

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

**Commenced at 08:30 and held on Wednesday, 27 July 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 Colette Scheermeyer 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)
Ms Helene van der Merwe (HvdM)
Prof Walter Peters (WP)
Ms Janine de Waal (JdW) co-opted
Mr Chris Snelling (CSn) co-opted

Members of Staff:

Ms Penelope Meyer (PM)
Ms Colette Scheermeyer (CSc)
Mr Olwethu Dlova (OD)
Ms Waseefa Dhansay (WD)
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)
Ms Aneeqah Brown (AB)
Mr Thando Zingange (TZ)
Mr Robin George (RG)
Ms Muneerah Solomon (MS)

Visitors:

Mr Stuart Burnett
Ms Lydia van der Merwe
Ms Louise Hyde
Dr Benjamin Herr
Ms Liz Hochfelden
Mr Marc Turok
Ms Patricia Botha
Ms Kirsten Burgess
Ms Carolyn Kumbier
Mr Mike Scurr

Mr Clive Theunissen
Dr Charlie Boucher
Mr Johan Cornelius
Mr Piet Louw
Mr Andrew Nimmo
Mr Stuart Hermansen
Ms Claire Erasmus
Ms Liz Hochfelden
Mr Grant Anderson

Apologies

Mr Shawn Johnston (SJ)
Mr Graham Jacobs (GJ) (Chair)

Absent
None

4. Approval of Agenda

4.1 Dated 27 July 2022.

The Committee approved the agenda dated 27 July 2022.

5. Approval of Minutes of Previous Meetings

5.1 BELCom Minutes dated 7 July 2022

The Committee reviewed the minutes dated 7 July 2022 and resolved to approve them with minor amendments.

5.1 BELCom Minutes dated 12 July 2022

The Committee reviewed the minutes dated 12 July 2022 and resolved to approve them with minor amendments.

6. Disclosure of conflict of interest:

6.1 Recusals

- DB: item 13.1
- CSn: item 12.3

7. Confidential Matters

None

8. Administrative Matters

8.1 Outcome of the Appeals and Tribunal Committees

The Committee also noted the following Appeals matters:

- Erven 2455 & 2456, c/o Joubert Street & Merriman Avenue, Stellenbosch.
- Erven 10712-Re, 10713, 10715 and 14932-Re, corner Albert Road, 1 Rail Street, Woodstock.
- NID: Farm 585, Mountain Rose Farm, Hemel and Aarde Valley, Caledon, Hermanus.
- Erf 28173, 10 Dixon Street, Observatory.
- S38(4) NID: Erven 842, 843, 2780 and 4563, 93 Voortrek Street, Swellendam.

8.2 Report back on Stop Works Orders and Charges:

CSc to report back at the next BELCom meeting to be held on 11 August 2022.

8.3 Formal Protection of Buildings refused for Demolition

Nothing to report.

**8.4 Erf 149294, 3 Dock Road, Union Castle Building, Waterfront
HM/WATERFRONT/ERF 149294**

Case No: 21072020TZ0724E

An urgent letter from Mr Mike Scurr to HWC dated 27 July 2022 was tabled.

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

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection on Thursday, 28 July 2022 at 14:00 (HvdM, DB and WP).

TZ

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 20746, 166-170 Main Street, Paarl.
- Proposed Total Demolition on Erf 710-RE, 3 Leicester Grove, Green Point.
- Proposed Restorations on Erf 5943, 8 Thomas Street, Simons Town.
- Erf 149294, 3 Dock Road, Union Castle Building, Waterfront.

9.5 Site Inspections Undertaken

None

10. Appointments

None

MATTERS DISCUSSED

11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS

11.1 None

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

12.1 Proposed Total Demolition on Erf 20746, 166-170 Main Street, Paarl: NM HM/ CAPE WINELANDS/ DRAKENSTEIN/ PAARL/ ERF 20746

Case No: 22062704CH0630E

Application documents were tabled.

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection on 2 August 2022 at 14:30 (HvdM, DB and WP).

CH

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

Case No: 22062307RG0628E

Application documents were tabled.

Mr Robin George introduced the case.

