

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

1. Opening and Welcome

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

2. Attendance

Committee Members:

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

Staff Members:

Mr A Hall
Mr Calvin van Wijk
Mr Shaun Dyers
Mr Jonathan Windvogel
Ms Lithalethu Mshoti
Ms Tamar Grover
Mr Zwelibanzi Shiceka
Mr Ronny Nyuka

Visitors

B O' Brien
J Rennie
E Martin
E Albertyn
A Lillie
C Snelling
F Moosa
P Hurly
L Mahlangu
D Hulme
D Lee
G Gongora

Observers

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

3. Apologies

Mr Tim Hart
Ms Christina Jikelo

Absent

None

4. Confidential Matters

4.1 None

5 Approval of minutes of previous meeting held on the 17 February 2011

The Committee resolved to approve the minutes with corrections.

6 Appointments:

6.1 Item 11.1 Rondebosch Common – Ms Melanie Attwell Heritage Consultant and Mr Fazeil Moosa representing the KAYAD engineering

7 Administration Matters

7.1 Committee Member attendance

Mr Hart has not been available for meetings and his expertise has been missed. BELCom Chairperson will discuss his future availability with him.

7.2 Minutes

It was requested that the first draft minutes be sent out one week after the meeting, even if the minutes are incomplete.

The Chairperson requested that the minutes be phrased in full sentences and appealed to members of the Committee to assist editing.

It was agreed that the minutes have improved.

It was agreed that the Record of Decision would be captured during the meeting but the Chairperson cautioned that Records of Decision may require the inclusion of the discussion.

7.3 ExCo report back

The Chairperson reported back to the Committee re- Section 27's in Section 38 development.

ExCo proposed that the delegations be given BELCom to enable it to make decisions in respect of Section 38 matters associated with Section 27 heritage resources.

7.4 Over the counter approvals

As of 1 April 2011 there will be no over the counter approvals and delegations to be amended accordingly.

Assessments of plans and recommendations will be undertaken by teams rather than individuals.

Only Mr Hall and Ms Jikelo will sign off decisions.

- 7.5 **Change of 21 April 2011 meeting date**
The Committee agreed to meet on the scheduled date but the meeting to start at 08:30 am.

8. **Appeals**
None

MATTERS ARISING

9. SECTION 27

- 9.1 **Proposed Alterations and Additions: Report back: National Council of Provinces Chambers, Parliament Precinct: - Section 27- For Comment only**
HM/PARLIAMENT PRECINCT/NATIONAL COUNCIL OF PROVINCES CHAMBERS.

Report back by sub-committee and case officer.

Mr Windvogel introduced the application

In the discussion it was noted that:

- Mr T Thorold and Mr J Windvogel had visited the site to inspect lighting and acoustic panel samples.
- Mr Thorold would respond to the minutes of the site inspection dated 9th March with corrections/observations and circulate to the Committee.
- The single lighting fitting had been erected too late to act as a sample
- The sub-committee was informed that there was no time for consideration of other lighting options, as the lighting fittings had already been ordered.
- Accordingly it appeared that HWC has no alternative but to condone the light fittings as proposed and ordered.
- Additional acoustic panel samples will be provided for further inspection.

DECISION

The Committee noted that there is no necessity for a decision.

Jonathan Windvogel

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

Mr Dyers introduced the application

In the discussion it was noted that:

- Mr Malherbe has not honoured his undertaking to submit landscaping and final building plans for approval.
- Mr Malherbe had been advised by the Committee that the landscaping works should not continue without authorisation.

DECISION

The Case officer is to write to Mr Malherbe requesting that he submit the outstanding documents pertaining to the gable end and landscaping.

Shaun Dyers

9.3 Proposed Restoration: Cape Agulhas Lighthouse, Struisbaai, Ptn 4 farm 281 Paapekuilfontein. HM/STRUISBAAI/CAPE AGULHAS LIGHTHOUSE/PTN 5 OF FARM 281

Motivation prepared by Rennie Scurr Adendorff Architects, dated 9 March 2011 were tabled.

Documents were circulated to Mr T Thorold, Prof. S Townsend and Ms S Winter.

Mr Shiceka introduced the application.

Mr Rennie presented.

In the discussion it was noted that:

- The proposal was previously at BELCom in 2007 which approved proposal to plaster the stone work.
- The current proposal is to replace some of the damaged stone work and to re-plaster the bulk of it to protect it from further deterioration. .

