

**APPROVED MINUTES OF THE MEETING OF HERITAGE WESTERN CAPE,  
ADDITIONAL BUILT ENVIRONMENT AND LANDSCAPE PERMIT COMMITTEE (BELCom)  
Held on Tuesday, 31 May 2016 at the 1<sup>st</sup> Floor Boardroom, at the Offices of the  
Department of Cultural Affairs and Sport,  
Protea Assurance Building, Greenmarket Square, Cape Town at 09:00**

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**1. Opening and Welcome**

The Chairperson Ms Sarah Winter officially opened the meeting at 09:00 and welcomed everyone present.

**2. Attendance**

**Members**

Ms Sarah Winter	SW
Mr Rowen Ruiters	RR
Mr Graham Jacobs	GJ
Mr Mike Scurr	MS
Ms Belinda Mutti	BM
Mr Peter Buttgens	PB
Mr Stuart Hermansen	SH

**Members of Staff**

Mr Mxolisi Dlamuka	MD
Ms Colette Scheermeyer	CS
Mr Zwelibanzi Shiceka	ZS
Ms Jenna Lavin	JL
Mr Jonathan Windvogel	JW
Mr Andrew September	AS
Ms Waseefa Dhansay	WD
Ms Lithalethu Mshoti (Sec)	LM
Ms Penny Meyer	PM
Ms Katherine Robinson	KR

**Visitors**

Mr Kobus van Wyk	KvW	Mr Johan Cornelius	JC
Mr Adolfo Linares	AL	Mr Rob Cylmour	RC
Mr Justin Honeyman	JH	Mrs Lauren Hill	LH
Mr Andre Jooste	AJ	Mr Mark Wagner	MW
Ms Bridget O'Donoghue	BOD	Mr Tim Hughes	TH
Mrs Anne-Marie Fick	AMF	Mr Clive Theumissen	CT
Mr Pierre Du Plessis	PDP	Mr David Fevreid	DF
Mr Piet Dekker	PD	Mr Bertus Swanepoel	BS
Mr Chilly Noble	CN		

**Observers**

None

**3. Apologies**

None

**4. Approval of Agenda**

**4.1 Dated 31 May 2016**

The Committee approved the agenda dated 31 May 2016 with minor amendments.

**5. Disclosure of Interest**

**5.1 None**

## **6. Administrative Matters**

### **6.1 Erf 19506, Paardevlei, Somerset West**

It was agreed that the Chairperson would write to the case officer confirming that Belcom has no jurisdiction over the landscaping proposals. The landscaping proposals must be submitted to IACom as part of a Section 38 application.

**JW**

### **6.2 Dollas Down, Kassies Baai**

It was agreed that further clarification was required on the history of the HIA process and how subsequent proposals relate to this process.

**KR**

## **7. Standing items**

### **7.1 Site Inspections**

#### **7.1.1 Erf 2231, No 165 Main Road, Paarl**

SH, PB, Ms and SW reported back on their site visit.

It was reported that a number of unauthorised alterations have been undertaken including new structures located on the PHS, Additions, alterations to the attic, as well as the re-plastering of the boundary wall of the Strooidak kerk which is also a PHS.

It was agreed that a set of measured drawings be submitted to HWC in order to assess the full extent and impact of unauthorised work. The drawings must indicate all unauthorised work and work that the owner claims to have been approved by the Drakenstein Municipality. The drawings must be accompanied by a set of photographs which are cross referenced to the measured drawings. This information must be submitted within three months of the date of the letter, failing which it would be recommended that charges be laid.

**WD**

## **MATTERS DISCUSSED**

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

#### **13.1 Proposed Alterations and Additions, Erf 14519, 10 Upper Lady Grey Street, Paarl: MA HM/PAARL/ERF 145189**

**Case No:** 16040611WD0406E

Report back from site visit

## **DECISION**

The Committee resolved to approve the proposals in principle. Revised proposals must be submitted to retain the integrity of the streetscape and patterns associated with the siting and height of carports in front of the terrace buildings. The ground level of the driveway may need to be reduced in height to match the stoep level in order to ensure that the height of the carport sits below the eaves line of the stoep roof. The carport must be sited on the down slope of the site and set back from the house.

**WD**

### **13.2 Proposed Alterations, Additions, Partial Demolitions and Restorations, Erf 177447, the Granary, 11 Buitenkant Street, Cape Town: MA HM/CAPE METROPOLITAN/CAPE TOWN/ ERF 177447**

**Case No:** 15080507HB0812M

Design Development Reports: - Report 1: Timber Restoration prepared By Kobus Van Wyk -Gapp Architects/Urban Designers, dated 5 August 2015, drawings - Ga/R-2 Rev B;Ga/P0-3 Rev B;Ga/P1-3 Rev B;Ga/P2-3 Rev B;Ga/E-01 Rev B;Ga/E-02 Rev B;Ga/S-01 Rev B & Ga/S-02 Rev B, dated 5 August 2015 were tabled

Ms Heidi Boise made a power-point presentation

## **DECISION**

The Committee supported the findings and recommendations of the progress report and is satisfied that the project proceed as envisaged.

