted that insensitively placed 100mm diameter plumbing pipes (part of unauthorised work) has negative impacts on the facades of the building.
- The building facades are otherwise intact with high quality door and window joinery. The proposed addition of aluminium framed windows, especially on the side facing Braemar Road, is strongly questioned.

FURTHER REQUIREMENTS:

The Committee once again requires accurate and complete architectural drawings for the existing building and proposed alteration. Interventions are to be properly detailed and to respect the heritage value of the IIB building. The current scope of works is to be investigated by the heritage consultant in conjunction with the design team. A comprehensive heritage statement which details all interventions, alterations, additions and mitigation required to the interior and exterior is to be presented to this Committee prior to commencement of work on site.

The applicant is reminded that the stop works order is still in place and no work any nature both internally and externally may continue.

The architect is required to be present when the case is presented.

RG

13.2 Proposed Additions and Alterations on Erf 107, 11 Poyser Road, Tamboerskloof: MA HM/ CAPE TOWN METROPOLITAN/ VREDEHOEK/ ERF 997

Case No: HWC22101307RG1014

Mr Robin George introduced the case.

Ms Adelaide Combrink was present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is a Grade IIC resource and situated outside an HPOZ.
- CoCT supports the proposal.
- City Bowl Ratepayers' & Residents' Association did not support the proposal.

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawings numbered 101 and 102, dated 14 March 2023 and prepared by Grow Architecture as having met previous requirements.

RG

**13.3 Proposed Additions and Alterations on Erf 997, 20 Virginia Avenue, Vredehoek: MA
HM/ CAPE TOWN METROPOLITAN/ VREDEHOEK/ ERF 997**

Case No: HWC23032706RG0329

Mr Robin George introduced the case.

Mr Chris Snelling (heritage consultant) and Ms Adelaide Combrink (CoCT) 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 in a proposed HPOZ and with the Upper Maynard Street boundary directly abutting a declared HPOZ.
- CoCT did not comment within the 30-day commenting period.
- Green Point Ratepayers & Residents Association did not comment within the 30-day commenting period.
- The erf stretches from Virginia Avenue to Upper Maynard Street. The proposal is for restoration of the existing early 20th C Arts & Crafts styled house facing Virginia Avenue and for addition of a multi-storey apartment building facing Upper Maynard Street.

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawings numbered PA-1984-R1 004-001-A0, dated 28/07/2022 and prepared by Paragon Architects as not negatively impacting heritage significance.

RG

**13.4 Proposed Additions and Alterations on Erf 216, 36 Stadler Road, Bloubergstrand: NM
HM/ CAPE TOWN METROPOLITAN/ BLOUBERGSTRAND/ ERF 216**

Case No: HWC23030905CH0313

Ms Chane Herman introduced the case.

Ms Rene Van Zyl (assistant) and Mr Melt Loubser (owner) 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 outside an HPOZ.
- CoCT supports the proposal with recommendations and the Committee noted its recommendations.
- Friends of Blaauwberg Conservation Area did not comment within the 30-day commenting period.
- Cape Town Heritage Foundation did not comment within the 30-day commenting period.
- Two neighbours did not support the proposal.

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawing numbered LAD_100, LAD_101, LAD_102, LAD_110 and LAD_300, prepared by Basson and Chambers Architects and dated 6 December 2022 as not negatively impacting heritage resources.

CH

13.5 Proposed Additions and Alterations on Erven 2873 & 2869, 133 Kloof Nek Road, Gardens: MA HM/ CAPE TOWN METROPOLITAN/ GARDENS/ ERVEN 2873 & 2869

Case No: HWC22113002CH0215

The Committee reported back on the site inspection that was undertaken on 11 April 2023. See attached annexure SI1.

Ms Chane Herman introduced the case.

Ms Adelaide Combrink (CoCT) and Mr Jed Kritzinger (architect) was present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The main dwelling is a proposed IIIB grading resource, its origin late 19th to early 20th C and altered a few times over the years.
- CoCT supports the demolition of the outbuildings but did not support the demolition of a much-altered outbuilding (graded IIIC) which contains remnants of structure of similar age to the main dwelling (late 19th / early 20th C).
- City Bowl Ratepayers Association does not support the high-density development.
- The Cape Institute for Architecture stated that a stronger case is to be made for the appointment of an archaeologist to be involved during the excavation stages.

FURTHER REQUIREMENTS:

The Committee is in general support of the proposed development however further refinement is required such as:

1. The applicant is to consider and where possible incorporate recommendations made in the site inspection report.
2. Confirmation of retention of matured trees to be included in the submission.
3. 3D renderings to be supplied to show design intention in particular with regard to the framing of the historic building.
4. Details of the proposed intervention to the historic building are to be supplied.