DECISION

The Committee resolved to approve the proposals subject to the architect's design of rustication of the plaster and the detailed design of the new granite podium and the remade winged sun- disc feature.

Zwelibanzi Shiceka

9.4 St Stephens Dutch Reformed Church, Riebeeck Square, Cape Town.

There is no current application.

DECISION

The Case officer is required to put the architect, Mr de Wet, to terms.

Tamar Grover

9.5 Erf 28001, Welgelegen Garden, UCT, Rondebosch- HM/RONDEBOSCH/ERF 28001

In the discussion it was noted that:

- The Chairperson has undertaken to respond to Dr Gwen Fagan's letter.

Ntombie Nkoane

10 **SECTION 34**

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

Mr Windvogel introduced the application.

In the discussion it was noted that:

- There was no submission on this Item and the matter can be taken off the agenda.

Jonathan Windvogel

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

Two committee members, Mr Joshua and Dr Townsend, reported on their site visits.

Mr Dyers introduced this application.

In the discussion it was noted that:

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DECISION

The Committee resolved to approve the proposal subject to the roof pitch being amended to match with the abutting roof pitch.

Ntombi Nkoane

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

Supplementary report prepared by A.G Pentz, dated March 2011 were tabled.

Documents circulated to Mr Thorold and Mr Joshua

Mr Nyuka introduced the application.

Mr A.G Pentz presented.

Representatives of IDT and the Representatives from the fencing contractor were present.

In the discussion it was noted that:

- Previous concerns were about internal alterations to the Magistrates Court and the detailed design of the new fence.
- A conservation architect is required to be consulted regarding the layout plan, panel widths and the design of custom made gates. Mr Pentz was encouraged to assist in this regard.
- The fencing should preferably be fixed behind the granite wall.

- The fencing would look better if the posts had a larger spike or ball detail.

DECISION

FENCING

The Committee has resolved to approve the fencing in principle subject to the heritage practitioner making recommendations to the contractor regarding the positioning of the fence/ railings and that the new drawings are to be submitted for the next meeting on 21 April 2011.

INTERNAL ALTERATIONS

The Committee decided to approve internal alterations as presented subject to those positions were teak doors closed up and retained in position and that partitioning is placed in one side only.

Ronny Nyuka

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

Site visit report by Sub-Committee members were tabled.

Mr Nyuka introduced the application.
Mr T Thorold, Ms S Winter and Mr R Joshua visited the site.
Mr Lillie and Mr Brian presented.

In the very lengthy discussion it was noted that:

- The Committee had previously requested a site visit and comments from the City of Cape Town.
- The City of Cape Town supports the demolition.
- Ms Wolters and Dr Townsend undertook to visit the site as well.

DECISION

The Committee resolved that a comparative study of large suburban houses dating to a similar period and of varying significance should be carried out by Mr Lillie to inform the committee in assessing the significance of this building and its garden setting.

Ronny Nyuka

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

Nothing has been submitted and the matter is to be taken off the agenda

Tamar Grover

**10.6 Proposed Alterations and Additions: Erf 1507, Corner of Burg and Albert Streets, Wellington – Section 34
HM/WELLINGTON/ERF 1507**

Site visit made by a committee member, Ms Wolters, were reported. .

Mr Windvogel introduced the application

In the discussion it was noted that:

- The Committee was concerned about the scale of the new additions but accepted the retention of the old building outweighed the concerns.
- The Wellington Heritage Advisory Committee had endorsed the proposals.
- No alterations to the suggested grade IIIB historical building are approved.

DECISION

The Committee resolved to approve the application.

Jonathan Windvogel

**10.7 Proposed Landscaping: Farm Diamant, No 1279 and Klein Diamant, No 700-
Section 34
HM/KLEINDIAMANT/FARM 1279 and HM/KLEIN DAIMANT/700**

A landscape plan prepared by Malherbe Rust Architects, dated 30.11.2011 were tabled.

Documents had been circulated to Ms Winter, Mr Thorold and Mr Joshua.

Mr Shiceka introduced the application.

Ms Fick of the architect's office was present.

In the discussion it was noted that:

- The proposal is inadequate in its detailing and the motivation insufficient.
- Given that the site is a potential grade II it is important that the proposal responds sympathetically and therefore it is recommended that a landscape architect be appointed.
- The committee has previously considered provisionally proclaiming the site in terms of section 29.