It was noted that subsequent to this report further investigations have been undertaken and it is being resolved that:

- No floor boards and joists will be replaced.
- The replacement of rafters will not be required.
- Proposals for the restoration of wall paintings have been clarified.

Concern was raised regarding the inclusion of cement in external renders. Given the significance of the building, the committee requested that this be reconsidered. Further investigations will be reported in the follow up progress report.

**HB**

### **13.3 Proposed Alterations and Additions Erf 2764, 20 La Ferme Chantelle, Main Street, Franschhoek, HM/CAPE WINELANDS/DRAKENSTEIN/FRANSHHOEK/ERF 2764**

**Case No:** 15062217JW0622E

A Heritage Statement and plans was tabled

Mr Jonathan Windvogel made a power-point presentation.

GJ recused himself for this item.

**DECISION**

The Committee resolved to approve the proposals in principle. Amended plans AR15-010-000, AR15-010-100, AR15-200 and AR15-010-300 as per the recommendations and specifications contained within the report by Mr. Graham Jacobs dated 18 March 2016 and to be submitted for stamping by the case officer.

**JW**

**13.4 Proposed Alteration & Additions to Erf 224, 2 Claire Street, Vredehoek  
HM/CAPE METROPOLITAN/VREDEHOEK/ERF 224**

**Case No:** 15062005HB0621M

Drawings- CS 200 was tabled

Ms Heidi Boise made a power-point presentation

**DECISION**

The Committee resolved to approve the revised proposals and is satisfied that previous concerns have been addressed. Approval is subject to the submission of proof that the remedial work has been completed.

**HB**

**13.5 Proposed Alterations, Additions and Partial Demolition, Erf 28499, 9 Glencaid Road, Mowbray Deviation from Permit  
HM/CAPE TOWN METROPOLITAN/MOWBRAY/ERF 28499**

**Case No:** 16021111KR0212E

An Application pack and drawings were tabled.

Ms Katherine made a power-point presentation

**DECISION**

The Committee resolved not to approve the proposals as presented by options 1,2 and 3. These proposals do not address the core concern relating to the use of the front bay window as a bathroom and its relationship to the front room as a whole. This alteration has a negative impact on the characteristic period qualities of the building.

The Committee requests the submission of revised proposals to address this concern failing which it will be recommended that the permit be revoked.

**KR**

**13.6 Proposed Alteration & Additions to Erf 721, 34 Queens Road, Bantry Bay  
HM/CAPE METROPOLITAN/BANTRY BAY/ERF 721**

Drawings - LAD\_101 dated 18-09-2015 was tabled

Ms Heidi Boise made a power-point presentation

**DECISION**

The Committee resolved to undertake a site inspection MS, PB, SW and GJ.

**HB**

**13.7 Proposed Partial Demolition and Alterations on Erf 117778 and 117779, 1 Harrington Street, Cape Town  
HM\CAPE TOWN METROPOLITAN\CITY CENTRE CBD\ERVEN 117778 117779 1 HARRINGTON STREET**

**Case No:** 16040618GT0413E

Report Back on Committee site inspection

**DECISION**

The Committee resolved to approve the total demolition of buildings B, C and D and alterations to building A. Approval is subject to the following conditions:

- Detailed resolution of parapet junctions in relation to the corner buildings be developed.
- The detailed resolution of the base of the new building replacing building D and the relationship of the elevation along Longmarket Street to surrounding buildings.
- The recovery of the spine beam and supporting columns in building D and its reuse on the site.

Final revised drawings must be submitted for approval and circulated for a decision by e-mail.

**GT**

**13.8 Proposed Alterations and Additions, Erf 32074 - 15 Church Street, Mowbray  
HM/ CAPE TOWN METROPOLITAN/ MOWBRAY/ ERF 32074**

**Case No:** 16022301WD0413E

An application for a permit; photos, plans, I&A's comments and additional information were tabled.

Ms Waseefa Dhansay made a power-point presentation

**DECISION**

The Committee noted that CoCT has identified the building as not conservation worthy and it is located within an HPOZ.

The Committee resolved to approve the proposals as having no impact on heritage significance of the building.

**WD**

**13.9 Proposed Alterations and Additions, Erf 26966 2 Oxford Street, Observatory  
HM/ CAPE TOWN METROPOLITAN/ OBSERVATORY/ ERF 26966**

**Case No:** 16022507WD0414E

Annexure A - CoCT Comment - OCA Comment - Plans - Title Deed - Photographs were tabled.

