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**MINUTES OF MEETING  
OF HERITAGE WESTERN CAPE,  
BUILT ENVIRONMENT AND LANDSCAPE PERMIT COMMITTEE (BELCOM)**  
Held on Thursday, 17 February 2011, 1st Floor Boardroom at the offices of the  
Department of Cultural Affairs and Sport,  
Protea Assurance Building, Greenmarket Square, Cape Town at 09h00

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**1. Opening and Welcome**

The meeting was officially opened at 9h15 by the chairperson, Dr Stephen Townsend, who welcomed all members and staff present.

**2. Attendance**

**Committee Members:**

Prof Stephen Townsend  
Mr Trevor Thorold  
Mr Patrick Fefeza  
Ms Maureen Wolters  
Ms Sarah Winter  
Mr Roger Joshua

**Staff Members:**

Mr Calvin van Wijk  
Ms Christina Jikelo  
Mr Shaun Dyers  
Ms Ntombi Nkoane  
Mr Jonathan Windvogel  
Ms Lithalethu Mshoti  
Mr Ronny Nyuka  
Mr Zwelibanzi Shiceka  
Ms Lorelle Hutton

**Visitors**

J Oldham  
S Godfrey  
JC Fick  
WF Van Riet  
R Ackernell  
F Vermuelen  
E Kelly  
R W Summers  
A Fick  
C Snelling  
A Pentz

**Visitors**

G Africa  
A Roberts  
PJ Smith  
A Lillie  
C Smart  
C Brand  
H Muller  
J Malherbe  
A Mackay  
S Hermansen

**Observers**

Mr Adam Smith  
Mr Johan Cornelius  
Ms Sjanel Buchel  
Mr K Makati  
Mr B September

**3. Apologies**

Mr Tim Hart  
Mr Andrew Hall

**4 Confidential Matters**

**4.1 Resignation of Committee member.**

Ms Z Manzana has resigned and has written to the Chairperson of the Council.

The committee discussed possible replacements to replace Ms Manzana including:

- Ms Melanie Attwell
- Mr Mike Scurr
- Mr Peter Buttgens

**5 Approval of minutes of previous meeting held on the 20 January 2011**

The Committee resolved to approve the minutes with certain minor amendments.

The minutes were reviewed page by page and several missing items were placed on the agenda.

**6 Appointments:**

None

**7 Administration Matters**

**7.1 Erf 5195, ABC Building, St George's Street, Simon's Town,.**

In the discussion it was noted that:

- A letter of complaint had been received from the Simons Town Historical Society.
- It was alleged that the applicant had not adhered to an agreement between the two parties.
- The Society has requested HWC to take action against the property owner.
- The letter of complaint from the Simons Town Historical Society was discussed briefly, but it was not clear to the Committee what their responsibilities are and it is the responsibility of the officials to further investigate the matter.

**Zwelibanzi Shiceka**

**7.2 Delivery of Documents**

Committee members complained that they receive their documents too late; the Committee requested that the documents be delivered before the weekend in order to have enough time to read the documents.

**7.3 Total Demolition: Farm 158/1, Ongegund, Vissershokpad, Durbanville-Section 34**

It was noted that the architect's behaviour had been inappropriate. The matter was discussed at some length but it was agreed not to take any action.

**Jonathan Windvogel**

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**8 APPEALS**

- 8.1 Proposed Total Demolition: Erf 5610, 2 Loedolff Street, Malmesbury: – Section 34.**

It was reported that the Appeals Committee had upheld the decision of BELCom.

**Zwelibanzi Shiceka**

- 8.2 Proposed Total Demolition: 42 Hope Street, Robertson: - Section 34**

It was reported that the Appeals Committee had upheld the decision on BELCom

**Shaun Dyers**

**MATTERS ARISING**

**9 SECTION 27**

- 9.1 Proposed Alterations and Additions to an outbuilding of Grand Provence (also known as La Provence): Erf 826, 2 Wilhelmina Street, Franschhoek- Section 34 HM/FRANSCHHOEK/ERF 826**

This matter was discussed under Section 34 and not 27, as this outbuilding does not form a part of the Section 27 formally protected area

**Ntombi Nkoane**

- 9.2 Proposed Landscaping: Erf 28001, Welgelegen Garden, UCT, Rondebosch- Section 27 HM/RONDEBOSCH/ERF 28001**

**DECISION**

This matter is getting attention.

