

**MINUTES OF MEETING  
OF HERITAGE WESTERN CAPE,  
BUILT ENVIRONMENT AND LANDSCAPE PERMIT COMMITTEE (BELCom)  
Held on Thursday, 21 July and 25 July 2011, 1<sup>st</sup> and 6<sup>th</sup> Floor Boardroom  
respectively 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 9h10 by the chairperson, Ms Sarah Winter, and she welcomed everyone present.

**2. Attendance**

**Members**

Dr Stephen Townsend	ST
Mr Trevor Thorold	TT
Mr Roger Joshua	RJ
Mr Patrick Fefeza	PF
Ms Sarah Winter	SW
Ms Maureen Wolters	MW
Ms Melanie Attwell	MA

**Members of Staff**

Ms Jenna Lavin	JL
Ms Christina Jikelo	CJ
Mr Calvin van Wijk	CvW
Mr Jonathan Windvogel	JW
Mr Olwethu Dlova (Sec)	OD
Ms Tamar Grover	TG
Mr Shaun Dyers	SD
Mr Zwelibanzi Shiceka	ZS
Ms Lithalethu Mshoti (Sec)	LM
Mr Ronny Nyuka	RN
Ms Lorelle Hutton	LH
Mr Andrew Hall	AH

**Visitors**

B. Gould-Pratt	BGP
C. Comrie	CC
C. Cleveland	CC
B. O'Donoghue	BO'D
G. Jacobs	GJ
P. Smith	PS
J. Pretorious	JP
S. Jordaan	JD
D.W du Plessis	DWdP
C. Frikkle	CF
PJ. Lerm	PJL
A Lillie	AL
C. Snelling	CS
F. Gehry	FG
A. Berman	GB
H. Aikman	HA
J. Burden	JB
S. Hangona	SH
F. CLoete	FC
P.E. Richard	PR
S Stadler	

**Observers**

Bewin September	BS	City of Cape Town
K. Makati	KM	Stellenbosch Municipality

**3 Apologies**  
Mr Tim Hart

On 21 July

TH

**4 Approval of minutes of previous meeting held on 23 June 2011**  
The Committee resolved to approve the minutes with amendments.

**5 Confidential Matters**

**In Camera**

**5.1** Mr Hall informed the Committee that representatives of the Moravian Church would be attending the meeting to discuss HWC's concerns regarding a number of recent cases. It was resolved that this matter would be discussed in camera.

**6 Administration Matters**

**6.1 Proposed Restoration of the Hexburg Guesthouse, Erf 9142, Bovlei, Wellington, Section 34: MA**

It was noted that:

- Possible unauthorised works to the homestead had been undertaken.
- A letter must be sent to the applicant requesting clarity above.
- If necessary, a cease works order must be issued.

**6.2 Report Back from Elim Cases**

Ms Maureen Wolters reported back on her site visit to Elim and informed the Committee that:

- She had inspected the various properties tabled at the previous BELCom.
- She had engaged with the owners/agents regarding how to resolve the concerns of the Committee.
- One of the Church Street buildings is in a very poor condition.

**6.3 Illegal Works, Erf 11306, Klein Constantia, Constantia Street, Paarl**

Mr Jonathan Windvogel made a power-point presentation

In discussion it was noted that:

- Illegal work has been undertaken.
- Landscaping work was still underway.
- A stop works order has been issued.
- HWC must begin the process of laying charges.
- The case officer to draw up charges and then HWC to take further action on this matter.
- Drawings and photographs are to be submitted to HWC showing the extent of illegal work.

**DECISION**

The Committee resolved that:

- Charges must be laid by HWC against the owner.
- The possibility of cooperation with the local authority should be investigated.

#### 6.4 **Bien Donne (Zondernaam), Groot Drakenstein**

Mr Hall reported back on unauthorised works having been undertaken to the homestead. The roof has been removed and the front gable has been damaged.

