

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

**Commenced at 08:30 and held on Wednesday, 24<sup>th</sup> February 2021 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 Graham Jacobs (GJ) (Chair)  
Prof Walter Peters (WP)  
Mr Shawn Johnston (SJ)  
Ms Mishkah Collier (MC)  
Ms Helene van der Merwe (HvdM)

**Members of Staff:**

Ms Penelope Meyer (PM)  
Ms Waseefa Dhansay (WD)  
Ms Khanyisile Bonile (KB)  
Ms Sandisiwe Matole (SM)  
Mr Thando Zingange (TZ)  
Ms Stephanie Barnardt (SB)  
Ms Nokubonga Dlamini (ND)  
Mr Olwethu Dlova (OD)  
Ms Zikhona Sigonya-Ndongeni (ZSN)  
Ms Aneeqah Brown (AB)  
Ms Cathy-Ann Potgieter (CAP)  
Ms Colette Scheermeyer (CSc)

**Visitors:**

Ms Sjanel Martin  
Mr Sadaka Jaffer  
Mr Bruce Wilson  
Mr Gordon Metz  
Ms Heidi Boise  
Mr Matt Audinwood  
Ms Quahnita Samie  
Ms Katie Smuts  
Mr Laura Milandri  
Ms Lize Malan  
Ms Berta Hayes  
Mr Chris Snelling  
Ms Ronell Ackermann  
Mr Rolf Annas  
Ms Ute Khulmann  
Ms Jenna Lavin  
Ms Katherine Robinson  
Ms Adelaide Combrink  
Mr Heinrich Le Roux  
Mr Morgan  
Dr Shaun Adendorff

Mr James Wilkinson  
Ms Claire Abrahamse  
Mr Derek Salter  
Mr Ashley Lillie  
Mr Philip Smith  
Ms Katherine Dumbrell  
Mr Henry Aikman  
Ms Ursula Rigby  
Ms Tanja Kruger  
Ms Patricia Botha  
Mr Frederik Litter  
Mr Richard Summers  
Mr Chris Murphy  
Ms Berendine Irrgang  
Mr Trevor Sayer  
Mr Mike Scurr  
Mr Johan Cornelius  
Ms Clotilda Garatsa  
Mr Johan Cornelius  
Mr Steven Boers  
Ms Kathy Dumbrell

### **3. Apologies**

Mr Dennis Belter (DB)

#### **Absent**

None

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

#### **4.1 Dated 24<sup>th</sup> February 2021.**

The Committee approved the agenda dated 24<sup>th</sup> February 2021.

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

#### **5.1 BELCom Minutes dated 27<sup>th</sup> January 2021**

The Committee reviewed the minutes dated 27<sup>th</sup> January 2021 and resolved to approve the minutes with minor amendments.

#### **5.2 BELCom Wupperthal Sub Committee minutes dated 16<sup>th</sup> February 2021**

The Committee reviewed the minutes dated 16<sup>th</sup> February 2021 and resolved to approve the minutes with minor amendments.

### **6. Disclosure of conflict of interest:**

#### **6.1 Recusals**

MC: item 13.5

### **7. Confidential Matters**

7.1 None

### **8. Administrative Matters**

#### **8.1 Outcome of the Appeals and Tribunal Committees**

CAP reported back on the outcomes of the following appeals and tribunals matters:

- Proposed additions and alterations, Erf 86617, 16 Wherry Road, Muizenberg.
- Proposed redevelopment of Erven 45530 and 45531, Nursery Road, Rosebank.
- The Proposed Alterations and Additions of Erf 649, 19 Torbay Road, Green Point and the Cannon Street Brewery site, Erf 49306 Newlands.
- The Proposed Mixed-Use Development on Erf 8019. Sir Lowry Square, Woodstock.
- Proposed Total Demolition of Erven 24514 and 24515, 10 Parow and Milner Streets, Maitland.

#### **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 New Commonwealth War Graves Commission Memorial, Company's Garden, Cape Town**

WP accepted nomination to represent BELCom at the IACom meetings for this project.

