

**APPROVED MINUTES OF THE MEETING OF HERITAGE WESTERN CAPE,  
BUILT ENVIRONMENT AND LANDSCAPE PERMIT COMMITTEE (BELCom)  
Held on Wednesday, 4 May 2017 in 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**

Ms Karin Dugmore Ström officially opened the meeting at 09:15 and welcomed everyone present.

**2. Attendance**

**Members**

Ms Karin Dugmore Ström  
Mr Mike Scurr  
Mr Graham Jacobs  
Mr Peter Büttgens  
Ms Belinda Mutti  
Mr Mayiji Nyikosa

KDS  
MS  
GJ  
PB  
BM  
MN

**Members of Staff**

Mr Jonathan Windvogel JW  
Ms Penelope Meyer PM  
Ms Katherine Robinson KR  
Mr Andrew September AS  
Ms Heidi Boise HB  
Ms Waseefa Dhansay WD  
Mr Olwethu Dlova OD  
Mr Zwelibanzi Shiceka ZS  
Ms Colette Scheermeyer CSc

**Visitors**

Mr Phakamisa Mohaila  
Ms Larissa Heyns  
Ms Marise Potgieter  
Mr Frik Vermeulen  
Mr Ashley Lillie  
Mr Michael Hackner  
Mr Shlomi Azor  
Mr Elton Lintnaar  
Mr Harry Viljoen  
Mr Marc Turok  
Dr Peter Uys  
Dr Leon van Rensburg  
Ms Petra Gerntholtz  
Mr Derick Henstra  
Mr Eugene Da Silva  
Ms Anne Dominy  
Mr Simeon Peerutin

PM  
LH  
MP  
FV  
AL  
MH  
SA  
EL  
HV  
MT  
PU  
LvR  
PG  
DH  
EDS  
AD  
SP

Mr Mark Saint Pol MSP  
Mr Caspar Schilgen CSchi  
Mr Chris Snelling CSn  
Ms Juliet Harrison-Egan JH-E  
Mr Johan Cornelius JC  
Mr Chris Wood CW  
Mr Piet Louw PL  
Mr Wally Silbernogl WS  
Mr Ernst van Deijl EvD  
Mr Theo Kruger TK  
Ms Simone le Fevre SIF  
Mr Bryan Cost BC  
Ms Kristin Mc Laughlin KMcl  
Mr Deon Morris DM  
Ms Nodi Murphy NM  
Mr Jude Carolissen JC

**Observers**

None

**3. Apologies**

Ms Janine de Waal JdW  
Mr Gaarith Williams GW

#### **4. Approval of Agenda**

##### **4.1 Dated 4 May 2017**

The Committee approved the agenda dated 4 May 2017 with minor amendments.

#### **5 Approval of Minutes of Previous Meeting**

##### **5.1 Dated 29 March 2017**

The Committee approved the minutes dated 29 March 2017 with minor amendments.

#### **6. Disclosure of Interest**

- PB: item 11.2 and 19.1

#### **7. Confidential Matters**

##### **7.1 None**

#### **8. Administrative Matters**

##### **8.1 Outcome of the Appeals and Tribunal Committees**

PM reported back on the outcomes of the following Appeals matters:

- Proposed additions of existing structure and alterations to erf 174, 29 Church Street, Tulbagh: Section 27.

**PM**

##### **8.2 Report back on Stop Works Orders and Charges**

- 1 Durban Road, Wynberg.
- Stellenbosch Museum, 37 Reyneveld Street, Stellenbosch.
- 10 Dreyer Street, Salt River.
- Black River Cemetery, Athlone.

**PM**

##### **8.3 Formal Protection of Buildings refused for Demolition**

Formal protections may only be proceeded with once the S30(8) regulations have been promulgated.

**PM**

#### **9. Standing Items**

##### **9.1 Site Inspection**

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

- Proposed Total Demolition, Erf 55, 2 Lincoln Road, Sea Point.
- Erf 555,146 Main road, Sea Point.
- Erf 1181, 45 Buxton Avenue, Gardens.
- Erf 94992, 101 Kloof Street, Gardens.
- Erf 3326, 17 St. Quinton Road, Gardens.

- Erf 95029, Lady Hamilton Hotel, Wellevreden Street, Gardens

The following site inspections undertaken by staff members were noted:

- Erf 67163, 1 Malton Road, Wynberg.
- Farm D'Olyfboom, Farm 29112, Napier Street, Paarl.