**TG and JW**

#### 7 **Appointments**

The Committee was informed that representatives of the Moravian Church would be attending the meeting. The Department of Transport and Public works had also requested the opportunity to give a presentation on its Regeneration Programme.

#### 8 **Appeals**

8.1 No appeals were reported.

### **FIRST SESSION: TEAM WEST PRESENTATION**

#### **W 9 PROVINCIAL HERITAGE SITE: SECTION 27 PERMIT APPLICATIONS**

##### **W 9.1 Proposed Alterations and Additions, Alphen Hotel, Alphen Drive, Erf 377, Constantia HM/CONSTANTIA/ALPHEN HOTEL/ERF 377**

A Landscape Philosophy for Heritage Submission, plans prepared by Cape Contours Landscape Solutions, dated 25 May 2011, Method Statement for Repair to Werf Wall prepared by WSP, dated 12 July 2011 and Revised Plans prepared by Stefan Antoni Architects, dated 12 July 2011 were tabled.

The documents had been delivered to and read by MA, RJ and TT

It was noted that Mr Berman (advised by Mr Thorold) has been appointed as the heritage architect and will assist with the supervision of the works. TT noted that he had just been appointed as a sub-consultant to A Berman and the developer; and thus recused himself from decision-making.

#### **DECISION:**

The Committee resolved to approve the application subject to the heritage architect exploring the resolution of the "over-design" of the retaining wall.

**TG**

##### **W.9.2 Cutting Down of Trees, Erf 665, No. 8 Weyers Avenue, Dutch Reformed Church, Durbanville. HM/DUTCH REFORMED CHURCH/ERF 665**

A Statement from Dutch Reform Church, a statement from Durbanville Heritage Forum and photographs were tabled.

The documents had been delivered to and read by ST and TT.

Mr Jonathan Windvogel made a power-point presentation.

- In the discussion it was noted that:
- The Durbanville Community Forum has lodged a complaint to penalise the applicant.
  - The entire site is a Provincial Heritage Site.
  - The trees contributed to the landscape context of the church.
  - The proposal to replace the indigenous trees may not be appropriate and needs to be reconsidered.

#### **DECISION**

The Committee resolved to accept the loss of the old blue gum trees and recommended the replanting of such trees or trees of a similar suitable type characteristic of the Durbanville area. The Committee recommended against the use of indigenous trees. The type, size and positions of the replacement trees must be approved by HWC.

JW

#### **W.9.3 Erf 28002, De Meule, Avenue Road, Mowbray HM/MOWBRAY/ERF 28002/DE MEULE**

A Supplementary Report prepared by Melanie Attwell & Associates, Landscape Heritage Analysis Report prepared by Tarna Klitzner Landscape Architect, dated July 2011, plans and photographs prepared by Louis Karol Architecture Engineering Interiors, dated July 2011 were tabled.

The documents had been delivered to and read by SW, RJ and TT.

#### **Ms Attwell recused herself.**

Ms Tamar Grover made a power-point presentation.

In the discussion it was noted that:

- The heritage reports will have to be consolidated and the findings integrated
- It was recommended that proposals should be made to address the intrusive impacts of mid- to late-20<sup>th</sup> century interventions such as the security facilities. .
- Further information on all the proposals will need to be submitted.
- No consultation with registered conservation bodies had been undertaken.

#### **DECISION**

The Committee resolved that:

- A single integrated heritage report must be submitted incorporating greater detail on soft and hard landscape elements, the recommendations of the Landscape Analysis report, the findings of the Archaeological report and annotated measured drawings indicating phases of construction.
- Further information on the proposals must be submitted including 3D representation and comments from registered conservation bodies.
- Further information on the proposals for the site as a whole must be provided. The proposals must be shown to appropriate IAPs (to be established with the officials) and their comments received before a decision can be made
- Site visit will be conducted by TT, ST, RJ and SW once the additional documentation is received.

