

**Approved Minutes of the Meeting of Heritage Western Cape  
Built Environment and Landscape Permit Committee (BELCom)  
Commenced at 08:30 and held on Wednesday, 22 February 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)  
Mr Shawn Johnston (SJ)  
Mr Siphiwo Mavumengwana (SM)  
Mr Graham Jacobs (GJ)  
Ms Heidi Boise (HB)  
Ms Athenkosi Njoba (AN)

**Members of Staff:**

Ms Penelope Meyer (PM)  
Ms Aneeqah Brown (AB)  
Mr Olwethu Dlova (OD)  
Ms Colette Scheermeyer (CSc)  
Ms Cecilene Muller (CM)  
Ms Zikhona Sigonya-Ndongeni (ZSN)  
Ms Nuraan Vallie (NV)  
Ms Chane Herman (CH)  
Ms Corné Nortje (CN)  
Ms Sneha Jhupsee (SJ)  
Mr Robin George (RG)  
Mr Thando Zingange (TZ)  
Mr Michael Janse van Rensburg (MJvR)  
Mr Yaseen Samodien (YS)  
Ms Stephanie Barnardt (SB)

**Visitors:**

Mr Henry Aikman  
Mr Philip Smith  
Mr James Frost  
Mr So-Dieq Smith  
Mr Johan van Zyl  
Mr Michael Minnie  
Mr Roshan Nagin  
Mr Rouan Theart  
Ms Sandra Sharpe  
Ms Charnelle Kluth

Mr Anthony Silberberg  
Mr Conrad Janse van Rensburg  
Mr Peter Costopoulos  
Mr Clive Theunissen  
Mr Fazel Felton  
Mr Alexis van der Merwe  
Ms Doryn Schreuder  
Ms Sedica Davids  
Ms Marise Grobler  
Ms Phakamisa Mohaila

**Apologies**

None

**Absent**

None

#### **4. Approval of Agenda**

##### **4.1 Dated 22 February 2023.**

The Committee approved the agenda dated 22 January 2023.

#### **5. Approval of Minutes of Previous Meetings**

##### **5.1 BELCom Minutes dated 31 January 2023**

The Committee reviewed the minutes dated 31 January 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 Additions and Alterations on Boschendal cellar building, off R310, Dwars River Valley, Farm 10, 167 Stellenbosch.
- Proposed Partial Demolition, Additions and Alterations on Erf 3035, 51 Bryant Street, Bo-Kaap.
- Proposed Redevelopment of Erven 3080 & 3081, 220-222 Upper Buitengracht Street, Bo-Kaap.
- To proceed with the 60 days public participation process in terms of S 27(8)(a)(b) and (c) of the NHRA: Re 32564 Athlone Power Station.
- Proposed Cultivation of Agricultural Crops and Associated Infrastructure, 300mm high polytunnels, 1.8m high permeable perimeter fence, CCTV perimeter and PTZ security cameras and the construction of underground irrigation systems, stormwater system and pump house on Portion 10 and 129 of Farm Welmoed Estate 468, Stellenbosch.

##### **8.2 Report back on Stop Works Orders and Charges**

Nothing to report.

##### **8.2.1 Erf 149294-Re, Union Castle Building, Dock Road, V&A Waterfront**

- The Committee resolved to undertake a site inspection on Thursday, 2 March 2023 at 14:30 (DB, GJ, HvdM, HB, & AN).

##### **8.3 Formal Protection of Buildings refused for Demolition**

Nothing to report.

##### **8.4 Compulsory Repair Orders follow up**

For noting.

**8.4.1 Moravian Church management i.t.o. the response for Wupperthal**

For noting.

**8.4.2 Palace Barracks, Simon's Town**

For noting.

**8.5 Rules of the meeting**

PM introduced updated rules of engagement at the meeting for the Committee to note.

**8.6 Commonwealth War Graves Commission**

It was agreed that HB and HvdM would represent BELCom at future meetings of this Commission.