CH

**13.6 Proposed Additions and Alterations on Erf 149294-Re, Alfred House, Portswood Road, V&A Waterfront: NM
HM / CAPE TOWN METROPOLITAN / V&A WATERFRONT / ERF 149294-RE**

Case No: HWC23022804SJ0316

Ms Sneha Jhupsee introduced the case.

Mr John Wilson Harris (applicant) and Mr Neil Schwartz (Waterfront Development Manager) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is a Grade IIIB resource in IIIA context and situated in a proposed HPOZ, and in the Historic Core of the Waterfront.
- The Committee supported the proposed alteration work as improving heritage significance of the historic building, and that the proposed work to the rear would not have negative impact.
- Drawings to be updated to show the existing external staircase.

RECORD OF DECISION:

Updated architectural drawings are to be submitted to HWC for approval.

SJ

**13.7 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

Ms Sneha Jhupsee introduced the case.

Mr Richard Summers (V&A Waterfront Attorney), Mr Mike Scurr (heritage consultant), Mr Neil Schwartz (V&A Waterfront Manager), Mr Johan Slabbert (Project Manager at Waterfront), Mr Sean Hayden (KMH architects), Mr Niaz Ahmed (V&A Waterfront), Ms Wendy Wilson (RSA, assisting 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 in IIIA context and situated in a proposed heritage protected area and the Historic Core of the V&A Waterfront.
- CoCT does not support the proposal as presented in documentation issued for public comment and dated December 2022, but agrees that the goal must be to recover heritage significance of the Union Castle Building.
- Revised proposals dated 18 April 2023 have been submitted for consideration by HWC.

RECORD OF DECISION:

1. The Committee cannot condone the unauthorised works that resulted in a demolition of the folded concrete roof, section of the 1st floor slab and all internal elements and the below cannot be used to imply such condonation.
2. The Committee endorses the mitigation measures (roof canopy, option 3: 1st Floor canopy option 3: lift option 4: door openings as shown) as proposed in the Supplementary Report in response to Further Requirements (HWC 20-03-2023), dated 18 April 2023, prepared by RSA architects in response to the further requirements tabled at the previous meeting.
3. Updated architectural drawings are to be submitted to HWC for approval to allow council application to proceed.
4. It is understood that further design details are still to be submitted as design development progresses, these are to be submitted to HWC prior to construction. Supplementary drawings detailing the design of the alterations and physical connections between the UCB building and new interventions be provided for approval by HWC. These include the following:
 - a. the scenic lift.
 - b. the perimeter canopy.
 - c. the roof horizontal sunscreen – revised layout, detail and porosity.
 - d. incorporation of remnant floor slabs.
 - e. detail incorporation of salvaged roof slab section; and
 - f. interpretation and display of the building's history.

The above detailing would happen necessarily only as the design development work proceeds and after local authority submission and approval.

5. An architect with heritage experience in buildings of this type monitors the works and provides interim reports on a monthly basis.
6. Independent archaeological monitoring to be in place during any excavation work.
7. A meaningful intervention or exhibition of the social history of the Union Castle Company and its Cape Town activities be commissioned: researched, designed and implemented with the approval of HWC.

SJ

**13.8 Proposed Emergency Works on Erven 13307 & 13308, 192 & 184 Victoria Road, Woodstock:
NM
HM / CAPE TOWN METROPOLITAN / WOODSTOCK / ERVEN 13307 & 13308**

Case No: HWC23040605SJ0411

Ms Sneha Jhupsee introduced the case.

Mr Sudhier Magan (architect) was present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building 13308 (192) is a Grade IIIB resource and building 13307-Re (184) is a Grade IIIC resource and situated inside the Victoria Road HPOZ.

- This is an Emergency Application due to immanent structural failure of parts of these early/mid-20th C buildings which have been neglected in recent years.
- CoCT conditionally supports the proposal for emergency repairs and restoration. The Committee noted and supports the CoCT conditions, being most importantly that repairs be guided by practitioners experienced in and 'well familiar with the nature and fragilities of heritage structures' (quoted from conclusion of CoCT comment).

RECORD OF DECISION:

The Committee approved the emergency work on condition that a suitably qualified heritage architect with experience in renovating historic structures be appointed, monitor and assist in formulating methodologies including material selection of the repairs. Heritage practitioner is to be approved by HWC prior work commenced.

SJ

**13.9 Proposed Additions and Alterations on Erf 16379 (Erf 1812), 22 Van Riebeeck Street, Stellenbosch: MA
HM / CAPE WINELANDS / STELLENBOSCH / ERF 16379**

Case No: HWC23030710CN0314

Ms Corne Nortje introduced the case.

Mr WP Bosch (architect), Mr Simon Wayne (architect), Mr Bertus Swanepoel (owner), Ms Patricia Botha (Stellenbosch Interest Group) were present and took part in the discussions.

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection Tuesday, 9 May 2023 (HB, HvdM, AN, GJ) at 12:30.