Mr Stuart Burnett (Green Point Ratepayers & Residents Association) was present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is a grade III resource and is situated inside an HPOZ.
- CoCT supported the proposals, based on the engineer's report.
- Green Point Ratepayers and Residents Association reluctantly supported the proposals.
- It was noted that the engineer's report is lacking in solid evidence to support the motion for total demolition.
- The Committee cannot consider a demolition application within an HPOZ without a proposal for a replacement structure.
- The case officer to liaise with Mr Burnett (Green Point Ratepayers & Residents Association) to arrange access to other neighbouring structures that reported structural damage linked to the adjacent development.

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection once access has been arranged to the subject property as well as neighbouring affected properties (HvdM, DB and WP).

Further information is required in terms of the heritage significance of the structure proposed for demolition and its context.

RG

12.3 Proposed Total Demolition on Erf 55193,24 Bishoplea Road, Claremont: NM HM/ CAPE TOWN METROPOLITAN/ CLAREMONT/ ERF55193

Case No: 22070704KB0708E

CSn recused himself and logged off from MS Teams. CSn re-joined the meeting as an observer and did not participate in discussion or decision taking.

Application documents were tabled.

Ms Khanyisile introduced the case.

Mr Johan Cornelius (heritage consultant), Mr Piet Louw (architect and urban designer), Dr Benjamin Herr (I&AP), Ms Lydia van der Merwe (Upper Claremont and Residents and Ratepayers Association) and Ms Louise Hyde (Upper Claremont and Residents and Ratepayers Association) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is not conservation worthy and is situated outside an HPOZ.
- CoCT supported the proposals.
- CIBRA did not support the proposals.
- The Committee noted the concerns of the neighbours.
- It is noted that an application was submitted in 2020 to CoCT for the Claremont Village Special Area to be declared an official HPOZ. The subject site is located within this proposed conservation area.

FURTHER REQUIREMENTS:

1. The proposed demolition of the existing structure can be supported provided that a replacement structure is approved by HWC.
2. A proposal for a replacement structure was tabled, as well as heritage indicators which propose an urban intervention which would make a positive connection to the townscape. However, concerns were raised about the proposed replacement structure in terms of overall height, location of the footprint, resolution of balcony elements (recessed balconies vs lighter, partly open veranda structures), integration of the proposed fourth floor roofscape with the lower part of the proposed structure.

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/ STELLENBOSCH/ ERF 875

Case No: 22012801CH0225E

DB recused himself and logged off from MS Teams.

Application documents were tabled.

Ms Chane Herman introduced the case.

Mr Stuart Hermansen (architect), Ms Patricia Botha (Stellenbosch Interest Group) and Ms Claire Erasmus (Stellenbosch Interest Group) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- Stellenbosch Interest Group proposed an IIIB grading.
- Stellenbosch Municipality did not comment within the 30-day commenting period.
- Stellenbosch Interest Group did not comment within the 30-day commenting period but submitted their comments with recommendations 12 days late. The Committee noted the recommendations submitted by Stellenbosch Interest Group.
- DOCOMOMO did not comment within the 30-day commenting period. Their comments were received on 19 April 2022 and are substantially in accordance with the recommendations made by the Stellenbosch Interest Group.
- Stellenbosch Heritage Foundation did not comment within the 30-day commenting period.
- The accuracy of the floor to ceiling heights of the garage as shown in the proposal was queried, based on comparison of original drawings with the proposal.
- Mr Hermansen undertook to do a proper measuring up of the structure.

FURTHER REQUIREMENTS:

1. The drawings are to correctly reflect the existing structure, and all new work to be clearly and correctly indicated.
2. The windows should extend up to under the eaves and read as planes, not as punctured openings and be of steel (or aluminium) of proportions to match existing.
3. The garage doors are to be maintained as part of heritage character.
4. The proposed new roof is to be aligned in the same direction as the existing main house roof as proposed by SIG and DOCOMOMO.

CH

13.2 Proposed Additions and Alterations on Erf 2203, 14 Sidmouth Avenue, Oranjezicht: NM HM/ CAPE TOWN METROPOLITAN/ ORANJEZICHT/ ERF 2203

Case No: 22060804MS0707E

Application documents were tabled.

Ms Muneerah Solomon introduced the case.

Mr Andrew Nimmo (architect) was present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The site has not yet been formally graded and is directly opposite an HPOZ.
- CoCT supports the proposals.
- CIBRA did not support the proposals.
- The committee noted that the proposed alterations and additions would have minimal impact on the adjacent HPOZ.