**Ntombi Nkoane**

- 9.3 Proposed Cape Agulhas Light House Precinct development: Erf 281/3, 4, 17 & 53, Papenkuilsfontein, Overberg. HM/OVERBERG / CAPE AGULHAS / AGULHAS NATIONAL PARK / AGULHAS LIGHTHOUSE PRECINCT UPGRADE - Section 27**

Site visit report by Ms Belinda Mutti from archaeology:

Ms B Mutti, Ms J Lavin and Prof. Sealy had undertaken a site visit.

The Committee noted that the archaeologist's report had under-reported the archaeology of the site and that the APM had recommended refusal of that report.

**Zwelibanzi Shiceka**

**9.4 Erf 9768, St Stephens Church, 110 Bree Street, Cape Town: Additions – Section 27  
HM/CAPE TOWN/ERF 9768**

In the discussion it was noted that:

- BELCom is awaiting to hear about the lease agreement that exists between the City of Cape Town and the church or its tenants..
- Awaiting confirmation from the architect of the motivation to undertake changes as recommended by the Committee.

**COMMENT**

Ms Grover will follow up with the architect, Gert de Wet, regarding unapproved work undertaken at the church and with the City Council regarding the lease agreement.

**Tamar Grover**

**9.5 Proposed Alterations and Additions: Site Inspection: National Council of Provinces Chambers, Parliament Precinct: - Section 27**

The Sub-committee reported back on a site visit conducted on the 15 February 2011. Mr Joshua, Mr Thorold and Mr Windvogel had met with the project architect Mr Mark Meyer of Revel Fox & Partners and had undertaken a site inspection.

In the discussion it was noted that:

- The sub-committee reported on the progress of the project;
- Some concerns were expressed regarding the physical and visual impacts of the proposed new rectangular down-lighters, and of the proposed acoustic panelling to walls and ceiling.
- The sub-committee had requested further design investigation, and the preparation of further samples, including of the new boxes/ bays for Hansard etc.

**DECISION**

The Committee resolved that a follow up site inspection by the sub-committee is required once the further investigations and samples have been prepared

**Jonathan Windvogel**

**9.6 Proposed Alterations and Additions: Farm 145, The Oaks, Greyton – Section 27  
HM/GREYTON/FARM 145**

In the discussion it was noted that:

- A condition of the approval has not been met.

**COMMENT**

The committee enquired from Mr Malherbe about the satisfaction of the conditions referring to landscaping and front entrance gable. Mr Malherbe undertook to bring the necessary plans to the next committee meeting.

**10 SECTION 34**

**10.1 Proposed Alterations and Additions: Erf 110091, 88 Waterkant Street, Waterkant, Cape Town – Section 34  
HM/CAPE TOWN/ERF 110091**

Revised plans prepared by Alan Walt Architects, dated December 2010 were tabled.

In the discussion it was noted that:

- The matter was previously at BELCom
- The Committee scrutinized the amended drawings and, given the consistency of the form of the proposal with the surrounding context, concluded that the proposal would not impact on the significance. This included the glass covering to the circular stairs.

**DECISION**

The Committee resolved to approve the amended drawings.

**Ntombi Nkoane**

**10.2 Proposed Alterations and Additions to Klein Diamant Cellar: Farm 700, Agter-Paarl – Section 34  
HM/PAARL/FARM 700**

Motivation and revised plans prepared by Malherbe Rust Architects, dated July 2010 were tabled.

Copies of documents had been circulated to Dr S Townsend, Mr T Thorold, Ms S Winter Mr T Hart and Mr R Joshua

Mr Malherbe presented.

In the discussion it was noted that:

- The proposal has been amended and has addressed the Committee's previous concerns (excluding the wooden railings shown on the South elevation-which are to be omitted.
- Archaeological Impact Assessment must be tabled at the next APM Committee meeting.

**DECISION**

- **Cellar on Klein Diamant:** The Committee resolved to approve Mr Malherbe's drawings subject to the removal of the timber railings on the south elevation and subject to confirmation from the APM Committee that the proposal is consistent with their view.
- **Store/Outbuilding on Diamant (previously referred to as Mill):** The Committee resolved to approve Mr Malherbe's drawings subject to confirmation from the APM Committee that this is consistent with their view.