TG

**W.9.4 Illegal Works, Erf 11306, Klein Constantia, Constantia Street, Paarl  
HM/PAARL/ERF 11306**

Photographs were tabled.

Mr Jonathan Windvogel made a power-point presentation.

**DECISION**

The Committee resolved that:

Charges must be laid by HWC against the owner.

The possibility of cooperation with the local authority should be investigated.

JW

**W.9.5 Proposed Alterations for Minor Works, Erf 87011, 192 Main Road, Muizenberg  
HM/MUIZENBERG/ERF 87011**

An Application prepared by Ivan Flint Architect, dated 4 July 2011, locality plans, photographs, comment from local authority, dated 28 June 2011, motivation prepared by Flint Associates Architects, dated 5 July 2011 were tabled.

Documents had been delivered to and read by TT and RJ.

Ms Tamar Grover made a power-point presentation.

**DECISION**

The Committee resolved to approve the proposals as the interventions are minor and will not impact significance.

TG

**W.9.6 Proposed Restoration, Farm Bien Donne, Paarl  
HM/PAARL/FARM BIEN DONNE**

Photographs were tabled.

Mr Jonathan Windvogel made a power-point presentation.

The Committee was informed of the circumstances and of the staff site inspection.  
The Committee will await an application.

JW

**W.9.7 Proposed Alteration, Readers Restaurant, Erf 149, 12 Church Street, Tulbagh  
HM/TULBAGH/ERF 14**

Heritage Report prepared by Aikman Associates Heritage Management and an Application, dated July 2011 were tabled.

The documents had been delivered and read by TT, MW and RJ

Ms Tamar Grover made a power-point presentation.

**DECISION**



26

The Committee resolved to approve the proposal to undertake repair work but requires a method statement and specifications to be submitted to the case officer for compliance.

TG

**W.9.8 Proposed Restoration, Erf 3678, Center for the Book, 62 Queen Victoria Street, Cape Town  
HM/CAPE TOWN/ERF 3678**

An application prepared by Albertyn Viljoen Nortje Architects, dated 25 April 2011, Architectural drawings, numbered WD 1078/110001 to 11011, Renovation Report and Specification of material and methods of remedial work were tabled.

The documents had been delivered and read by TT, MA and RJ.

Ms Tamar Grover made a power-point presentation.

**DECISION**

The Committee resolved that:

- Mr Trevor Thorold and Ms Tamar Grover are to inspect the site in the company of the architect.
- The proposal must be accompanied by a brief listed description of the intended works and a brief policy statement.

TG

**W.9.9 Proposed Alterations, Erf 176, Wolvefontein, Tulbagh  
HM/TULNAGH/ERF 176**

Ms Tamar Grover made a power-point presentation.

In the discussion it was noted that:

- The Committee considered the full application i.e. the proposed total demolition of the homestead and proposed subdivision.
- No site plan was provided to indicate the existing buildings and their relationship to one another.

**DECISION:**

The Committee resolved to undertake a site visit to determine the state of the subject building. A site visit is to be undertaken by Dr Townsend and Ms Attwell.

TG

**W 10 STRUCTURES OLDER THAN 60 YEARS: SECTION 34 PERMIT FOR TOTAL DEMOLITION**

**W.10.1 Proposed Total Demolition of Existing Structures and Redevelopment, Erven 11120 & 11121, 76 Albert Road, Woodstock.**

**HM/WOODSTOCK/ERVEN 11120 & 11121**

Report from Site Visit undertaken by ST, MA and TH.

Ms Tamar Grover made a power-point presentation.

#### **DECISION**

The Committee resolved to agree to the partial demolition of the building as it has insufficient heritage significance to be protected in terms of the NHR Act. As the building is located within a Section 108 Urban Conservation Area, the redevelopment of the site should be managed by the City of Cape Town. It is recommended that an active street edge be pursued by the City when the design proposal is adjudicated.

