APPROVED MINUTES OF THE MEETING OF HERITAGE WESTERN CAPE, BUILT ENVIRONMENT AND LANDSCAPE PERMIT COMMITTEE (BELCom) held on Wednesday, 25 April 2018 in the 1st Floor Boardroom at the Offices of the Department of Cultural Affairs and Sport, Protea Assurance Building, Green Market Square, Cape Town at 09:00

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1. Opening and Welcome:

The Chair, Ms Karin Dugmore Ström opened the meeting officially at 09:10 and welcomed everyone present.

2. Attendance:

Committee
Ms Karin Dugmore Ström (KDS)
Mr David Gibbs (DG)
Mr Mike Scurr (MS)
Mr Peter Büttgens (PB)
Mr Graham Jacobs (GJ)
Mr Mayiji Nyikosa (MN)
Ms Belinda Mütti (BM)
Mr Gaarith Williams (GW)
Mr Chris Snelling (CSn) (co-opted)

Members of Staff
Mr Zwelibanzi Shiceka (ZS)
Mr Jonathan Windvogel (JW)
Ms Penelope Meyer (PM)
Mr Andrew September (AS)
Ms Heidi Boise (HB)
Ms Waseefa Dhansay (WD)
Mr Zethembe Khuluse (ZK)
Ms Stephanie Barnardt (SB)
Mr Olwethu Dlova (OD)
Ms Aneeqah Brown (AB)

Visitors:
Mr Paul Slabbert (PS)
Ms Marise Potgieter (MP)
Mr Henry Aikman (HA)
Ms Cindy Postlethwayt (CP)
Mr Shlomi Azar (SA)
Mr Michael Hackner (MH)
Mr Gideon Malherbe (GM)
Ms Annemien Kotze (AK)
Mr Andrew Pentz (AP)
Mr Roy Buttes (RB)
Mr John Harris-Webster (JHW)
Mr Markus du Plessis (MdP)
Mr Philip Brink (PBr)
Mr Zane De Decker (ZDD)
Mr Phakamisa Mohaila (PM)
Ms Margot van Heerden (MvH)
Mr Andrew Berman (ABe)
Mr Stuart Hermansen (SH)
Mr Chris Wood (CW)
Ms Caren Spiers (CSp)
Ms Corlie Smart (CSm)
Ms Lienkie Troskie (LT)
Mr Carel Homeyer (CH)
Ms R Jansen (RJ)
Ms Tracy Hyde (TH)
Ms Antoinette Burke (ABu)
Ms Jacqueline Poking (JP)

Observers:
None

3. Apologies:

Ms Janine de Waal (JdW)
Ms Colette Scheermeyer (CSc)

Absentees:
None

Approved

4. Approval of Agenda

4.1 Dated 25 April 2018

The Committee approved the agenda dated 25 April 2018 with additional items.

5. Approval of Minutes of Previous Meeting

5.1 Dated 28 March 2018

The Committee resolved to approve the minutes dated 28 March 2018 with minor amendments.

6. Disclosure of Interest:

- MS: item 8A, 12.5- MS is engaged by the same developer on another project; and item 19.1.
- PB:item 11.2 and item 13.17

7. Confidential Matters

7.1 None

8. Administrative Matters:

8A. Impact of Development of Underground Parking for the Cape Quarter on Erf 173320, Napier Street, De Waterkant on the Sacred Heart Church, 37 Somerset Road on Erf 107414
HM / CAPE TOWN METROPOLITAN / GREEN POINT\NAPIER STREET / ERF 173320
HM / CAPE TOWN METROPOLITAN / GREEN POINT \ SOMERSET ROAD / ERF 107414

Site visit reports discussed; copy to be circulated to IACom. “See annexure SI1”.

Amongst other things, the following was discussed:

- In the first instance, the Church and surrounding area requires stabilization.
- Lateral support work as required by HWC has not been done.
- An exception to the stop works order can be made to allow the applicant to carry out this duty.
- The Committee endorses actions outlined in both site visits reports.

8.1 Outcome of the Appeals and Tribunal Committees

HB reported back on the following Tribunal matters: (PM)

- 2988 and 3233, 106 -108 Kloof Street Oranjezicht, Cape Town

PM reported back on the following appeals matters:

- Proposed Partial Demolition, Erf 680258 and 116379, 4 and 6 Smithers Road, Kenilworth: Section 34.
- Proposed Alterations and Additions on Erf 67319, 12 Seaview Road, Wynberg: Section 34.
- Proposed Mixed-Development on Erven 9588 and 49294, Canal Precinct, Waterfront: Section 38(4).
- Proposed Total Demolition, Erf 1487, 15 Davenport Road, Vredehoek: Section 34.

Approved

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 Proposed Addition and Alteration at Erf 1827, 34 Elizabeth Avenue Pinelands

The applicant confirmed that the building is older than 60 years.
The decision of the Committee as previously recorded that the thatched roof may not be replaced by sheet roofing is reiterated. However, the rear addition may have sheet roofing.

HB

8.5 Proposed Partial Demolition, Additions and Restorations at Erf 177447, The Granary, 11 Buitenkant Street, Cape Town: MA
HM / CAPE METROPOLITAN / CAPE TOWN / ERF 177447

The Committee resolved to undertake a site visit (PB, JDW, MS, KDS, MN, GW, GJ – date to be confirmed).

HB

8.6 Proposed Amendment of conditions of previously approved Record of Decision, Erf 3032, 150 Buitengracht Street, Cape Town, (CBD): NM

As this item is for advice, in this instance, the Committee resolved to accept and consider I&APs' comments received at this meeting (i.e. not prior to the meeting). The case officer noted that the applicant has no objection to this. Refer to minutes at Item 19.3.

9. Standing Items

9.1 Site Inspections
The following site inspections undertaken by members were noted:

- Proposed Guest Cottages and Spa - REM of Farm 1319 Morgenster, Somerset West
- St Peters Church, Hermanus
- Sacred Heart Church, Green Point

9.2 Report back on Council and ExCo Meetings

Nothing to report.

9.3 Potential Site Visits

- The Committee discussed briefly a list of cases where site visits would most likely required before decisions could be made, the purpose being to keep time frames realistic to complete the full agenda.

10. Appointments

10.1 None

Approved

MATTERS DISCUSSED:

11. PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS

11.1 Proposed Internal Alterations, Erf 1967, Andringa Street, Stellenbosch: MA HM / CAPE WINELANDS / STELLENBOSCH / ERF 1967

Case No: 18030608WD0307M

Application documents - 1713 - 100 - 200 were tabled.

Ms Waseefa Dhansay gave a PowerPoint presentation.

Mr Paul Slabbert was present and took part in the discussion.

Amongst other things, the following was discussed:

- Mr Slabbert stated that it was the applicant's intention to retain all historically significant period features in the building including the murals, matchboard ceiling, joinery and old electricity fixtures.
- Members of the Committee expressed concern at the proposed removal of the propriety red and gold signage on the display windows. It was pointed out by Mr Slabbert that this was signage associated with a particular brand of beer (Castle) and was not historic, having been applied in the 1980's.
- Concern was expressed at the absence of particulars regarding the remediation of rising damp in the building and it was emphasised that applied waterproofing coatings and plasters are more likely to exacerbate the problem. It was therefore essential that the applicant provide a method statement of the nature of the proposed damp treatment to HWC for its approval.

RECORD OF DECISION

The Committee resolved to approve the application 1713 dated 6 February 2018 prepared by Smuts De Kock with the following suspensive conditions:

1. A method statement for attending to the rising damp problem in the building is to form a component of the documentation to be approved by HWC.
2. The yellow and black pattern on the existing concrete floor to be restored. No laminated flooring is to be installed.
3. Closeout report to be submitted 30 days after practical completion of the work.

WD

11.2 Proposed Additions, Alterations and Landscaping, Re of Portion 12 of the Vergenoegd Farm No 653, Somerset West: MA HM / CAPE TOWN METROPOLITAN / SOMERSET WEST/ RE OF PORTION 12 OF THE VERGENOEGD FARM NO 653

Case No: 16112213WD1123M

Application documents - 16003_2 180412 Integrated services drawing; 16003_H 180411 Integrated Services guideline were tabled.

Ms Waseefa Dhansay gave a PowerPoint presentation.
Mr Phakamisa Mohaila and Ms Marise Potgieter were present and took part in the discussion.

Amongst other things, the following was discussed:

- The Committee complimented the applicant's professional team for the high standard of their documentation.

RECORD OF DECISION
The Committee resolved to approve the integrated services documentation and thus the application for the alterations and additions to the barn and new restaurant. All conditions as per previous minutes are to apply in full/ remain in force for the application going forward.

WD

11.3 Proposed Mandela Statue and Visitor Centre, Erf 4942, Cape Town City Hall, Cape Town CBD: MA
HM / CAPE TOWN METROPOLITAN / CAPE TOWN CBD / ERF 4942

Case No: 17022104WD0221E

Application documents were tabled.

Ms Waseefa Dhansay gave a PowerPoint presentation.

Ms Margot van Heerden was present and took part in the discussion.

RECORD OF DECISION
The Committee resolved to approve the application pending the submission of hard copy drawings (drawing no: MAES: 2010-0027-01-01).