## 10. Appointments

10.1 None

## MATTERS DISCUSSED

### 11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS

#### 11.1 Proposed Additions to existing Structure & Alteration Farm 237, 31 Sand Street, Elim: MA HM/CAPE AGULAS/BREDASDORP/FARM 237

**Case No:** 16100418HB1006E

#### RECORD OF DECISION

The Committee resolved to undertake a site inspection on 26 May 2017. (KDS, GJ, MN, BM, PB and MS). The decision will be made during the site visit.

**HB**

#### 11.2 Proposed Additions, Alterations and Landscaping Re of Portion 12 of the Vergenoegd Farm No 653, Somerset West: MA HM/CAPE TOWN METROPOLITAN/ SOMERSET WEST/ RE OF PORTION 12 OF THE VERGENOEGD FARM NO 653

**Case No:** 16112213WD1123M

PB recused himself and left the room. He was briefly recalled to discuss various items contained in the Conservation Strategies document, in particular the relationship of new structures juxtaposed with historic fabric as well as various more detailed aspects listed below.

An application for a permit; photographs, locality plan and additional information were tabled.

Ms Waseefa Dhansay made a PowerPoint presentation.

Mr Phakamisa Mohaila, Mr Mark Saint Pol, Ms Larissa Heyns, Mr Caspar Schilgen, Ms Marise Potgieter, Ms Juliet Harrison-Egan, Mr Chris Snelling and Mr Frik Vermeulen were present and took part in the discussion.

Among other things, the following was discussed:

- The Committee has concerns about the height and scale (including parapets) of the south-side kitchen addition to the stable. The addition as shown is too high in proportion to the main buildings, with the parapets to the proposed roof exaggerating this.

- The Committee is of the opinion that the placement, in plan, of this proposed “kitchen building” is too close to the southern gable of the barn. The whole proposed new addition needs to be shifted further east.
- Various detailed points were raised regarding detailed construction and material specification: each of these need to be attended to as the next phase of the project proceeds and are listed as follows:
  - All works involving the use of Portland cement (OPC) (i.e. only new works not involving historic fabric) are to be physically separated from works using lime to ensure that OPC mortars do not inadvertently get introduced into historic fabric demanding only lime mortars and renders. For this reason, the use and stockpiling of OPC is to be rigorously monitored.
  - Timberwork spec: Ensure that the spec addresses the removal of grease and dirt before sanding with Klingspor sandpaper; and while sanding, that rounded timber profiles are not made sharp. Ensure that the paint specification for historic timberwork makes allowance for mineral based (not water based) paints and finishes by a paint manufacturer with appropriate experience and track record in supplying such materials for historic structures. The spec also to ensure that piecing in of new timber to replace irreparable portions of historic joinery is favoured over full replacement of such joinery. Where joinery must be removed for maintenance and repair, these elements are to remain on site where the remedial work is to be done in an appropriately sheltered, dry place. Removal to remote workshops off site for maintenance is to be avoided.
  - Dating of new materials: ensure that the spec instructs all date stamping on new insertions in historic fabric is to be done only on inconspicuous (i.e. not readily visible) portions.
  - No insect treatments including anti-termite measures are to be undertaken without the specific endorsement of the monitoring architectural specialist to ensure that invasive procedures, where unavoidable, are minimized.
  - Thatch roofs: Ensure that the ends of any newly introduced thatch roofs are trimmed at 90 degrees to the slope of that roof, rather than vertically to the ground as noted on some recent thatching on the property. Ensure that new chimney flues close to a side wall are set back sufficiently to allow enough purchase area for the new thatching reeds between the flue and roof edge.
  - Cobbled aprons around wall bases: ensure that the specification makes provision for lime mortar joints between the cobbles to optimise water runoff away from wall bases.
- The option of using a pitched roof rather than a flat roof for the proposed “kitchen building” was discussed. Some members of the Committee requested seeing the design team’s sketch developments showing a pitched roof. This resulted in the decision to use a flat roof. The majority of the BELCom supports the option of the flat roof.
- The further alterations that fall within the ambit of the broader conservation strategy were not discussed: they will be assessed in due course when more detailed designs are submitted.

#### **INTERIM DECISION**

- BELCom approves in-principle the design development proposals for the kitchen addition to the stable, provided that:
  - Further design resolution work is re-submitted to the Committee in due course.
  - The whole proposed “kitchen addition” is to be shifted further east.
  - The height and scale of the proposed “kitchen addition” are reduced (see discussion notes above for further information).