- **Cellar/Barn on Diamant (previously referred to as Hallehuis):** The Committee resolved to approve Mr Malherbe's drawings subject to the submission of the amended drawings showing correct floor level and subject to confirmation from the APM Committee that this is consistent with their view.
- **Landscape proposals on Diamant and Klein Diamant:** The Committee requested that Mr Malherbe provide additional detail information in respect of all hard and soft landscaping, including all roads, parking areas, replacement of "missing" oak trees etc, as per previous RODs and requests.

**Zwelibanzi Shiceka**

**10.3 Proposed Alterations and Additions: Ptn of Erf 17289, Zandkloof/Goedemoed Farm Homestead, De Dam residential development, Kraaifontein, (Uitzicht-Durbanville) - Section 34  
HM/KRAAIFONTEIN/ERF 17289**

Motivation and photographs prepared by Arcon Architects and Heritage Consultants, dated 04 January 2011 were tabled.

Copies of documents had been circulated to Ms S Winter.

In the discussion it was noted that

- BELCom previously requested that a heritage architect be consulted.
- Additional accommodation was proposed in the loft.
- The committee agreed that the proposed grading should be IIIB, rather than IIIa.

**DECISION**

The Committee resolved to approve the amended application subject to one condition namely: Mr Jacobs, as specialist conservation architect, is to be employed in the supervision of the contract to ensure appropriate detailing and implementation thereof.

**Shaun Dyers**

**10.4 Proposed Alterations and Additions: Erf 246 Main Road, Kalk Bay-Section 34  
HM/KALKBAY/ERF 246**

In the discussion it was noted that:

- The matter was before BELCom 25 November 2010
- The site was recommended to be graded a IIIB
- Kalk Bay Heritage Society supported the proposal
- Letter from the South Peninsula Municipality states that Kalk Bay Heritage Society was part of the negotiations with the South Peninsula.
- The owner was present and he conceded that the uppermost level did have a considerable visual impact and was inconsistent with the architecture of the rest of the complex.

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**DECISION**

The Committee resolved to approve the proposal subject to the omission of the top storey and that the eaves of the roof be dropped to the same height as the roof of the proposed eastern section of the building

The Committee agreed that the relevant case officer should review the revised drawings for final approval and stamping.

**Ntombi Nkoane**

**10.5 V&A Clock Tower Precinct, V&A Waterfront, Cape Town- Section 34  
HM/CAPETOWN/CLOCKTOWER PRECINCT**

Mr Hart's report and City Official report were tabled.

In the discussion it was noted that:

- Mr Hart's report and Mr Georgeades' letter are at odds.
- Mr Georgeades seemed to be contending that approximately 25m of the gantry have been demolished without Heritage Western Cape approval but Mr Hart differed.
- It was contended that only 50m of gantry is left.

The case officer was asked to draft a letter to Mr Georgeades after he had discussed the matter with Dr Baumann and then to have Mr Hall sign it.

**Zwelibanzi Shiceka**

**10.6 Collapsed Façade: Somerset West Methodist Church – Section 34**

Ms Grover will follow up with a letter to the church's lawyers.

**COMMENT**

The Committee is concerned and wants a status report.

**Tamar Grover**

**10.7 Erf 586, 160 Kloof Road, Bantry Bay: Alterations and Additions – Section 34  
HM/BANTRY BAY/ERF 160**

Report from Committee Members from the site visit was tabled.

In the discussion it was:

- Dr S Townsend and Mr R Joshua had been on site
- Had the building been more significant the designer would be reported to his professional body, SACAP.

**DECISION:**

The committee resolved to approve the application on the grounds that whatever significance the building may have had has been removed and that significance was probably of a low order.

**Ntombi Nkoane**

**10.8 Alterations and Additions: 1 Voortrekker Road, Salt River- Section 34  
HM/SALT RIVER**

Structural report prepared by Engineering Analysis Services, dated 7 February 2011 and Motivation prepared by Smith Ndlovu Summers, dated 11 February 2011 were tabled.

Mr A Lillie, Mr T Kelly and Mr R Summers presented.