## **9. Standing Items**

### **9.1 Report back on Closeout Reports**

Nothing to report

### **9.2 Report back on HWC Council Meetings**

The Chair reported back briefly on a Council meeting held and the Committee noted the report.

### **9.3 Discussion of agenda**

Noted.

## **10. Appointments**

### **10.1** None.

## **MATTERS DISCUSSED**

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

### **11.1 Proposed New Storage Facility on Hazendal Estate, Farm Haasendal 222, Stellenbosch: MA HM/CAPE WINELANDS/STELLENBOSCH/FARM HAASENDAL222**

**Case No:** 19102928AS1107M

Application documents were tabled.

Ms Stephanie Barnardt introduced the case.

#### **DISCUSSION:**

Amongst other things, the following was discussed:

- The Committee noted the letter dated 1<sup>st</sup> February 2021 from the architect. It would have been helpful had the Committee been made aware earlier of certain key factors raised in that letter and/or during the Committee's site inspection.
- Matter was last heard at BELCom, 15<sup>th</sup> October 2020.
- Stellenbosch Municipality, Stellenbosch Heritage Trust and Stellenbosch Interest Group did not comment within 30 days of the commenting period.

#### **RECORD OF DECISION:**

The Committee resolved to approve the application based on the additional information provided. The Committee notes, in making its decision, that no further projects are currently being envisaged.

It notes further the composite site development plan project number ABQD Phase 1 UD 1000 REV G, and the letter dated 1<sup>st</sup> February 2021 submitted by the applicant setting out what has been approved, when it was approved, what is yet to be approved and what is proposed for the property as a whole.

**SB**

**11.2 Proposed Alterations and Additions, Erf 4651, 17 Darling Street, Cape Town CBD: NM  
HM/CAPE TOWN METROPOLITAN/CAPE TOWN CBD/ERF 4651**

**Case No:** 20112532SM1013E

Application documents were tabled.

Ms Sandisiwe Matole introduced the case.

Ms Sjanel Martin (CoCT) and Mr Sadaka Jaffer (Architect) were present and took part in the discussion.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The site is graded II and falls inside HPO.
- The HIA previously prepared for the Grand Parade that was commissioned by the CoCT and approved by HWC should be used as an important yardstick for assessing the proposal. For example, That report is strongly critical of the long term retention of the bus station and its related infrastructure. The report also notes that space on the Grand Parade needs to be reclaimed, involving the demolition of certain existing structures (such as the fruit stalls) rather than the construction/entrenchment of new structures.
- The Grand Parade is one of the most significant public spaces in the country. It is deserving of its status as at least a PHS.
- Amongst others, the site has a history of trading which is recognized.

**FURTHER REQUIREMENTS:**

A well rounded and detailed proposal is required, given the particularly high significance of this space, which has been discussed as potentially worthy of national heritage status.

The proposals must be assessed in terms of at least the indicators provided in the previous HIA for the Grand Parade as approved by HWC. The spatial implications of new storage facilities are particularly important and all alternatives for their provision must be explored, including possible underground solutions. The footprint of the bus shelters must not necessarily be accepted as the location for the new facilities.

**SM**

**11.3 Proposed Electrical Repairs and Upgrades on Erf 2433, Old Town House, Green Market  
Square, Cape Town: NM  
HM/CAPE METROPOLITAN/CAPE TOWN/ERF 2433**

**Case No:** 21010402KB0208E

The matter was withdrawn from the agenda.

**KB**

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

**12.1 Proposed Total Demolition, Erf 405, 11 Oldfield Road, Sea Point: MA  
HM/CAPE TOWN METROPOLITAN/SEAPOINT/ERF 405**

**Case No:** 20102604ND1027E

Application documents were tabled.

Ms Nokubonga Dlamini introduced the case.

Mr Bruce Wilson (Applicant), Mr Derek Salter (Architect) and Mr Gordon Metz (Sea Point Fresnaye Bantry Bay Ratepayers & Residents Association) were present and took part in the discussion.