**8.7 V&A Waterfront Pump House and Power Station**

The matter to be tabled at the next BELCom meeting to be held on 16 March 2023.

**8.8 Accusation of the former BELCom Chair Unfounded allegations made against BELCom**

The matter to be referred to the next Council meeting for discussion.

**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**

- Conservation Management Plan for Boschendal Historic Core Precinct, Stellenbosch (with IACom).
- Proposed Total Demolition on Erf 17763-Re, Wenga Farm, 21 Kommetjie Road, Sunnydale.
- Proposed Additions and Alterations on Erf 55917, 9 Morris Road, Claremont.
- Proposed Additions and Alterations on Erf 149294-Re, Forum Building, Dock Road, Pierhead Precinct, V&A Waterfront.
- Proposed Additions and Alterations on Erf 149294-Re, Union Castle Building, Dock Road, Pierhead Precinct, V&A Waterfront.
- Proposed Additions and Alterations on Erf 65048, 24 Gibson Road, Kenilworth.

**9.5 Site Inspections Undertaken**

- Proposed Additions and Alterations on Erf 165350, 21 Sussex Road, Observatory.

**10. Appointments**

None

## MATTERS DISCUSSED

### 11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS

#### 11.1 Conservation Management Plan for Boschendal Historic Core Precinct, Stellenbosch: NM HM/CAPE WINELANDS/STELLENBOSCH/ BOSCHENDAL

Case No: N/A

Conservation Management Plan prepared by Rennie Scurr Adendorff was tabled.

##### **FURTHER REQUIREMENTS:**

The Committee resolved to undertake a site inspection with IACom on Friday, 10 March 2023 (HvdM, GJ, HB and AN).

SB

#### 11.2 Proposed Additions and Alterations on Erf 183, 34 Church Street, Tulbagh: NM HM/ CAPE WINELANDS/ WITZENBERG/ TULBAGH/ ERF 183

Case No: HWC22112211KB1122

Application documents were tabled.

Mr Thando Zingange introduced the case.

Mr Henry Aikman (heritage consultant) and Mr Anthony Silberberg (neighbour, No. 34 Church Street) were 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.
- The application does not involve work on the Church Street façade.
- The Witzenberg Municipality supports the proposal.
- The Tulbagh Valley Heritage Foundation supports the proposal, but with concerns.
- An objection was received from Mr Anthony Silberberg (No 34 Church Street).

##### **FURTHER REQUIREMENTS:**

1. The Committee agrees that the door between the lounge and dining room is to remain unaltered.
2. While the Committee has no concerns in principle with the rest of the proposed alterations, it is the manner in which they are designed and detailed that requires further work. For example, there needs to be stylistic consistency between the old and new while ensuring that the new differs subtly from the old.
3. Detailed drawings of the various interventions are to be provided, i.e. the shower floor to be installed over an existing timber floor, new openings and materials specified.
4. The applicant is to use lime mortars and renders along with other compatible material during renovations.

KB

**11.3 Proposed Conservation Management Plan of Drostdy Museum Complex, Swellendam  
HM/OVERBERG/SWELLENDAM/ERF 2920**

**Case No:** N/A

Conservation Management Plan documents were tabled.

Mr Thando Zingange introduced the case.

**HELD OVER:**

The item is held over to the next BELCom meeting to be held on 16 March 2023 as the applicant must be present.

TZ

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

**12.1 Proposed Total Demolition on Erf 17763-Re, Wenga Farm, 21 Kommetjie Road, Sunnydale: NM  
HM/ CAPE TOWN METROPOLITAN / KOMMETJIE / ERF 17763-RE PTN 5**

**Case No:** SJ0702

Application documents were tabled.