Ms Waseefa Dhansay made a power-point presentation

## **DECISION**

The building has been graded a III A in terms of the Overstrand heritage survey.

The Committee resolved to approve the proposals as having no impact on heritage significance of the building.

**WD**

### **13.10 Proposed Restoration on Erven 1123, 1128, 1133, 1134 and 1142 - 127 - 135 Dorp Street, Stellenbosch HM/ CAPE WINELANDS/ DRAKENSTEIN/ STELLENBOSCH/ERVEN 1123, 1128, 1133, 1134 AND 1142**

**Case No:** 16012115JW

Engineers Report, an application for a permit, locality plan, & I&P's comments and additional Information were tabled

Mr Jonathan Windvogel made a power-point presentation.

## **DECISION**

The Committee resolved that there was insufficient information on the specifications for the remedial and maintenance work. The Committee requires the submission of detailed specifications and this should involve the input of a suitably qualified architect with experience and expertise in the conservation of buildings of similar significance.

The landscape proposals indicated in the plans are not approved.

**JW**

### **13.11 Proposed Alteration & Additions to Erf 9988, 118 St Georges Mall, Cape Town HM/ CAPE METROPOLITAN/CAPE TOWN/ ERF 9988**

**Case No:** 16051008HB0511M

A Heritage Statement prepared by Johan Cornelius, dated January 2016, drawings - Sk.01.01.01 & Sk.01.01.02 dated 11-05-2016, Design Report prepared by MLB, dated 4-04-2016 was tabled.

Ms Heidi Boise made a power-point presentation

## **DECISION**

The CoCT has graded both buildings as IIIB. The heritage practitioner has recommended a IIIA grading and the committee concurs due to the architectural significance and significant contribution to a collection of very fine buildings in the streetscape. The Committee recommends that the grading of the buildings be submitted to IGIC for a decision.

The Committee resolved to approve the proposals as having minimal impact on the architectural significance of the buildings and their contribution to the streetscape.

Approval is subject to the following conditions:

- Detailing and methodology of the repair and refurbishment of period windows and doors must be submitted to HWC for approval.

- The work must be overseen by a suitably qualified architect with heritage expertise including the recovery and reuse of Brosely tiles and the repair and refurbishment of period windows and doors.
- A close out report must be submitted to HWC within 30 days of practical completion.

**HB**

**13.12 Proposed Restoration of Roof, on Erf 263, 24 Prospect Street, Darling  
HM\WEST COAST\SWARTLAND\DARLING\ERF 263**

**Case No:** 16050505GT0517E

Engineers Report dated 25 January 2016 and plans DWG 263-01, 263-02, 263-03, 263-04 dated 8 May 2016 were tabled

Ms Guy Thomas made a power-point presentation

**DECISION**

The Committee resolved to issue a Section 34 permit for the proposed roof alterations including the rebuilding of the end gables and new roof sheeting. It is noted that additional new roof trusses may be required.

This decision is subject to the work being monitored by an architect with heritage expertise and that a close out report be submitted to HWC within 30 days of practical completion.

Future alterations and additions to address issues of authenticity must be submitted to HWC for approval.

**GT**

**13.13 Farm 145, The Oaks, Greyton Additions to Existing Structure  
HM\OVERBERG\THREEWATERSKLOOF\GREYTON\FARM 145**

**Case No:** 16050502KR0506M

An Application documents including 3d design images, conservation body comments and drawings by Malherbe Rust Architects 1390/1201 Rev A, 1390/1301 Rev A, dated 01.April 2016 to be tabled.

Ms Katherine Robinson made a power-point presentation

**DECISION**

The Committee resolved to approve the proposals in principle. It supports the proposed siting and form of the additions. However the proposals need to be amended to minimise the visual impact on the uncluttered architectural simplicity of the building and the werf as a whole. The scullery/play room addition should be reduced in width to be no wider than the historic structure. The roof treatment of the scullery/playroom addition should be resolved with a parapet wall detailing. A gusset should be inserted to separate old and new. The dressing room should be set back from the gable end wall to enhance the legibility of the historic building and relationship between old and new.

It was noted that BELCom graded the werf grade II in 2010 and the committee concurs with this grading.

KR

**13.14 Proposed Alterations and Additions, Erf 8988, 22 Plein Street Paarl  
HM/CAPE WINELANDS/DRAKENSTEIN/PAARL/ERF 8988**

**Case No:** 14040802JW0509E

A Heritage Statement was tabled

Mr Jonathan Windvogel made a power-point presentation.

**DECISION**

The Committee resolved to undertake a site inspection SH, SW, MS and GJ.  
A representative of the DHF is to be invited to the inspection.