**DISCUSSION:**

Amongst other things, the following was discussed:

- This submission made to meet BELCom's further requirements.

**RECORD OF DECISION:**

The Committee resolved to approve the application as indicated on the revised drawings numbered A (11)1000, A (11)1001, A (11)1002, A (13)1000, not dated, as having met its previous requirements.

**ND**

**12.2 Proposed Total Demolition on Erf 188, 2 Saunders Road, Bantry Bay, Cape Town: NM  
HM/CAPE TOWN METROPOLITAN/BANTRY BAY/ERF 188**

**Case No:** 20120211SM0203E

Application documents were tabled.

Ms Sandisiwe Matole introduced the case.

Mr Gordon Metz (Sea Point Fresnaye Bantry Bay Ratepayers & Residents Association) and Mr Ashley Lillie (Heritage Consultant) were present and took part in the discussion.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The property does not fall within a HPOZ.
- Although the property has been graded Grade IIIB, the Committee is concerned that this appears to be a spot grading that has not followed a public engagement process.
- The Committee disagrees that the building warrants Grade IIIB status and does not believe that it is of sufficient significance for inclusion on HWC's heritage register.
- The Committee does not believe that the surrounds are of sufficient significance for HWC to apply the so-called Gees Judgement for imposing aesthetic controls on the replacement structure.

**RECORD OF DECISION:**

The Committee resolved to approve the demolition application as not negatively impacting heritage significance.

**SM**

**12.3 Proposed Total demolition of Erf 68301, 1 Country Club Road, Kenilworth: NM  
HM/CAPE TOWN METROPOLITAN/KENILWORTH/ERF 68301**

**Case No:** 20073002TZ0831E

Application documents were tabled.

Mr Thando Zingange introduced the case.

Ms Heidi Boise (Applicant) and Mr Philip Smith (CoCT) were present and took part in the discussion.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The building is graded NCW and falls inside a proposed Kenilworth HPO.
- CoCT does not support the proposal and require a replacement structure to be submitted
- The Committee does not regard the existing building as of sufficient significance to warrant retention.
- The proposal falls within a Proposed HPO and is deemed of sufficient significance to warrant the application of the Gees Judgement for the existing building's replacement.
- The Committee expressed concerns with, amongst others:
  - Overall height, massing and roof characteristics in context.
  - The inclusion of pilotis in the replacement building.
- Additional indicators required.

**FURTHER REQUIREMENTS:**

The Committee does not regard the present building to be of sufficient significance to warrant retention and inclusion in HWC's heritage register.

The Committee would therefore support demolition of this building subject to approval of its replacement. Whilst the applicant has provided heritage indicators for such a replacement, these need to be supplemented with at least graphic elevational studies of both Wetton and Country Club Roads with sufficient information to better establish the nature of the new proposals in terms of:

1. Overall height, massing and roof characteristics in context; and
2. The exclusion of stilts (pilotis) supporting the building at ground level. The purpose is to ensure that the new building meets the ground solidly in keeping with other surrounding development.

**TZ**

**12.4 Proposed Total Demolition, Erf 1852, 2 Lion Street, Bo-Kaap: NM  
HM/CAPE TOWN METROPOLITAN/BO-KAAP/ERF 1852**

**Case No:** 20110209ND1125E

Application documents were tabled.

Ms Nokubonga Dlamini introduced the case.

Mr Matt Audinwood (Architect), Ms Katherine Dumbrell (Heritage Consultant) and Ms Quahnita Samie (Applicant) were present and took part in the discussion.

**FURTHER REQUIREMENTS:**

The Committee supports the demolition of the existing ruined structure on the property as it can no longer viably be saved.

The Committee supports, in principle, a new development on the property including a substantial setback from Leeuwen Street in spatial recognition of the mosque opposite.