WD

11.4 Proposed Partial Demolition, Additions and Restoration, Erf 1774477, the Granary, 11 Buitenkant Street, Cape Town: MA
HM / METROPOLITAN / CAPE TOWN / ERF 1774477

Case No: 1508057HB0812M

Close-out Report: Restoration and Renovations to The Old Granary prepared by GAPP Architects/ Urban Designers dated 4 April 2018 was tabled.

Ms Heidi Boise gave a PowerPoint presentation.

Amongst other things, the following was discussed:
- The report and its findings will be assessed after a site inspection has been conducted by the Committee.

RECORD OF DECISION
The Committee resolved to undertake a site inspection.

HB

Approved

11.5 Proposed Guest Cottages and Spa - REM of Farm 1319 Morgenster, Somerset West: MA
HM / CAPE TOWN METROPOLITAN / SOMERSET WEST / REMAINDER OF FARM 1319

Case No: 17102704WD0206M

Application documents were tabled. Refer to Site Inspection Report "See annexure SI2".

Ms Waseefa Dhansay gave a PowerPoint presentation.

Mr Henry Aikman was present and took part in the discussion.

Amongst other things, the following was discussed:

- The Vergelegen World Heritage Site nomination includes reliance on the historic notion of surrounding wilderness that survives within substantial parts of the World Heritage Site nomination buffer areas. Vergelegen Estate is itself the largest privately owned conservancy in the country to this end, amongst others.

FURTHER REQUIREMENTS
The Committee resolved that a further report in the form of a more detailed impact assessment is required. Members of IACom will be co-opted to BELCom for assessment process:

1. Amongst other standard HWC impact assessment requirements, the impact assessment must specifically address visual impacts more thoroughly. The layout of the units has the potential to make them highly visible from vantage points within the Vergelegen estate. This needs to be interrogated through high level (strategic) visual studies. A full VIA is not required, however the simulation of specific views from Vergelegen is required to test the current layout and any necessary mitigation through landscape and architectural design (see site inspection report for further information.
2. The current proposals for the units need to be revised. The visual studies should serve to inform the planning and design layouts of the units, to mitigate against negative visual impact. The clustering and aggregation of the units (as well as their materiality and colours) should be refined in response to the findings of the visual studies, so that the 'wilderness' quality of the site as presenting to neighbouring Vergelegen may be retained.

WD

11.6 Proposed Site Development Plan for Hazendal, Farm Haasendal 222, Stellenbosch: MA
HM / STELLENBOSCH / FARM HAASENDAL 222

Case No: 17013110AS0201E

Revised SDP and Heritage Statements including proposals were tabled.

Mr Andrew September gave a PowerPoint presentation.

Mr Stuart Hermansen, Mr Shlomi Azar, Mr Chris Wood, Mr Michael Hackner and Ms Caren Spiers were present and took part in the discussion.

Approved

COMMENTS

1. The Committee is of the opinion that the SDP and heritage report are moving in the right direction.

RECORD OF DECISION

1. Edu play: The Committee resolved to approve the drawings numbered HAZ-P 001 REV 1, HAZ-P 002 REV1, and HAZ-P 003 (dated 27/09/2017).
2. Pavilion: The Committee resolved to approve the drawings numbered HAZPAV-1 REV 2, HAZPAV-2REV 1 and HAZPAV-3 REV 1 (dated 18/10/2016).
3. Kraal: Design indicators as per report dated 18 April 2018 are supported. Design proposals to be submitted to BELCom for approval.
4. Parking Area and circular garden: The Committee resolved to approve the drawing numbered H23B (dated 12.03.2018).
5. Babushka Shed & associated tie-beams; the Committee agreed that these beams may be cut back leaving 10mm projecting stubs from varied wall surfaces, and must be left unpainted.

FURTHER REQUIREMENTS

In broad principle, the landscape plan is supported with some further requirements as detailed below:

1. Hard landscaping:
   - 1.1 Parking Area and circular garden: See decision above.
   - 1.2 Building stoeps collectively: Use of klompies and “Wilson Stone” as per report are approved with the proviso that “Wilson Stones” be no less than 400/400mm
   - 1.3 All use of laterite as shown is approved with the proviso that for the roadway where it passes through the werf area that the planting and laterite are intermingled spatially such that the road has ‘soft’ edges.
   - 1.4 The proposed hornfels stone for gabion infill is supported.

2. Soft landscaping:
   - 2.1 Werf lawn to have a ‘meadow’ quality (i.e. longer grasses, informal edges – crisp clean-cut and manicured planted surfaces and edges are to be avoided).
   - 2.2 Formal tree planting as part of alignments is supported and informal clustering of trees is also supported in principle, provided the visual connection to broader landscape is maintained.
   - 2.3 Hedges to support spatial frame can be more informally arranged in places.
   - 2.4 Edges to road way in werf to be less formal in terms of edge definition.
   - 2.5 Appropriate Oak tree species include Quercus cerris, Quercus nigra and Quercus palustris (Turkish, Water and Pin oaks). The inclusion of such species is supported.
   - 2.6 Yellowwood trees at werf entrances to be located outside of the werf area, approximately 6m away from historic structures (to prevent damage caused by roots).
   - 2.7 Terracing at pavilion; to become more subtle with indistinct edges, ‘flowing’ into the surrounding landform. Trees associated with this area to be informally grouped.

AS

Approved

11.7 Proposed Total Demolition of Outbuildings, Addition and Alterations to Erf 3424, 52 Main Street, Paarl: NM
HM / PAARL / ERF 3424

Case No: 18030106AS0307E

Permit application and addendum was tabled.

Mr Andrew September gave a PowerPoint presentation.

Mr Gideon Malherbe was present and took part in the discussion.

Amongst other things, the following was discussed:
- Concern about aluminium window.
- Concern about bathroom extension.
- The Committee is of the opinion that the PHS status of the property should remain.

RECORD OF DECISION
The Committee resolved to undertake a site inspection on Tuesday, 29 May 2018. (JdW, MS, MN, GW, BM and GJ)

AS

11.8 Proposed Additions and Alterations at Erf 1396, 17 Van Riebeeck Street, Stellenbosch: NM
HM / CAPE WINELANDS / STELLENBOSCH / ERF 1396

Case No: 18020706HB0207M

Annexure A, Section 27 application & drawings prepared by VIZI Architects were tabled.

Ms Heidi Boise gave a PowerPoint presentation.

Ms Corlie Smart, Ms Annemien Kotze and Ms Lienkie Troskie were present and took part in the discussion.

Amongst other things, the following was discussed:
- The Committee is of the opinion that the proposed extension to the layout compromises a key design feature of heritage resource, namely the corner entrance. Off-set geometries in the area are not well resolved.
- The Committee queried whether one parking bay could enter off van Riebeek Street to free up the congestion at that entrance; applicant to enquire.
- Insufficient information has been provided on the landscape plan for the Committee to reach a decision.
- 3D views need to be contextualised (surrounding buildings need to be shown).
- The extent and form of the alterations are questioned.
- The use of grass blocks for the parking area is questioned due to the high degree of wear caused by vehicles.

RECORD OF DECISION
The Committee resolved to undertake a site inspection on 4 May 2018 at 15:30 (DG, GW, PB, KDS and GJ).

HB

Approved

11.9 Proposed Additions and Alterations, Erf 31396 132 Main Road, Paarl: NM HM / CAPE WINELANDS / DRAKENSTEIN / PAARL / ERF 31396

Case No: 18030627WD0307M

Application documents were tabled.

Ms Waseefa Dhansay gave a PowerPoint presentation.

RECORD OF DECISION
The Committee resolved to undertake a site inspection on Tuesday, 29 May 2018. (JdW, MS, MN, GW, BM and GJ).

WD

11.10 Proposed Signage, Erf 1967, Andringa Street, Stellenbosch: NM HM / CAPE WINELANDS / STELLENBOSCH / ERF 1967

Case No: 18030615WD0307M

Application documents - 12 ZD were tabled.

Ms Waseefa Dhansay gave a PowerPoint presentation.

Mr Paul Slabbert was present and took part in the discussion.

Amongst other things, the following was discussed:
- Three options of proposed end wall signage (north - facing the parking area). These included two framed options and a silhouette lettering option.
- Glossy plastic lettering to be avoided.
- Hanging signs underneath the street-facing veranda canopy.

RECORD OF DECISION
1. Sign on northern elevation: the Committee resolved to approve option 3 with the proviso that the colour of the sign lettering be charcoal matte.
2. The window; The Committee resolved to approve the option on page 12 in the submission report.
3. Hanging sign; the Committee resolved to approve this proposal with the proviso that the sign lettering be charcoal matte.

WD

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

12.1 Proposed Total Demolition and SDP on Erf 15654, 38 Queen Street, Durbanville: NM HM / DURBANVILLE / ERF 15654

Case No: 18030508AS0307E

Permit application, Heritage Statement prepared by Urban Design Services and Addendum were tabled.

Approved

Mr Andrew September gave a PowerPoint presentation.
Mr Andrew Pentz and Mr Carel Homeyer were present and took part in the discussion.

Amongst other things, the following was discussed:

- The heritage consultant noted the positive impact that restoration of the urban grid in this location can have on traffic flow, and to a lesser extent, on urban morphology.

RECORD OF DECISION
The Committee resolved to approve the application. This grade IIIC building is not in a heritage context and its demolition will not negatively impact heritage resources.