TG

#### **W.10.2 Proposed Total Demolition: Erf 28943, 462 Main Road, Paarl**

##### **HM/PAARL/ERF 28943**

Report from site visit undertaken by SW.

Mr Jonathan Windvogel made a power-point presentation.

In the discussion it was noted that:

- Ms Winter has visited the site and discussed the application with the Drakenstein Municipality.
- The application did not trigger Section 38.
- The building was not conservation-worthy and its demolition had been approved by AKSO.

#### **DECISION**

The Committee resolved to approve the demolition as it has no heritage significance.

JW

#### **W.10.3 Proposed Total Demolition, Erven 1107 & 1113, 86 - 88 Bay Road, Green Point**

##### **HM/GREEN POINT/ERVEN 1107 & 1113**

Report from site visit undertaken by MA and ST.

Ms Tamar Grover made a power-point presentation.

#### **DECISION**

The Committee resolved to support the demolition application as the structures have limited heritage significance as a result of altered context and substantial erosion of historical fabric of the buildings.

TG

#### **W.10.4 Proposed Total Demolition, Erf 38537, No.3 DJ Woodway Street, Bellville**

##### **HM/BELLVILLE/ERF 38537**

A Heritage Statement was tabled.

Mr Jonathan Windvogel made a power-point presentation.

The Committee noted that:

- This could be a marginal 3B but the significance of which is further damaged by hard surfacing and the building types and character of the immediate context.

**DECISION**

The Committee resolved to approve the demolition as the significance of the building in relation to its highly altered context does not warrant formal protection

JW

**W.10.5 Proposed Total Demolition, Erf 28024, 35 William Street, Observatory**

**HM/OBSERVATORY/ERF 28024**

An application prepared by R&L Architects, dated 13 July 2011, plans and photographs were tabled.

Mr Ronny Nyuka made a power-point presentation.

**DECISION**

The Committee resolved to approve the demolition as the building has little significance.

RN

**W.10.6 Proposed Total Demolition, Erf 48665 & 48668, 2 Kildare Lane, Newlands**

**HM/NEULANDS/ERF 48665 & 48668**

An application prepared by Mr Ashley Lillie, dated 15 June 2011, photographs and locality plan were tabled.

Ms Tamar Grover made a power-point presentation.

**DECISION**

The Committee resolved to approve the demolition as the building has little significance.

TG

**W.10.7 Proposed Partial Demolition, Alterations and Additions, Erf 237, 31 Kerk Street, Elim**

**HM/ELIM/ERF 237**

**Report from Site Visit**

Mr Jonathan Windvogel made a power-point presentation.

**DECISION**

- The Committee confirmed its previous decision to refuse the proposal.



- The applicant is to be advised to use the Elim Conservation Guidelines written by Mr Lucien Le Grange.
- The applicant is to be advised that no application will be accepted by HWC without the MCSA stamp.

JW

**W.10.8 Proposed Total Demolition of the Main Building, Erven 515 & 516, 6 Tree Road, Camps Bay**

**HM/CAMPS BAY/ERVEN 515 & 516**

An application, covering letter prepared by Ashley Lillie, dated 15 June 2011 and photographs and attached emails from Ashley Lillie dated 15 July and 23 June 2011 were tabled.

Ms Tamar Grover made a power-point presentation.

**DECISION**

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

TG

**W.10.9 Proposed Total Demolition and New Building, Erf 237, 27 Kind Street, Elim**

**HM/ELIM/ERF 237**

Report from Site Visit

Mr Jonathan Windvogel made a power-point presentation.

**DECISION**

- The Committee confirmed its previous decision to refuse the proposal.
- The applicant is to be advised to use the Elim Conservation Guidelines written by Mr Lucien Le Grange.
- The applicant is to be advised that no application will be accepted by HWC without the MCSA stamp.