Ms Sneha Jhupsee introduced the case.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The site has a proposed grading of IIB and is not in an HPOZ.
- The existing farmhouse is seen as one of a few surviving early 20<sup>th</sup> C farmhouses along Kommetjie Road. However, it is in a poor condition and would require much repair work.
- The site is large (over 20 000m<sup>2</sup>) and extensive building work is being proposed.
- The CoCT does not support the application to demolish, but is not opposed to further development, which should be assessed under S.38 and not S.34. A NID is to be submitted.

**FURTHER REQUIREMENTS:**

The Committee resolved to undertake a site inspection on Thursday, 2 March 2023 at 11:00 (DB, GJ, HB, AN, HvdM).

SJh

**12.2 Proposed Total Demolition on Erf 55917, 9 Morris Road, Claremont: NM  
HM/ CAPE TOWN METROPOLITAN/ CLAREMONT/ ERF 55917**

**Case No:** HWC23011607KB0117E

Application documents were tabled.

Mr Thando Zingange introduced the case.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The subject building is listed as Not Conservation Worthy and is not in a declared HPOZ. CoCT did not comment.
- The Upper Claremont Residents and Ratepayers Association objected to the application on the grounds that the proposed development has not been made available for comment. Further a tree survey is requested and protection of the treescape.
- UCRRA presented a case for the heritage character of the Morris Road environs along which is located significant IIIA and IIIB buildings, even if it falls outside the proposed Claremont Village heritage protected area.

**FURTHER REQUIREMENTS:**

The Committee resolved to undertake a site inspection Thursday, 2 March 2023 at 13:15 (DB, GJ, HB, AN, HvdM).

**KB**

**12.3 Proposed Total Demolition on Erf 710-RE, 3 Leicester Grove, Greenpoint: MA  
HM/ CAPE TOWN METROPOLITAN/ GREEN POINT/ ERF 710-RE**

**Case No:** 22062307RG0628E

Application documents were tabled.

Mr Robin George introduced the case.

Mr Peter Costopoulos (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 is 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 HPO's to prevent heritage loss.

**FURTHER REQUIREMENTS:**

The applicant is requested to place the building in its spatial context to assist the Committee in assessing the impact on the HPOZ.

RG

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

**13.1 Proposed Additions and Alterations on Erf 65048, 24 Gibson Road, Kenilworth: NM HM/ CAPE TOWN METROPOLITAN/ KENILWORTH/ ERF 65048**

**Case No:** HWC23010306CH0119

Application documents were tabled.

Ms Chane Herman introduced the case.

Mr Philip Smith (CoCT) was present and took part in the discussion.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The building is a Grade IIIC resource and is situated outside an HPOZ.
- The Committee noted the further requirements submitted by CoCT.
- The Lower Kenilworth Improvement District support the pool room, domestic quarters and the carport in principle, but not the stoep extension and enclosure.
- The Lower Kenilworth Improvement District noted that they were not included in comment regarding the LUM application, which had already been approved prior to their having sight of the proposals.
- The Committee noted that no heritage motivation was provided by the applicant.

**FURTHER REQUIREMENTS:**

The Committee resolved to undertake a site inspection on Thursday, 2 March 2023 at 12:00 (DB, GJ, HB, AN, HvdM).

CH

**13.2 Proposed Additions and Alterations on Erf 149294-Re, Forum Building, Dock Road, Pierhead Precinct, V&A Waterfront: NM HM/ CAPE TOWN METROPOLITAN / V&A WATERFRONT / ERF 149294-RE**

**Case No:** HWC23012705SJ0130

Application documents were tabled.

**FURTHER REQUIREMENTS:**

The Committee resolved to undertake a site inspection on Thursday, 2 March 2023 at 14:30 (DB, GJ, HB, AN, HvdM).

SJh

**13.3 Proposed Additions and Alterations on Erf 149294-Re, Union Castle Building, Dock Road, Pierhead Precinct, V&A Waterfront: NM  
HM/ CAPE TOWN METROPOLITAN / V&A WATERFRONT / ERF 149294-RE**

**Case No:** HWC23012709SJ0130

Application documents were tabled.