AS

12.2 Proposed Total Demolition, Erf 363, 5 West Cliff Road, Hermanus: NM HM \ OVERBERG \ OVERSTRAND \ HERMANUS \ ERF 363

Case No: 18030115WD0403E

Application documents were tabled.

Ms Waseefa Dhansay gave a PowerPoint presentation.

Amongst other things, the following was discussed:

- The Overstrand Municipality did not approve the application as the site falls within a proposed HPO, and is visible from the cliff path.

RECORD OF DECISION
The site is highly visible from the natural environment of the cliff path precinct and forms part of the proposed extended HPO. The Committee is of the opinion that the building is grade IIIC. The Committee resolved to approve the demolition of the building with the proviso that heritage design indicators to the approval of HWC are prepared by a heritage practitioner with suitable experience to inform the design of a replacement building.

WD

12.3 Proposed Total Demolition at Erf 66993, 10 Wellington Avenue, Wynberg: NM HM / CAPE METROPOLITAN / WYNBERG / ERF 66993

Case No: 18020605HB0208M

GJ took the chair of this item.

Heritage Statement prepared by Andrew Berman dated February 2018 was tabled.

Ms Heidi Boise gave a PowerPoint presentation.

Mr Andrew Berman was present and took part in the discussion.

Amongst other things, the following was discussed:

- CoCT support the application.

Approved

- WRRA supports the total demolition, however it does not support the replacement building as it will have an *adverse and underiable* impact on the streetscape and context
- The building is within a proposed HPOZ.
- The building is not considered to be conservation worthy.
- The streetscape is diverse in terms of scale and development envelopes. It does however, have certain interesting qualities e.g. terrace housing and art deco flats towards Constantia Main Road. The site in question is however, sufficiently distant from these areas.
- Given these factors the building is not contributing to a significant streetscape.

RECORD OF DECISION
The Committee resolved to approve the demolition application as this will not impact negatively on either architectural significance (the building itself) or its context.

HB

MS recused himself and left the room during the next item.

12.4 Proposed Total Demolition at Remainder Erf 14915, 79 Upper Duke Street, Walmer Estate: NM
HM / CAPE METROPOLITAN / REM - ERF 14915

Case No: 17040408HB0411E

Report prepared by P. J. Smidt from A19 Inspectorate (Pty) Ltd dated 14 November 2017 was tabled.

Ms Heidi Boise gave a PowerPoint presentation.

Amongst other things, the following was discussed:
- CoCT supports the proposal.
- The building is not considered to be conservation worthy.
- The building is situated outside a HPO.
- Potentially, the neighbouring building (which is graded) has been compromised structurally.

RECORD OF DECISION
The Committee resolved to undertake a site inspection on Thursday 17 May 2018. (MS, DG, MN, PB & KDS).

HB

12.5 Proposed Total Demolition of Erf 25889, 321 Main Road, Observatory: NM
HM / OBSERVATORY / ERF 25889

Case No: 18021205SB0228M

Permit application prepared by Jason Green and associated documents were tabled.

Ms Stephanie Barnardt gave a PowerPoint presentation.

Ms Tracy Hyde and Mr Markus du Plessis were present and took part in the discussion.

Approved

Amongst other things, the following was discussed:

- The site, like the Chippies building opposite, occupies a gateway position into Observatory village and must therefore be considered strategic.
- The Committee has graded the corner, built component of the site as grade IIIC. The rest of the site is not considered worthy of a grade.
- The site backs on to small scaled residential development along Lytton Road. Residential development also occurs down Milton Road adjacent to the site.

RECORD OF DECISION

The Committee resolved to approve the demolition application with the condition that the new development be subject to design indicators which will include, amongst others, the following:

1. The frontage of the building, corner of Main and Milton Road, be retained and incorporated into the new development to the approval of HWC. This development to be subject to design indicators to the approval of HWC.

SB

12.6 Proposed Total Demolition of Remainder Erf 22, Parel Vallei, Somerset West: NM
HM / CAPE TOWN METROPOLITAN / SOMERSET WEST / REMAINDER ERF 22

Case No: 18020604ZK0207M

Application form, Motivational Heritage Statement, Resolution letter, POA, and Title Deed were tabled.

Mr Zethembe Khuluse gave a PowerPoint presentation.

Amongst other things, the following was discussed:

- The Committee of the opinion that building is a Grade IIIB building (COCT Grading IIIC), as it is representative of its period, designed by an architect of recognised expertise, and is in relatively intact condition.
- Interior alterations have not impacted heavily on the significance and grading.

RECORD OF DECISION

The Committee resolved not to approve the total demolition of the house, or the removal of the existing trees in the immediately context of the house as demolition would negatively impact on the significance of the property.

ZK

12.7 Proposed Total Demolition of structures on Erf 1097-3, West Point Processors (Pty) Ltd), Main Road, St Helena Bay: NM
HM / WEST COAST / SALDANHA BAY / ST HELENA BAY / ERF 1097-3

Case No: 16092705KR0728E

CDH Letter Responding to BELCOM Decision 8 February 2018 including previous application documents, Saldanha Bay Municipality comment, IRASA comment were tabled.

RECORD OF DECISION

The Committee resolved to approve the total demolition as architectural and visual significance is low. No social significance has been proven.

Approved

AS

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

13.1 Proposed Alterations to "Agricultural Shed" on Farm d'Olyfboom, Farm 29112, Napier Street, Paarl: MA
HM / PAARL / FARM 29112

Case No: 16090602AS0907E

Reasons for Illegal Work by WA Carstens as per the requirements of HWC Decision May 2017 were tabled.

Mr Andrew September gave a PowerPoint presentation.

RECORD OF DECISION
The Committee recommends to the CEO that charges not be laid as no heritage resources have been negatively affected.

AS

13.2 Proposed Addition of an Ablution Block to Erf 60991, 50 Church Street, Lansdowne: MA
HM / CAPE TOWN METROPOLITAN / LANSDOWN / ERF 60991

Case No: 17063003KR0714E

Application documents, CoCT HRS comment, and drawings were tabled.

Ms Andrew September gave a PowerPoint presentation.

RECORD OF DECISION
The Committee resolved to approve the proposal.

SB

13.3 Proposed Additions and Alterations, Erf 11274, 28 Cavendish Street, Woodstock: NM
HM / CAPE METROPOLITAN / WOODSTOCK / ERF 11274

Case No: 18030603WD0320M

Application documents were tabled.

Ms Waseefa Dhansay gave a PowerPoint presentation.

RECORD OF DECISION
The Committee resolved to undertake a site inspection Thursday 17 May 2018. (MS, DG, MN, PB & KDS).

WD

Approved

13.4 Proposed Alterations and Additions, Erven 88379 & 88381, 9 St James & 10 Sandhurst Roads, St James: NM
HM / CAPE METROPOLITAN / ST JAMES/ERVEN 88379 & 88381

Case No: 17041004KR0413E

Heritage Statement prepared by Eugenie Marincowitz dated January 2018 was tabled.

Ms Heidi Boise gave a PowerPoint presentation.

Amongst other things, the following was discussed:
- CoCT and St James Conservation Body does not support the proposal.
- The applicant requested that the matter be deferred due to the non-availability of the Heritage Consultant.

RECORD OF DECISION
The Committee resolved to undertake a site inspection Thursday 17 May 2018 (MS, DG, MN, PB & KDS).

HB

13.5 Proposed Alterations and Additions, Erf 16685, 1 Swift Street, Salt River: NM
HM / CAPE TOWN METROPOLITAN / SALT RIVER / ERF 16685

Case No: 17102510ZK0208M

Application form, locality map, CoCT comments, proposed building plans, Internal, external, and contextual Images, POA, SG diagrams, Title Deeds were tabled.

Mr Zethembe Khuluse gave a PowerPoint presentation.

RECORD OF DECISION
The Committee resolved not approve the application as it meets no heritage criteria and has a negative impact on the streetscape.

ZK

13.6 Proposed Alterations and Additions on Erf 19716, 25 Lourensford Road, Somerset West: NM
HM / CAPE TOWN METROPOLITAN / SOMERSET WEST / ERF 19716

Case No: 17102408ZK1031E

Application form, CoCT comments, Helderberg Renaissance Foundation comments, locality plan, proposed building plans, purchase agreement, resolution letter, site images were tabled.

Mr Zethembe Khuluse gave a PowerPoint presentation.

Amongst other things, the following was discussed:
- I & AP's pointed out inappropriate use of stone.

RECORD OF DECISION

Approved

The Committee recommends to the CEO that HWC does not lay charges as heritage resources have not been significantly affected.

ZK

13.7 Proposed Additions and Alterations at Erf 390, 34 Woodside Road, Tamboerskloof: NM
HM / CAPE METROPOLITAN / TAMBOERSKLOOF / ERF 390

Case No: 17120413HB0221E

Drawings prepared by Bernicchi Architects drawing no. HP.02.100C Rev D dated 3 March 2017 to be tabled.

The matter was removed from the agenda at the request of the applicant.

HB

13.8 Proposed Additions and Alterations at Erf 609, 27 Alexandra Avenue, Oranjezicht: NM
HM / CAPE METROPOLITAN / ORANJEZICHT / ERF 609

Case No: 18030512HB0315E

Report prepared by Claire Abrahamse dated January 2018 was tabled

Ms Heidi Boise gave a PowerPoint presentation.