JW

**W.10.10 Proposed Total Demolition, Erf 28022, 39 William Street, Observatory**

**HM/OBSERVATORY/ERF 28022**

An application prepared by Isabel Johnson, dated 31 May 2011, photographs, plans, attached emails from Ashley Lillie dated 15 July 2011 and 22 June 2011 were tabled.

Ms Tamar Grover made a power-point presentation.

**DECISION**

The Committee resolved to approve the demolition as the building has little significance.

TG

**W.10.11 Proposed Total Demolition, Erven 8248 & 5099, Nieumeester Lane Street, Cape Town**

**HM/CAPE TOWN/ERVEN 8248 & 5099**

A Heritage Statement prepared by Graham Jacobs and Ms Melanie Attwell was tabled.

Mr Jonathan Windvogel made a power-point presentation.

**DECISION**

The matter is to be referred to the IARCom as the report has been submitted in response to a Section 38 condition of approval.

JW

**W.10.12 Proposed Total Demolition, Ptn 3 Farm 824, Sir Lowry's Pass Village, Stellenbosch.**

**HM/STELLENBOSCH/FARM 824**

A Heritage Statement prepared by Aikman Associates Heritage Management, dated June 2011 to be tabled.

Mr Ronny Nyuka made a presentation.

**DECISION**

The Committee resolved to approve the demolition as the building has no significance.

RN

**W.11 STRUCTURES OLDER THAN 60 YEARS: SECTION 34 PERMIT FOR PARTIAL DEMOLITION/ALTERATIONS**

**W.11.1 Proposed Alterations and Additions, Erf 463, Corner Church and Mills Street, McGregor  
HM/MCGREGOR/ERF 463**

Plans were tabled

Mr Jonathan Windvogel made a power-point presentation.

**DECISION**

The Committee resolved to defer the matter until comments from the Mc Gregor Heritage Society (a registered Conservation Body) had been obtained.

JW

**W.11.2 Proposed Alterations and Additions, Erf 2127, 2128 & 2144, 107 Bree Street, Cape Town**

**HM/CAPE TOWN/ERF 2127, 2128 & 2144**

An application prepared by Sarah Calburn Architects, dated 16 July 2011 and Motivation Statement prepared by Sarah Calburn Architects, dated 17 June 2011 were tabled.

Documents had been delivered to and read by MW, MA and TT.

Ms Tamar Grover made a power-point presentation.

#### **DECISION**

The Committee resolved to request a Heritage Statement that incorporates the comments from the Cape Institute of Architects.

The Committee noted that it is a modern movement building of architectural interest.

TG

#### **W.11.3 Proposed Alterations and Additions, Erven 2802, 2902, 2799, 2971 & 2798, Corner Dorp & Buitengracht Streets, Cape Town.**

##### **HM/CAPE TOWN/ERF 2802, 2902, 2971 & 27**

A Heritage Statement prepared by Mr. Ashley Lillie was tabled.

Mr Jonathan Windvogel made a power-point presentation.

#### **DECISION**

The Committee resolved to request a Heritage Statement that includes a building morphology study and assessment of significance.

JW

#### **W11.4 Proposed Alterations and Additions, Old Post Office Building, Erf 4648, Parliament Street, Cape Town**

##### **HM/CAPE TOWN/ERF 4648**

An Application, Comments from City of Cape Town, Minutes of a meeting of the directors of Cape Living Developments dated 13 April 2011, plans and photographs were tabled.

Mr Ronny Nyuka made a presentation.

Dr Townsend recused himself as he had advised the applicant in respect of certain planning and procedural issues.

#### **DECISION**

The Committee resolved to request a Heritage Statement including an assessment of architectural significance and assessment of the impact of the proposal on such significance.

RN

#### **W.11.5 Proposed Alterations and Additions, Erf 2635, Bokomo Street, Malmesbury**

##### **HM/MALMESBURY/ERF 2635**

A Heritage Statement prepared by Ron Martin Heritage Consultancy was tabled

Documents had been circulated to MW, TT and MA.