DECISION

The Committee resolved not to approve the landscape proposal and again reiterated the requirement that a revised and detailed plan be submitted, indicating hard and soft landscaping interventions.

The Committee recommends that the brick paving footprint as shown on the plan be reduced

The Committee also recommends that the historical approach road be more sympathetically responded to in terms of surface treatment.

Zwelibanzi Shiceka

**10.8 Proposed Alterations and Additions: Farm Uitkyk, No. 75 Philadelphia- Section 34.
HM/PHILADELPHIA/FARMUITKYK**

Heritage Assessment prepared by Malherbe Rust were tabled.

Documents circulated to Mr Joshua, Mr Thorold and Ms Winter.

Ms Fick of the architect's office was present.

In the discussion it was noted that:

- It appears that the impacts of the proposal are relatively low, touching on to a previous modern addition to the historic homestead.
- The committee is however dissatisfied with the piecemeal nature of the submission.

DECISION

The Committee resolved to approve the application.

Shaun Dyers

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

The Matter has been approved and is taken off the agenda.

Ntombi Nkoane

10 ADDITIONAL MATTERS ARISING

NONE

NEW MATTERS

11 SECTION 27

**11.1 Proposed Non Motorised Transport System around Rondebosch Common:
Erven 44306, 44308 and 44309, Rondebosch, Cape Town-Section 27
HM/CAPE TOWN/ERVEN 44306/44308/44309**

Heritage Impact Assessment prepared by Mellanie Attwell were tabled.

Mr Windvogel introduced the application.

Ms M Attwell, Faisel Moosa of Kayad Engineers and Mr Hurley of Friends of Rondebosch Common presented.

In the discussion it was noted that:

- The AIA had been submitted to APM in 2009(the officials need to confirm this and it hasn't been to APM then it must go APM.
- Proposal is for a cycle path 3m in width (reduced from 4.5m) which is a shared facility for pedestrians, cyclists and joggers.
- Stone artefacts were found and two graveyards exist on site.
- No stone pines will be affected by the proposal.
- Proposed bollards are to protect pedestrians and prevent vehicular access.

RESOLUTION

The Committee resolved that the proposal adequately protects the heritage resource and the matter is referred to APM for its resolution and a combined decision is to be issued thereafter.

(Recommendations by the consultant to be included in the resolution)

Jonathan Windvogel

11.2 Lanzerac Hotel, Phase III development, Request for clarification of process to be followed.

A letter dated from Ashley Lillie 22 February 2011 were tabled.

Ms Grover introduced the application.

In the discussion it was noted that:

- The status of the approval granted by the provincial planning department and the condition referring to the old National Monuments Council (now HWC) is unclear.
- This condition may have the status of a condition of LUPO or it may refer to an agreement between the municipality and the old NMC (HWC being its successor in title)
- Given the significance of the Lanzerac as an historic homestead, the Committee must ensure the correct process and, given the nature of the proposal, the application requires careful consideration.
- The matter will probably attract interest and will require public participation.
- The Committee recognises that it is possible, even probable, that a S38 application will be required and Mr Lillie is advised to seek advice in this matter.

Tamar Grover

12 SECTION 34

12.1 Proposed Alterations and Additions: Farm 571 Helena, Daljosaphat-Section 34 HM/DALJOSAPHAT/FARM 571

Revised plans comments from Paarl 300 Foundation and Drakenstein Heritage Foundation were tabled.

Documents circulated to Ms Winter, Mr Thorold, Prof Townsend and Mr Joshua

In the discussion it was noted that:

- Paarl 300 foundation and Drakenstein Heritage Foundation requested to be present when this matter is tabled.

DECISION

The Committee resolved to defer the matter. The Case Officer must ensure that the parties are invited to the next meeting.

Zwelibanzi Shiceka

12.2 Proposed Total Demolition: Erf 304, 28 Scott Street, Gardens, Cape Town- Section 34 HM/GARDENS/ERF 304

Application and plans prepared by Plan Arc, dated 14.02.2011 were tabled.

Mr Nyuka introduced the application.

In the discussion it was noted that:

- The building was build after 1926.

DECISION

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

Ronny Nyuka

12.3 Proposed Total Demolition: Erf 849, 25th Avenue, Disandf Fresnaye- Section 34 HM/FRESNAYE/ERF 849

Application with Photographs weretabled.

