

**APPROVED MINUTES OF THE MEETING OF
HERITAGE WESTERN CAPE,
BUILT ENVIRONMENT AND LANDSCAPE PERMIT COMMITTEE (BELCom)
Held on Wednesday, 27 September 2017 in the 1st Floor Boardroom at the
Offices of the Department of Cultural Affairs and Sport,
Protea Assurance Building, Greenmarket Square, Cape Town at 09:00**

1. Opening and Welcome

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

2. Attendance

Members

Ms Karin Dugmore Ström (KDS)
Mr Mike Scurr (MS)
Mr Gaarith Williams (GW)
Ms Belinda Mutti (BM) left at 14:40
Mr Graham Jacobs (GJ)
Mr Peter Büttgens (PB)
Mr David Gibbs (DG)

Members of Staff

Ms Colette Scheermeyer (CSc)
Mr Zwelibanzi Shiceka (ZS)
Ms Penelope Meyer (PMe)
Ms Katherine Robinson (KR)
Mr Andrew September (AS)
Ms Heidi Boise (HB)
Ms Waseefa Dhansay (WD)
Mr Olwethu Dlova (OD)
Ms Phindiwe Muncu (PMu)

Visitors

Mr John Wilson-Harris (JWH)
Mr Petrus Erasmus (PE)
Mr Joe Struwig (JS)
Mr Geoff Heathcote-Marks (GHM)
Mr Stuart Hermansen (SH)
Mr Mathongo Hesewu (MH)
Ms Bridget O'Donoghue (BOD)
Mr Neil Schwartz (NS)
Mr Jacques Retief (JR)
Mr Leon Saven (LS)

Mr Andre Pentz (AP)
Mr David Ludditt (DL)
Mr Stephen Brand (SB)
Mr Zac Abel (ZA)
Mr Shaun Sweet (SS)
Ms Ursula Rigby (UR)
Ms Lara Kerswill (LK)
Ernst Roodt (ER)
Mr Jonathan Green (JG)
Ms Michelle Mills (MM)

Observers

None

3. Apologies

Ms Janine de Waal (JdW)

Absent

Mr Mayiji Nyikosa (MN)

4. Approval of Agenda

4.1 Dated 27 September 2017

The Committee approved the agenda dated 27 September 2017 with additional items.

5 Approval of Minutes of Previous Meeting

5.1 Dated 30 August 2017

The Committee resolved to defer the matter to the next Additional BELCom meeting.

5.2 Dated 8 September 2017

The Committee resolved to defer the matter to the next Additional BELCom meeting.

6. Disclosure of Interest

6.1 MS: item 12.4 and 13.1

7. Confidential Matters

7.1 None

8. Administrative Matters

8.1 Outcome of the Appeals and Tribunal Committees

The Committee resolved to defer the matter to the next Additional BELCom meeting.

PM

8.2 Report back on Stop Works Orders and Charges

The Committee resolved to defer the matter to the next Additional BELCom meeting.

8.3 Formal Protection of Buildings refused for Demolition

The Committee resolved to defer the matter to the next Additional BELCom meeting.

PM

8.4 Elim – Report back on review of application backlog

- MS and GJ met with HOMS on 21 September 2017 to review a series of Elim applications in the light of the Committee's recent site visit there.
- HB spoke to the applicant responsible for the applications and it was agreed that he will visit HWC to resolve architectural drafting conventions for heritage submissions, as well as issues related to heritage information required for applications. Committee members volunteered to assist with this.
- KDS to raise with Council the need for a CMP for Elim.

9. Standing Items

9.1 Site Inspections

The following site inspections undertaken by members and staff were noted:

- 22 Wetton Road, Wynberg
- 17 Florida Road, Vredehoek
- 39 Rugley Road, Vredehoek
- 3 Central Drive, Camps Bay

10. Appointments

10.1 The Committee noted an appointment for item 13.1 set for 14:00 pm

MATTERS DISCUSSED

11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS

11.1 Proposed Restoration, Illegal Work, Bartolomeu Dias Museum, Mossel Bay: MA HM/EDEN/MOSSEL BAY/ERF 2993, 3032, 3034, 3046, 3050, 3051, 3057, 3060, ETC

Case No: 15111001HB1109E

A Heritage Report prepared by Gabriel Fagan Architects dated 31 August 2017 was tabled.