The Committee however would like the following aspects explored further to ensure as appropriate a fit within its context as possible:

1. Reconsidering the treatment of the base of the building to respond more closely with its other street-facing neighbours.
2. The extent and location of the garage door on Lion Street.
3. The treatment of the balconies as elements that differentiate from the rest of the building in the manner that verandas in the neighbourhood do.
4. Indicating by means of marked up elevations already supplied and/or photographs how the proposals taking the above factors into account, would relate to their context, including the mosque.

**ND**

**12.5 Proposed Total Demolition on Erf 12459, Quay 3, Port of Mossel Bay: NM  
HM/EDEN/MOSSEL BAY/ER 12459**

**Case No:** 20100502KB1027E

Application documents were tabled.

Ms Khanyisile Bonile introduced the case.

Mr Henry Aikman (Heritage Practitioner) was present and took part in the discussion.

**RECORD OF DECISION:**

The Committee resolved to approve the demolition subject to the historic stone work on the property being recovered for incorporation into the replacement development. The architect to provide HWC and Heritage Mossel Bay with a photographic record of how the stone has been incorporated. This record to be supplied within 60 days of practical completion.

**KB**

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

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

**Case No:** 20100702KB1030E

Application documents were tabled.

Ms Khanyisile Bonile introduced the case.

Ms Katie Smuts (Heritage Practitioner) was present and took part in the discussion.

**RECORD OF DECISION:**

The Committee cannot approve unauthorized work. However, the Committee notes the comprehensive heritage statement prepared by the applicant's heritage consultant that confirms that no heritage significance will be impacted by the work. Accordingly, the Committee recommends that no further legal action be taken.

**KB**

**13.2 Proposed Alterations and Additions on Erf 86417, 10 Camp Road, Muizenberg: MA HM/CAPE TOWN METROPOLITAN/MUIZENBERG/ERF86417**

**Case No:** 20100511TZ1007E

Application documents were tabled.

Mr Thando Zingange introduced the case.

Ms Ursula Rigby (Applicant) was present and took part in the discussion.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The building is graded IIIB and falls inside an HPO.
- CoCT and MHCS support the proposal.

**RECORD OF DECISION:**

The Committee cannot approve unauthorized work. However, the Committee endorses the draft heritage agreement between John Venn (Owner) and HWC. Furthermore, the Committee supports the commencement of remedial work and proposed new work as soon as possible, i.e. upon signature of the heritage agreement by all parties concerned.

**TZ**



**13.3 Revised Roof Proposal on Erf 44201, University of Cape Town, Upper Campus, Rondebosch: MA  
HM/CAPE TOWN METROPOLITAN/RONDEBOSCH/ERF44201**

**Case No:** 8112006HB1121E

Application documents were tabled.

Ms Khanyisile Bonile introduced the case.

Ms Laura Milandri (Heritage Practitioner) was present and took part in the discussion.

**RECORD OF DECISION:**

The Committee resolved to approve the application in terms of the existing permit dated 30<sup>th</sup> July 2019 as this will not negatively impact heritage significance.

Drawings reflecting the proposed changes to be submitted to HWC for stamping.

**KB**

**13.4 Proposed Alterations and Additions to Farm 261 Mo-Pama Swellendam: MA  
HM/OVERBERG/SWELLENDAM/FARM 261**

**Case No:** 20061506SM0619E

Application documents were tabled.

Ms Sandisiwe Matole introduced the case.

Ms Tanja Kruger (Architect) and Ms Katherine Dumbrell (Heritage Practitioner) were present and took part in the discussion.

**RECORD OF DECISION:**

The Committee resolved to approve the revised application by Tanja Kruger Architects drawing set dated 17<sup>th</sup> January 2021, revision 2, supported by the additional information provided by the heritage consultant, as having met previous requirements.

The Committee strongly recommends the use of lime mortars and renders for work within the historic core of the building. Note that lime mortars and render materials can be used in conjunction with existing Portland cement.

**SM**

**13.5 Proposed redevelopment of the remaining structure on Erf 46018, Corner Stanley Road and Lovers Walk, Rondebosch: MA  
HM/CAPE TOWN METROPOLITAN/RONDEBOSCH/ERF 46018**

**Case No:** 19112803SB1129E

A revised proposal and conservation body comment provided by Claire Abrahamse (Heritage Practitioner) were tabled.