- The Committee approves the fabric analysis and the conservation methodology statement as meeting general requirements, and as having provided, to date, the necessary knowledge to inform the proposed interventions. It is noted, however, that this fabric analysis work must continue to inform the design process. Thus:
  - The Committee notes that an architect with suitable conservation experience is appointed to assist with the detail design resolutions (the next phases of the project), providing specifications such as preparation of lime mortar mixes, as well as monitoring the works during the construction phase, so as to mitigate on a regular basis potential negative heritage issues.
- The landscape plans are approved.

WD

### 11.3 Proposed Site Development Plan for Hazendal, Farm Haasendal 222, Stellenbosch: MA HM/STELLENBOSCH/FARM HAASENDAL 222

**Case No:** 17013110AS0201E

A holistic SDP and Motivation was tabled.

Mr Andrew September made a PowerPoint presentation.

Mr Ashley Lillie, Mr Michael Hackner, Mr Chris Wood and Mr Shlomi Azor were present and took part in the discussion.

Among other things, the following was discussed:

- The Administration Centre envelope as illustrated in the new proposals is supported in principle. The architect noted that the cladding material proposed is matt white.
- Concerns were expressed that the proposed extension to “Babushka Shed” (the “Babushka play Centre” does not yet address the points raised in the previous minutes with regard to integrity of form and scale with particular attention to traditional barn forms. Introduction of gasket elements separating barn from extension is supported. The very high volume of the proposed addition to Babushka is highly visible from many angles as within the main werf. Shifting the entire addition (the “Babushka Play centre) further to the north, so that it does not align with the south face of the original barn, and paying attention to the roofscapes as seen from the werf, can mitigate this impact of views from the werf. The architects motivated that the play centre needs areas of high volume to function properly; the committee suggests that such high volumes can be accommodated within a roofscape that is broken up and varied, so as to provide a lower edge on the south façade.

#### **RECORD OF DECISION**

- The Committee requires further heritage assessment work, to guide the design process further:
  - 1) For proposed construction works to “Babushka” historic barn, and the addition thereto:
    - BELCom has previously agreed that due to the fragility/ possible further exposure to negative weather impacts, this application can run outside of the SDP application. This previous agreement to allow this barn, and its

integral addition to run as a “stand alone” application remains in force. In light of the existing building’s vulnerability, the applicant is encouraged to provide revised design proposals in response to BELCom comments made on 04-05-2017 as soon as possible. BELCom can hear this matter (the Babushka issue alone) at the meeting of 24 May 2017, should the applicant be in a position to furnish HOMS with revised design proposals on time for the agenda. It is noted that Mr J. Cornelius’s 05 July 2016 provides the basis for HWC to make assessments of this application.

- Concerns raised in the previous minutes, and in the comment above, need to be addressed in further design proposals.
- 2) For proposed construction works as included in the draft SDP (bar i) the “Babushka Shed, and ii) internal works to the recently built working sheds)

The heritage practitioner is to produce a study, as an Annexure to Mr Johan Cornelius’s 05 July 2016, “*HERITAGE STUDY ACCOMPANYING AN APPLICATION IN TERMS OF SECTION 27 FOR ALTERATIONS & ADDITIONS TO A BUILDING ON THE REMAINDER OF THE FARM HAASENDAL NR. 222, DISTRICT STELLENBOSCH*”.

The new Annexure is to include:

- A short overview of the application process to date.
- Grades for individual buildings / structures / the werf (either as provided by any previous studies, if available, or as suggested / motivated by the Heritage Practitioner)
- Heritage indicators provided by the Heritage Practitioner.
- Assessment by the Heritage Practitioner of proposals and the impacts thereof.

It is noted that without the Annexure study, as noted at above, that BELCom will not be in a position to assess the application satisfactorily

- 3) With regard to the Administration Centre, the Committee requires that the exact material specification for the cladding and its jointing be included in the submission, as final approval is contingent on the requirement for the material to have a matt/ dull appearance.

AS

**11.4 Proposed Development on Erf 96660, Newlands Brewery, 3 Main Road  
Newlands: MA  
HM\CAPE TOWN METROPOLITAN\NEWLANDS\SA BREWERIES ERF 96660**

**Case No:** 14111006GT1112M

Completion Report prepared by A. Berman dated March 2017 was tabled.

Mr Frik Vermeulen was present and took part in the discussion as representative for Mr Berman.