In the discussion it was noted that:

- The Site is graded a IIC on the City of Cape Town data system
- It is in a Conservation area.
- The application was refused by BELCom in 2008.
- The rear part of the building collapsed and then BELCom approved partial demolition of the exterior section of the building.
- The Façade was to be retained and propped.
- Vagrants have removed much of the propping elements and interior fabric.
- City of Cape Town has recently issued a demolition order (within 7 days).
- The Building is considered to be structurally unsound and is a risk to safety and health.
- The building is significant in its contribution to the streetscape.
- The City of Cape Town supports the demolition.

**DECISION**

The Committee resolved to approve the demolition on the advice of the City of Cape Town and the structural engineer.

The Committee recommended that the replacement building, to be managed by the City Council into Section 108 of the zoning scheme, responds appropriately to its context in scale and character.

**Ronny Nyuka**

**10.9 Proposed Alterations and Additions to an outbuilding of Grand Provence (also known as La Provence): Erf 826, 2 Wilhelmina Street, Franschhoek- Section 34  
HM/FRANSCHHOEK/ERF 826**

Comments and Plans prepared by Ronel Ackerman, dated October 2010 were tabled.

In the discussion it was noted that:

- BELCom had previously refused the application and recommended a heritage architect be appointed
- The drawings did not reflect a competent approach and specialist heritage skills are required.
- The drawings were not competently measured.
- The proposal did not respond appropriately to the specialness of the context or the building complex.



- Comment from Franschhoek Aesthetics Committee supported the proposal in principle

#### **DECISION**

The Committee resolved that the previous decision of the ROD dated 27.11.2010 stands, namely that the applicant should get the assistance of a specialist conservation architect.

**Ntombi Nkoane**

#### **NEW MATTERS**

##### **11 SECTION 27**

##### **11.1 Proposed Consolidation and Sub-division: Erf 4070 and 7762, Land en Zeezicht, 19 Verster Avenue, Somerset West - Section 27 HM/SOMERSET WEST/ERF 4070/7762**

Application and plans prepared by Dekker Bester, dated 19 November 2010 were tabled and motivated by Stewart Hermansen, heritage practitioner.

Copies of documents circulated to Dr S Townsend, Ms S Winter and Mr R Joshua.

In the discussion it was noted that:

#### **DECISION**

The Committee resolved to approve the application as the sub division and consolidation will not have any impact on the heritage resources.

**Zwelibanzi Shiceka**

##### **11.2 Proposed Landscaping, Company's Gardens: Erf 95135, 19 Queen Victoria Street, Cape Town – Section 27 HM/CAPE TOWN/ERF 95135**

Application, motivation and landscaping plans prepared by Ian Ford Deon Bronkhorst Landscape Architects, dated December 2010 to be tabled.

Copies of documents circulated to Dr S Townsend, Mr T Thorold and Mr R Joshua

In the discussion it was noted that:

- The proposal is principally for remedial work and maintenance, the purpose is to improve coherency of the entrances.
- There was no covering heritage report included in the application.
- Consistent approach has been taken in the landscaping.

#### **DECISION**

The Committee resolved to approve the application subject to the omission of the proposed planters to the Orange Street entrances. It was also recommended that

benches be placed at that entrance to the Avenue; preferably in the Avenue, so as not to obscure the Thibault design.

**Jonathan Windvogel**

**11.3 Proposed Addition of a Wall : Erf 3522, Waterhof, 54 Hof Street, Cape Town - Section 27  
HM/CAPE TOWN/ERF 3522**

Application and plans prepared by Thorold Architects, dated 02 February 2011 were tabled.

Copies of documents circulated to Dr S Townsend, Ms S Winter and Mr R Joshua. Mr Thorold recused himself.

**DECISION**

The Committee resolved to approve the application.

**Zwelibanzi Shiceka**

**11.4 Proposed Landscaping of Welgelegen East Croquet and Tennis Lawn: Erf 30804, Chapel Road Extention, Rosebank, Cape Town- Section 27  
HM/CAPE TOWN/ERF 30804**

Application and supporting documentation by Thorold Architects, and landscaping proposals by Megan Anderson Landscape Architects were tabled.  
For Comment only

Copies of documents circulated to Dr S Townsend, Ms S Winter and Mr R Joshua. Mr Thorold recused himself.

In the discussion it was noted that:

- Abutting Section 27 property and designs had been revised to recognise this.

**DECISION**

The Committee resolved to approve the application.