MC recused herself from the discussion.

Ms Stephanie Barnardt introduced the case.

Ms Claire Abrahamse (Heritage Consultant) and Mr James Wilkinson (Observer) were present and took part in the discussion.

**DISCUSSION:**

Amongst other things, the following was discussed:

- An application for the same building was previously approved by BELCom as a double storey. The new proposal is now for a single storey.
- The CoCT supports the revised proposal.
- The Rustenburg Valley Residents Association supports the revised proposal.
- The site is graded IIIB, and falls inside an HPO.

**RECORD OF DECISION:**

The Committee resolved to approve the application as indicated on drawings 19004/999/07, 19004/100/07, 19004/1100/07, 19004/1101/07 and 19004/1102/07 prepared by W-architects as not negatively impacting heritage significance provided that previous requirements relating to the recycling of surviving period elements are observed and that the work be monitored by an architect with appropriate related skills and experience. The latter to submit a close-out report to HWC within 60 days of practical completion.

**SB**

**13.6 Proposed Alterations and Additions on Erf 1197 13 Noordwal West Street Stellenbosch: NM HM/CAPE WINELANDS/ERF 1197**

**Case No:** 20040702KB0420E

Application documents were tabled.

Ms Khanyisile Bonile introduced the case.

Ms Lize Malan (Heritage Consultant), Mr Richard Summers (Richard Summers INC), Ms Patricia Botha (Stellenbosch Interest Group), Ms Berta Hayes (Stellenbosch Interest Group), Mr Frederik Lotter (Architect) and Mr Chris Snelling (Heritage Consultant) were present and took part in the discussion.

**RECORD OF DECISION:**

The Committee cannot approve unauthorized work. However, given the additional information provided by the applicant as requested, and which is regarded as satisfactorily meeting this requirement, the Committee makes the following recommendations:

1. That no further legal action be taken against the applicant on condition that the attic/second floor as indicated on drawings number SD-3422-M202, SD-3422-M101 & SD-3422-M301 dated 2<sup>nd</sup> February 2021 (pitched-roof option) be pursued.
2. The Committee will not be recommending that the previous permit dated 26<sup>th</sup> November 2018 be revoked.

**KB**

**13.7 Proposed Alteration and Additions, Erf 1187, 371 & 373 Main Street, Paarl: NM HM/CAPE WINELANDS/DRAKENSTEIN/PAARL/ERF 1187**

**Case No:** 0081708ND1119E

Application documents were tabled.

Ms Nokubonga Dlamini introduced the case.

Ms Ronell Ackermann (Applicant and Architect), Mr Chris Murphy (Heritage Consultant) and Mr Rolf Annas (Drakenstein Heritage foundation) were present and took part in the discussion.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The building is graded IIIB and falls into the Paarl Special Character Protection overlay zone.
- The Committee did not have any objection to an extension behind the historic building, but expressed concern about potential impacts on the historic structure.

**FURTHER REQUIREMENTS:**

The Committee still has insufficient information to be able to make an informed decision on this application.

Amongst others, the Committee requires the following:

1. Clarity on the structural implications of the extent of the proposed removal of historic wall fabric.
2. The identification and location of all significant architectural elements affected by the proposals. It is recommended that photographic images linked to the as-built floor plan of the building be considered.
3. The extent to which these significant period elements will be affected. That would include the consequences of the removal and, possibly, reinstatement of such elements elsewhere on the property.
4. Details of how the new extension will affect the interface between old and new, together with guide specifications for the use of compatible materials for repairs and making good: mortars, plasters and renders in particular.

ND

### **13.8 Proposed Alterations and Additions on Erf 13355, 230 Victoria Road, Woodstock: NM HM/CAPE TOWN METROPOLITAN/WOODSTOCK/ERF 13355**

**Case No:** 21012606

Application documents were tabled.

Mr Thando Zingange introduced the case.