Amongst other things, the following was discussed:

- CoCT and CIBRA support the report; however both have expressed views to comment on the final proposed development.

RECORD OF DECISION
The Committee endorses the design indicators C – L included in Figures 14 & 15 stipulated on Pg. 38 of the report prepared by Claire Abrahamse dated January 2018 on the understanding that these do not imply the complete demolition of the east and west wings of the building.

HB

13.9 Proposed Addition and Alteration at Erf 1827, 34 Elizabeth Avenue Pinelands: NM
HM / CAPE METROPOLITAN / PINELANDS / ERF 1827

Case No: 17120803HB1208E

Refer to admin Item 8.4.

HB

13.10 Proposed Additions and Alterations at Erf 586, 2 Hoop Street, De Rust: NM
HM / CAPE METROPOLITAN / DE RUST / ERF 586

Case No: 18030205HB0319E

Drawings prepared by R & R Drawing Studio dated November 2017 were tabled.

Approved

Ms Heidi Boise gave a PowerPoint presentation.

Mr Roy Buttes, Ms R Jansen and Mr John Harris-Webster were present and took part in the discussion.

Amongst other things, the following was discussed:

- Heritage Oudtshoorn does not support the proposal.
- The Committee suggested that the building is grade IIIB.
- Concerns were expressed that the proposed extensions "swamp" the existing house.
- The Committee supports extensions to this building in principle but is concerned with the manner in which this is currently proposed.
- The view of the house from Hoop Street is particularly significant and must be retained.
- The proposed solid wall along the street boundary was questioned.

FURTHER REQUIREMENTS

The Committee requires a rethink of the design approach to this building with reference to the items as follows:

1) The Committee supports extensions to this building in principle; however alterations must be designed such that the existing building must still be readable as an architectural entity, with the proposed additions being lower-scaled and architecturally subservient to the existing.
2) The view of the house from Hoop Street is particularly significant and must be retained.
3) The proposed solid wall along the street boundary must be redesigned such that 40 percent is visually permeable, and taking into account historic patterns of boundary making within the town.

As the applicant resides far from Cape Town, it was agreed that amended design proposals may be circulated to the Committee by email.

HB

13.11 Proposed Additions and Alterations, Erf 792, 99 Dorp Street, Stellenbosch: NM HM / CAPE METROPOLITAN / DE RUST / ERF 586

Case No: 18022613WD0307M

Application documents, drawings D1_101; D_102 were tabled.

Ms Waseefa Dhansay gave a PowerPoint presentation.

Ms Antoinette Burke was present and took part in the discussion.

Amongst other things, the following was discussed:

- The property is Graded III A on the Stellenbosch Inventory
- The Stellenbosch Interest Group (SIG) supports the internal works proposed, however they object to the glass stoep enclosure.
- Stellenbosch Heritage Foundation did not respond within the 30 day commenting period.

STRUCTURE OF MINUTES

Approved

Certain items are decisions whilst BELCom will consider again issues listed under further requirements.

RECORD OF DECISION

1. **Glass enclosure of frontage**
   The Committee resolved not to approve the glass enclosure of frontage as this is an IIIA building in a highly significant streetscape. Such an enclosure if approved will set a very negative precedent for Dorp Street, where frontages contribute to the public ground.

2. **Outbuildings**
   The Committee resolved to undertake a site inspection on 4 May 2018 at 15:30 (DG, GW, PB, KDS and GJ)

3. **Other Items**

FURTHER REQUIREMENTS

1. Applicant to submit further detail drawings and photographs of roof structure.
2. Applicant to submit drawings coloured up as per National Building Regulations requirements.

WD

13.12 Proposed Alteration, Additions and Partial Demolition of Erf 419, Longmarket Street, Stanford Village: NM
HM/STANFORD/ERF 419

Case No: 17110109SB0307M

Permit application and Heritage Statement prepared by Raymond Smith and associated documents were to be tabled.

The matter was removed from the agenda.

SB

13.13 Proposed Additions and Alterations, Erf 15982 62 - 80 Goldsmith Street, Woodstock: NM
HM / CAPE TOWN METROPOLITAN / WOODSTOCK / ERF 15982

Case No: 18030604WD0404E

Application documents were tabled.

Ms Waseefa Dhansay gave a PowerPoint presentation.

RECORD OF DECISION
The Committee resolved to undertake a site inspection on Thursday 17 May 2018 (MS, DG, MN, PB & KDS).

WD

Approved

13.14 Unauthorised Work, Additions and Alterations at Erf 46391, 84 Dean Street, Newlands: NM
HM / CAPE METROPOLITAN / NEWLANDS / ERF 46391

Case No: 18030114HB0302E

Heritage Report prepared by Claire Abrahamse dated February 2018 and drawings prepared by Avril Jason (drawing no. DEA028.1) dated 12 February 2018 were tabled.

Ms Heidi Boise gave a PowerPoint presentation.

Amongst other things, the following was discussed:

- CoCT and NRA support the proposals provided that the timber windows are reinstated
- The alterations are chiefly to the rear.
- The applicant queried cladding the aluminium windows with timber. The Committee is of the opinion that this is not a workable solution.
- The Committee is in agreement with the conclusions provided in the Heritage Report prepared by Claire Abrahamse dated February 2018.

RECORD OF DECISION
The Committee recommends to the CEO that HWC does not lay charges as heritage resources have not been significantly affected. The applicant is to enter into a Heritage Agreement with HWC to lift the Stop Works Order

HB

13.15 Proposed Additions and Alterations at Erf 32029, 21 Pillans Road, Mowbray: NM
HM / CAPE METROPOLITAN / MOWBRAY / ERF 32029

Case No: 18040312HB0405E

Heritage Report prepared by Louise van Riet, drawing (drawing no. 1712_1-01 Rev 6) dated 5 March 2018 was tabled.

Ms Heidi Boise gave a PowerPoint presentation.

Amongst other things, the following was discussed:

- The Committee is of the opinion that this building, graded III A, is the highest possible example of this grade.
- COCT & RAMPAC supported the application.
- The Committee is of the opinion that while the proposed building work is appropriately low scale and an improvement on the existing addition in terms of siting and detail, design interventions can better reflect the heritage layering, window proportions and details, roof form of the existing, and address lightness and transparency - to reflect the placement within a garden setting.

RECORD OF DECISION

Approved

The exterior veranda timber is SA Pine, and at risk of serious weathering in its current varnished state. Timber to be painted as per original architect's specification (refer to Baker drawings forming part of the submission documentation).

FUTHER REQUIREMENTS:
A revised proposal must be submitted that addresses the heritage layering, window proportion and detail, roof form, and lightness and transparency to reflect garden placement.

HB

13.16 Proposed Additions and Alterations at Erf 715, 14 Huguenot Road, Franschhoek: NM
HM / CAPE WINELANDS / FRANSCHOEK / ERF 715

Case No: 17120312HB1208E; 15031804KR0327M

Drawings prepared by Malherbe Rust Architects (drawing no 8201 Rev A) dated 08 - 12-2017 were tabled.

Ms Heidi Boise gave a PowerPoint presentation.

Mr Gideon Malherbe was present and took part in the discussion.

Amongst other things, the following was discussed:

- The Committee was of the opinion that the design of the canopy/awning was not appropriate for the building, but that a well-designed alternative may be an option.

RECORD OF DECISION
The Committee resolved not to approve the application with 3 dissenting due to the nature of the proposal, rather than the concept of allowing cover for the seating area.

HB

13.17 Proposed Amendment of conditions of previously approved Record of Decision, Erf 3032, 150 Buitengracht Street, Cape Town, (CBD): NM
HM / CAPE TOWN METROPOLITAN / CAPE TOWN CBD / ERF 3032

Case No: 18030611ZK0307E

Refer to Item 19.3.

13.18 Proposed Restoration and Alteration and Additions on Erf 177932 (Portion of Erf 46741), 79 Albion Road, Rondebosch also known as "The Cobbles": NM
HM / CAPE TOWN METROPOLITAN / RONDEBOSCH / 177932

Case No: 17101713KR1026E

Application form, proposed municipal plans, condonation letter, Title Deed, CoCT comments, Philip Smith correspondence comment, architects response to

Approved

comments, internal, external and contextual photo's, POA, locality and satellite Image were tabled.

Mr Zethembe Khuluse gave a PowerPoint presentation.

Amongst other things, the following was discussed:

- CoCT does not support the proposal and graded the building III B. The CoCT heritage listing notes "Mid-19th century residential cluster. Very good representative period examples with good interface with the streetscape. Intact cobbled lane. Rare well-presented period streetscape". Whilst the greater area is not a proposed or declared HPO, this cluster of buildings has long been recognised as being a small heritage enclave of note, the larger scale of mid-20th century buildings nearby not in any way detracting from the intrinsic heritage value of "The Cobbles" as an entity.
- The Committee resolved that a member was to do a photographic survey of the streetscape and exterior of the buildings to append to the minutes, to be viewed with the record of decision below.

RECORD OF DECISION

The Committee resolved not to approve the proposal for the following reasons.

1) A detailed history of this small enclave has not been presented as part of this application. This close of small residences is linked to the working class origins of the area, and the shift from rural uses to small village-like development during the 19th century. The location close to the Liesbeeck River enhances the heritage importance of the enclave.
2) The proposals are over scaled in relation to the existing heritage resources: this cluster of cottages are particularly small-scaled versions of a late 19th century cottage type, in plan having small rooms organised together into a narrow "main run" with small lean-to's, and with their 3 dimensional resolution being particularly simple in expression. The proposed alterations and additions are contrary in character.