CN

**13.10 Proposed Additions and Alterations on Erf 4849, Ryneveld Street, Unit 112, Protea Hof Complex, Stellenbosch: MA
HM / CAPE WINELANDS / STELLENBOSCH / ERF 4849**

Case No: HWC22112202CN1122

Ms Corne Nortje introduced the case.

Ms Patricia Botha (Stellenbosch Interest Group) was present and took part in the discussions.

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection The Committee resolved to undertake a site inspection Tuesday, 9 May 2023 (HB, HvdM, AN, GJ) at 12:00.

CN

13.11 Proposed Additions and Alterations on Erf 551, 29 Main Street, Moorreesburg: NM HM/MOORREESBURG/ERF 511

Case No: 23032205KB0322E

Ms Khanyisile Bonile introduced the case.

Mr Johan van Tonder (architect) was present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The old Hotel building is graded IIIB, is no longer used as a hotel but was used as an Old Age Home for some time.
- The later addition of a double storey business premises with a flat above (late 1960s) has no heritage significance and is the location of the minor alteration work.

RECORD OF DECISION:

The Committee resolved to approve the minor deviation as indicated on drawing numbered 244/0223 prepared by JPJ Designs, Helderberg and dated 22 February 2022 as not negatively impacting heritage resources.

KB

13.12 Proposed Additions and Alterations on Erf 82, 11 Blackheath Road, Three Anchor Bay, Sea Point: NM HM / CAPE TOWN METROPOLITAN / THREE ANCHOR BAY / ERF 82

Case No: HWC23011912

Ms Khanyisile Bonile introduced the case.

Mr Neil Basson (architect) was present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The semi-detached house which pre-dates 1902 (refer CoCT comment) is graded IIIC and is located in an HPOZ.
- Sea Point for All had no objection to the proposal.
- CoCT did not support the proposal for a double garage in front of the historic building.
- The Committee supported the comments listed in the CoCT comment especially regarding impacts of boundary treatment on the HPOZ context, however, understands a need for off-street parking and requested a revised proposal.

FURTHER REQUIREMENTS:

The architect is to explore the possibility of two single garage doors and present 3D renders at the next meeting for discussion.

KB

13.13 Proposed Additions and Alterations on Erf 303, 12 Rochester Road, Sea Point: MA HM / CAPE TOWN METROPOLITAN / SEA POINT / ERF 82

Case No: HWC23011208

The Committee reported back on the site inspection that was undertaken on 21 April 2023. See attached annexure SI2.

Ms Khanyisile Bonile introduced the case.

Ms Zelda de Wet (architect) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The existing 1920s dwelling is graded IIIC and not in an HPOZ.
- Sea Point for All did not support the proposal for very extensive alterations and additions.

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawing numbered 303_001, 303_002, 303_003, 303_004, and 303_005 Rev C prepared by Studio Zet Design and dated 31 October 2022 as not negatively impacting heritage resources.

KB

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

Case No: 23022002KB0220E

The Committee reported back on the site inspection that was undertaken on 4 April 2023. See attached annexure SI3.

were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The existing building is graded IIIB and not in an HPOZ.
- CoCT did not support the proposal.
- Sea Point Fresnaye Bantry Bay Ratepayers and Residents Association did not support the proposal.
- Cape Town Heritage Foundation did not support the proposal.
- Two neighbours submitted letters of objection.
- The existing building has been altered extensively from the original.

RECORD OF DECISION:

Following the site inspection conducted by Committee members, the Committee resolved to approve the application as indicated on drawing numbered 01 & 02 prepared by Gerd Weideman

Architects and dated 20 January 2023 as not negatively impacting heritage resources. The applicant is required to recover items of heritage significance for reuse on site including dressed stone.

KB

**13.15 Proposed Additions and Alterations on Erf 3760, 7 Bellevue Street, Gardens: NM
HM/ CAPE TOWN METROPOLITAN/ GARDENS/ ERVEN 3760**

Case No: HWC23030806MS0324

Ms Muneerah Solomon introduced the case.

Ms Adelaide Combrink (CoCT) and Ms Jane Visser (architect) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building dating from the late 19th C is a Grade IIIB resource and situated inside an HPOZ.
- CoCT initially had concerns regarding the dormers but supports the revised proposal.
- City Bowl Ratepayers' & Residents' Association did not support the proposal for squared dormer windows as presented.
- Proposals for the dormer windows were revised taking into account I&AP comments.

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawing numbered 25.01,25.02 & 25.03 prepared by Jane Visser Architects and dated 6 February 2023 as not negatively impacting heritage resources.

MS

**13.16 Proposed Additions and Alterations on Erf RE-19828, 16 Zion Street, Paarl: NM
HM/ CAPE WINELANDS/ DRAKENSTEIN/ PAARL/ ERF**

Case No: HWC23032228MS0330

Ms Muneerah Solomon introduced the case.