Among other things, the following was discussed:

- The closeout report captures very well the work completed, including deviations necessary for completing the works.

**RECORD OF DECISION**

The deviations recorded do not impact negatively on heritage significance. The report is therefore endorsed.

HB

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

**12.1 Proposed Total Demolition and New Proposals for Erf 95029, Weltevreden Street, Gardens: MA  
HM/GARDENS/ERF 95029**

**Case No:** 16082912AS1021E

Dr Leon van Rensburg and Mr Bryan Cost were present and took part in the discussion.

The representative of the applicant requested that he be permitted to address the committee on the aspect of the requirement of further public participation by the Committee. He stated that this was contrary to PAJA. PM stated that the requirement for broader public participation was in fact to satisfy PAJA. The Chairperson advised Dr van Rensburg that this was an issue regarding process and should be discussed with HWC's Legal Advisor. The Committee was *functus officio* with respect to this decision.

**AS**

**12.2 Proposed Total Demolition on Erf 550, 2 Lincoln Road Sea Point: MA  
HM/CAPE METROPOLITAN/SEA POINT /Erf 550**

**Case No:** 17020620HB0208E

MS, PB and KDS reported back on their site inspection.

The site inspection report is attached as Annexure "SI 1".

Mr Johan Cornelius was present and took part in the discussion.

Among other things, the following was discussed:

- The property concerned is ungraded by COCT. COCT HRMS supports the proposal for total demolition and a proposed grading was not provided by COCT HRMS Form dated 21 January 2017.
- Sea Point Fresnaye Bantry Bay Ratepayers & Residents Association supports the proposal for total demolition.
- The exterior of the building has only some residual heritage character, for instance double front gables, as reminders of the original built form, remain. The interior has been well illustrated by the heritage practitioner to have been similarly drastically altered. In the main, the heritage character of the building has largely been lost. The building itself therefore lacks conservation worthy characteristics.
- The site does not lie within an existing or proposed HPOZ.
- The surrounding fabric is not coherent enough to be considered an anchoring heritage environment at the streetscape level.

**RECORD OF DECISION**

The Committee considers neither the building nor its immediate environment to be conservation worthy.

The Committee decided that demolition is approved as heritage significance will not be negatively impacted.

**HB**

**12.3 Proposed Total Demolition on Erf 555, 146 Main Road, Sea Point: MA  
HM/CAPE METROPOLITAN/SEA POINT/ ERF 555**

**Case No:** 17011101HB0130E

MS, PB and KDS reported back on their site inspection.

The site inspection report is attached as Annexure "SI 2".

Among other things, the following was discussed:

- The property concerned is ungraded by COCT. COCT HRMS supports the proposal for total demolition and a proposed grading was not provided by COCT HRMS Form dated 21 January 2017.
- Sea Point Fresnaye Bantry Bay Ratepayers & Residents Association supports the proposal for total demolition.
- The exterior of the building has lost historic detail but retains contextual significance in terms of its overall built form, including the pitched roof.
- The building itself is stripped of detail internally and is much altered on the exterior. The remaining exterior building shell, including the pitched roof form, does however contribute to an immediate local heritage context.
- The property is nested within a collection of buildings which has cohesion and high local significance. These buildings include structures on Erven 554 and 556 (including Sea Point Congregational Church by J. Parker, with its associated Manse and Church hall, as well the nearby double storey "Victorian Villa" on Erf 554). Erf 552 is only marginally part of this grouping, and contributes only in terms of its relatively low scale. This streetscape grouping (Erven 552-556), although it does not lie within an area where a proposed HPOZ has been formally identified, has a high level of intrinsic heritage value in terms of a grouping of buildings anchored around the Church.
- The Committee has concerns about the impact of a new building on Erf 555, although demolition of the existing structure is not of concern.

**RECORD OF DECISION**

The Committee considers the building not conservation worthy.

The Committee decided that demolition is approved, subject to the approval of the design of the replacement structure by HWC. A heritage report, by an architect or heritage practitioner with suitable architectural heritage experience, which provides heritage indicators for the redevelopment of the site, is recommended by the Committee as a guideline to inform the design of the replacement structure.

**HB**

**12.4 Proposed Total Demolition of structure on Erf 50296, 4 Oakdale Avenue,  
Newlands: MA  
HM/CAPE TOWN METROPOLITAN/NEWLANDS/ERF 50296**

**Case No:** 17020809KR0216E

Application documents, CoCT and Newlands Ratepayers comments, counter comments from applicant and proposal replacement building were tabled.