ZK

13.19 Proposed Additions and Alterations, Erf 11481, 62D Essex Street, Woodstock: NM
HM / CAPE METROPOLITAN / WOODSTOCK / ERF 11481

Case No: 18030601WD0404E

Application documents were tabled.

Ms Waseefa Dhansay gave a PowerPoint presentation.

RECORD OF DECISION

The Committee resolved to undertake a site inspection Thursday 17 May 2018. (MS, DG, MN, PB & KDS)

WD

13.20 Proposed Additions, Alterations and Partial Demolition of structures on Erf 3427, Paarl: NM
HM / DRAKENSTEIN MUNICIPALITY / PAARL / ERF 3427

Case No: 18040318ZK0404E

Application form, Title Deed, company resolution, POA, SG diagram, photo sheet, I&AP, Heritage Statement, public participation, plans and elevations to be tabled.

Mr Zethembe Khuluse gave a PowerPoint presentation.

Mr Gideon Malherbe was present and took part in the discussion.

Amongst other things, the following was discussed:

- The grading of the property which is grade IIIC.(Drakenstein Heritage Survey).
- Visibility of side elevation

RECORD OF DECISION
The Committee resolved to undertake a site inspection Tuesday, 29 May 2018 (JdW, MS, MN, GW, BM and GJ).

ZK

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 Proposed Development Guidelines and Maintenance Methodology Report for The Apostle Battery, Erven 1430, 1432, 1434 and CA902-1, Victoria Avenue, Llandudno: MA
HM / LLADUDNO / ERVEN 1430, 1432, 1434 & CA902-1

Case No: 18030208AS0307M

S27 application, Methodology Report and Development Guidelines was tabled.

Mr Andrew September gave a PowerPoint presentation.

RECORD OF OPINION
The Committee expressed support in principal for the report, but was of the opinion that the items raised at 1-4 here below need to be addressed before the report can be approved.

Approved

1. An archaeologist with experience in military archaeology (specifically, an expert on the South African WWII period) is to provide comment on the archaeological sensitivity of the site, and provide, should it be deemed necessary, any further method statement advice for archaeological monitoring etc. going forward. All archaeological comment or reports presented to HWC staff and or/ BELcom are to be to be referred to APM for additional comment.
2. Further consideration should be given to grading certain buildings grade IIIB in lieu of grade IIIC on grounds of socio-spatial significance: the committee is of the opinion that the buildings designed as "supporting" structures to house and otherwise support the battery forces/ workers (regardless of the fact that the buildings were not constantly inhabited) are intrinsic to the understanding of the heritage of the site as a whole. While these simple building can lend themselves to adaptive re-uses, the simplicity of these structures, and the integrity of the spatial relationships between them, has heritage significance related to their very utilitarianism. A grade IIIB is considered the appropriate grade to support this recognition of the importance of the intentions of their architecture and planning.
3. The heritage resources on the site have already been subjected to theft and vandalism, and the site is open to road and mountainside. It therefore it stands to reason that the heritage impacts of dealing with security issues need to be addressed along with any development proposals. The use of any types of walling or fencing will certainly have strong visual and spatial impacts, whilst other security measures (security camera housings etc, etc.) can likewise impact heritage. The report must provide a methodology for assessing the impacts on heritage of any/ all security measures, as well as providing examples of appropriate precedent for securing this type of heritage environment.
4. Extent of what sites are "buildable" within the proposed concession area should be further motivated in terms of the location and scale/ type of buildings that can be considered in addition to the existing structures: the report is not entirely clear on how limits are to be placed on development, and the committee was of the opinion that this needs further clarification. The report must illustrate or otherwise describe the types of coverage and bulk that will be appropriate, or inappropriate. The use of precedent imagery can be a useful descriptor, provided that it is stipulated that the ideas illustrated by precedent are indicative, not prescriptive (the Committee notes that visual precedent imagery can be overly prescriptive and/ or misleading in some circumstances). A clear over-arching statement must be made that the critical issue will always be to maintain the military nature of the site.

AS

19.2 Proposed Additions and Alterations at Church Square, Parliament & Spin Street, Cape Town: NM
HM / CAPE METROPOLITAN / CAPE TOWN / CHURCH SQUARE

Case No: 18030626HB0370M

Heritage Statement Draft 2 prepared by Bridget O'Donoghue dated March 2018; Church Square Urban Design Concept prepared by GAPP dated 17 September 2017 and Technical Presentation dated 27 September 2017 was tabled.

Ms Heidi Boise gave a PowerPoint presentation.

COMMENT

1. The proposed narrowing of vehicular road widths is positive, as is allowing the buildings to define the square rather that the roads

2. This proposed upgrade is related to broader issues around the identity and culture of public, urban squares within Cape Town. While upgrading and broadening the usage of public spaces is welcomed, this should be done in such a way as to promote social inclusivity.
3. The Committee was of the opinion that the design should to a greater extent be born out of the space itself rather than relying on a collection of precedents inserted/transposed from outside, and that a site analysis be expanded to include how people use and cross the space for example. This would better inform suitable and appropriate interventions and placement thereof. In particular, further attention must be given to:
   - Social uses of Church Square in the context of the greater urban realm: thought should be given as to how we as a city relate to and use the series of public spaces available, with this one, Church Square having an identity within the broader matrix of uses. The identity of this public space should not rely only on imagery, fixtures and materials, but on the underlying social and public realm as well.
   - The analysis has not considered sufficiently that Church Square has a corner in which the buildings close it off and an opposite side which is open. This existing closed-ness and openness must be accepted as an existing, *a priori* design determinant, and not have a character imposed upon it. The Committee hence felt that the proposed curved benches are not a suitable design intervention for the space, and that alternatives must be considered.

HB

19.3 Proposed Amendment of conditions of previously approved Record of Decision, Erf 3032, 150 Buitengracht Street, Cape Town, (CBD): NM HM / CAPE TOWN METROPOLITAN / CAPE TOWN CBD / ERF 3032

Case No: 18030611ZK0307E

Application form, cover Letter prepared by Peter Buttgens, Gallery Space Introduction prepared by Delve, previous application history, previous RODs and permits issued by HWC, previously approved building plans, introduction to new proposal, HWC Legal were tabled.

Mr Zethembe Khuluse gave a PowerPoint presentation.

Ms Jacqueline Poking, Mr Zane De Decker & Mr Phillip Brink were present and took part in the discussion.

Amongst other things, the following was discussed:

- That the new application attempts to replicate the massing of the approved 2007 proposal, whilst adding additional roofed/ closed space to the N-E of the site, this additional enclosed space being motivated for (by the applicant) as a visual link, as it has large areas of glazing. Members of the Committee expressed concern that this additional “glass gallery’ is outside of the extent of enclosed space approved by HWC in 2007, and expressed the need for the impact of this to be assessed on site.
- That the new proposal attempts to allow users of the proposed building an opportunity to access the “wavy parapet building” from within the site, and also to allow glimpses of that “wavy parapet building” from the public realm.
- The approved application of 2007 has an outer skin of solid wall with small-ish openings, whilst the new application proposes using an architectural language of an exposed frame with infills of cladding and glass. Not least because this

Approved

approach will contrast with the buildings in the immediate locale: the Committee noted the importance of being able to assess the nature of the proposals within a broader set of contextual representations than is currently shown in the drawings provided. The Committee expressed mixed opinions as to the shift from "wall architecture" to "frame architecture", with some noting a concern that the framed building approach is contrary to the context.

- The Committee noted that in the new proposal the design amendments on the ground floor are a clear improvement to the ground floor design in the 2007 application.
- I&AP's present drew the Committee's attention to the fact that they consider that Nederlandse Lane is itself a heritage resource and a semi-public space.
- Upon enquiry from I&AP's, the HWC's legal representative undertook to further research the extent of validity/ transferability of the 2007 approvals.

FURTHER REQUIREMENTS

1. The Committee resolved to undertake a site inspection on 30 May 2018 (08:00am) to consider the 2007 approval. (JdW, MS, MN, GW, BM and GJ)
2. The Committee requires that in due course a full HWC Section 34 submission be undertaken for the new proposals. Amongst other issues, this will need to include elevational analyses of street facades on both sides of the subject site, stretching to include all frontage between Leeuwen and Dorp Streets, and also including a number of sites on the far sides of Leewen and Dorp. The building typologies in this immediate context as well as other heritage features of this context need to be better represented and interpreted, and ultimately reflected in the design proposal. It is recommended that the applicant await further comment from the Committee prior to undertaking further work on the S34 heritage report.
3. Photographic or other evidence of the structure which was demolished is to be provided by the applicant (case officer to assist as necessary).

ZK

20. OTHER MATTERS

20.1 Heritage Survey of Vallie Properties: NM HM / WYNBERG / VALLIE ERVEN

Heritage Survey Report prepared by Aikman Associates was tabled.

Mr Andrew September gave a PowerPoint presentation.