Mr Henry Aikman (Heritage Consultant), Ms Berendine Irrgang (CoCT) and Ms Ute Kuhlmann (representing Woodstock Residents Association) were present and took part in the discussion.

#### **DISCUSSION:**

Amongst other things, the following was discussed:

- The historic building is graded IIIC and falls within the Woodstock/Salt River Heritage Protection Overlay Zone.
- CoCT and WAAC does not support the proposal.
- The Committee queried whether it was appropriate to place a parking deck behind the historic façade at first floor level.
- The excessive height being proposed for the new apartment was queried.

#### **FURTHER REQUIREMENTS:**

The Committee requires further information before it can make an informed decision on the application. This would include, amongst others:

1. Graphic indicators including street elevation analyses of the proposal in context along both Victoria and Roberts Roads. The purpose of this analysis is to inform the scale, massing and elevational treatment of the proposal which may well differ on its respective façades facing Victoria and Roberts Roads and the residential area behind.
2. An indication of the structural nature of the Art Modern building and its re-use that may influence the setbacks proposed for the new building.
3. The locations of the images of the building's interior need to be identified.
4. Any revisions to the proposals informed by the indicators including the above are to be circulated to I&AP's for their perusal at the latest 3 weeks before the item is re-tabled at BELCom.

TZ

**13.9 Proposed Alterations and Additions, Erf 1735, 19 Grimsby Road, Three Anchor Bay: NM  
HM/CAPE TOWN METROPOLITAN/THREE ANCHOR BAY/ERF 1735**

**Case No:** 20062510ND0813E

Application documents were tabled.

Ms Nokubonga Dlamini introduced the case.

**HELD OVER:**

This item is held over until the meeting of the 28<sup>th</sup> April 2021 at the latest in order to allow the applicant to provide the information requested previously. The information provided to date is inadequate. The applicant is required to be present.

**ND**

**13.10 Proposed Alterations and upgrading: the Historic Distillery Road Bridge, Steenenbrug, Stellenbosch: NM  
HM/CAPE WINELANDS/DRAKENSTEIN/STELLENBOSCH/RE ERF 183**

**Case No:** 20092307SB0106E

Application form and relevant documentation prepared by Rennie Scurr Adendorff Architects were tabled.

Ms Stephanie Barnardt introduced the case.

Ms Katie Smuts (Heritage Consultant from RSA) , Ms Jenna Lavin (Heritage Consultant from CTS Heritage), Ms Katherine Robinson (Stellenbosch Municipality) and Mr Mike Scurr (Heritage Consultant from RSA) were present and took part in the discussion.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The Committee commended the applicants on a thorough, well researched submission.
- The bridge itself is not graded but within a Landscape Unit recognised it as a Grade IIIB heritage resource in terms of the Stellenbosch Municipal Heritage Inventory (SMHI).
- Stellenbosch Interest Group supports the application.
- Stellenbosch Heritage Foundation did not comment within the 30 commenting period.
- Stellenbosch Municipality did not comment within the 30 commenting period.

**RECORD OF DECISION:**

The Committee resolved to approve the application: Proposed Option 3: Distillery Road Bridge report: Proposed Alterations and upgrading: The Historic Distillery Road Bridge - Steenenbrug – Stellenbosch prepared by Rennie Scurr Adendorff Architects on behalf of CTS Heritage dated 6<sup>th</sup> January 2021, as the most appropriately balanced alternative between historical authenticity and structural sustainability.

**SB**

**13.11 Proposed Additions and Alterations on Erf 9639, 14 Cummings Street, Wellington: NM HM/CAPE WINELANDS/WELLINGTON/ERF 9639**

**Case No:** 1012508SM0127E

Application documents were tabled.

Ms Sandisiwe Matole introduced the case.

Ms Anne-Marie Fick and Johan Fick was present and took part in the discussion.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The site is graded IIIB.
- Minor works application.

**RECORD OF DECISION:**

The Committee resolved to approve the application as not negatively impacting heritage significance.

