

**Approved Minutes of the Meeting of Heritage Western Cape
Built Environment and Landscape Permit Committee (BELCom)
Commenced at 08:30 and held on Wednesday, 28 September 2022 via
Microsoft Teams**



1. Opening and Welcome

The Chair, Mr Graham Jacobs, officially opened the meeting at 08:30 and welcomed everyone present.

2. Attendance

Committee Members:

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

Members of Staff:

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

Visitors:

Mr Stuart Hermansen
Ms Adelaide Combrink
Ms Reinet Krige
Mr Paul Naylor
Mr Chris Snelling
Mr Mike Scurr
Ms Kirstin Meiring

Ms Claire Erasmus
Mr Johan Cornelius
Ms Shirley Diane Knibbs
Mr Dries Venter
Ms Ursula Rigby
Mr Johan Swanepoel
Mr Macio Miszewski

Apologies

Prof Walter Peters (WP)

Absent

None

4. Approval of Agenda

4.1 Dated 28 September 2022.

The Committee approved the agenda dated 28 September 2022.

5. Approval of Minutes of Previous Meetings

5.1 BELCom Minutes dated 13 September 2022

The Committee reviewed the minutes dated 13 September 2022 and resolved to approve them with minor amendments.

6. Disclosure of conflict of interest:

6.1 Recusals

- DB: item 13.2

7. Confidential Matters

None

8. Administrative Matters

8.1 Outcome of the Appeals and Tribunal Committees

The Committee noted the following Appeal matter:

- Alterations and Partial Demolition on Erf 3480, 35 Bosman Street, Stellenbosch

The Committee also noted the following Tribunal matter:

- Erf 353, 6 Kloof Road Sea Point Cape Town

8.2 Report back on Stop Works Orders and Charges:

- Portions 10 & 129 of the farm Welmoed no. 468 - Annandale Road, Stellenbosch

8.3 Formal Protection of Buildings refused for Demolition

Nothing to report.

8.4 Compulsory Repair Order

8.4.1 Wupperthal

The compulsory order has been issued on 5 August 2022 to be actioned within 60 days of being issued.

8.4.2 Erf 3362, 634 Main Road Simons Town, "Palace Barracks"

The compulsory order has been issued on 26 September 2022. To be actioned within 72 hours of being issued.

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

Site inspection to the following places were discussed:

- Erf 740, 25 Caledon Street, George
- Pacaltsdorp
- Various Moravian Mission Stations between Mamre and Wupperthal

9.5 Site Inspections Undertaken

- Erf 3362, 634 Main Road Simons Town, "Palace Barracks"

- 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** None

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

- 13.1 Proposed Additions and Alterations on Erf 15679, 24 Kingsley Street, Salt River: MA HM/ CAPE TOWN METROPOLITAN/ SALT RIVER/ ERF 15679**

Case No: 22042008CH0512E

Application documents were tabled.

Ms Chane Herman introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is a grade IIIIC resource and situated outside an HPOZ.
- Salt River Historical Society supports the proposals.
- CoCT does not support the proposals.
- The vertical extension of this terrace house is to set an appropriate precedent for others in the row to follow.
- Plaster moulding details to the stoep screen wall to be similar to neighbouring examples.
- The Committee however recommends that the copings of the flanking new veranda side walls be angled to match the first-floor veranda roof line.

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawings numbered W-01, Revision A, dated July 2022 and prepared by Joshua Conrad Architects as substantially having met previous requirements.

CH

13.2 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 (heritage consultant) 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 proposes an IIIB grading.
- Stellenbosch Municipality did not comment within the commenting period.
- Stellenbosch Heritage Foundation did not comment within the commenting period.
- Stellenbosch Interest Group did not comment within the commenting period and commented on 17 January 2022 i.e. which was 12 days late with recommendations.
- Docomomo comments were received on 19 April 2022 and are substantially in accordance with the recommendations made by the Stellenbosch Interest Group.

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawings numbered 2021/14-002 to 2021/14-007, Revisions 1, 2 and 3, dated March 2021 and prepared by Andre Franzsen and Associated – Consulting Engineering Services as having met previous requirements.

CH

13.3 Proposed Additions and Alterations on Erf 3671, 33 Belmont Avenue, Oranjezicht: MA HM/ CAPE TOWN METROPOLITAN/ ORANJEZICHT/ ERF 3671

Case No: 22051916MS0531E

Application documents were tabled.

Ms Muneerah Solomon introduced the case.

Ms Adelaide Combrink (CoCT) and Mr Johan Cornelius (heritage consultant) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is a grade IIIB resource and situated inside an HPOZ.
- CoCT does not support the proposals.
- CIBRA does not support the proposal in principle.