Mr John Wilson-Harris was present and took part in the discussion.

Ms Heidi Boise gave a PowerPoint presentation.

Among other things, the following was discussed:

- The roof colour of the main Dias Museum building has been altered during previous maintenance cycles from the original (i.e. 1980's) design - grey roof paint has been replaced with green at some point. The Committee is of the opinion that grey is more appropriate in terms of the design ethos.
- ZS noted from his previous site visit that measures to deal with water run-off at a precinct scale are planned.

DECISION

1. The report by GFA, including the maintenance measures therein, was endorsed by the Committee.
2. The Committee resolved to approve the application and the recommendations as per the report, provided that the roof colour is finished in grey. All work is subject to Gabriel Fagan Architects being appointed in a monitoring role for the duration of the contract to oversee the recommendations made in the heritage report. A close out report is to be submitted to HWC within one month of practical completion.
3. Any landscaping or other maintenance works or alterations works must form part of a separate application to HWC. This application is to be done by a professional with suitable heritage landscape experience.
4. In the next budget phase, Museum Management must budget for a heritage CMP for the site as per the BELCom recommendation of 10 December 2015.

HB

11.2 Proposed Alteration and Additions to Erf 5357, Corner Alexander and Bird Streets, Stellenbosch: MA HM/ CAPE WINELANDS / STELLENBOSCH /ERF 5357

Case No: 16090506HB0907M

Report of the Revised Development Proposals prepared by Mr Andre Pentz dated 21 August 2017 was tabled.

Ms Heidi Boise gave a PowerPoint presentation.

Mr Andre Pentz, Mr Petrus Erasmus, Mr David Ludditt and Mr Joe Struwig were present and took part in the discussion.

Among other things, the following was discussed:

- BELCom's chief concern, namely the overall massing, has been on the whole successfully addressed in the revised proposals. The Committee is of the opinion that this has had a positive impact on views from important vantage points, but notes that I&AP's continue to have concerns regarding the impact of the proposals on the Braak.
- The Committee would like alternatives to be explored to the North Western Corner of the five storey new building component.
- The Bird Street new wing remains in this proposal essentially one long building - in spite of previous BELCom comments on this issue; architectural differentiation of this new building wing into three major elements is preferred. The addition of a veranda element is successful.
- The leading edges of the parapeted roofscape should be simplified – the impact of this stepped parapet against the skyline, as shown in views from the Braak, is questioned. The inclusion of some pitched roof elements must be explored as an alternative to the parapets.
- The blank walls alongside and framing the Dros building should rather pick up more of the language of the urban texture of Stellenbosch in the architectural treatment.

FURTHER REQUIREMENTS

1. The applicant must provide updated architectural proposals taking into account the above comments.
2. A landscape plan for the street interface is to be provided with the application.
3. The Committee resolved to undertake a further site visit (GJ, MS, PB, DG and KDS) once the above is available (Committee only to check view corridors).
4. The proposals can be submitted to the Committee by email prior to the site visit.

HB

11.3 Renovation, Additions, Alterations and Landscaping to PHS on Erf 2168, Rose Cottage, 245 Voortrek Street, Swellendam: MA HM/OVERBERG/SWELLENDAM/ERF 2168

Case No: 17051611KR0525E

Application documents, Swellendam Municipality comments, Swellendam Heritage Association comment, Heritage Statement: Rose Cottage, Voortrek Street, Erf 2168 Swellendam dated 29 June 2017 prepared by Kathy Dumbrell and drawing numbers: RS OB; RSRD CP Rev:2 & RS RC Rev:3 dated 02/05/2017 & 26/06/2017 prepared by George Mission, were tabled.

Ms Katherine Robinson gave a PowerPoint presentation.

Among other things, the following was discussed:

- The documentation is not integrated in a manner that provides the Committee with a clear overview of the overall design intent for the site as a whole.
- There are concerns that corporate branding may result in negative impacts on historic fabric (e.g. boxing-in of columns, possible over-repair of floorboards etc).