**SM**

**13.12 Proposed Additions and Alterations on Erf 7574, 11 Outspan Road, Fish Hoek: NM HM/CAPE METROPOLITAN/FISH HOEK/ERF 7573**

**Case No:** 20112903KB1130E

Application documents were tabled.

Ms Khanyisile Bonile introduced the case.

Mr Trevor Sayer (Applicant) was present and took part in the discussion.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The proposals involve the reconstruction of certain elements e.g. an eyebrow dormer.
- The application includes replacing like for like where existing elements have deteriorated to the point of replacement.

**FURTHER REQUIREMENTS:**

The Committee strongly supports in principle the property owner's enthusiasm for the reconstruction and new works proposed. In order for the Committee to assist in properly realising the owners expectations, the following should be explored:

1. The appropriate design resolution of the reconstructed eye-brow window, garage doors and other signature period elements.
2. Clear indication in the documentation distinguishing between what is proposed and what is existing.
3. The spatial resolution between the rear of the new and the front of the existing building.

The assistance of a suitably qualified and experienced architectural heritage specialist in assisting the architect with regard to the reconstructions is strongly advised.

**KB**

**13.13 Proposed Additions and Alterations, Erf 19534, Corner Main and Koning Street, Paarl: NM HM/CAPE WINELANDS/STELLENBOSCH/ERF 19534**

**Case No:** 20072105SM1006E

Application documents were tabled.

Ms Sandisiwe Matole introduced the case.

Mr Kevin McCracken was present and took part in the discussion.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The site is graded IIIC.

**HELD OVER:**

This item to be held over, pending consultation with the legal advisor.

**SM**

**13.14 Proposed Additions and Alterations on Erf 1444,24 Davenport Road, Vredehoek: NM HM/CAPE METROPOLITAN/VREDEHOEK/ERF 1444**

**Case No:** 21020115KB0202E

Application documents were tabled.

Ms Khanyisile Bonile introduced the case.

Mr Johan Cornelius (Heritage Consultant) and Ms Adelaide Combrink (CoCT) were present and took part in the discussion.

**HELD OVER:**

This item is held over to 24<sup>th</sup> March 2021 to allow HWC to contact I&AP's who have expressed an interest in this item and provide the latter an opportunity to make representations.

**KB**

**13.15 Proposed Additions and Alterations: Erf 162895, 32 Kenilworth Road, Kenilworth  
HM/CAPE TOWN/METROPOLITAN/KENILWORTH/ERF 162895**

**Case No:** 20072906SM0928E

Application documents were tabled.

Ms Sandisiwe Matole introduced the case.

Ms Sisanda Dwabayo (Town Planner), Mr Heinrich Le Roux (Structural Engineer) and Johan Cornelius (Heritage Consultant) , Mr Morgan (Architect) were present and took part in the discussion.

**DISCUSSION:**

Amongst other things, the following was discussed:

- This submission has been made in response to BELCom's request for more information.
- That information has now been provided.
- The item was tabled at BELCom held on the 28<sup>th</sup> October 2020.

**RECORD OF DECISION:**

The Committee resolved to approve the application as having met previous requirements.

**SM**

**13.16 Proposed Additions and Alterations Erf 8717, 19 Olyven Street, Paarl: NM  
HM/CAPE WINELANDS/DRAKENSTEIN/PAARL/ERF 8717**

**Case No:** 20090304ND0909E

Application documents were tabled.

Ms Nokubonga Dlamini introduced the case.

Mr Steven Boers was present and took part in the discussion.

**RECORD OF DECISION:**

The Committee cannot approve unauthorized work.

The Committee is nonetheless of the opinion that the unauthorized work has not sufficiently impacted heritage significance to warrant a recommendation that charges be laid.

**ND**

**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 19:41

**24 DATE OF NEXT MEETING:**

24<sup>th</sup> March 2021

**MINUTES APPROVED AND SIGNED BY:**

**CHAIRPERSON** \_\_\_\_\_

**DATE** \_\_\_\_\_

**SECRETARY** \_\_\_\_\_

**DATE** \_\_\_\_\_