Mr Johan Malherbe (architect) and Ms Nicolene Visser (assistant) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is a proposed PHS and situated inside the Special Character Protected Area Overlay Zone of Paarl.
- Drakenstein Municipality does not support the proposal.
- Drakenstein Heritage Foundation does not support the proposal.

- Paarl 300 did not comment within the 30-day commenting period.
- It was noted that the proposed addition of glass enclosures to verandas were all reversible should these no longer be necessary in future.

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawings numbered 2101, 2201 & 2301 prepared by Malherbe Rust Architects and dated 23 March 2023 as not negatively impacting heritage resources.

MS

13.17 Proposed Additions and Alterations on Erf 26095, Bosman Street, Hoog-en-Droog, Paarl: NM HM/ CAPE WINELANDS/ DRAKENSTEIN/ PAARL/ ERF26095

Case No: HWC23011911CM0126

Ms Cecilene Muller introduced the case.

Mr Greybe Celliers was 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 Special Character Protected Area Overlay Zone of Paarl.
- Drakenstein Municipality supports the proposal.
- Paarl 300 supports the proposal.
- Drakenstein Heritage Foundation does not support the proposal; however, revisions were made and supported by DHF.

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawing numbered 22022-C-001; 22022-C-002; 22022-C-003 & 22022-C-004, Rev A, prepared by Stone Projects and dated 17 February 2023 as not negatively impacting heritage resources.

CM

13.18 Proposed Additions and Alterations on Erf 4989, 78 Darling Street, Cape Town: MA HM/ CAPE TOWN METROPOLITAN/ CAPE TOWN/ ERF 4998

Case No: HWC23090213CM0209

Ms Cecilene Muller introduced the case.

were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is Not Conservation Worthy and situated inside an HPOZ.
- CoCT does not support the proposal.
- The site is in a highly sensitive location in District Six, located opposite the Castle of Good Hope (NHS) and adjacent to the Grand Parade (PHS).
- There is no objection to the conversion from commercial use to residential, however the potential visual impact of proposed additional levels on top of the existing building as presented has raised concerns.

FURTHER REQUIREMENTS:

The applicant is to take cognisance of the previous requirements and that of the City of Cape Town and present to this Committee the revised proposals at the next meeting.

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.

Ms Sherney Wynand (applicant) was present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is situated in a Heritage Area.
- Cederberg Municipality supported the proposal and stamped the plans.
- Moravian Church stamped the plans.

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawings numbered WUP.1 Sheet 1 of 3, Sheet 2 of 3, Sheet 3 of 3, dated 07-11-2022, drawn by Louis W. Hurter as having met previous requirements.

SJ

**14.2 Proposed New Dwelling on Farm 168, Koueberg, Wupperthal: NM
HM / WEST COAST / CEDERBERG / WUPPERTHAL / FARM 168**

Case No: HWC23032905SJ0330

Ms Sneha Jhupsee introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is situated in a Heritage Area.
- Cederberg Municipality supported the proposal and stamped the plans.
- Moravian Church stamped the plans.

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawing numbered 2022-029/001, 2022-029/002, dated 31/08/2022, drawn by Brynn van Zyl as not negatively impacting heritage resources.

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 PLAN

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

Case No: None

FURTHER REQUIREMENTS:

The Committee resolved to undertake a joint site inspection with IACom on Wednesday, 24 May 2023 (DB, SJ, HB, SM, AN, HvdM and GJ).

SB

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 17:20

24. DATE OF NEXT MEETING:

31 May 2023

MINUTES APPROVED AND SIGNED BY:

CHAIRPERSON _____

DATE _____

SECRETARY _____

DATE _____

APPROVED

Annexure S11

Belcom Site Inspection Report – 133 Kloofnek Road, Gardens

Submitted by: Hélène van der Merwe

HWC Case Number: HWC22113002CH0215

Erf No.: 2873 & 2869

Street Address: 133 Kloofnek Road, Gardens.

Nature of Application: S.34 Partial demolition, alterations and additions.

Date of Site Visit 1: 4 April 2023, 11h30-12h00 – no access to site.

HWC BELCom Reps: Heidi Boise, Athi Njoba, Hélène van der Merwe.

HWC Staff: Chane Herman, Robin George.

Date of Site Visit 2: 11 April 2023, 09h00-10h00 – rescheduled, with access.

HWC BELCom Reps: Dennis Belter, Hélène van der Merwe.

HWC Staff: No one.

Met on site by: Talita Khuselo.

Grading/HPOZ: Proposed Grade IIIB, not in an HPOZ. Adjacent to Kloofnek Road which is a designated Scenic Drive.

Reasons for Site Inspection:

- Proposed demolition of all structures on site, excepting the primary historic building dating from the late 19th C/early 20th C, much altered over time and previously known as the Kloof Hotel.
- Apart from the outbuilding that may contain fragments dating from the late 19th C, all other structures have been added to the site during the later 20th C and are not older than 60 years.
- Comments were received -
 - o supporting retention of the primary historic structure in its current stylistic incarnation,
 - o advocating for retention of as many trees as possible and the 'garden' setting,
 - o reopening the view line from the street along the original approach to the historic building,
 - o opposing demolition of the structure that may contain remnants of the early 20th C barn.