JW

**13.15 Proposed Partial Demolition, Additions, Alterations and Excavations on Erf  
3005, 60 Bryant Street, Bokaap.  
HM/CAPE TOWN METROPOLITAN/BOKAAP/ERF 3005**

**Case No:** 16050310GT0511M

An application for a permit and motivation prepared by C Theunissen and plans numbered 3005-29-02-2016, prepared By S Van Der Schyff were tabled.

KR recused herself from this item.

Mr Guy Thomas made a power-point presentation.

**DECISION**

The Committee noted that the CoCT did not submit comments within the 30 day commenting period but HWC agreed to consider its comments that was submitted after the deadline

The Committee resolved to approve option 2 as having no impact of heritage significance.

GT

**13.16 Proposed Alterations and Additions, Erf 2051, Old Post Office, Corner of Bird  
and Plein Street, Stellenbosch Addition of 3 To 4 Storeys to the Top of the Old  
Post Office Building  
HM/CAPE WINELANDS/STELLENBOSCH/EEF 1051**

**Case No:** 16050912KR0511M

Stellenbosch Post Office Heritage Report prepared by Stuart Hermansen dated 16 October 2015 and drawings prepared by Dekker Papendorf Architects Option A Drawing numbers: 14600.6 Rev 0, 14600.7 Rev 0, Roof, Ground, First, Second and Third Floor Plans and Option B Drawing Numbers: 14600.7 Rev 0, 144600.8 Rev 0,

14600.10 Rev 0, 14600.11 rev 0, 14600.12 Rev 0, 14600.15 Rev 0, Site, Entrance Ramp Level, Ground, First, Second, Third & Fourth Floor Plans were tabled

SH recused himself for this item.

Ms Katherine Robinson made a power-point presentation

**DECISION**

The Committee resolved to undertake a site inspection GJ, SW, PB and MS.

**KR**

**13.17 Proposed Additions to Erf 95443, 8 Dunkley Road, Gardens  
HM\CAPE TOWN METROPOLITAN\GARDENS\ERF 95443**

**Case No:** 16041308GT0415E

Annexure A and Heritage Statement prepared by Johan Cornelius, with plans HD01\_101, HD01\_102, HD01\_103 dated November 2015 were tabled

Mr Guy Thomas made a power-point presentation.

**DECISION**

The Committee resolved to undertake a site inspection GJ, SW, MS and PB

**TG**

**13.18 Proposed Additions to Existing Structure, Erf 46472, 165 Main Road  
Rondebosch  
HM/CAPE METROPOLITAN/RONDEBOSCH/ ERF 46472**

**Case No:** 16012104HB0127E

Application for additions dated 28 October 2015 was tabled

Ms Heidi Boise made a power-point presentation

The matter has been postponed till next meeting as the documents were not uploaded on the blog.

**HB**

**13.19 Proposed Alteration & Additions to Erf 16628, 42 Greef Street, Salt River  
HM/ CAPE METROPOLITAN/SALT RIVER/ ERF 16628**

**Case No:** 15062307HB0625E

Drawings-16628/AJ were tabled

Ms Heidi Boise made a power-point presentation

**DECISION**

The Committee resolved to approve the proposals as having no impact on the significance of the building and context.

**HB**

**13.20 Proposed Additions and Alterations on Erf 12193, 192 Main Road, Hermanus HM/OVERBERG/OVERSTRAND/HERMANUS/ERF 12193 (SUBDIVIDED FROM ERF 123**

**Case No:** 16050521AS0511M

Annexure A, Heritage Statement by ARCON, Plans, Photographs, Locality Plans, Comments from OHAC, POA, Deed of Transfer were tabled

GJ recused himself for this item

Mr Andrew September made a power-point presentation

In discussion it was noted that:

- The building has been graded a III A in terms of the Overstrand heritage survey.

**DECISION**

The building has been graded a III A in terms of the Overstrand heritage survey.

Based on the heritage statement prepared by Graham Jacobs, The committee recommended that a grade III B grading is more appropriate and the committee recommends that the regrading of the building be referred to IGIC.

The Committee resolved to approve the proposals subject to the submission of drawings which differentiate between proposed demolition work and proposed alteration and addition. The drawings must be submitted to the case officer for stamping.

**HB**

**13.21 Proposed Partial Demolition, Addition, Restoration & Alteration to Farm 6/153, Hendrikse Street, Stellenbosch: MA HM/CAPE WINELANDS/STELLENBOSCH/FARM6/153**

**Case No:** 16041911HB0511E

A Heritage Report prepared by Stuart Hermansen dated 14 March 2016 was tabled.

SH recused himself for this item.

**DECISION**

The Committee resolved to undertake a site inspection MS, GJ, SW.

**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 None

**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: **16H00**

**24 DATE OF NEXT MEETING: 29 June 2016**

**CHAIRPERSON** \_\_\_\_\_ **DATE** \_\_\_\_\_

**SECRETARY** \_\_\_\_\_ **DATE** \_\_\_\_\_