Amongst other things, the following was discussed:

RECORD OF DECISION

The Committee does not endorse the report for the following reasons:
The report seems to be a 'windscreen' survey - considering only the external appearances of buildings, as it includes no interior views, and does not sufficiently consider the context of each building in question. While the very low heritage value of some of the buildings is acknowledged, such that they do no warrant heritage protection, in the case of certain buildings further information and analysis is required in order for HWC to assess applications: this session of BELCom did not allow sufficient time to list properties that require further attention – the applicant is to contact HWC further in this regard.

AS

Approved

21. NON-COMPLIANCE

21.1 None

22. ADOPTION OF RESOLUTIONS AND DECISIONS

The Committee adopted the resolution and decisions.

23. CLOSURE

The meeting adjourned at: 20:15

24. DATE OF NEXT MEETING:

30 May 2018

MINUTES APPROVED AND SIGNED BY:

CHAIRPERSON _____ **DATE** _____

SECRETARY _____ **DATE** _____

Approved

Annexure SI1

PROPOSED TOTAL DEMOLITION

Erf/Farm No.: not provided

Street Address: Somerset Road, corner Napier Road, Green Point

Grading: not provided, probable IIIA to be confirmed

Nature of Application:

Structural cracking noticed; stop-works order issued by HWC around 12 April 2018 on development on erf 173320

Date of Site Visit: Sunday 22 April 2018

Comments:

HWC BELCom Representatives: Peter Büttgens

HWC Representatives: None

Met on Site By: n/a

Reasons for Site Inspection:

To check the cracking of interior and exterior of church

Findings of Site Inspection:

There are numerous cracks to warrant immediate concern for the structural integrity of parts of the church. Some of these cracks are more than 5 to 10mm, most are vertical or diagonal, which is perceived to be most serious.

Inter alia, the most concerning cracks are:

1. In the middle of the church entrance door, visible both internally as well as externally, where the keystone is slipping.
2. The choir loft has two cracks in the balustrade wall toward the nave, suggesting the structure is separating toward both side aisles.
3. The east chapel next to the entrance narthex appears to be separating to the east (Napier Street) side.
4. Along the Napier Street side, the tracery of the central plaster pointed gothic arched window is cracking severely. The church elders have cordoned off the east aisle to ensure safety for their congregants.
5. Diagonal cracks are noticeable from the stone support blocks below the exposed timber roof rafters of the east Napier Street side aisle.

Approved

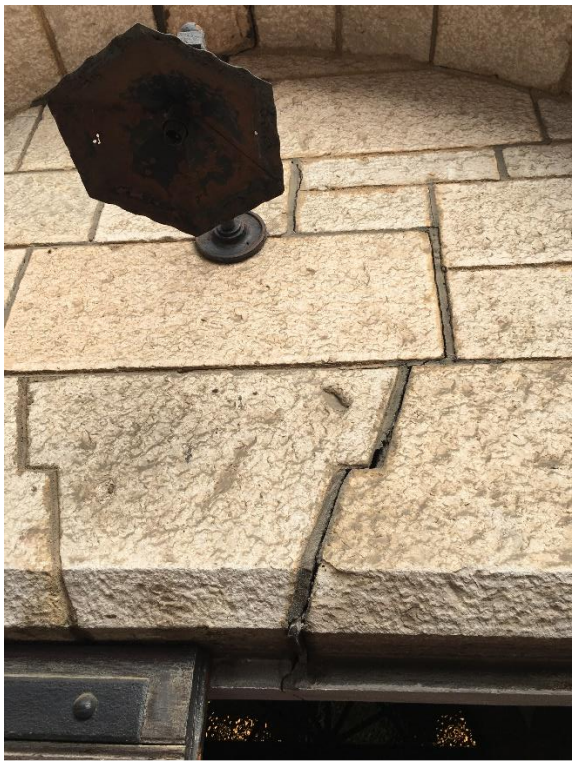
6. Some Internal cracks were confirmed externally but this requires a more technical analysis.
7. Underneath one of the Napier Street side church windows, either the bottom rail is being compressed or the stone work is sagging noticeably, with a wide gap developing.

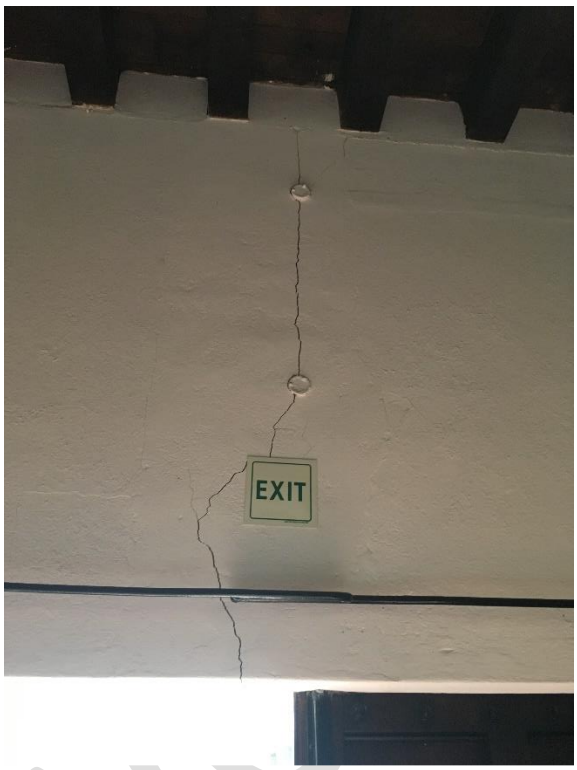
In my opinion as member of BELCom, and subject to confirmation, the following is suggested:

- The reasons for this sudden appearance of structural cracks must be scientifically established with the most appropriate methodology/technology available, including radio frequency crack detection.
- The entire building must be surveyed, all cracks mapped, and the cracking patterns established, and the possible causes established.
- At the same time, surrounding buildings to the construction site must also be inspected for any cracking as other heritage resources might also be endangered.
- An appropriate engineer with heritage experience and to HWC's approval must guide the investigation and propose remedial action in a report to and approved by HWC.
- The report must outline the methodology of stabilising the structure and what works on site are required to undertake the remedial actions. HWC could then determine which areas to allow works to take place which deals with the stabilisation.
- Until it has been determined what is causing the cracking (soil subsistence or vibrations?), it is imperative that no building work should continue in Napier Street with the underground parking garage development nor the building site above the church.
- As the heritage management and protection authority, HWC must be mindful of any liabilities that might arise from allowing work to continue and for potential serious structural failure without the above actions being undertaken.

Approved

External views of the Sacred Heart Catholic Church, Somerset Road, Green Point
Bottom photograph shows the new roof deck of underground garage