Findings of the site inspection:

The main dwelling (proposed grade IIIB) retains a significant historic character, even though the structure has been altered over time from a Victorian to a Georgian expression, with some Cape Revival features, e.g. interior joinery elements. From earlier city plans and aerial views, it is evident that over time the site has seen various stages of development across its extents and would be able to receive redevelopment. The much-altered historic outbuilding (proposed grade IIIC) is hardly legible – remnants of stone wall and foundations can be seen.

Queries:

Historic Building / Flat 7

- No section or detail drawings have been provided to illustrate proposed interventions i.t.o. structural alterations to the historic structure, including details for proposed treatment of key architectural elements including floors, ceilings, and for spanning the proposed opening where a long section of the interior wall is proposed for removal.



Ground Floor Plan – historic building > Flat 7

- Extensive removal of walls between the existing reception room and the ancillary spaces, with potential loss of spatial definition of this large room.
- Proposed removal of the fireplace in the main reception room.



- The front room (to the right of the entrance) has a fireplace which is not shown on the floor plan for the proposed development. Although the chimney breast may have been altered from an original version, the actual fireplace interior resembles early 20th C construction. Its proposed removal is queried.



Front NW bedroom – fireplace Interior view of NE facing door & windows Main reception room with fireplace, proposed wall removal



Entrance area and front door as seen from the reception room –elements to be retained intact

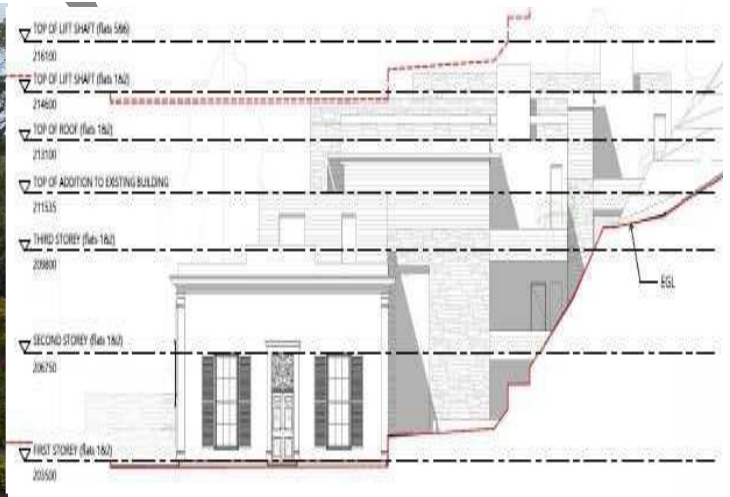
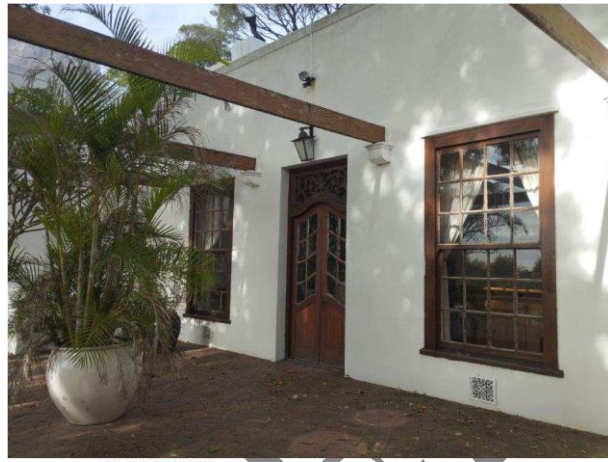
First Floor Plan proposed – historic building > Flat 7



Queried - Flat 7 extension, as a further storey on top of the historic building with impacts i.t.o. views of the historically significant main facades – NW and NE.