Ms Katherine Robinson made a PowerPoint presentation.

## **RECORD OF DECISION**

The Committee resolved to approve the landscape plans (Oakdale Business – Landscape Plant Plan & Landscape SDP Dated April 2017, Drawn by: J. d. V Landscape Studio) that were a requirement for the approval of the demolition. The demolition permit is to include a reference that states: Demolition of the existing building is approved subject to the owner of the property implementing the HWC approved landscape plan. The key elements of the Landscape plan, incl. the landscape plan drawing number, are to be referenced on the architectural submission drawings, which can then be approved by HOMS.

**KR**

### **12.5 Proposed New Development and Total Demolition on Erf 27883, 289 Lower Main Road, Observatory: MA HM/OBSERVATORY/ERF 27883**

**Case No:** 16101702AS1024E

Contextual rendered images and additional information relevant to site inspection were tabled.

Mr Andrew September made a PowerPoint presentation.

Mr Johan Cornelius, Mr Marc Turok, Mr Theo Kruger, Dr Peter Uys and Ms Simone le Fevre were present and took part in the discussion.

Among other things, the following was discussed:

- The ground plane on the sectional drawing through Arnold Street and Lower Main Road is shown as flat, rather than indicating the actual gradient.
- I&AP's raised concerns that the main bulk of the proposed new buildings is disposed mostly towards Arnold Street, in the context of Lower Main Road having capacity for additional mass. The shifting of some of the bulk, or height, of the proposal away from the common boundaries of the Arnold Street properties must be explored. Higher bulk could be accommodated at the corner of Scott St and Lower Main Road.
- I&AP's raised concerns about the tower elements facing Arnold Street.

#### **INTERIM COMMENT**

- Impacts on Arnold Street should be further explored with the aid of photomontages and revised sections, taking into account the discussion of bulk above. With regard to sectional drawings, the street-to-street cross sections must be amended, with the ground plane rectified to show the real situation, to allow better for assessment of impacts.

**AS**

### **12.6 Proposed Total Demolition on Erf 44217, UCT Lower Campus, Up-Along Cottage, Lovers Walk, Rondebosch: NM HM/CAPE METROPOLITAN/RONDEBOSCH/ERF 44217**

**Case No:** 16110113HB0331E

Application Report prepared by Frik Vermeulen dated 30 March 2017 was tabled.

Ms Heidi Boise made a PowerPoint presentation.

Mr Frik Vermeulen was present and took part in the discussion.

Among other things, the following was discussed:

- Mr Vermeulen noted that the previous design indicators as prepared by Baumann and Winter are still highly relevant.

#### **RECORD OF DECISION**

The Committee resolved to undertake a site inspection. (GJ, MS, PB, KDS and MN).

**HB**

#### **12.7 Proposed Total Demolition on Erf 25447, 200 Lower Main Road, Observatory: NM HM/CAPE METROPOLITAN/ OBSERVATORY/ERF 25447**

**Case No:** 17021601HB0327E

Letter - Application for total demolition of a structure older than 60yrs was tabled.

Ms Heidi Boise made a PowerPoint presentation.

#### **RECORD OF DECISION**

The Committee resolved to undertake a site inspection. (GJ, MS, PB, KDS and MN).

**HB**

#### **12.8 Proposed Total Demolition of Structure on Erf 67163, 1 Malton Road, Wynberg: NM HM/CAPE TOWN METROPOLITAN/WYNBERG/ERF 67163**

**Case No:** 17030608KR0308E

Application document, COCT and Wynberg Residence and Ratepayers comments and Heritage Report prepared by Johan Cornelius dated 09 February 2017 were tabled.

Ms Katherine Robinson made a PowerPoint presentation.

Mr Johan Cornelius was present and took part in the discussion.

Among other things, the following was discussed:

- The building is Graded IIIC by the CoCT, who did a site inspection recently. The grading survey of the area did not supply a grading suggestion, as the building is surrounded by trees and not visible from the street.
- The immediate block consists of structures graded IIIA, IIIB IIIC.
- City Heritage do not support the proposed demolition.
- Wynberg Residents' and Ratepayers' Association (WRRRA) does not support the demolition, noting that the property in question contributes to the streetscape through the mature trees that line its boundary and that also act as an aesthetic shield, by hiding the blocks of flats to the south.
- A development consisting of 4 stories with a set-back 5<sup>th</sup> story is currently under construction on the erf across the road.