**FURTHER REQUIREMENTS:**

The Committee resolved to undertake a site inspection on Thursday, 2 March 2023 at 14:30 (DB, GJ, HB, AN, HvdM).

**SJh**

**13.4 Proposed Additions and Alterations on Erf 11716, 20 Rose Street, Hoog-En-Droog, Paarl: NM  
HM/ CAPE WINELANDS / DRAKENSTEIN / PAARL / ERF 11716**

**Case No:** HWC22113003SJ1207

Application documents were tabled.

Ms Sneha Jhupsee introduced the case.

Mr Clive Theunissen (Drakenstein Municipality) and Mr Johan van Zyl (architect) were present and took part in the discussions.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The building is a Grade III resource and is situated inside a Special Character Protected Area Overlay Zone.
- The Drakenstein Municipality supports the proposal.
- The Drakenstein Heritage Foundation requires clarity, as previous comments were not attended to. The applicant says there were no previous comments as this was the first submission. They queried the clarity required by DHF and received no response.
- Paarl 300 supports the proposal.
- The case had been tabled at HOMs. Further information was required but not received.

**HELD OVER:**

The matter is referred back to HOMs to meet their requirements as specified (17 January 2023) before the Committee will consider this matter further.

**SJh**



**13.5 Proposed Alterations and Additions, Erf 165350, 21 Sussex Road, Observatory: MA HM/ CAPE TOWN METROPOLITAN/ OBSERVATORY / ERF 165350**

**Case No:** HWC22110904CN1114

The Committee reported back on the site inspection that was undertaken on 14 February 2023. See attached annexure SI1.

Mr Conrad Janse van Rensburg (architect) was present and took part in the discussions.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The building is graded as Not Conservation Worthy and is situated inside an HPOZ.
- The CoCT supports the proposal as not negatively affecting a NCW subject building (but did not offer comment in terms of impacts on the HPOZ).
- The Observatory Civic Association does not support the proposal, and provided detailed comments noting various ways in which the proposal does not respond to the heritage context of the HPOZ.

**FURTHER REQUIREMENTS:**

1. The revised proposal for the roof is still at odds with the surrounding buildings and out of context in the HPOZ.
2. Extension of the sections to include the street levels and confirmation of the existing heights is required.
3. The applicant is requested to place the building in its spatial context to assist the Committee in assessing the impact on the HPOZ.
4. Existing trees to be mapped accurately, identified and retained as far as possible.
5. Boundary wall elevations to be included in the submission.

CN

**13.6 Proposed Alterations and Additions, Erf 131320 ,16 Roberts Road, Woodstock: MA HM/ CAPE TOWN METROPOLITAN/ WOODSTOCK / ERF 131320**

**Case No:** HWC22112210CN1122

Application documents were tabled.

Ms Corne Nortje introduced the case.

Mr So-Dieq Smith (architect) and Mr Faziel Felton (property 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 is situated inside an HPOZ.
- The subject building forms the end unit of a row house assembly, interventions at any one of these may set a precedent for the whole.

- The CoCT does not support the proposal, noting concerns about alterations to the street-facing façade and impacts on historic fabric of interior alterations.
- The Woodstock Residents Association at first supported the proposal (18 Oct 2022), but submitted an amended comment on 5 Dec 2022, withdrawing its support due to unlawful building work having taken place, which has altered the heritage character of the facade. The Woodstock Aesthetics Advisory Body submitted comment on 2 Nov 2022 and does not support the unauthorized fenestration on the street facing façade.

**FURTHER REQUIREMENTS:**

Whilst the Committee cannot condone illegal work, only limited impact on the heritage resource has been executed. The Committee requires that the bathroom window on the street façade be omitted, the windows to be shown as built and the plaster surrounds reinstated. These to be reflected on a revised set of plans which must be submitted to HWC for review and permitting.