**Shaun Dyers**

**11.5 Proposed Restoration of Chimney: Erf 302138, 141 Hoogstraat, Oudtshoorn - Section 27  
HM/OUDTSHOORN/ERF 302138**

Application and photographs were tabled.

In the discussion it was noted:

- The chimney of this PHS building was badly eroded and needed to rebuilt to match the existing.

## **DECISION**

The Committee resolved to approve the application which involves the precise repair and replication of the chimney.

**Jonathan Windvogel**

### **11.6 Proposed new Substation for Comment: Erf 28520, Main Road Substation, Mowbray - Section 27 comment. HM/MOWBRAY/ERF28520**

Application and plans prepared by Ebesa Architects, dated 30 June 2010 were tabled. Mr Snelling presented.

In the discussion it was noted that:

- Placed under a section 27 only because the new building will be built near a section 27 site.
- New substation is sited behind and in close relationship to the Mowbray Town Hall, which is a PHS.
- Mr Snelling requested the Committees comment assist the City in assessing the plans/proposal.

## **COMMENT**

The Committee endorses Mr Snelling recommendations and recommends that the building take account of the buildings in its surroundings

**Zwelibanzi Shiceka**

## **12 SECTION 34**

### **12.1 Proposed Alterations: Old Post Office, Erf 53, 55 Voortrekker Street, McGregor – Section 34 HM/VOORTREKKER/ERF 53**

Application and comment by McGregor Heritage Society, dated 1 February 2011, and undated plans prepared by D Dryding were tabled. Mr John Oldman presented.

In the discussion it was noted that:

- The proposal is to extend the roof space.
- The building dates back to pre-1940s.
- The Letter from the Heritage Society was tabled by Mr. Oldham.
- The principle items of the letter were read out to the Committee.
- Insufficient documents submitted, required photo images.

## **DECISION**

The Committee resolved to refuse the application and require that the applicant be advised by a specialist conservation specialist regarding the significance of the building and its context, design and impact of proposed alterations.

**Ronny Nyuka**

12.2 **Proposed Partial Demolitions: Erf 4651, 1 Charwood Avenue, Tokai - Section 34**  
**HM/TOKAI/ERF 4651**

Application, supporting documents and plans prepared by Visser Architects, dated 15.11.2010 were tabled.

In the discussion it was noted that:

- The South Peninsula Administration of the City of Cape Town has no objections
- It appeared that the application was for the demolition of outbuildings only.

**DECISION**

The Committee resolved to approve the partial demolitions given that there is no significance in any of these buildings.

**Ntombi Nkoane**

12.3 **Proposed Alterations and Additions: Kirstenbosch Manor: Kirstenbosch Botanical Gardens, Rhodes Drive, Kirstenbosch – Section 34**  
**HM/KIRSTENBOSCH**

Application, Heritage Statement and plans dated 7 February 2011 prepared by GAPP Architects to be tabled.

Copies of documents circulated to Mr T Thorold and Mr R Joshua

In the discussion it was noted that:

- It is proposed to alter the “Manor House” i.e. the Director’s residence, to serve as an events venue and guest house.
- It dates to c1913 and is a fine Cape Dutch Revival/ Arts & Crafts building.
- Insufficient information is provided in the heritage statement.
- It is a suggested grade IIIA
- Concerns were raised about the nature and extent of proposed alterations and internal demolitions

**DECISION**

The Committee resolved not to approve the application. The Committee required that a more comprehensive heritage statement and assessment of the fabric, the architecture and its significance be undertaken as this is likely to result in a more completely considered design. This decision is made in light of the argument that the house is probably a IIIA structure

**Jonathan Windvogel**

**12.4 Proposed Alterations and Additions: Erf 581, 8 Dysart Road, Green Point – Section 34  
HM/GREEN POINT/ERF 581**

Application and plans prepared by Salie and Salie Designs, dated 7 December 2009 were tabled.

In the discussion it was noted that:

- The site is inside an Urban Conservation Area.
- It is graded a IIIB.
- Extension of the roof is to allow for room in the roof.
- The building is part of a row of houses.
- The City of Cape Town had cleared the application and Mr Johann Cornelius was going to ascertain on which grounds this was done

**DECISION**

The Committee resolved to refuse the application as the proposal damages the character of the building, its neighbours and the streetscape which is within a declared conservation area.