## **RECORD OF DECISION**

The Committee resolved to undertake a site inspection. (GJ, MS, PB, KDS and MN).

**KR**

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

#### **13.1 Proposed Alterations and Additions, Erf 1181 - 45 Buxton Avenue, Gardens: MA HM/ CAPE TOWN METROPOLITAN/ GARDENS/ ERF 1181**

**Case No:** 17020613WD0213E

MS, PB and KDS reported back on their site inspection.

The site inspection report is attached as Annexure "SI 3".

Ms Petra Gerentholtz and Ms Kristin Mc Laughlin were present and took part in the discussion.

Among other things, the following was discussed:

- Whether the impact on heritage significance is more severe with the garage sited on the upper or lower slope.

#### **RECORD OF DECISION**

- CoCT has graded the building grade IIIC and it is in an HPOZ. BELCom considers it to be a high IIIC.
- The proposal is supported with the following amendments required:
  - Wall nibs on the interior to be more substantial, i.e. a minimum of 2 brick stretchers.
  - Only one garage to be erected on the downhill side of the frontage.
  - Uncovered off street parking is supported on the uphill side (not a garage as shown on the current plans). A new gate to such a parking is to match existing boundary railings.
- Revised plans to be submitted to HOMS for approval.

**WD**

#### **13.2 Proposed Alterations to "Agricultural Shed" on Farm D'Olyfboom, Farm 29112, Napier Street, Paarl: MA HM/PAARL/FARM 29112**

**Case No:** 16090602AS0907E

Mr Andrew September made a PowerPoint presentation.

Among other things, the following was discussed:

- AS put on record that there are deviations from the previously approved plans.

#### **RECORD OF DECISION**

A letter be addressed to the applicant in terms of regulation 4(3)(a) of the regulations under the NHRA published under PN 298 ON 29 August 2003 requesting reasons why the permit should not be revoked.

**AS**

**13.3 Proposed Additions to existing structure & Alteration on Erf 10905, Tokai: MA HM/ CAPE METROPOLITAN/TOKAI/ERF 10905**

**Case No:** 16111705HB1122E

Heritage Statement prepared by Henry Aikman dated November 2016 & drawings prepared by DHK Architects (drawing numbers: 01-02-001 Rev F; 02-02-001 Rev F & 03-02-004 Rev B) were tabled.

Ms Heidi Boise made a PowerPoint presentation.

Mr Derick Henstra and Mr Deon Morris were present and took part in the discussion.

Among other things, the following was discussed:

- The drawings and documentation do not indicate clearly the fabric of the existing building.

**RECORD OF DECISION**

The Committee resolved to undertake the site inspection (GJ, PB, MS, KDS and MN).

**HB**

**13.4 Proposed Alterations and Additions to Existing Structure on Erf 94992, 101 Kloof Street, Gardens: MA HM/CAPE TOWN METROPOLITAN/GARDENS/ERF 94992**

**Case No:** 17022207KR0301E

Application document, CoCT heritage and CIBRA comments and drawings prepared by Zollner Architects were tabled.

Ms Katherine Robinson made a PowerPoint presentation.

Mr Chris Snelling was present and took part in the discussion.

Among other things, the following was discussed:

- The architectural intervention needs to explore how, in the first instance, to retain and enhance the IIIA significance, in spite of adaptive re-uses suggested.
- The illustration seems to imply a much larger intervention than what is reflected on the floor plan. In the final three-dimensional reading of the design proposal, the heritage resource should remain the principal architectural form, with the intervention, although potentially contrasting with it, enhancing the “Victorian” original. In the current proposal, on the exterior the expression of the new fabric is architecturally overwhelming in relation to a building of IIIA significance.
- The provision of the new stair and extra services is supported. However, new passage space should be kept to a minimum. Alternative planning of stair and passage space must be investigated, to minimise the impact of the bulk of the addition on the exterior. Using the underside of the stair for some of the storage space should be investigated.
- The proposed concreting of the roof with its attendant structural implications on historic fabric is a cause of concern. The new interventions need to arise out of a more nuanced structural and architectural understanding of existing fabric. While

the use of concrete structure for fire-regulations is accepted, wherever possible, existing mass walling should be investigated for structural integrity.

- The assistance of an appropriately qualified architect with heritage experience is encouraged.
- The new proposed roof terrace cannot be assessed without further information of the impact its possible construction on the heritage resource.