CN

**13.7 Proposed Additions and Alterations on Erf 57286, 10 Ripelby Road, Claremont: NM HM/ CAPE TOWN METROPOLITAN/ CLAREMONT/ ERF 57286**

**Case No:** HWC23011207MS0116

Application documents were tabled.

Ms Muneerah Solomon introduced the case.

Mr Michael Minnie (architect), Mr Alexis van der Merwe (Upper Claremont and Residents and Ratepayers Association) and Mr Roshan Nagin (for the architects Frankenfeld & King) were present and took part in the discussions.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The building is a Grade III resource dating from the early 20<sup>th</sup> C and situated outside an HPOZ.
- The CoCT supported the demolition of the existing garage and the interventions to the rear, however the replacement of historic windows is not supported.
- The Upper Claremont and Residents and Ratepayers Association do not object to demolition of the existing garage but had concerns regarding the extent of impacts of interior alterations. UCRRA listed key concerns, which included objection to the removal of the window to the street facing gable and the replacement of historic windows.

**FURTHER REQUIREMENTS:**

1. The fenestration to the street facing gable to remain in shape, form and material.
2. Compatible material in terms of lime, mortars and renders to be used on historic masonry fabric.
3. The Committee supports the comments made by Upper Claremont Ratepayers and Residents Association.
4. The applicant is strongly encouraged to retain the fireplace.
5. Revised drawings to be submitted to HOMs for permitting.

MS

**13.8 Proposed Additions and Alterations on Erf 14563, 270 Main Street, Paarl: MA HM/CAPE WINELANDS/ DRAKENSTEIN/PAARL/ERF 14563**

**Case No:** HWC22111801KB1121

Application documents were tabled.

Mr Thando Zingange introduced the case.

Mr Clive Theunissen (Drakenstein Municipality), Ms Doryn Schreuder (heritage consultant) and Mr Rouan Theart (architect) were present and took part in the discussions.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The building is a proposed PHS and is situated inside a Special Character Protected Area Overlay Zone.
- The Drakenstein Municipality did not support the proposal and required further detail drawings and clarification (September 2022).
- The Drakenstein Heritage Foundation did not support a glazed veranda on the north elevation (August 2022).
- The Paarl 300 did not support the proposal (May and August 2022).
- The applicant submitted a revised proposal addressing the above concerns as well as requirements of this Committee.

**RECORD OF DECISION:**

The Committee resolved to approve the application as indicated on drawing numbered 2-1000;2-1100;2-1101;2-3002-3102-3101;2-3600 & E001 dated 13 February 2023 & 03 February 2022 prepared by LTA architects & IBID as having met the previous requirements.

KB

**13.9 Proposed Additions and Alterations on Erf 45, 8 Onsebaai, Kleinbaai: MA HM/OVERBERG/ OVERSTRAND/KLEINBAAI/ERF 45**

**Case No:** HWC22111102KB1115

Application documents were tabled.

Thando Zingange introduced the case.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The building is recommended as a Grade III C resource and is situated inside an HPOZ.
- The Overstrand Heritage and Aesthetics Committee supports the proposal.

**HELD OVER:**

The item has been removed from the agenda as no response to the Previous Requirements of BELCom was received.

**KB**

**13.10 Proposed Additions and Alterations on Erf 1468, Unit 3 Castle Mansions, Vredehoek: MA HM/ CAPE TOWN METROPOLITAN/ VREDEHOEK/ ERF 1468**

**Case No:** HWC22110808CM1108

Application documents were tabled.

Ms Cecilene Muller introduced the case.

Ms Sedica Davids (owner of Unit 3) was present and took part in the discussions.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The building is a Grade IIIC resource and is situated outside an HPOZ. 1930s, Art Deco style.
- The CoCT supported the proposal in part, however, did not support the proposed roof over the first-floor deck, requiring an open pergola.
- The City Bowl Ratepayers & Residents Association supported the proposal.
- The Greater Vredehoek Heritage Action Group did not comment within the 30-day commenting period.
- The proposal proposes to mirror the approved addition made to the neighbouring unit (S.34 permit dated 15 July 2021). This addition will balance the appearance of the building.