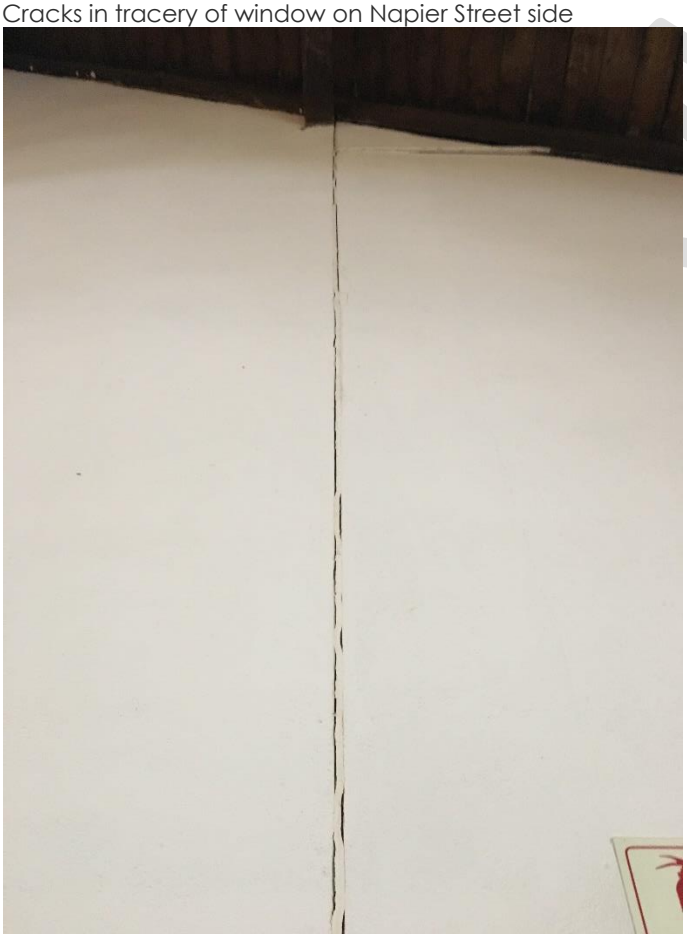




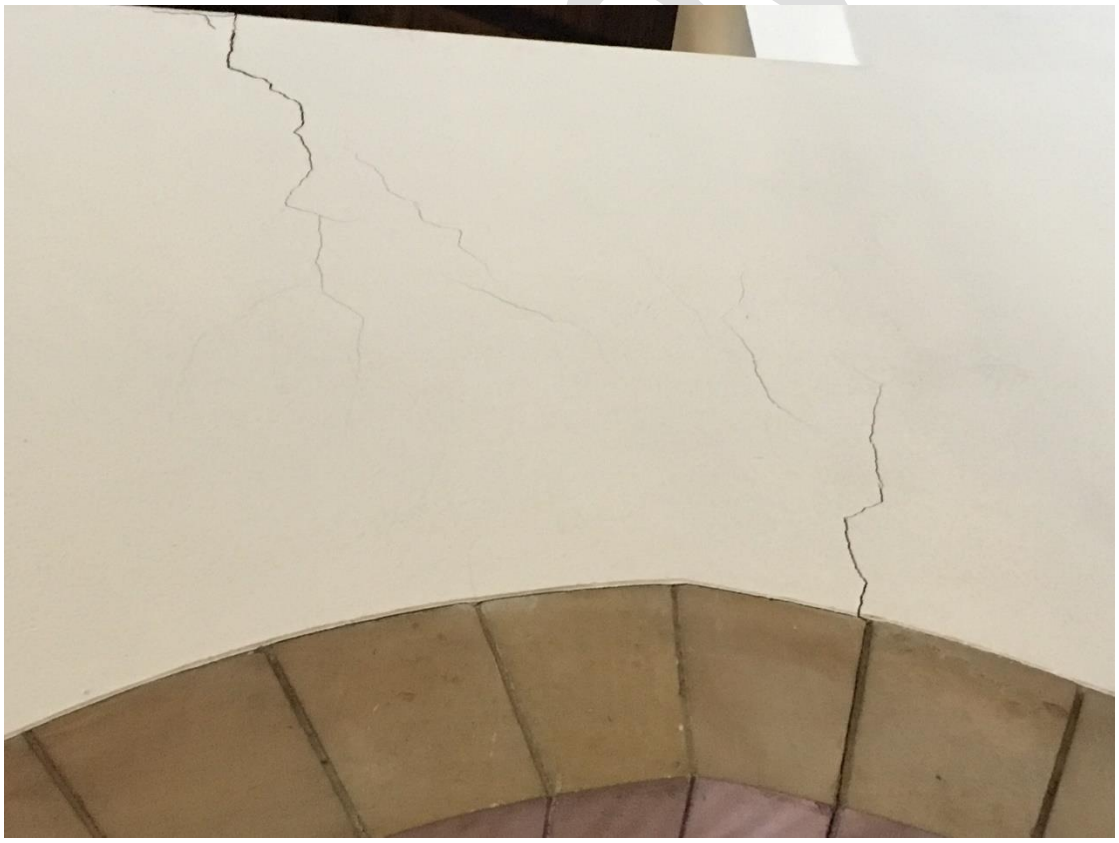
Entrance door: Vertical crack internally with keystone cracking externally r

Napier Street east aisle window cracking

Cracks in tracery of window on Napier Street side



Crack between entrance lobby and east side chapel



Organ loft balustrade wall cracking on both side, almost symmetrical – detail of east side cracking over arch

Timber window either being compressed or stone walling sagging

Boundary wall appears to be tilting toward Napier Street, with arched gate way cracking and collapsing.

Erf and Address: Erf 107414, 37 Somerset Road, Green Point

File Number/s: HM/ GREEN POINT /ERF 107414

Registered owner: Roman Catholic Church

Zoning (*if known*): Unknown **Suggested Grading: IIIA**

Nature of Application: Site Inspection

Date of site visit: 6 April 2018

HWC Representative/s: Stephanie-Anne Barnardt & Heidi Boise (HWC Official)

Met on Site by: Godfrey Mokaeane

Reason for Site Inspection:

The HWC Official (Stephanie-Anne Barnardt) received a notification that the church was cracking from Godfrey Mokaeane (Business Director/Priest) who was assisting the Sacred Heart Catholic Church. Godfrey Mokaeane stated that there was development occurring around the church premise, this neighboring development at ERF 173320 Napier Street for underground park.

Findings and Discussion:

The development at Napier Street was discussed at Impact Assessment Committee (IACom) held on the 15 December 2015. It was decided that HIA that was provide was adequate however there were further conditions that need to be meet, this included the following:

- The HIA requirements need to be meet.
- There needed to be agreement between the Catholic Church and developer.
- Later support system must be installed before excavation along with monitoring of the church walls.
- If the church does not give consent to the bracing, there needs to be engineering report with detail alternatives.
- Finally, there needs to be Archaeological monitoring and all reports must be submitted to HWC.

The following was noted during the site inspection of the Sacred Heart Catholic Church on the 6 April 2018.