There is insufficient information provided for the Committee to make an evaluation in this regard.

- There are some concerns about proposed alterations to original building fabric. These concerns include replacement of flooring, closing and moving door openings (this given the lack of a fabric chronology) and other issues that need to be assessed on the site by Committee.

FURTHER REQUIREMENTS

1. Careful accurate measured drawings at a large scale which illustrate original building fabric and fabric chronology. These drawings need to reflect the material and spatial character of the heritage resources.
2. A landscape plan showing, inter alia, existing and new trees, level changes, surface treatments etc. The general arrangement of buildings as related to landscape features need to be substantiated through landscape design work informed by heritage design indicators.
3. A clear diagram indicating the sequencing of phasing various interventions to buildings and landscape.
4. The applicant is to submit the above to HWC after which BELCom will undertake a site visit (MS, BM, GW, PB, DG and KDS).

KR

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

12.1 Proposed Total Demolition, Erf 1100, 39 Rugley Road, Vredehoek: MA HM/CAPE METROPOLITAN/VREDEHOEK/ERF 1100

Case No: 17051003HB0501E

MS and PB reported back on the site visit undertaken.

Mr Zac Abel was present and took part in the discussion.

Among other things, the following was discussed:

- Certain I&AP's have informed HWC that they may wish to provide comments on the further analysis of the streetscape significance of Erf 1100, 39 Rugley Road, Vredehoek prepared by Ms Claire Abrahamse dated 20 September 2017 submitted to HWC via email on 20 September 2017.
- CoCT graded the building possible grade IIIC and is located in a proposed HPO.

DECISION

The Committee decided to allow until midday on 02 October 2017 for the case officer to receive further comments from I&AP's.

HB

12.2 Proposed Total Demolition of structure and future design proposal on Erf 1464, 17 Florida Road, Vredehoek: MA HM/CAPE TOWN METROPOLITAN/VREDEHOEK/ERF 1464

Case No: 16121404KR1215E

MS and PB reported back verbally on the site visits undertaken individually. PB and MS agreed to undertake a joint sit visit on Sunday 08 October 2017.

Mr Stephen Brand and Mr Geoff Heathcote-Marks were present and took part in the discussion.

Among other things, the following was discussed:

- The building is a grade IIIC within a proposed HPO. The micro-context of the street is characterised by predominantly two and three storey buildings.
- CIBRA supports the proposals and Vredehoek Action Group has not had an opportunity to comment.
- The 'Sketchup' model does not adequately illustrate the slope of the site, the stone pines and other street conditions. In addition the massing of the building in relation to its neighbours is shown only in an orthogonal elevation: three dimensional street views must be provided
- The scale and bulk of the proposals as currently shown is excessive in this heritage context where two to three storey buildings predominate. The streets slope steeply, thus the site naturally can accommodate more bulk on the up-slope.
- The building is raised on concrete columns to allow parking below; this interferes with the existing street context by causing the loss of planted areas on the streetscape.
- The CoCT Urban design trajectory which encourages higher densities is recognised and the capacity of the site to accommodate higher density is likewise recognised. However, the Committee is of the opinion that overall height of no more than five storeys including the ground level parking can be accommodated in this particular context.
- While the stepping back of upper floors as shown in the proposals is recognised as good practice in streetscapes such as these, similar design sensitivity towards side spaces and side elevations is required.
- Adding a pedestrian entrance in addition to the vehicular entrance will help to create a better pedestrian interface.
- On-site planting at the street interface is a requirement.

DECISION

The Committee resolved to approve the application for total demolition subject to the following suspensive conditions:

1. Revised proposals showing a building of no more than five storeys, and taking into account the discussions above are submitted.
2. These need to be submitted to the Vredehoek Action Group for a 14 day comment period prior to submission to HWC. It is at the applicant's discretion to advertise more broadly, however the Committee recommends this.

KR

12.3 Proposed Total Demolition Erf 67899, 22 Wetton Road, Wynberg: MA HM/ CAPE TOWN METROPOLITAN/ WYNBERG/ ERF 67899

Case No: 17062909WD0707E

MS, BM and KDS reported back on the site inspection that was undertaken. A copy of the site inspection report is annexed SV1.