Mr Windvogel introduced the application.

DECISION

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

Jonathan Windvogel

12.4 Proposed Alterations and Additions: Erf 1431, 28 Die Laan, Stellenbosch- Section 34 HM/STELLENBOSCH/ERF 1431

Heritage Statement prepared by Dr Elzet Albertyn, dated February 2011, and plans prepared by Visser, Kapper and De Bruyn Architects, dated September 2010 were tabled.

Documents had been circulated to Ms Winter, Mr Thorold and Mr Joshua.

Mr Windvogel introduced the application.
Dr Albertyn the heritage consultant presented.

In the discussion it was noted that:

- The proposal is supported by the Interest Group and the Erfenis Stigting .
- The site is graded IIIA by the practitioner.

DECISION

The Committee resolved to approve the application as the significance of the property is not affected.

Jonathan Windvogel

**12.5 Proposed Total Demolition: Erf 822, 11 Bellair Road, Vredehoek- Section 34
HM/VREDEHOEK/ERF 822**

Application with Photographs were tabled.

Mr Dyers introduced the application.

DECISION

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

Shaun Dyers

**12.6 Proposed Total Demolition: Erf 87255, The George Whitefield College,
Muizenberg-Section 34
HM/MUIZENBERG/ERF 87255**

Motivation report and Heritage statement prepared by A.G Pentz, dated March 2011 were tabled.

Documents had been circulated to Ms Winter, Mr Joshua and Prof Townsend.

Mr Dyers introduced the application.

Mr Pentz presented.

In the discussion it was noted that:

- The building is within an Urban Conservation Area.
- Muizenberg Historical Conservation Society supports the demolition.

DECISION

The Committee resolved to approve the total demolition as despite its history the building is much degraded and is of insufficient significance to be protected.

Shaun Dyers

**12.7 Proposed Total Demolition: Erf 14429, University Estate, 64 Selbourne Road-
Section 34.
HM/UNIVERSITY ESTATE/ERF 14429**

Application with Photographs and plans prepared by Jacobs Wolters, dated 17.01.2011 were tabled.

Mr Nyuka introduced the application.

In the discussion it was noted that:

- The application for alterations and additions is a demolition

DECISION

The Committee resolved to approve the application for partial demolition (effectively, a total demolition) as there is insufficient significance to formally protect.

Ronny Nyuka

**12.8 Proposed Alterations and Additions: Erf 15605, corner of Albert Road and
Coleridge Street, Salt River- Section 34
HM/SALT RIVER/ERF 15605**

Application with photographs and plans prepared by Christo Appel designers, dated 03.02.2011 were tabled.

Mr Shiceka introduced the application

DECISION

The Committee resolved approve the application on the grounds that the significance is retained in the additions.

Zwelibanzi Shiceka

**12.9 Proposed Alterations and Additions: Farm 732, Rawsonville- Section 34
HM/RAWSONVILLE/FARM 732**

Application with photographs prepared by Archnet Architects, dated 18.02.2011 were tabled.

Mr Shiceka introduced the application

In the discussion it was noted that:

- The significance was discussed at some length and agreed that it might be IIC or IIIB
- The alterations change the nature of the house.
- The major addition does not alter the central character of the envelope of the old house.

DECISION

The Committee decided that a site visit is necessary; Ms Wolters will inspect the site and building.

Zwelibanzi Shiceka

**12.10 Proposed Total Demolition: AGS Old Age Home, Erf 93, Maitland Street, Touws River – Section 34
HMTOUWS RIVER/ERF 93**

Application and supporting documentation prepared by Schreuder and Schreuder Architects were tabled.

It was noted that the building had been badly damaged in a fire.

DECISION

The Committee resolved to approve the application as there is insufficient significance to protect it.

Ronny Nyuka

**12.11. Proposed Alterations and Additions: Erf 964, 12 Chesterfield Road, Oranjezicht
HM/ORANJEZICHT/ERF 964**

Application and supporting documents and plans prepared by Design Form, dated 10 January 2011, were tabled.

DECISION

The Committee resolved to approve the proposal as there is insufficient significance to protect it.

Jonathan Windvogel

13 OTHER MATTERS
None

14 CLOSURE
The meeting adjourned at 17:30

15 DATE OF NEXT MEETING: 21 April 2011

CHAIRPERSON _____ **DATE** _____

SECRETARY _____ **DATE** _____