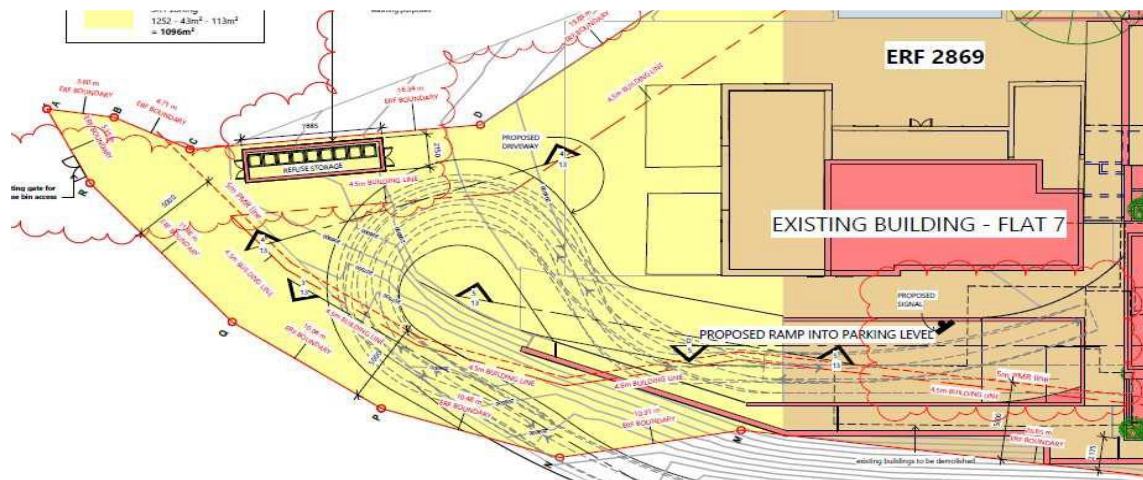
- Impacts on the existing fabric of a proposed upper storey – further information required as to

intentions for alterations and interventions.



Site

- The forecourt is designated as an integral aspect to the presentation and significance of the historic building.
- Proposed location of a refuse storage area queried – its impact on the presentation of the forecourt and the view lines as seen from the original approach



Proposed alternative for refuse area - set into embankment -?-& not intruding into view lines.

Conclusions / Recommendations:

- The retention of the main historic building with its interior period joinery is supported.
- The site can support further development provided the heritage context is taken into account.
- The presentation of the main façade across the open forecourt towards the original approach from Kloofnek Road should be retained intact, and views to it carefully framed.
- Landscaping of the forecourt to be carefully considered so as not to read as a 'driveway' to the proposed underground parking but to remain an integral surface as meaningful foreground to the historic building.
- As many mature trees to be retained as possible.
- The historic view line from Kloof Nek could be reinstated by replacing existing brick walls with visually permeable fencing – benefits to the context of Kloofnek Road and public interface of the site.
- Reconsider placement of refuse area to retain open views to the historic building.
- The historic building becomes Flat 7, i.e. privately owned (?)– special conditions regarding conservation management, protection and maintenance of historic elements to be included in the relevant ownership documentation.
- Conservation management guidelines for the whole property and development management going forward.

Annexure S12

BELCom Site Inspection Report – Erf 303, 12 Rochester Road, Sea Point

submitted by Heidi Boise

HWC Case Number :	HWC
Erf No. :	Erf 303
Street Address :	12 Rochester Road, Sea Point
Nature of Application :	Section 34 - Alterations & Additions
Date of Site Visit :	4 April - External & 21 April 2023 - internal
HWC BELCom Reps :	Heidi Boise, Graham Jacobs, Atinkosi Njoba, H�el�ene van der Merwe (4 April) Heidi Boise & H�el�ene van der Merwe (21 April)
HWC Staff :	Khanyisile Bonile (21 April 2023)
Met on site by :	Architect – Zelda De Wet
Grading/HPOZ :	Not graded in CoCT Heritage Inventory, graded Grade III C – CoCT E&HRS comment, not located in a HPOZ or proposed HPOZ

Reasons for Site Inspection:

To assess potential impacts on heritage significance of the proposed intervention of the property into a contemporary three level structure.

Findings of the site inspection:

Context

The property is sandwiched between Rochester and Edgewater Roads. The building is part of the early to mid-20th century Cape Dutch Revival development of Sea Point. Most of these Mediterranean-like terraced period houses and villas have been eroded incrementally and been replaced by prominent contemporary concrete structures as illustrated in the immediate surrounds. Currently the interface with the street to both Rochester and Roads is obstructed 2,1m high boundary wall much like the existing streetscape in the area.



Figure 2: Aerial view of subject property viewed from Rochester Road



Figure 1: Aerial view of subject property outlined in red viewed from Edgewater Road



Figure 3: The subject property 12 Rochester Road Sea Point view from Rochester Road indicating 2,1m high boundary wall with limited garden space much like the rest of the streetscape and neighbouring 10 Rochester Road to the right.



Figure 4: The subject property 12 Rochester Road Sea Point with front gable and 10 Rochester Road hipped roof to the right



Figure 5: 12 Rochester Road Sea Point view from Edgewater Road indicating raised level from street with 2,1m high boundary walls with single garage vehicular access



Figure 6: View of Edgewater Road looking towards Queens Road with subject property to the right



Figure 7: View of Edgewater Road depicting varied scale and mass with single and double garages on street boundary

External

The terraced house with the main hipped cement tile roof single storey portion of the house facing Rochester Road (figures 3 & 4) and lean-to roof double storey facing Edgewater Road (figure 5) has clearly seen some alterations from the original. There are some intact elements such as its front gable, chimney and front door. Its plan, form, roof and fenestration have had modifications while the internal layout of front of the villa and lower ground floor level has remained the same.