#### **RECORD OF DECISION**

- The CoCT has graded the building grade IIIA. The Committee is in agreement with this grading.
- Detailed recording of the existing fabric of the building needs to be done, in order to inform design decisions more closely.
- Method statements, and engineering / architectural concepts which will inform the replacement of the roof need to be included for further assessment.
- The proposal in its current form is not approved. Revised proposals are to be submitted, dealing with the issues raised in the discussion above.

KR

### **13.5 Unauthorised Work - Proposed alteration on Erven 3166 & 3167, 176 & 178 Bree Street, Cape Town: MA HM/CAPE METROPOLITAN/CAPE TOWN/ERVEN 3166 & 3167**

**Case No:** 17020804HB0209E

Drawings prepared by Smuts & Boyes Architects (drawing numbers: A1 & B1 dated 26 January 2017) and Summary of the unauthorised work prepared by Chris Snelling dated 10 March 2017 were tabled.

Ms Heidi Boise made a PowerPoint presentation.

Mr Chris Snelling was present and took part in the discussion.

Among other things, the following was discussed:

- The heritage practitioner's report indicated that original fabric that has been removed was in a state of extremely poor condition. The Committee accepted this, but cannot condone unauthorised work.
- A sensitive rehabilitation of the building interior is supported.

#### **RECORD OF DECISION**

The CoCT has graded the buildings IIIB and the Committee supports this. This is because the building represents a rare reminder of mid-nineteenth Century Cape Town housing (the buildings date from before 1862). It is noted that (particularly in this street and in this area of Cape Town) due to socio-historical factors many houses such as these were demolished and therefore surviving examples should be retained.

The Committee cannot condone unauthorised work.

The assistance of an appropriately qualified architect with heritage experience is required to provide guidance with interventions at the interface between new and historic fabric during the remainder of the construction period

The appropriately appointed architect is to submit a close out report to HWC for approval within 30 days of practical completion of the project.

**HB**

At this stage BM left the meeting and the committee was not quorate.

**13.6 Proposed Alterations and Additions on Erf 4446, 9 Cheve Street, Paarl: MA HM/PAARL/ERF 4446**

**Case No:** 17013101AS0220E

Permit application and addendum was tabled.

Mr Andrew September made a PowerPoint presentation.

Mr Eugene Da Silva was present and took part in the discussion.

Among other things, the following was discussed:

- AKSO, DHF and Paarl 300 comments were discussed and taken into account.
- The proposal does not have a negative impact on the streetscape nor its surrounds.

**RECOMMENDATION**

The building is graded IIIC on the Drakenstein Heritage Survey.

The Committee approves the proposals as not impacting on either streetscape or heritage resource.

**AS**

**13.7 Proposed Alteration and Addition to Erven 9778 & 9779, 211 & 212 Bree Street, Cape Town: MA HM/CAPE METROPOLITAN/CAPE TOWN/ ERVEN 9778 & 9779**

**Case No:** 16120704HB0118E

The matter was removed from the agenda.

**HB**

**13.8 Proposed Alterations & Additions to Erf 26888, 52 Trill Road, Observatory: MA HM/CAPE METROPOLITAN/OBSERVATORY/ ERF 26888**

**Case No:** 16092104HB1128E

Revised drawings prepared by Erica Mc Gilton (drawing no. Trill Rd 01-2016 dated 13 September 2016) were tabled.

Ms Heidi Boise made a PowerPoint presentation.

Mr Marc Turok was present and took part in the discussion.

Among other things, the following was discussed:

- The applicant is concerned that raised-pier cappings will catch passers-by at eye level, causing a safety risk.
- The alteration of existing capping is not supported.
- An alternative to raising the existing boundary treatment would be to install a new metal security fence behind the existing wall. This space between the two could be planted.

#### **RECOMMENDATION**

The submission is not approved in its current form. Revised proposals to be submitted to HOMS for approval.

**HB**

#### **13.9 Proposed Alterations and Additions to Erf 177196 - 91 Plein Street, Cape Town CBD: MA HM/ CAPE TOWN METROPOLITAN/ CAPE TOWN CBD/ ERF 177196**

**Case No:** 16112501WD1214E

Application documents were tabled.

Ms Heidi Boise made a PowerPoint presentation.

Mr Chris Snelling was present and took part in the discussion.