**Ronny Nyuka**

**12.5 Proposed Alterations and Additions: Erf 15816, 50 Fenton Street, Salt River – Section 34  
HM/SALT RIVER/ERF 15816**

Application and plans prepared by FM Designs, dated 7 December 2010 were tabled.

In the discussion it was noted that:

- The site may be inside an Urban Conservation Area but it is ungraded.
- The Case officer will follow up with the City of Cape Town regarding the grading and if it is inside an Urban Conservation Area or not.

**DECISION**

The Committee resolved that a site visit is necessary and that the City Council needs to be approached.

**Ntombi Nkoane**

**12.6 Proposed Alterations: Erf 4931, Magistrates Courts and Justitia Buildings, Corner of Parade and Caledon Streets, Cape Town – Section 34  
HM/CAPE TOWN/ERF 4931**

Application and Heritage Statement prepared by Urban Design Services, dated February 2011 were tabled.

Copies of documents circulated to Ms S Winter, Mr T Thorold and Mr R Joshua. Mr Pentz and Mr Africa presented.

In the discussion it was noted that:

- The Magistrates Courts (designed by JS Cleland, PWD Chief Architect) should probably be graded IIIa and the Justitia building (prev. Receiver of Revenue, by Brian Mansergh with HJ Brownlee, Architects) graded IIIB and they are inside a conservation area.
- Proposal is for fencing of the property, and there are two types of fences, high security mesh fence at prisoner drop off zone and palisade fence to boundary.
- The module of the fencing must respond to the building entrances.
- The gates need to be custom-designed and centred to the building's entrances.
- The proposed internal interventions include numerous alterations to circulation areas and doorways

#### **DECISION**

The Committee resolved to approve the work on the Mansergh or Justitia building, but requires more detailed information from the heritage practitioner of the interior of the Magistrates Court building, the impacts of the proposed alterations, and details of the railings and gates surrounding the Magistrate Court.

**Ronny Nyuka**

#### **12.7. Proposed Residential Development: Erf 131/1 and 131/2, Great Brak River - Section 34 HM/GREAT BRAK RIVER/ERF 131/1, 131/2**

Heritage Impact Assessment Report prepared by Aikman Associates Heritage Management, dated February 2011 was tabled.

Copies of documents circulated to Ms S Winter, Mr T Thorold and Dr S Townsend.

#### **DECISION**

The Committee resolved to return the application to the applicant to submit a Section 38 application. The Committee notes that the development occupies two erven and which together comprise a single site which is more than 5000sq m and that the character of the site will be considerably changed.

**Tamar Grover**

#### **12.8 Proposed Partial Demolition, Alterations and Additions: Erf 47541, House Tagliaro, 14 Heseldon Road, Rondebosch - Section 34 HM/RONDEBOSCH/ERF 47541**

Application and Heritage Statement prepared by Stuart Hermansen of HB Architects, dated February 2011 were tabled.

Copies of documents had been circulated to Ms S Winter, Mr T Thorold and Dr S Townsend.

Mr Hermansen presented

In the discussion it was noted that:

- The committee recommends a grading of IIIB
- The Committee supports the application as it is appropriate and well motivated.

**DECISION**

The Committee resolved approve the application. Recognising that the significance of the building could be damaged by this radical transformation, the committee requires that a specialist conservationist architect ( Mr Hermansen) be appointed to implement the contract.

**Jonathan Windvogel**

**12.9 Proposed Rehabilitation of De Smit Street Steps, Between Waterkant and Loader Street, Bo-Kaap - Section 34  
HM/BO-KAAP/DE SMIT STEPS**

Application and final report prepared by SRK Consultants, dated 4 December 2011 were tabled.

Copies of documents had been circulated to Ms S Winter, Mr R Joshua, Mr T Thorold and Mr T Hart.

In the discussion it was noted that:

- Proper/detailed architectural drawings should be prepared, and should show the re-use of the original stone.

**DECISION**

The Committee resolved to approve the application recognising that this is a total demolition and reconstruction. The Committee requested that the old wal and pavingl stones be re-used in the paving at the top and bottom to the detailed design of the architectural branch with assistance from the Heritage Resources Section.