RECORD OF DECISION:

The Committee resolved to approve the application as not negatively impacting on heritage significance, provided that following conditions are addressed:

1. That the garage profile be lowered.
2. The horizontality of the historical building be respected.

Revised drawings to be submitted to HWC for permitting.

MS

13.3 Proposed Additions and Alterations on Erf 27353, 38 Cranko Road, Observatory: NM HM/ CAPE TOWN METROPOLITAN/ OBSERVATORY/ ERF 27353

Case No: 22061325RG0705E

Application documents were tabled.

Mr Robin George introduced the case.

Mr Marc Turok (Observatory Civic Association) and Ms Kirsten Burgess (architect) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is a grade III resource and is situated inside an HPOZ.
- CoCT supported the proposals.
- Observatory Civic Association did not support the proposals.

- The subject building forms part of an early 20th c. Victorian single storey terrace of four units, all of which display minor alterations, e.g. change of roofing material and addition of street boundary walls and fences.
- The committee noted that the proposed addition was in accordance with general guidelines for additions to row housing in heritage areas and that there would be no negative impact on heritage significance.

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawings numbered DNH - ERF 27353 -SK21.01 dated 9 November 2021 prepared by Kirsten Burgess Architects, as not negatively impacting heritage significance.

RG

13.4 Proposed Restorations on Erf 5943, 8 Thomas Street, Simons Town: NM/MH/CAPE TOWN METROPOLITAN/SIMONS TOWN/ERF 5943

Case No: 19051708AS0517E

Application documents were tabled.

Mr Thando Zingange introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is a grade IIIA resource and is situated inside an HPOZ.
- CoCT did not support the proposals.
- Muizenberg Historical Society did not comment within the 30-day commenting period.
- The building is known as 'Alfred Hall' and was built by Scottish Freemasons in the late 19th c.
- The site is of social and historical significance: the hall was also open for use by the local Jewish and Muslim communities. In the 1940s the site became the 'non-European' community hall until forced removals in the 1960s put an end to this.
- An Assessment Report prepared for CoCT in 2011 recommended that minor repairs not be done in a piecemeal fashion but be guided by a scope of works for overall restoration.

FURTHER REQUIREMENTS:

1. The Committee requires that a defined scope of works and an appropriate methodology be submitted. Proposed minor repairs are to be documented in the light of a comprehensive proposal for overall restoration of the historic structure.
2. The Committee requires that the above information be prepared by an architect with the requisite heritage experience in working with structures of this significance.
3. The Committee resolved to undertake a site inspection upon receipt of this additional information.

TZ

14 HERITAGE AREAS: SECTION 31 CONSENT APPLICATIONS

14.1 Proposed New Residential Dwelling on Erf 419, 40 Longmarket Street, Stanford: NM HM/ OVERBERG/ OVERSTRAND/ STANFORD/ ERF 419

Case No: 22042807CH

Application documents were tabled.

Ms Chane Herman introduced the case.

Mr Grant Anderson (architect) was present and took part in the presentation and discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- There is an existing building on the site which is a grade III resource. The site is situated inside the Stanford Heritage Area.
- The Committee acknowledges and endorses the concerns raised by the Overstrand Heritage and Aesthetics Committee and the Stanford Heritage Committee regarding the new building proposed for the site.

FURTHER REQUIREMENTS:

1. Scale and articulation of the garage to be of a lesser order architecturally and to be distinct from the house.
2. Inconsistency of fenestration to be addressed.
3. The solid boundary wall on the south corner is not supported. A softer screening element e.g. timber fencing and planting would be supported.

CH

14.2 Proposed Additions and Alterations on Erf 1064, 11 Caledon Street, Stanford: NM HM/OVERSTRAND/STANFORD/ERF 1064

Case No: 22042914TZ

Application documents were tabled.

Mr Thando Zingange introduced the case.

Ms Liz Hochfelden (Stanford Heritage Committee) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is ungraded and is situated inside the Stanford Heritage Protected Area.
- The Overstrand Heritage and Aesthetics Committee (OHAC) raised concerns and did not support the proposals. Amendments were made and revised proposals were supported. Requirements in terms of maximum height were set for the boundary wall.

- The Stanford Heritage Committee initially did not support the proposals, raising concerns about extent and proportion of fenestration. Amendments were made and the revised proposals were supported.

RECORD OF DECISION:

The Committee resolved to approve the application as not negatively impacting heritage significance with the following condition:

1. The solid masonry portion of the boundary wall must be no more than 1.2m as measured from the street side of the wall.
2. The total height of the boundary wall must be no more than 1.8m as measured from the street side of the wall.