Among other things, the following was discussed:

- The NW elevation must remain as closely resembling the original architects' intention as possible, while the NE (Barrack St) elevation can accommodate some changes. The wrap around first floor balcony (forming arcade on ground floor pavement) is supported for both street frontages.
- Following from above; there should not be balconies on the second floor of the north-west (Plein St) elevation, whilst some second floor balconies can be accommodated on the Barrack Street elevation.
- It is noted that the impacts of the alterations on the building fabric on the interior of the building were not discussed in this session.

#### **INTERIM COMMENT**

As the Committee was not quorate, it was decided that a dated sketch, signed by the Chair, be provided to the Case Officer, to illustrate the balcony distribution favoured by the Committee (HOMS is to circulate this sketch to Committee for comments, and if in agreement for approval). The Committee is further to discuss, per email, if there are any further requirements for this application, such that these can be raised at the next session of BELCom for ratification.

**WD**

#### **13.10 Proposed Additions to existing structure and Alteration on Erf 31590, 17 de Villiers Road, Mowbray: NM HM/CAPE METROPOLITAN/MOWBRAY/ERF 31590**

**Case No:** 17033002HB0405E

Application Report prepared by Chris Snelling dated March 2017 was tabled.

Ms Heidi Boise made a PowerPoint presentation.

Mr Chris Snelling and Mr Simeon Peerutin were present and took part in the discussion.

Among other things, the following was discussed:

- The building is not a heritage resource. Discussions centred on impacts on proposed HPOZ.
- The architect confirmed that trees on the site will be substantially retained.
- Rosebank & Mowbray Planning and Aesthetics Committee (RAMPAC) Subcommittee of the Rosebank and Mowbray Civic Association (RMCA) has concerns about the proposal. (HOMS please complete detail)

#### **RECOMMENDATION**

The CoCT has graded the building IIIC/4. The Committee does not regard the building to be conservation worthy.

The proposal is an appropriate extension to the existing, and impacts on the HPOZ are negligible. The Committee therefore approves the proposal.

**HB**

#### **13.11 Unauthorised Work - Deviation from Approved Additions and Alterations on Erf 128074, 13 Duke Road, Observatory: NM HM/CAPE METROPOLITAN/OBSERVATORY/ERF 128074**

**Case No:** 16092706HB1010E

Drawing prepared by Architectural Technology (drawing no. 15-128047-01 dated September 2016) was tabled.

Ms Heidi Boise made a PowerPoint presentation.

Mr Marc Turok, Ms Nodi Murphy, Ms Anne Dominy and Mr Jude Carolissen were present and took part in the discussion.

Among other things, the following was discussed:

- Building construction on site deviates significantly from approved plans.
- I&APs records that they feel that they have been negatively impacted.
- The applicant pointed out that deviations do not impact on the streetscape.

#### **RECOMMENDATION**

The building is graded IIIC by CoCT in the HPOZ.

The motivation presented by the applicant was not sufficient to justify why the permit should not be revoked.

The NHRA does not empower the Committee to condone the unauthorised work.

**HB**

**13.12 Proposed Additions and Alterations - Erf 11965, 35 Regent Road, Woodstock:  
NM  
HM/ CAPE TOWN METROPOLITAN/ WOODSTOCK/ ERF 11965**

**Case No:** 170307017WD0314E

Application documents were tabled.

Ms Waseefa Dhansay made a PowerPoint presentation.

Among other things, the following was discussed:

- The committee needs to visit the site to better understand the heritage setting, and the heritage value of the building.

**RECORD OF DECISION**

The Committee resolved to undertake a site inspection.

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 Ceres Bridge**

The committee were requested for a comment on this matter.

PB recused himself.

Mr Piet Louw, Mr Elton Lintnaar, Mr Wally Silberogl, Mr Harry Viljoen and Mr Ernst van Deijl were present and took part in the discussion.

Among other things, the following was discussed:

- An upgrade of the road is envisioned, as per documentation supplied.
- The current bridge structure is of heritage significance, and the spatial characteristics of its setting also have heritage significance.
- The engineering team described regional traffic patterns that will have a bearing on the bridge traffic in the medium term. The bridge is likely to carry more vehicle traffic in future.

- The documentation supplies two options for altering the bridge.

**COMMENT**

The Committee is of the opinion that the heritage-informed solution as proposed by Mr Louw is strongly favoured as it will result in less impact on what Mr Louw has motivated is a significant heritage resource. The Committee is in agreement with Mr Louw's heritage statement.

**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: 16H30

**24 DATE OF NEXT MEETING: 24 May 2017**

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

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