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawings numbered 01,02,03,04 Rev 03 dated 23 August 2022 drawn by Gerd Weideman Architects as having met the Committee's earlier concerns. This approval is conditional on the new timber fenestration and doors being matched like for like with the existing (with the exception of accommodating double glazing) and that this work be monitored by an architect with appropriate heritage experience. A closeout report by this architect is to be submitted to HWC within 30 days of practical completion.

MS

13.4 Proposed Additions and Alterations on Erf 158, 22 Beach Road, Melkbosstrand: NM HM/ CAPE TOWN METROPOLITAN/ MELKBOSSTRAND/ ERF 158

Case No: 22061328RG0823E

Application documents were tabled.

Mr Robin George introduced the case.

Ms Reinet Krige (applicant), Ms Shirley Diane Knibbs (owner) and Mr Paul Naylor (Friends of Blaauwberg Conservation Area) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is a grade IIIC resource and situated outside an HPOZ.
- CoCT did not state Support or Objection as they only agree with certain parts of the application.
- Friends of Blaauwberg Conservation Area does not support the proposals.

RECORD OF DECISION:

The Committee cannot approve unauthorised work. However, this unauthorised work has not been of a nature that has impacted what remains of the heritage significance of this building. Consequently, the Committee recommends that charges not be laid for this work.

The Committee resolved to approve the proposed work as indicated on drawings numbered 000158/01/01 & 000158/01/02, dated 12 June 2022 and prepared by Lynette Schoonwinkel as not negatively impacting heritage significance.

RG

13.5 Proposed Additions and Alterations on Erf 1000, 29 Marmion Road, Oranjezicht: MA HM/ CAPE TOWN METROPOLITAN/ ORANJEZICHT/ ERF 1000

Case No: 22071303TZ0714E

Application documents were tabled.

Mr Thando Zingange introduced the case.

Ms Ursula Rigby (heritage consultant), Mr Macio Miszewski (architect), Mr Johan Swanepoel (BMA) and Ms Adelaide Combrink (CoCT) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is a grade IIIB resource and situated outside an HPOZ.
- CoCT does not support the proposals.
- CIBRA supports the proposals in principle.

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawings numbered C100/ C200 & C201 Rev 02 dated 16 May 2022 prepared by VDMMA as having met previous requirements.

TZ

13.6 Erf 149294, Union Castle Building, 3 Dock Road, V&A Waterfront: MA HM/CAPE TOWN METROPOLITAN/V&A WATERFRONT/ERF 149294:

Case No: 22071303TZ0714E

Method statement, suggested heritage process, temporary closure and first floor waterproofing were tabled.

Mr Thando Zingange introduced the case.

Mr Mike Scurr (heritage practitioner) and Ms Kirstin Meiring (Richard Summers Incorporated) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The site was graded IIIB in 2020 and currently graded IIIA by CoCT and situated inside HPOZ.

RECORD OF DECISION:

The Committee resolved to approve the emergency application as indicated in the Method Statement dated September 2022 and on drawings numbered SK2022-09-01-001 & SK20220901-002, dated 1 September 2022 and prepared by LH Consulting Engineers as having met HWC requirements stipulated on 31 August 2022.

This approval is conditional on the following:

1. That a meeting is held on site with members of HWC's BELCom and the independent monitoring consultants prior to the emergency work commencing.

2. That Mr Mike Scurr representing RSA Architects and Mr L. Naidoo representing Henry Fagan Consulting Engineers monitor this work. The input of Mr Roger Joshua of Joshua Conrad Architects will not be necessary.
3. That regular interim monitoring reports by the independent monitoring consultants are submitted to HWC to keep it fully informed of the work as it proceeds.
4. That should any deviation from the approved documentation be required, that the independent monitoring consultants immediately inform HWC accordingly.

TZ

14 HERITAGE AREAS: SECTION 31 CONSENT APPLICATIONS

14.1 None

15 PROVINCIAL PROTECTION: SECTION 29 PERMIT

15.1 None

16 PROVINCIAL PROTECTION: SECTION 28 REFUSAL

16.1 None

17 HERITAGE REGISTER: SECTION 30 PROCESS

17.1 None

18 PUBLIC MONUMENTS & MEMORIALS: SECTION 37 PROCESS

18.1 None

19 REQUESTS FOR OPINION/ADVICE

**19.1 West Coast National Park: VOC Beacon: NM
HM/WEST COAST/ WEST COAST NATIONAL PARK/ GEELBEK / FARM 360 / VOC BEACON**

Case No: 22082301

Site inspection report and concept plans were tabled.

Ms Stephanie Barnardt introduced the case.

Mr Dries Venter (Chair of West Coast National Park Rangers) was present and took part in the discussions.

ADVICE:

The Committee suggests that the proposals tabled for feedback are pre-emptive, in that they form part of a much larger picture that as yet is to be properly understood and addressed holistically. It would also need to be clearly shown that the condition of the beacon warrants protection in the form of a shelter that would inevitably have an impact on a sensitive environment.