**Shaun Dyers**

**12.10 Proposed Alterations and Additions: Erf 2603, 16 Dempers Street, Onrusrivier – Section 34**

Application, motivation and plans, prepared by Van Biljon Barnado Architects, dated February 2011 were tabled.

**HM/ONRUSRIVIER/ERF 2603**

Copies of documents had been circulated to Ms Winter, Mr Joshua and Mr Thorold.

In the discussion it was noted that:

- Overstrand municipality supports the proposal.

**DECISION**

The Committee resolved to approve the application.

**Zwelibanzi Shiceka**

**12.11 Proposed Total Demolition: Erf 68505, 2 Ottery Road, Wynberg - Section 34  
HM/WYNBERG/ERF 68505**

Application, photographs and plans, prepared by G W Benjamin, dated 4 October 2011 were tabled.

**DECISION**

The Committee resolved to approve the application as there is no significance.

**Ronny Nyuka**

**12.12 Proposed Total Demolition: Erf 343, 39 Strathmore Road, Camps Bay - Section 34**

**HM/CAMPS BAY/ERF 343**

Photographs and motivation prepared by Jan Desseyne Architects, dated 31 January 2011 were tabled.

**DECISION**

The Committee resolved to approve the demolition as there is no significance.

**Ntombi Nkoane**

**12.13 Proposed Total Demolition: Erf 390, 9 Smuts Avenue, Westcliffe, Hermanus - Section 34**

**HM/HERMANUS/ERF 390**

Application, photographs and plans prepared by Hugh Waters, dated 24 November 2011 were tabled.

In the discussion it was noted that:

- It is not identified as conservation-worthy.
- The local heritage body supports the application.

**DECISION**

The Committee resolve to approve the demolition as there is insufficient significance.

**Jonathan Windvogel**

**12.14 Proposed Total Demolition: Erf 42810, Third Avenue Substation, Rondebosch-Section 34**

**HM/RONDEBOSCH/ERF 42810**

Application and plans prepared by Ebesa Architects, dated 20 April 2010 were tabled.

In the discussion it was noted that:

- The site is outside Urban Conservation Area
- It is a generic 1930's/1940's typical sub-station.
- There is insufficient heritage value.



**DECISION**

The Committee resolved to approve the demolition.

**Zwelibanzi Shiceka**

**12.15 Proposed New Building : Erf 2680, Bakoven, 25 Beta Road- Section 31  
HM/BAKOVEN/ERF 2680**

Application, photographs and plans prepared by M Ackerman Architect, dated July 2010 were tabled.

In the discussion it was noted that:

- The City of Cape Town is effectively managing these special areas.
- The Committee requires comments from the City of Cape Town.

**DECISION**

The Committee resolved not to consider the matter without knowing the view of the rate payers association and the officials of the planning and environmental section.

**Ntombi Nkoane**

**12.16 Proposed Total Demolition: Erf 59654, Sir Alfred Substation, Sir Alfred Avenue,  
Lansdowne - Section 34  
HM/LANSDOWNE/ERF 59654**

Application and plans prepared by Ebesa Architects, dated 29 November 2010 were tabled.

Mr Snelling presented

In the discussion it was noted that:

- There is insufficient heritage value to be retained.

**DECISION**

The Committee resolved approve the demolition.

**Zwelibanzi Shiceka**

**12.17 Proposed Total Demolition: Erf 8579, 74 and 78 Astra Road, Elsies River-  
Section 34  
HM/ELSIES RIVER/ERF 8579**

Application and photographs were tabled.

In the discussion it was noted that:

- The proposal is supported by the City of Cape Town.

**DECISION**

The Committee resolved to approve both demolitions on the grounds that the two buildings do not have heritage value.

**Shaun Dyers**

**12.18 Proposed Total Demolition: Erf 5750, 14 New Street, Somerset West - Section 34 HM/SOMERSET WEST/ERF 5750**

Application, comments, motivation and photographs were tabled.

**DECISION**

The Committee resolved to approve the demolition as the building does not have any significance.

**Shaun Dyers**

**12.19 Proposed Total Demolition: Erf 9985, 154 Waterkant, Cape Town - Section 34 HM/CAPE TOWN/ERF 9985**

Application and photographs were tabled.  
Mr Lillie presented.

In the discussion it was noted:

- The site is just outside an Urban Conservation Area.
- The building was effectively burnt out.
- The City of Cape Town has no objections.