Revised drawings to be submitted to HWC for permitting.

TZ

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 Painting and Maintenance at Erf 13162, 92 Main Road, Paarl: NM HM/CAPE WINELANDS/DRAKENSTEIN/PAARL/ERF 13162

Case No: 22052416SJ0530E

Report on the site inspection was tabled.

Ms Sneha Jhupsee introduced the case.

Ms Carolyn Kumbier (owner) and Mr Clive Theunissen (Drakenstein Municipality) were present and took part in the presentation and discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is a grade II resource (Provincial Heritage Site) and is situated inside the Special Character Protected Area Zone of Paarl.
- Painting and maintenance had commenced without a permit.

- HWC conducted a site inspection on 19 May 2022, following which a letter was issued requesting that all work be ceased, and an application be submitted.
- A S.27 application was submitted but considered incomplete. Further information was requested, including drawings and I&AP comment.
- On 29 June an HWC letter was issued to again request that work be ceased, and information be supplied.
- HWC conducted a second site inspection on 19 July 2022 accompanied by two representatives from Drakenstein Municipality.
- The PHS grading was contested by the owner who presented evidence of a regrading to IIB at an IGIC meeting. It was noted that the regrading process never reached a formal conclusion.
- Drakenstein Heritage Foundation supported the submission, stating that repainting of heritage buildings should be dealt with differently to structural interventions.
- Drakenstein Municipality has corresponded with the applicant but have not issued formal comment yet.
- Paarl 300 supported the proposals.

RECOMMENDATIONS:

1. Methods of repair to the historic structure is to be completed with compatible materials being lime mortars and renders, breathable paints and fibre reinforcing where required.
2. A technical specification prepared by a suitably qualified contractor to be submitted to HWC in order for a S.27 permit to be issued.
3. A further S.27 permit to be applied for in future when planning repairs and maintenance, including any work to doors and windows.

SJh

20 OTHER MATTERS

20.1 Portion 14 Farm Kleinfontein 503, Hessequa Conservation Management Plan, Puntjie: MA HM/PUNTJIE/PTN 14 FARM KLEINFONTEIN

Case No: N/A

The updated Conservation Management Plan was tabled.

Jonathan Windvogel introduced the case.

Dr Charlie Boucher (Trustee) was present and took part in the presentation and discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- Minor amendments to be incorporated as following:
 - Portion 14 of Farm Kleinfontein, Puntjie is correct as the property was consolidated in 2019.
 - Under **Section 4. Current Statutory and Management Context: 4.1.4. NHRA Section 36 (Burial Grounds and Graves)**. Heritage Western Cape is the responsible authority and not SAHRA. The responsibility was delegated to Heritage Western Cape by SAHRA.

- It was confirmed that the draft CMP was widely advertised to all possible interested parties.
- Not all BELCom members who were present at the site visit and who had participated in the drafting of the site inspection report were present at this meeting and it was agreed that the matter should be concluded once they have offered comment as well.

HELD OVER:

The matter is being held over to the next BELCom meeting to be held on 11 August 2022.

JW

20.2 Proposed Redevelopment of Erf 13355, 230 Victoria Street, Woodstock: MA HM/CAPE TOWN METROPOLITAN/WOODSTOCK/ERF 13355

Case No: 21012606TZ0128E

A Tribunal ruling was tabled.

Ms Penelope Meyer introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The omission of the expressive roof element of the building to enable the revised design to meet the height restriction is unfortunate.

ENDORSEMENT OF TRIBUNAL DECISION:

The Committee agrees that the appearance of the revised development as reflected in drawings numbered 00_801, 20_801, 20_802, 20_803, 20_804, 20_805, 20_806, 20_807, 20_808, 20_809, 20_8010, 21_801, 21_802, 21_803, 22_801 and 22_802 of Rev 07 is generally in accordance with the drawings date stamped 20 May 2021 and that the new drawings be stamped accordingly.

TZ

21. NON-COMPLIANCE

21.1 None

22. ADOPTION OF RESOLUTIONS AND DECISIONS

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

23. CLOSURE

The meeting closed at 16:05

24 DATE OF NEXT MEETING: 11 August 2022

MINUTES APPROVED AND SIGNED BY:

CHAIRPERSON _____

DATE _____

SECRETARY _____

DATE _____