Figure 8 (left) & 9 (middle): Detail Views of front gable wing facing Rochester Road

Figure 10 (below right): Detail view of chimney facing neighbouring property (10 Rochester) that has been blocked up and not in use.



The covered verandah (figures 10-12) much later modified with its columns a distinct architectural character and detailing (figures 13 & 14), and terracotta tiled floor surface could be interpreted as having more Art Deco elements.



Figure 11, 12 and 13: View of modified covered verandah illustrating the spatial relationship and access from the front garden via modernized cottage pane french doors and historic front door.



Figure 14 & 15: Detail view of distinct architectural column heads



Figure 16 & 17: Detail views of teak timber entrance door with lead fanlight and side lights

All the windows and doors apart from the front door and some internal doors has been modernised. The front door was designed with typical Arts and Crafts inspired elements such as the lead glass fanlight windows.

Figure 18 (left):

View of passage between subject property and neighbouring No.10 Rochester Road looking towards Edgewater Road

Figure 19 (right), 20 & 20:

Dilapidated and modernized rear facade illustrating double storey lean to structure with floor level at a lower level to Edgewater Road





Internal

The internal layout of the house has been altered and extended with some intact elements e.g. original fireplace, skirtings and architraves. Both the kitchen and bathrooms have been relocated and modernised.



Figure 21 and 22: Typical conditions in bedrooms



Figure 23: Bathroom & Figure 24: Kitchen contemporary modifications



Figure 25: Living room being used as a bedroom



Figure 26: Detail view of period marble fireplace



Figures 27, 28, 29 & 30: Lower ground floor living quarters not well maintained

Conclusions & Recommendations :

The Cape Dutch Revival house appears to be a very interesting design of its time, with evidence of different influences the building itself has limited intrinsic heritage significance as well as the immediate surrounds.

Since the area itself was never protected sufficiently as a heritage area, the surrounding development within the area particularly the overall massing and scale of the opposite contemporary properties in Edgewater Road has most likely impacted negatively on the heritage significance.

It is also noted that the conservation approach of facadism by retaining approximately 1.8 m of the front of the house is questionable within heritage practice today and will most likely affect the authenticity or significance of what is being preserved.

Considering the above the committee will therefore have to decide whether the building has sufficient intrinsic significance to warrant its current IIC grading.

In turn, the committee will then have to decide whether the building has sufficient architectural/historical significance to call for the currently proposed contemporary three level structure to be reconsidered on heritage rather than architectural grounds.

APPROVED

Annexure S13

BELCom Site Inspection Report: Erf 690, 27 Ave Le Sueur, Fresnaye, Cape Town

Submitted by Graham Jacobs

Land Parcel Type: Single Residential property

Erf/Farm No.: Erf 690

HWC file No.: HWC 23022002 TZ

Street Address: 27 Ave Le Sueur, Fresnaye

Grading: IIB outside a HPOZ

Nature of Application: S.34 Alterations & Additions

Date of Site Visit: 4 April 2023

HWC Representatives:

Graham Jacobs, Hélène van der Merwe, Heidi Boise, Athenkosi Njoba (BELCOM members)

Met on Site By: Ronit Okun-Netter (owner), Johan Cornelius (heritage consultant)

Reasons for Site Inspection:

1. To assess the architectural/aesthetic significance of the dwelling on the property that is proposed to undergo extensive alterations that will totally alter its present appearance.

Findings of Site Inspection:

1. The subject building is single storey with a hipped cement tile roof, timber casements, a stepped-profile portico with Art Deco stylistic characteristics (**Figure 01**): all on a good example of a dressed sandstone base. The dwelling is on a corner stand within a neighbourhood that is not stylistically homogenous (**Figures 02-03**), nor characterized by buildings of particular architectural significance. This is presumably why the neighbourhood does not fall within a proposed or declared HPOZ. The neighbouring houses on Ave Fresnaye are, however, stylistically similar to the house in question (**Figures 04, 05, 06**).
2. The property contains an outbuilding next to a swimming pool, both relatively recent. The outbuilding/‘granny flat’ is stylistically Modernist in stark contrast to the main house.
3. The main house has undergone an extensive makeover that is stylistically characteristic of the earlier 1930’s, with its combination of Art Deco and Arts and Crafts detailing. Indeed, most of the joinery and carpentry dates stylistically to the 1930’s with the exception of a good ‘modified Palladian’ segmental arched casement window (**Figure 07**) with rectilinear sidelights that may be earlier (it was not closely inspected).
4. The interior is architecturally unexceptional but does contain a few signature 1930’s period elements. These include at least two unusual three-panel doors (**Figure 09**) (most of the others are however more recent hollowcore flush doors); a typical but good early 1930’s period built in cabinet in the

living room (**Figure 08**) and good surviving secret nailed narrow-strip flooring (possibly Japanese or American beech) running throughout the house. (**Figure 10**).