The Committee supports the ongoing engagement that the park rangers have with WCNP management to address these points especially regarding the recording and interpretation of the Park's heritage resources. The Committee agrees that these are currently under-represented and need to form part of a more comprehensive overarching management plan.

SB

**19.2 Wenga Farm, Erf 17763 RE Kommetjie: NM
HM/KOMMETJIE/WENGA FARM**

Case No: None

Ms Penelope Meyer introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- CoCT has graded the building grade IIIB.

COMMENT:

The applicant to submit a heritage application for the demolition of the building, and also check whether a new development would trigger NHRA Section 38 (Heritage Impact Assessments).

PM

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 : 13:35

24 DATE OF NEXT MEETING:

13 October 2022

MINUTES APPROVED AND SIGNED BY:

CHAIRPERSON _____

DATE _____

SECRETARY _____

DATE _____

Annexure S11

HERIATAGE WESTERN CAPESITE INSPECTION REPORT DATE: 22 SEPTEMBER 2022

Reference: HM/CAPE TOWN METROPOLITAN/ SIMONS TOWN/ ERF 3362

Location: Erf 3362, 634 Main Road, Palace Barracks, Simons Town

Grading: II (Provincial Heritage Site)

HPOZ status: Inside Simons Town HPOZ

Registered owner: **TBC**

Date of inspection: Thursday 22 September 2022 @ 11:00

HWC representatives: Ms Penelope Meyer – Deputy Director
Ms Waseefa Dhansay – Assistant Director
Ms Muneerah Solomon – Heritage Officer

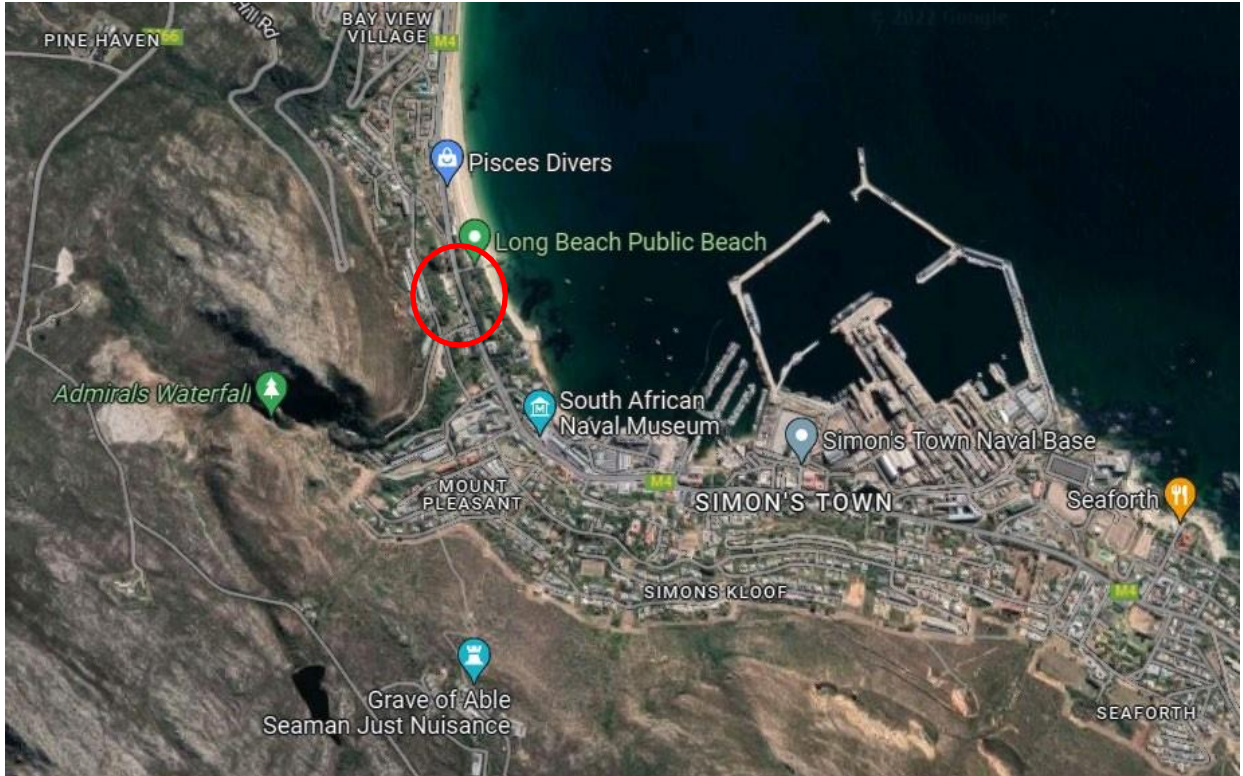
BELCom representatives: Mr Graham Jacobs
Mr Dennis Belter
Ms Helene van der Merwe
Mr Shawn Johnston

Met on site by: Mr Philip Smith – City of Cape Town Commander
Visser – South African Navy Commander Matlhape –
South African Navy Commander Steyn (Curator at
Navy Museums) Warrant officer Rossiter – South
African Navy

Reason for site inspection: HWC was alerted by the City of Cape Town of the collapse of a portion of the structure which took place in the early hours of 20 September 2022. BELCom members were urgently contacted to undertake an initial assessment to ensure that the heritage resource is not further damaged or lost.