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

Among other things, the following was discussed:

- The CoCT has proposed that the site is the defining edge of a proposed HPO, but, upon enquiry, has not provided documentation or public participation related to this.
- The commentary from the CoCT proposed that the site should be a grade IIIB. CoCT do not support total demolition.
- WRRAs have provided a substantiated objection to the demolition proposal. The heritage practitioner has provided commentary in reply.
- The Committee is of the opinion that the core of the building comprising the parts built during the 1920's and before, is grade IIIB, with the site and the local context both complementing and detracting from the intrinsic grading. The building is very robust and has large rooms with capacity for many uses. The site provides scope for additions of a medium to large scale.
- Landscaping quality of the site is eroded, bar the presence of large trees. However, landscaping may easily be re-established.
- The site is a landmark in both macro and micro urban contexts.
- If the applicant wishes to pursue the option of total or partial demolition, proposals for new development will need to be submitted.

DECISION

The Committee resolved not to approve the application for total demolition as the building is grade IIIB, occupying a landmark site within a proposed conservation area.

WD

12.4 Proposed Total Demolition Erf 518, 3 Central Drive, Camps Bay: MA HM/ CAPE TOWN METROPOLITAN/ CAMPS BAY/ ERF 518

Case No: 17080710WD0808E

MS recused himself and left the room.

PB and KDS reported back on the site inspection that was undertaken.

Among other things, the following was discussed:

- The building has not been graded by the CoCT, and CoCT comment suggests grade IIIC. It is not in a HPOZ, or a proposed HPO.
- CoCT did not support the application. CCRA supported the demolition provided that conditions for the replacement building are outlined.
- The building was successfully designed as a focal point in its environment. It retains prominence terminating a street axis, and it is a local landmark.
- The interior of the building is intact, with very minor alterations. The only notable exterior alteration is the sympathetic replacement of windows.
- Trees, terracing and planting in the street facing garden are integral components.
- Due to the points above, BELCom suggests a IIIB grading.
- Further proposals for additions, exploring for instance using side spaces, need to be considered.

DECISION

The Committee resolved not to approve the application for total demolition as site and building together are grade IIIB, with a strong relationship to the broader environs, in particular the clear axial relationship between "The Fairway", the site, and the symmetrical building set on a high plinth. The committee requires that the applicant provide further design proposals for consideration, in particular exploring

the use of space to the sides and / or back of the house, and with less accommodation at roof level.

WD

12.5 Proposed Restoration and Additional Conservatory Floor added at Roof Level on Erven 1389 & 1390, Queen's Hotel, 2 Dock Road, Cape Town: MA HM/CAPE TOWN METROPOLITAN/CAPE TOWN/ERVEN 1389 &1390

Case No: 17060516KR0609E

A Heritage Statement prepared by Bridget O'Donoghue, dated May 2017, City Heritage comments and drawings prepared by Leon Saven Design were tabled.

Ms Katherine Robinson gave a PowerPoint presentation.

Ms Bridget O'Donoghue, Ms Lara Kerswill, Mr Neil Schwartz , Ernst Roodt, Mr Jacques Retief , Mr Jonathan Green, Mr Leon Saven and Ms Michelle Mills were present and took part in the discussion.

Among other things, the following was discussed:

- (Note that discussion was related to the extent to which earlier BELCom comment has been addressed. Italic text below reflects the earlier decisions from previous minutes dated 26 July 2017, with notes of 27 Sept added).
- The Application has not progressed meaningfully as elaborated below.
 - a) *A detailed set of as-built drawings are (sic) required to inform design development.* Yes, as-built drawings have been supplied; however the design interpretation process has not been clearly communicated with standard drawing conventions in the revised proposals. The design-informing role of the as-built drawings is not evident.
 - b) *The conservatory style addition at rooftop level is supported in principle; however this requires extensive design development and detailing:* No design exploration of alternatives, particularly in terms of studies of the massing of the conservatory has been provided.
 - c) *The design should take cognisance of the proposed function as well as the opportunities arising from this, and pay particular attention to the visual impact of the building seen from various angles as well as the plan form of the building.* Same comment as above.
 - d) *The introductions of some double volume spaces are supported in principle but the extent of these needs to be greatly limited.* This has not been addressed - double volume areas must be reduced.
 - e) *The use of concrete construction should be limited to a minimum and rational fire design principles applied to steel structures as the preferred structural solution.* The use of concrete at roof top level, as per engineering motivation, is accepted. The engineering motivation for the first floor structure is not accepted: The first floor timber structure is to be substantially retained and appropriately fire proofed and structurally reinforced.
 - f) *The second storey masonry insertion needs to be further considered, such that it integrates better with the rooftop intervention.* To be further assessed in context of comments above.
 - g) *Specification and detailing of inserts and interventions affecting heritage fabric is to be provided.* Not attended to.

DECISION

The Committee resolved not to approve the revised proposal in its current form.

KR

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

13.1 Proposed Alterations, Erf 86407, Corner Main and Gill Roads, Muizenberg: MA HM/CAPE METROPOLITAN/MUIZENBERG/ERF 86407

Case No: 15110913HB1109E

A Heritage Statement prepared by Mr Stuart Hermansen dated 26 July 2017 was tabled.

MS recused himself and left the room.

Ms Heidi Boise gave a PowerPoint presentation.

Mr Stuart Hermansen, Mr Shaun Sweet and Mr Mathongo Hesewu were present and took part in the discussion.

Among other things, the following was discussed:

- The main building is grade IIIA, with surrounding structures and landscape grade IIIC. (The CoCT, heritage consultant and BELCom endorse this grading). The property is not located within a HPO.
- DOCOMOMO submitted concerns that were discussed.
- Reservations were expressed about the lifecycle of powder coated aluminium windows; however, under current circumstances and due to cost, it is accepted as a viable short term compromise. High quality timber fenestration would be preferred as complementing significance.
- That the ensemble of buildings is considered for their architectural merit as a good example of Bauhaus architecture;
- The various buildings on the site have varying degrees of architectural merit;
- Apart from the retaining walls and terrace walls, the site and landscape is neutral, and serves as a backdrop to the buildings;
- The replacement of materials (roof sheeting, aluminium glazing and brick paving) is supported as it extends the lifespan of the buildings, and requires less maintenance in an environment where maintenance periods are erratic;\ The requirement that a structural engineer with knowledge and experience in heritage architecture is not necessary, as the buildings and structures are built with current technology, and are well within the skills range of professional engineers; The proposed lift, pedestrian ramps and alterations to the bathrooms to bring the buildings to compliance with Part S of the National Building Regulations Act, are approved;
- The proposed lift, pedestrian ramps and alterations to the bathrooms to bring the buildings to compliance with Part S of the National Building Regulations Act, are approved.

DECISION

The Committee endorsed the IIIA grading of the main building.

The Committee resolved to approve the application subject to the following conditions:

1. The shop and architectural drawings of the proposed lift intervention are submitted to the Committee for approval prior to the issue of the permit. .
2. The work is to be overseen by an architect with knowledge and experience of best international building conservation theory and practice.

BM left the meeting at 14:40 after this item was discussed.

HB

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 Proposed Conservation Management Plan, Erf 4942, City Hall, Darling, Corporation, Parade and Longmarket Streets Cape Town: MA HM/ CAPE TOWN METROPOLITAN/ CAPE TOWN CBD/ Erf 4942

Conservation Management Plan was tabled.

Ms Waseefa Dhansay gave a PowerPoint presentation.

Mr Andre Pentz was present and took part in the discussion.

Among other things, the following was discussed:

- Film shoots and other events that will from time to time have impact must be the subject of a management protocol.

COMMENTS

BELCom's commentary on the draft CMP is in progress and will be tabled for ratification by the Committee at the meeting of 3 October 2017. This comment is to be taken into account by the applicant in the finalisation of a final draft which will in turn be circulated for public comment.

WD

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: 16:45

24 DATE OF NEXT MEETING: 3 October 2017

CHAIRPERSON _____ **DATE** _____

SECRETARY _____ **DATE** _____

Approved