5. The kitchen and bathrooms are complete contemporary makeovers (**Figures 11, 12**).

Conclusions & Recommended Action:

1. The house is stylistically unexceptional, and it is debatable whether it deserves the IIBB grading accorded by the CoCT, notwithstanding some good surviving individual elements, mostly on the interior but including its dressed stone base on the exterior (**Figure 13**).
2. The Committee will therefore have to decide whether the building has sufficient intrinsic significance to warrant its current IIBB grading. (The author of this report believes that it does not). Based on the grading that the Committee believes is warranted, it will then have to decide whether the building has sufficient architectural/historical significance to call for the currently proposed alterations to be reconsidered on *heritage* rather than architectural grounds.



FIGURE 01: 27 Avenue Le Sueur from the road indicating its combination of Art Deco and Arts and Crafts features.



FIGURE 02: The area is characterized by architecturally disparate buildings.



FIGURE 03: The neighbour diagonally opposite with architecturally disparate additions. The overall massing and scale are however similar to the house in question.



FIGURE 04: The neighbour on the uphill side: architecturally similar to the house in question.

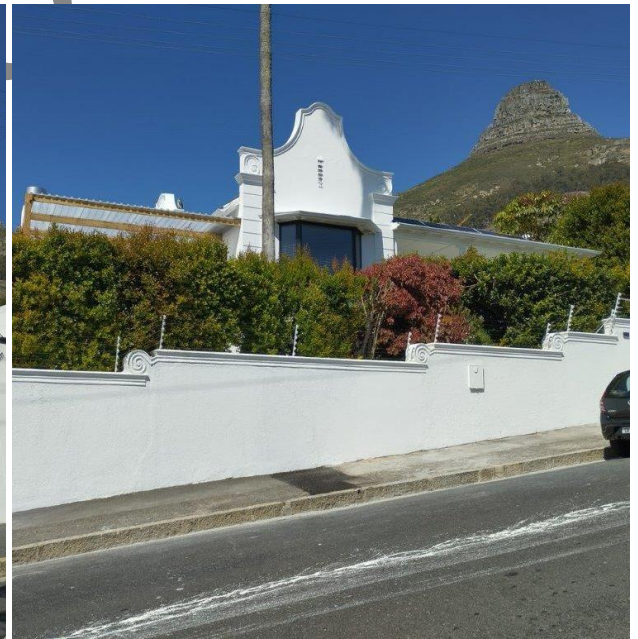
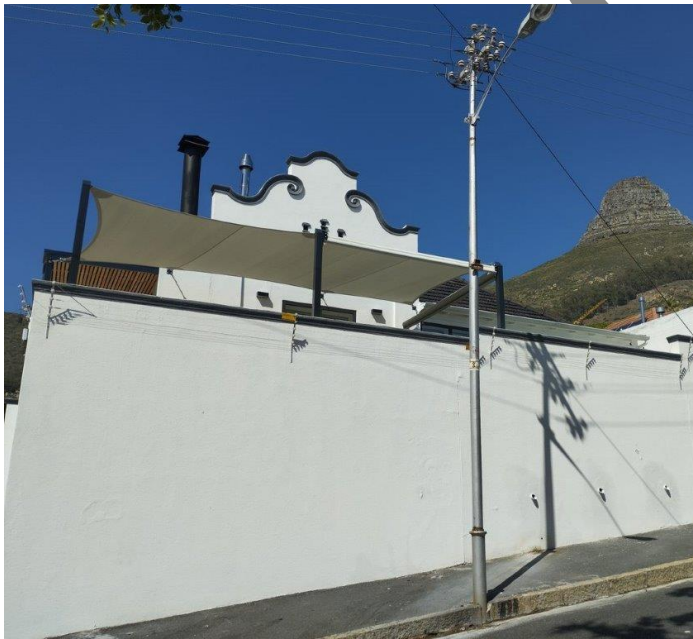


FIGURE 05: Downhill corner on the same block - No 10 Avenue des Huguenots /cnr Ave Le Sueur.

FIGURE 06: No 25 Avenue Le Sueur immediately next door on the downhill side.

Gabled porticos of different styles are evident in the street, with various later additions around them, bay window at No 25 appears to be aluminium framed.



FIGURE 07: Good surviving 'modified Palladian' casement window in the living room.



FIGURE 08: Good surviving early 1930's period built in cabinet in the living room.



FIGURE 09: Unusual surviving 1930's period interior doors.



FIGURE 10: Good surviving 1930's period secret nailed strip floor – possibly Japanese or American beech.



FIGURE 11: The kitchen is a complete contemporary makeover.

FIGURE 12: Example of one of the bathrooms. All are contemporary makeovers.



FIGURE 13: NW elevation with view of the substantial stone plinth. Note that windows are all recent aluminium frames, including the bay window, contemporary 2nd dwelling to right.

APPROVED