Mr Jonathan Windvogel made a power-point presentation.

The Committee noted that it is a suggested (by the survey consultants) grade 3B building.

**DECISION**

The Committee resolved to defer the matter in order to undertake a site visit and give advice on a more appropriate proposal. Ms. Attwell and Dr Townsend would inspect the building when they went to visit the Tulbagh farm that also needs to be inspected.

JW

**W.11.6 Proposed Restoration, Erf 309, 18 Nuwe Street, Elim**

**HM/ELIM/ERF 309**

Report from Site Visit

Mr Jonathan Windvogel made a power-point presentation.

**DECISION**

- The Committee confirmed its previous decision to refuse the proposal
- The applicant is to be advised to use the Elim Conservation Guidelines written Mr Lucien Le Grange.
- The applicant is to be advised that no application will be accepted by HWC without the MCSA stamp.

JW

**W.11.7 Proposed Alterations and Additions, Erf 1662, No. 9 Jutland Road, Vredehoek**

**HM/VREDEHOEK/ERF 1662**

**Plans were tabled.**

Mr Thorold noted his objection.

**DECISION**

The Committee resolved to approve the application.

JW

**W.12 HERITAGE AREAS: SECTION 31 CONSENT APPLICATION**

**W.12.1 None**

**W. 13 PROVINCIAL PROTECTION: SECTION 29 PERMIT**

**W. 13.1 None**

**W. 14 PROVINCIAL PROTECTION: SECTION 28 REFUSAL****W.14.1** None**W.15 HERITAGE REGISTERS: SECTION 30 PROCESSES****W.15.1** None**W.16 PUBLIC MONUMENTS & MEMORIALS: SECTION 37 PROCESS****W.16.1** None**W.17 REQUESTS FOR OPINION/ ADVICE****W.17.1** None**W.18 Other Matters****W.18.1** None**SECOND SESSION: TEAM EAST PRESENTATION****E 9 PROVINCIAL HERITAGE SITE: SECTION 27 PERMIT APPLICATIONS****E.9.1 Proposed Development, Ellerslie/ Tafelberg High School, Erf 1424 & 1675 (Ptn of Erf 1424), Main Road, Sea Point  
HM/SEA POINT/ERF 1424 & 1675**

A Heritage Impact Assessment Phase I prepared by Bridget O'Donoghue, dated July 2011 was tabled.

Documents had been circulated to ST, MA and MW.

Mr Zwelibanzi Shiceka made a power-point presentation.

In the discussion it was noted that:

- The entire site is a Provincial Heritage Site.
- The report is inadequate in that it does not include heritage related design indicators.

**DECISION**

The Committee resolved that the heritage significance of the site and its individual elements need to be clearly articulated. This should include an analysis of the stylistic qualities of the buildings and the site. The heritage-related design indicators referring to the significance of the individual elements need to be developed further.

**ZEST****E 9.2 Proposed Consent use on Lourens Street, Old Parsonage Somerset West.****HM/SOMERSET WEST/ERF 653**

An application prepared by TV3, dated 22 June 2011, plans and photographs were tabled.

Mr. Shaun Dyers made a power-point presentation.

#### **Decision**

The Committee resolved to support the application to amend the planning status of the PHS from boutique hotel to institutional use.

The Committee requires a statement of significance including an assessment of the impacts of the proposal on significance, more detailed drawings and clarity regarding the proposed landscaping.

**SD**

#### **E 9.3 Proposed Extension of an Existing Spot Zoning to construct 6 Residential Building, Farm Grande Roche, Nieuwe Plantantie, Erf 20624, and Paarl.**

##### **HM/PAARL/FARM GRANDE ROCHE/ NIEUWE PLANTANTIE/ERF 20624**

A revised Architectural Treatment document prepared by Mr. Chris Snelling, dated July 2011 and Revised Architectural Images prepared by Space Architects were tabled.