**RECORD OF DECISION:**

The Committee resolved to approve the application as indicated on drawing numbered 102 dated 26 November 2021 and prepared by ACG Architects and Development Planners as not negatively impacting heritage significance.

**CM**

**13.11 Proposed Additions and Alterations on Erf 3792, 1 Risedale Street, Paarl: NM HM/ CAPE WINELANDS/ DRAKENSTEIN PAARL/ ERF 3792**

**Case No:** HWC221107KB1122

Application documents were tabled.

Mr Thando Zingange introduced the case.

Mr Clive Theunissen (Drakenstein Municipality) was present and took part in the discussions.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The building is ungraded and is situated outside a Special Character Protected Area Overlay Zone.
- The Drakenstein Heritage Foundation does not support the proposal.
- The Paarl 300 supports the proposal.

**RECORD OF DECISION:**

The Committee resolved to approve the application as indicated on drawing numbered 4053-01;4053-02 & 4053-3 dated 15 October 2021 prepared by ModH Design as not negatively impacting heritage significance.

**KB**

**13.12 Proposed Additions and Alterations on Erf 7477, 13 Schilpadvlei Road, Constantia: MA HM/ CAPE TOWN METROPOLITAN/ CONSTANTIA/ ERF 7477**

**Case No:** 22092303RG0923E

Application documents were tabled.

Mr Robin George introduced the case.

Mr Mike Scurr (heritage consultant, RSA), Ms Wendy Wilson (heritage consultant, RSA), Mr Philip Smith (CoCT) and Sandra Sharpe (Barbarossa Residents Group) were present and took part in the discussions.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The building is a Grade IIIB resource and is situated outside an HPOZ.
- The CoCT does not support the proposal.
- The Constantia Ratepayers and Residents Association has no objection to the proposal but cannot condone the illegal work which has taken place.
- The Friends of Constantia Valley Greenbelts has no objection to the proposal.
- The Barbarossa Ratepayers Group does not support unauthorized work and expressed concern regarding ongoing and future developments at the site.

**FURTHER REQUIREMENTS:**

1. The Committee requires the owner to appoint a suitably qualified heritage architect with demonstrable experience in restoring structures of this period to recover significance of this heritage resource. This professional is to be approved by HWC prior to work commencing.
2. The mitigation statements provided by RSA to be considered along with recommendations from CoCT and incorporated into remedial work required and presented to this Committee for deliberation.
3. The Committee will adopt a principle that heritage significance must be recovered; this is to be demonstrated in the revised proposal.
4. The suitably qualified heritage architect is to be presented at the BELCom meeting to be held on 16 March 2023.
5. The final proposal to be presented at the BELCom meeting to be held on 31 May 2023.

Failing any of the above, the Committee will recommend that charges to be laid.

**RG**

**13.13 Proposed Alterations and Additions, Erf 48415, Dean Street, Newlands: NM HM/CAPE TOWN METROPOLITAN/NEWLANDS/ERF 48415**

**Case No:** HWC22121910TZ0105

Application documents were tabled.

Mr Thando Zingange introduced the case.

Ms Marise Grobler (heritage consultant) and Ms Phakamisa Mohaila (owner) were present and took part in the discussions.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The proposal concerns rehabilitation of a unique but run-down red brick building older than 60 years, for use as part of the pre-school.
- The school site is graded IIIA and is located within the proposed Newlands Special Area.
- The CoCT supports the application.
- The Newlands Residents Association requested further information regarding the building itself.

**RECORD OF DECISION:**

The Committee resolved to approve the application as indicated on drawings (Grade N Red Brick Building Sketch Plan, Grade N Red Brick Building Sketch Elevations and Section and Grade N Red Brick Building Sketch Elevations drawn by Urban Concepts and dated 11 November 2022) as not negatively impacting the heritage significance.