**DECISION**

The Committee resolved to approve the demolition.

**Ntombi Nkoane**

**12.20 Proposed Total Demolition: Erf 56390, 1 Fleetwood Avenue, Claremont - Section 34 HM/CLAREMONT/ERF 56390**

Application and photographs were tabled.

In the discussion it was noted that:

- The house appears to be very grand and stately.
- There is no registered heritage body.

**DECISION**

The Committee resolved not to consider the matter and that three committee members will visit the site. (Ms Winter, Mr Joshua and Mr Thorold)

**Ronny Nyuka**

**12.21 Proposed Total Demolition: Erf 3277, 21 Pepper Street, Cape Town - Section 34  
HM/CAPE TOWN/ERF 3277**

Application and photographs were tabled.  
Mr Lillie presented.

In the discussion it was noted that:

- That it is a concrete frame building.
- It does not have enough significance for it to be retained.
- The building does not contain sufficient heritage significance to be graded

**DECISION**

The Committee resolved to approve the application for demolition as the building contained insufficient significance to be retained.

**Shaun Dyers**

**12.22 Proposed Total Demolition: Erf 31, 222 Kloof Road, Clifton - Section 34  
HM/CLIFTON/ERF 222**

Application and photographs to be tabled.

In the discussion it was noted that:

- It is a 1920's building in very good condition.

**DECISION**

The Committee resolved to approve the demolition as there insufficient significance for formal protection.

The Committee notes that City Council supports the application.

**Ronny Nyuka**

**12.23 Proposed Alterations and Additions: Erf 3667, 4 Theron Street, Paarl - Section 34  
HM/PAARL/ERF 3667**

Application, photographs and plans prepared by Malherbe Rust Architects, dated August 2010 and the comments of AKSO were tabled.

Copies of documents had been circulated to Ms S Winter, Mr R Joshua, Mr T Thorold and Dr S Townsend.

Mr Malherbe presented.

In the discussion it was noted that:

- AKSO supported the application

**DECISION**

The committee resolved to approve the application.

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**Tamar Grover**

**12.24 Proposed Partial Demolition: Erf 10600, 80 Strand Street, Woodstock - Section 34**  
**HM/WOODSTOCK/ERF 10600**

Application, plans and motivation prepared by Mark Matthysen, dated 17 January 2011 were tabled.

**DECISION**

The Committee resolved to approve the application as there is no significance.

**Zwelibanzi Shiceka**

**12.25 Proposed Alterations and Additions: Erf 5144 & 5145, 25 Commercial Street, Cape Town - Section 34.**  
**HM/CAPE TOWN/ERF 5144 & 5145**

Application, historical background and plans prepared by Munnik Visser Architects, dated November 2010 were tabled.

In the discussion it was noted that:

- The building had been identified to be a rare or outstanding architectural example of its type..
- It should be graded IIIA.
- The proposal is for a new addition of a double storey mansard roof.
- The balconies may not be visible from the street level but will be visible from many other vantage points.
- More research and detailed assessment would be needed.

**DECISION:**

The Committee resolved not to approve the application, and advised the architects to get assistance on the history and a more detailed assessment of the building, and then reassess their proposal in the light of this new information, redesign and then re submit.

In addition, the Committee advised the applicant to obtain comment from the Cape Institute for Architecture's Heritage Committee.

**Tamar Grover**

**12.26 Proposed Alterations and Additions: Erf 1507, Corner of Burg and Albert Streets, Wellington – Section 34**

**HM/WELLINGTON/ERF 1507**

Application and supporting documentation were tabled.

**DECISION**

The Committee resolved that a site visit is necessary and that Ms Wolters will conduct a site visit.

Jonathan Windvogel

12.27 Condition of the Wilhelmstadt Building, Hermanus

In the discussion it was noted that:

- The matter had been to the Appeals Committee
- It also went to the MEC's tribunal.
- The committee is most concerned about the apparent deliberate neglect.

**DECISION**

The Committee resolved that the matter should go to the declaration committee

13 OTHER MATTERS

13.1

14 CLOSURE

15 DATE OF NEXT MEETING: 17 March 2011

CHAIRPERSON

J. Windvogel

DATE

17/3/2011.

SECRETARY

K. Shoto

DATE

17/03/2011