Mr. Shaun Dyers made a power-point presentation.

#### **DECISION**

The Committee resolved to approve the revised architectural treatment of the units.

**SD**

#### **E 9.4 Proposed Restoration on Farm 1655, L'Arc D'Orleans, Franschoek HM/FRANSCHHOEK/FARM 1655**

A covering letter prepared by HB Architects, dated 13 July 2011 and revised plans dated 7-18 January 2010 was tabled

Matter was deferred pending the receipt of additional information more information.

**ZS**

#### **E.9.5 Proposed Development of Five Residential Units and One Industrial Facility, Rem Erf 66, Ptn 4 of Farm Verlorenvlei No.8 and Erf 65, Elands Bay.**

##### **HM/ELANDS BAY/ERF 65, 66**

Mr. Zwelibanzi Shiceka made a power-point presentation.

#### **DECISION**

##### **It was resolved that:**

The Committee supports the APM recommendation that a joint sitting of BELCom and APM be held to discuss the Section 27 application.

- Copies of the CMP will be circulated to members of BELCom for their comments before the 28 July 2011.



- Copies of the CMP will be forwarded to the affected land owners and applicants for their comments by the 28<sup>th</sup> July, and they will be notified of the Council meeting and given an opportunity to attend.
- Copies of the CMP will be forwarded to known registered conservation bodies for comments by the 28 July 2011 and they will be notified of the Council meeting and given an opportunity to attend.

ZS

**E 9.6 Proposed Restoration on Erf 4265, 27 Market Street, Stellenbosch  
HM/STELLENBOSCH/ERF 4265**

Scope of works document prepared by HB Architects, undated was tabled.

The Committee resolved to request architectural drawings indicating the positions of the proposed interventions.

ZS

**E 10 STRUCTURES OLDER THAN 60 YEARS: SECTION PERMIT FOR TOTAL  
DEMOLITION**

**E 10.1 Proposed Total demolition on Erf 161, 2 Dennesig Street, Stellenbosch  
HM/STELLENBOSCH/ERF 161**

Mr. Zwelibanzi Shiceka made a power-point presentation.

**Decision**

The Committee resolved to approve total demolition as the building has no significance.

ZS

**E 10.2 Proposed Total Demolition, Sonnenhof, Erf 928, Homestead Way, Bergvliet  
HM/BERGVLIET/ERF 928**

An assessment of the structure prepared by Mr Chris Snelling and application by Amdec Residential Developments (PTY) LTD, dated 6 July 2011 were tabled

Mr. Shaun Dyers made a power-point presentation.

The Committee noted that:

- A HIA had previously been undertaken for the approved subdivision.
- The approved subdivision has severely compromised the context of the building.

- Concern was expressed regarding the subdivision approval process. Mr. Snelling indicated that he would make available background documentation in order to clarify this process.

Ms Attwell and Ms Wolters noted their objection to the demolition.

#### **DECISION**

The Committee resolved to approve the demolition as the approved subdivision changes the setting and derogates from any significance the building may have had.

**SD**

#### **E 10.3 Proposed Total Demolition, Erf 2248, 209 Banghoek Street, Stellenbosch**

**HM/STELLENBOSCH/ERF 2248**

#### **DECISION**

The Committee resolved to approve the demolition because, as far as the Committee could see, the building has no significance.

**ZS**

#### **E 10.4 Proposed Total Demolition, Erf 2249, 211 Banghoek Street, 211 Banghoek Street, Stellenbosch**

**HM/STELLENBOSCH/ERF 2249**

Heritage Statement prepared by HB Architects, dated June 2011 to be tabled.

#### **Decision**

The Committee resolved to approve the demolition because, as far as the Committee could see, the building has no significance.

**ZS**

#### **E 10.5 Proposed Total Demolition, 19 Verreweide Street, Stellenbosch**

**HM/STELLENBOSCH/ERF**

#### **DECISION**

The Committee resolved to approve the demolition because, as far as the Committee could see, the building has no significance.