**TZ**

**13.14 Proposed Alterations and Additions, Erf 199, 11 Jan van Riebeeck Street, Paarl: NM HM/CAPE WINELANDS/DRAKENSTEIN/PAARL/ ERF 199**

**Case No:** HWC23011910TZ0123

Application documents were tabled.

Mr Thando Zingange introduced the case.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The building is graded IIIB and located in the Special Character Overlay Zone of Wellington.
- The alterations to the building, made over time, have been completed.
- Drakenstein Municipality does not object to the application, as heritage resources have not been negatively impacted.

**FURTHER REQUIREMENTS:**

The applicant and/or architect are required to be present at the next BELCom meeting to be held on 16 March 2023.

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** 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 16:00

24 **DATE OF NEXT MEETING:** 16 March 2023

**MINUTES APPROVED AND SIGNED BY:**

  
CHAIRPERSON \_\_\_\_\_

16 March 2023  
DATE \_\_\_\_\_

  
SECRETARY \_\_\_\_\_

16 March 2023  
DATE \_\_\_\_\_

APPROVED



## Annexure S11

### Belcom Site Inspection Report – Erf 165350, 21 Sussex Road, Observatory.

<b>HWC Case Number:</b>	HWC22110904CN1114
<b>Erf No.:</b>	165350
<b>Street Address:</b>	21 Sussex Road, Observatory, Cape Town.
<b>Nature of Application:</b>	NHRA S.34 Application for Alterations & Additions.
<b>Date of Site Visit:</b>	Tuesday, 14 February 2023, 10h00 – 11h00.
<b>HWC BELCom Reps:</b>	Dennis Belter, Hélène van der Merwe.
<b>HWC Staff:</b>	Corne Nortje.
<b>Met on site by:</b>	James (TwoFiveFive Architects).
<b>Grading:</b>	NCW, in a HPOZ.

### Reasons for Site Inspection:

- 1 To assess potential impacts of the proposed alterations including the addition of a third storey on the street context and the on the heritage character of the heritage protected area. The application presented no historical timeline for the existing structure.
- 2 To evaluate the site and proposals with reference to I&AP comments -
  - o City of Cape Town – Supported the application with the view that the subject building itself is not conservation worthy. However, no comment is made about potential impacts on the heritage protected context.
  - o Observatory Civic – Do not support the application, objecting to the lack of design response to and visual dialogue with the heritage context, the excessive proposed height and massing, and insensitive façade treatment.

### Findings of the site inspection & some recommendations: Exterior / Interior

The structure itself is not in good shape and has clearly seen some alterations from the original. No structure is shown on this site on the Mowbray 1902-1912 map confirming that the existing structure is of a slightly later vintage than the surrounding Grade II B and III C buildings, including the adjacent church and manse.

A rectangular footprint is shown on the 1944-1966 Survey (Fig.1), but the cornerstone on the NW corner dated 1911 (Fig.2) confirms the age of the original structure.

The interior of the building has been partitioned into a number of spaces. The large central space contains a timber construction adding a storage loft (Fig.4). The timber floor steps down to a room with a concrete floor in the SE corner of the building



At the back (north side) of the building, there is at present a connection to the neighbouring building at ground and upper storey level and doors giving access to use of the space from the back (Fig.3).

The building plans as presented do not reflect the existing openings, which are to be blocked off, being on the common boundary.

Note the location of the cornerstone (Fig.2 & Fig.3) next to the doorway.



Fig.3 – north wall

The street façade consists of large vertically proportioned windows set at regular intervals. Mezzanine construction, timber floors and street-facing windows can be seen in the view across the interior from the north door (Fig.4).



Fig.4 – view from north door to south/street wall

The west wall as seen from the entrance gate - several structural cracks are apparent (Fig.5).