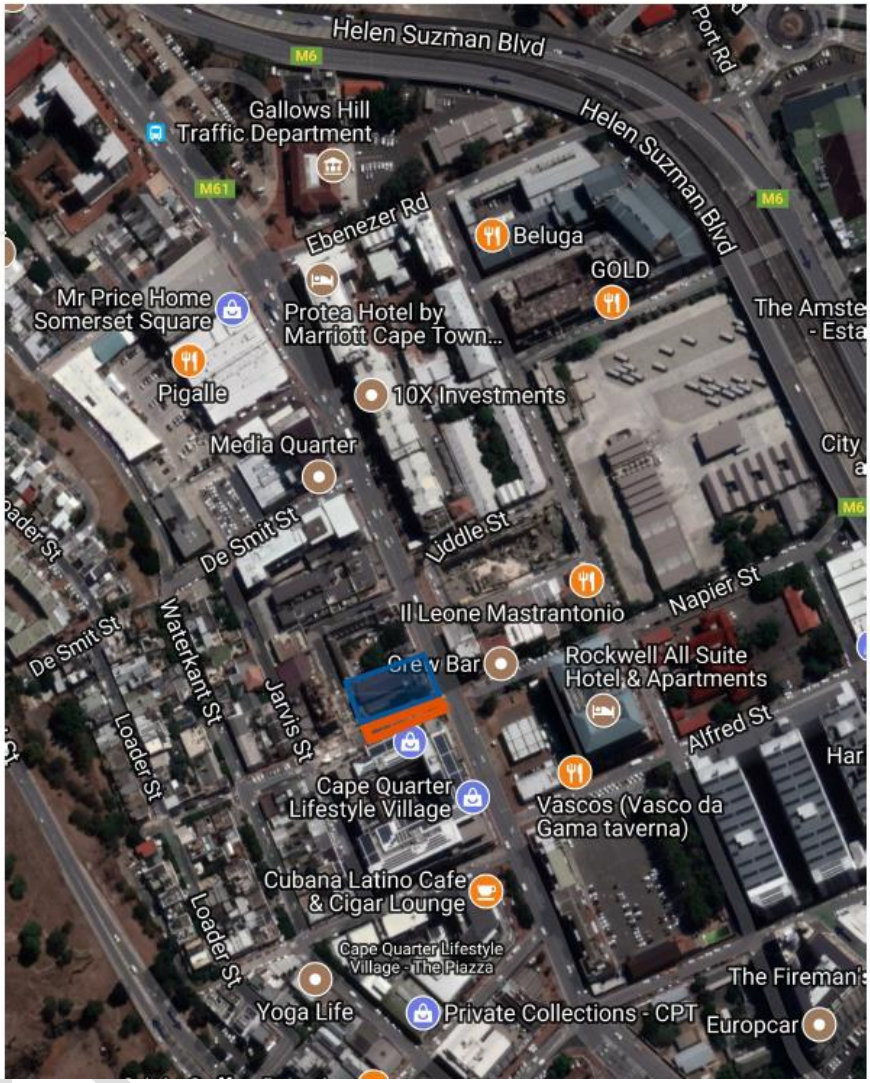
LOCALITY MAP

Sacred Heart Catholic Church

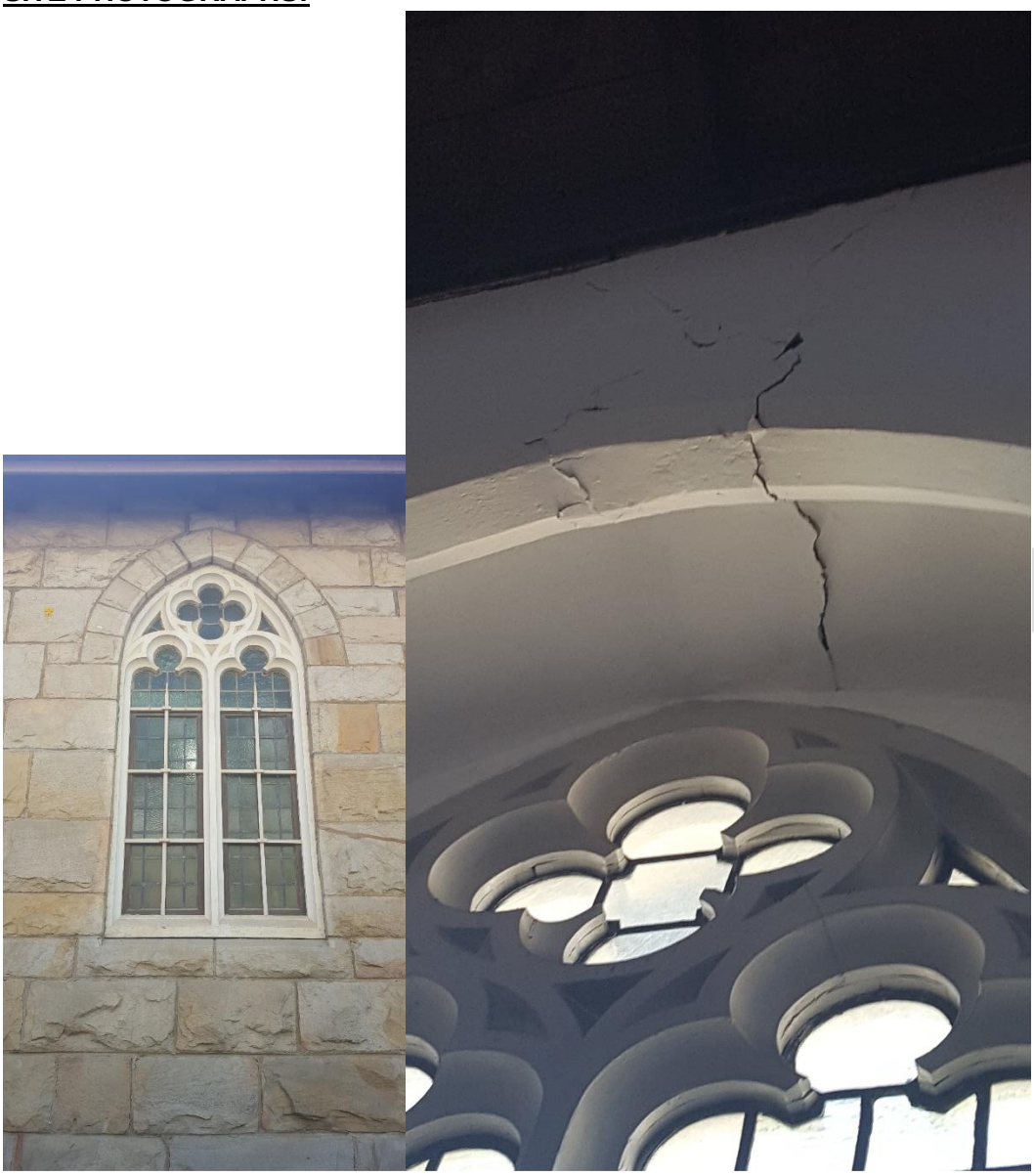
site in question

Sacred Heart (Catholic Church)

Development



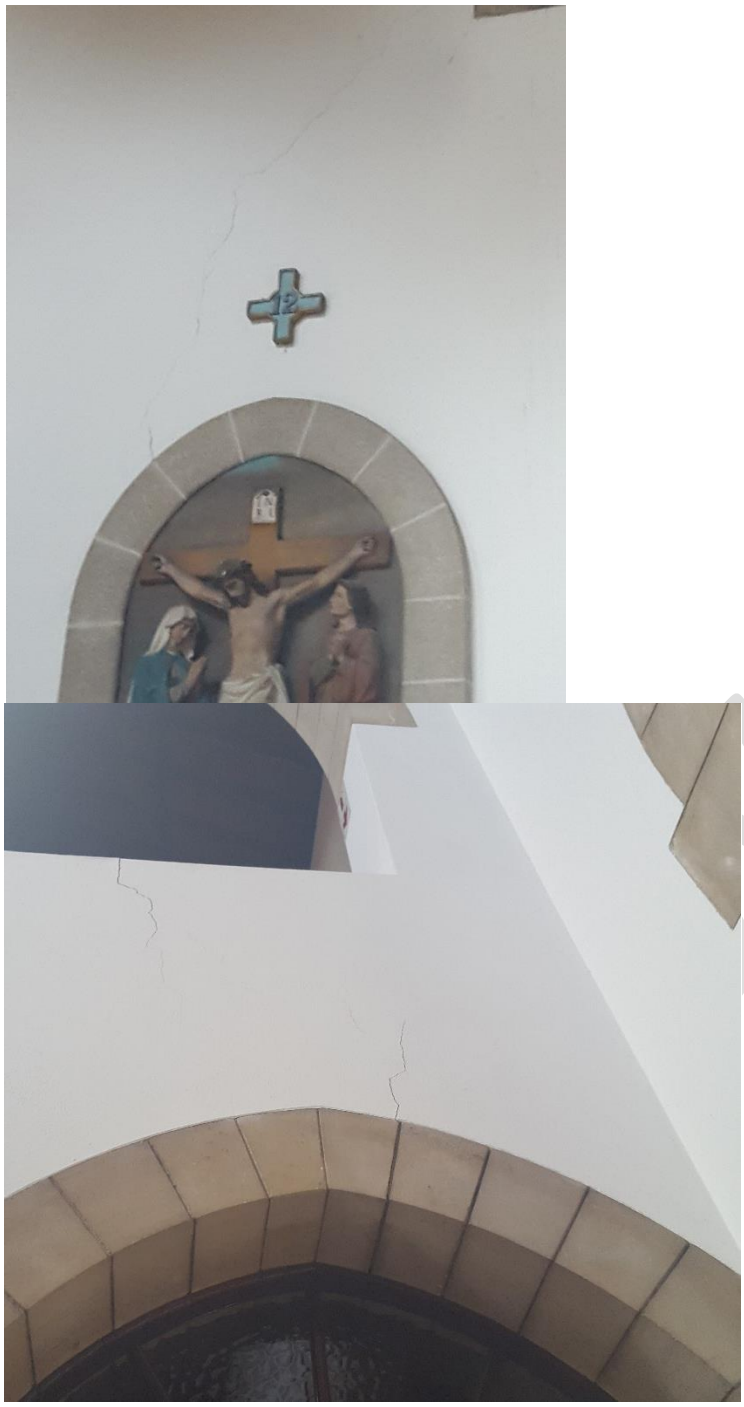
SITE PHOTOGRAPHS:



Large cracks through the windows and window frames lifting up.

Internal cracks on the walls.

Approved



Cracks above the archers.

Approved

Cracks forming on the internal columns.

Sinking of the floor by the confession box.

Crack through the larger circular window.

Cracks on the external walls.

Recommendations:

The following is recommended by the officials:

- HWC issues a stop works order ERF 173320 Napier Street for underground park.
- Discuss the matter at IACom, 11 April 2018
- The site is deemed Conservation Worthy in terms of heritage significance.

Report prepared by: Stephanie-Anne Barnardt (Heritage Officer)
Date: 13 April 2018

Approved

Annexure SI2

MORGENSTER REM FARM 1319 SOMERSET WEST: PROPOSED GUEST COTTAGES & SPA

Submitted by Graham Jacobs

Land Parcel Type: Agricultural.

Erf/Farm No.: Rem Farm 1319, Somerset West

HWC file No.:

Street Address: Off Lourensford Road, Somerset West.

Registered Owner:

Grading:

Nature of Application:

New guest cottages uphill of an existing farm dam to the south of the wine cellar and tasting centre.

Date of Site Visit:

23 April 2018

HWC Representatives:

Karin Strom, Graham Jacobs, Mike Scurr, Peter Buttgens (BELCOM members)

Met on Site By:

N/A

Reasons for Site Inspection:

1. To check the visibility and spatial relationships between the subject site and the adjoining Vergelegen Estate and its buffer areas.
2. This is in light of Vergelegen Estate being in the process of nomination (with Groot Constantia) as a World Heritage Site.
3. This nomination draws attention (amongst others) to the historic notion of surrounding wilderness as an integral part of the significance of the Vergelegen cultural landscape. The concern of BELCom is that these wilderness characteristics could possibly be disrupted by the proposed development.

Findings of Site Inspection:

1. The subject site is located on the slopes above an existing farm dam, the earth wall of which could possibly serve as a 'berm' to screen portions of the site from the lower-lying Vergelegen estate and its buffer areas.
2. The subject site is not visible from the historic Morgenster homestead and historic farm werf precinct.

Approved

3. Views from the subject site nonetheless reveal that at least its mid- and upper reaches are clearly visible from Harmonie and possibly Altona Farms. Both of these farms are within the World Heritage Site nomination area, and are part of the Vergelegen Estate.
4. The subject site is not visible from within the historic Vergelegen werf precinct but would be visible from other areas of the Estate, which form part of the largest privately owned and managed conservancy in the country.
5. Views from the historic Harmonie werf looking southwest towards the site show no existing hillside/ mountainside development within this viewshed. The proposed development would therefore be a 'first'. Significantly, development on the subject site would be located within 750m of the Harmonie werf.

Conclusions & Recommended Action:

1. Given that substantial portions of Morgenster's farmlands constitute strategic backdrops to the Vergelegen Estate which is of national significance as well as proposed international significance, Morgenster's farmlands warrant inclusion as part of a Grade II landscape.
2. The location, envelope massing, scale and finishes of the proposed new guest cottages for Morgenster Estate require thorough landscape and visual impact analysis and heritage indicators at the level of an HIA before the application can be further considered by HWC.
3. A fundamental re-design of the current proposals informed by the indicators referred to above is likely to be required.

Which committee should this report be submitted to: BELCOM

Managers Comments:

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Pictures:

Approved

FIGURE 1: View from the subject site towards the Vergelegen Estate. This shows all areas within the Estate from which the subject site is visible. This includes a substantial portion of the Harmonie werf (arrowed) which is only partly obscured by the dam wall in the foreground.

FIGURE 2: View from the site looking out between the pine trees towards the Vergelegen Estate. The Vergelegen werf is behind the concentration of trees beyond the green field (arrowed)

FIGURE 3: View from the Harmonie werf within the Vergelegen Estate looking towards the site (arrowed). There is no development on this hillside backdrop.

FIGURE 4: View from the Harmonie werf within the Vergelegen Estate looking towards the site (arrowed). This wide angle image does not reflect perceived distance. The site is approximately 700m from this viewpoint.