**ZS**

#### **E 11. STRUCTURES OLDER THAN 60 YEARS: SECTION 34 PERMIT FOR PARTIAL DEMOLITION/ ALTERATIONS**

##### **E 11.1 Proposed Alterations and Additions, Homestead, Farm 571, Helena, Daljosaphat**

**HM/DALJOSAPHAT/FARM 571**

Revised Plans prepared by Malherbe Trust Architects, dated 17 January 2011 were tabled.

Presentation made by Mr Zwelibanzi Shiceka

**DECISION**

The Committee resolved to approve the site development plan, Drawing No. 1001 Revision B 2011.07.06.

The Committee resolved not to approve the proposed staircase and suggested a meeting between the architect and the officials to explain the Committee's suggestions.

**ZS****E 11.2 Erf 429, 10 Loader Street, De Waterkant Cape Town****HM/CAPE TOWN/ERF 429**

An application prepared by Charles Eijkelboom, dated 27 April 2011, plans and photographs were tabled

Mr. Shaun Dyers made a power-point presentation.

It was noted that the Committee regarded the building as a 3B heritage resource.

**DECISION**

The Committee resolved not to approve the proposal.

The Committee suggests that the addition be set back at least 2.5 m and that the fenestration is simplified, possibly echoing the symmetry of the ground floor.

**SD****E 11.3 Proposed Alterations and Additions on Erf 26206, 9 Howe Street, Observatory.****HM/OBSERVATORY/ERF 26206**

An application prepared by Tarir Fensham, dated 28 June 2011, plans and photographs were tabled.

Mr. Zwelibanzi Shiceka made a power-point presentation.

**DECISION**

The Committee resolved to defer the matter for a site visit.

**ZS****E 11.4 Erf 56317, 55 Eden Road, Claremont****HM/CLAREMONT/ERF 56317**

A Heritage Statement prepared by Ms. Bridget O'Donoghue was tabled.

## DECISION

The Committee resolved to defer the matter for a site visit by Mr. Thorold, Ms. Winter, Mr. Joshua and Dr Townsend.

SD

### E 12 HERITAGE AREAS: SECTION 31 CONSENT APPLICATIONS

E.12.1 None

### E 13 PROVINCIAL PROTECTIONS: SECTION 29 PERMIT

E.13.1 None

### E 14 PROVINCIAL PROTECTIONS: SECTION 29 REFUSAL

E.14.1 None

### E 15 HERITAGE REGISTERS: SECTION 30 PROCESSES

E.15.1 None

### E 16 PUBLIC MONUMENTS & MEMORIALS: SECTION 37 PROCESS

E.16.1 None

### E 17 REQUESTS FOR OPINION/ ADVICE

E.17.1 None

### E 18 OTHER MATTERS

#### E18.1 Engagement with Representatives of the Moravian Church

There was mutual agreement between the Committee and the Moravian Church and that a Statement of Intent will be submitted by Moravian Church in South Africa (MCSA) to address the concerns raised by HWC.

The Committee also noted the decision of the provincial board of MCSA to prepare a CMP for each of the mission stations.

HWC and MCISA would explore the possibility of a Heritage Agreement for each mission station.

HWC undertook to not accept any applications without the authorisation of the executive of the provincial board of MCSA.

E 18.2 Presentation by Department of Transport and Public works regarding the Western Cape Provincial Regeneration Programme in an effort to develop Strategic partner with Heritage Western Cape in thus regard.

### 19. ADOPTION OF RESOLUTIONS AND DECISIONS

The Committee adopted the resolution and decisions

20. **CLOSURE**  
The meeting adjourned at 17H00

21 **DATE OF NEXT MEETING:** 18 August 2011

**CHAIRPERSON** SWINTEN

**DATE** 15 September 2011

**SECRETARY** Amisid

**DATE** 15 September 2011

Revised and Final