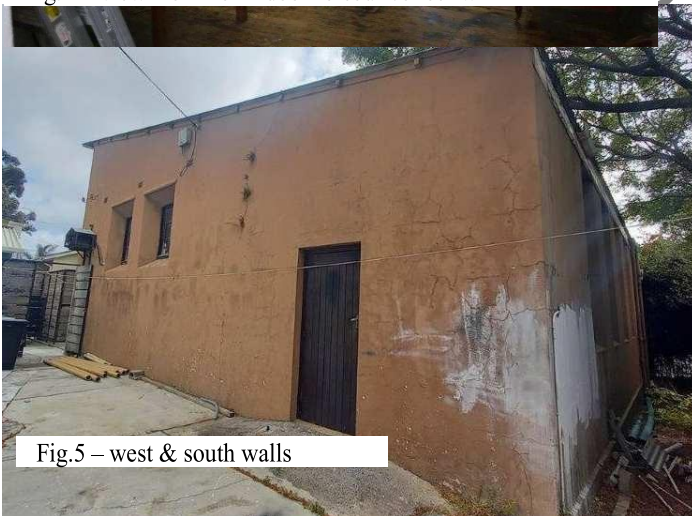


Fig.5 – west & south walls

The east wall (Fig.6) is proposed to be removed entirely at ground floor level (Ground Storey Plan dated 2022-09-16). Supporting structure to be indicated on drawings.

Impacts on mature vegetation to be clarified.



Fig.6 – east wall

### Street façade and Height

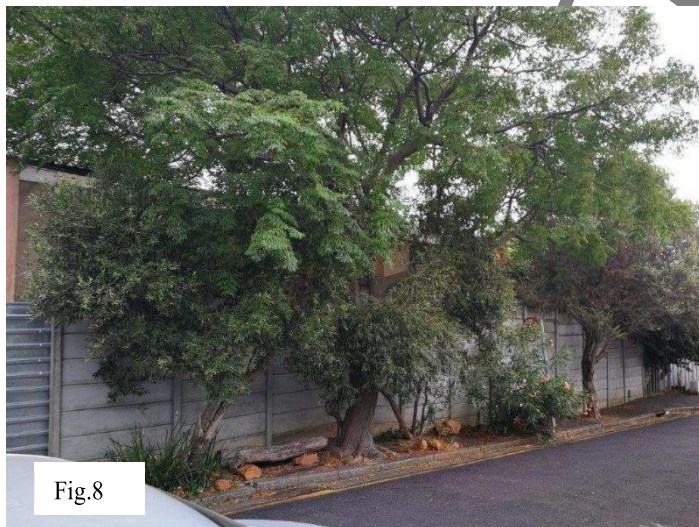
The existing vibracrete boundary fence is excessively high and does not contribute to the heritage context, and neither does the 2m high sheet metal sliding gate.

The line of the existing fascia represents the proposed Third Storey floor level, i.e. the Ground Storey parking area and First Storey residential accommodation fits in below this level (given on drawings as  $2.28\text{m} + 2.58\text{m} = 4.86\text{m}$  above ground storey level).



However, it is not clear that the existing roofline is correctly indicated in relation to the proposed section. Compare west wall (Fig.5) and size of existing standard door in relation to the wall height.

### Boundary treatment and Trees



The street edge is lined with a number of mature trees, shrub and at the east corner a very old bougainvillea (Fig.8).

The trees include some exotics and some indigenous olive trees. The presence of the trees have a positive impact on the streetscape.

Indigenous trees and mature vegetation to either side of the proposed driveway are to be retained.

The proposed alterations and additions are acceptable in principle.

However, the façade treatment and mono-pitch roof profile making for an excessively high street facing parapet, as shown on drawings dated 2022-09-16, are not supported. A double pitched roof that makes for a lower eaves line and detail more in keeping with the roofscape of surrounding buildings would be acceptable. The proposed façade finishes as shown could be amended for better integration. The proposed visually permeable boundary treatment as shown is acceptable and is to comply with the CoCT guidelines for boundaries in an HPOZ.