This report is based on initial findings on site and requires further investigation

LOCALITY PLAN:



APPROVED



HERITAGE SIGNIFICANCE OF THE SITE:

The original building was built c1785 has a fine frontage which faces the bay and was probably an annexed to the original lodging house which eventually became Admirals House. In 1814 it was acquired by John Osmond, a wealthy property owner in the town, who entertained so lavishly that he became known as King John and the building his "Palace". It was later purchased by the British Government as HQ for the Royal Engineers and became known as Palace Barracks. In late 1899 it was converted to a hospital for Boer POW's. Mary Kingsley served and died there. Extensively restored in 2005 as Naval Officers accommodation.

It was declared a National Monument under old NMC legislation on 4 June 1971. Gazette Notice

PALACE BARRACKS.
SIMONSTOWN.

DEPARTMENT OF NATIONAL EDUCATION
No. 913 4 June 1971
DECLARATION OF A NATIONAL MONUMENT
Under section 10 (1) of the National Monuments Act,
(Act 28 of 1969), I, Johannes Petrus van der Spuy,
Minister of National Education, hereby declare the building
known as "Palace Barracks", at Simonstown, to be a
national monument.

Description

The building, now the Naval Officers' Mess, situate in
the Cape Division at Simonstown, being the property
known as "Palace Barracks" (Deeds Registry 748 Simon-
stown), and measuring 2 morgen 457 square roods 12
square feet (Cape Freeholds Vol. 22, No. 7, dated 26
July 1898).

Historical Interest

"Palace Barracks" is architecturally an outstanding late
eighteenth century building. It was probably built in 1785
and since 1886 has been in use as military barracks, and
later as a naval officers' mess.

J. P. VAN DER SPUY, Minister of National Education.

DEPARTEMENT VAN NASIONALE OPVOEDING
No. 913 4 Junie 1971
VERKLARING VAN NASIONALE
GEDENKWAARDIGHEID

Kragtens artikel 10 (1) van die Wet op Nasionale
Gedenkwaardighede, 1969 (Wet 28 van 1969), verklaar ek,
Johannes Petrus van der Spuy, Minister van Nasionale
Opvoeding, hierby die gebou, bekend as "Palace
Barracks", in Simonstad tot nasionale gedenkwaardigheid.

Beskrywing

Die gebou, tans die Vlootoffisiersmenasie, geleë op 'n
stuk grond geleë in die afdeling Kaap, in Simonstad,
synde die eiendom bekend as "Palace Barracks" (Akte-
registrasienommer 748 Simonstad), en groot 2 morg 457
vierkante roede 12 vierkante voet (Kaapse Vrypagte Bd
22, No. 7, gedateer 26 Julie 1898).

Historiese Belang

"Palace Barracks" is argitektonies in 'n uitstekende
laai-agiende-eeuse gebou. Dit is waarskynlik in 1785
gebou en is van 1886 af as militêre barakke en later as
vlootoffisiersmenasie gebruik.

J. P. VAN DER SPUY, Minister van Nasionale
Opvoeding.

Noted in register

For desmission R 29/9/71

APPR



1988 image, Andre Pretorius Collection, Stellenbosch University -
<http://hdl.handle.net/10019.2/1352>



On site findings:

A partial collapse of the wall, ground and first floors on the northern section of the building (circled in red on the locality map) was observed. Representatives of the SA Navy confirmed that it had occurred in the early morning hours of Tuesday 20 September 2022. It was observed that a section of the remaining wall was unsteady. In addition, there was loose roof sheeting which presents a danger to the remaining structure.

It was also noted that the building shows signs of severe water problems, with a lack of provision of weep holes to allow water to escape. It is located on a steep slope in an area of Simon's Town where there is a lot of water coming down the Mountain. The entire building appears to be very neglected and requires urgent maintenance.





Additional Notes:

The images below were shown to HWC on site and provided by the SA Navy. The images are reported to have been taken the afternoon prior to the collapse of the structure. From the images it is evident that major damp issues given the lack of regular and routine maintenance on the site taking place. It was reported to HWC that the last restoration work took place in 2004



