

**Approved Minutes of the Meeting of Heritage Western Cape
Built Environment and Landscape Permit Committee (BELCom)
Commenced at 08:30 and held on Thursday, 14 March 2024 via MS Teams**



1. Opening and Welcome

The Chair, Mr Dennis Belter, officially opened the meeting at 08:30 and welcomed everyone present.

2. Attendance

Committee Members:

Mr Dennis Belter (DB)(Chair)
Ms Helene van der Merwe (HvdM)
Mr Shawn Johnston (SJ)
Mr Graham Jacobs (GJ)
Mr Siphiso Mavumengwana (SM)

Members of Staff:

Ms Colette Scheermeyer (CSc)
Ms Naushina Rahim (NR)
Mr Olwethu Dlova (OD)
Ms Chiara Singh (CS)
Ms Emily-Jane Vowles (EJV)
Ms Xola Mlwandile (XM)
Ms Khanyisile Bonile (KB)
Ms Chane Herman (CH)
Ms Corne Nortje (CN)
Ms Sneha Jhupsee (SJ)
Ms Waseefa Dhansay (WD)
Ms Stephanie Barnardt (SB)

Visitors:

Mr Johan Cornelius
Mr Chris Snelling
Mr Eik Niemann
Ms Teresa Gordon
Mr Ashley Lillie
Mr Stuart Walls
Mr Bram Manoocheri
Ms Samantha Dyer
Mr Corne Viljoen

Ms Adelaide Combrink
Ms Erica de Greef
Mr Rastus Victory
Mr Tinkie Olckers
Mr Imraan Ho-Yee
Ms Berendine Irrgang
Ms Sandra van der Merwe
Mr Philip Smith

Apologies

Ms Heidi Boise (HB)

Absent

None

4. Approval of Agenda

4.1 Dated 14 March 2024.

The Committee approved the agenda dated 14 March 2024.

5. Approval of Minutes of Previous Meetings

5.1 BELCom Minutes dated 28 February 2024

The Committee reviewed the minutes dated 28 February 2024 and resolved to approve them with minor amendments.

6. Disclosure of conflict of interest:

- GJ: item 12.2

7. Confidential Matters

None

8. Administrative Matters

8.1 Outcome of the Appeals and Tribunal Committees

NR reported back on the following appeals matters:

- Proposed Additions & Alterations on Erf 2100, Banana Cottage, 20 De Bruyn str, Stanford: NM

8.2 Report back on Stop Works Orders and Charges:

Nothing to report.

8.3 Formal Protection of Buildings refused for Demolition

Nothing to report.

8.4 Compulsory Repair Orders follow up

For noting.

8.5 V&A Waterfront CMP and UCT Inventory:

For information and noting - joint site inspections and meeting with BELCom, IACom and IGIC. Date to be confirmed.

8.6 Erf 334, 21 Victoria Road, Bantry Bay: Tribunal Ruling reverted to BELCom

Complete documentation required: updated heritage statement including motivation, full drawing set.

9. Standing Items

9.1 Report back on Close-Out Reports

Nothing to report.

9.2 Report back on HWC Council Meetings

Nothing to report.

9.3 Discussion of agenda

Noted

9.4 Proposed Site Inspections

- Proposed Total Demolition, Erf 46748, 67 Albion Road, Rondebosch (The Committee resolved to undertake a site inspection on Tuesday, 16 April 2024).
- V&A Waterfront Conservation Management Plan & UCT Inventory - Proposed inspection date 16 April 2024.

9.5 Site Inspections Undertaken

- Muizenberg Train Station - RE of Erf 87114, 181 Main Road, Muizenberg
- Proposed Total Demolition on Erf 357, 6B Devonport Road, Tamboerskloof
- Proposed Redevelopment of Erf 173153, Farbers Building, 1 Bree Street, Cape Town

10. Appointments

None

MATTERS DISCUSSED

11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS

11.1 None

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

12.1 Proposed Total Demolition on Erf 357, 6B Devonport Road, Tamboerskloof: MA HM/ CAPE TOWN METROPOLITAN/ TAMBOERSKLOOF/ERF 357

Case No: HWC24020103KB0201

Ms Khanyisile Bonile introduced the case.

The Committee reported back on the site inspection that was undertaken on 6 March 2024.

Mr Johan Cornelius (heritage consultant) and Ms Adelaide Combrink (CoCT) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is graded IIIB and located on the edge of an HPOZ.
- The house on the site dates from early 20th c with fine interior and exterior detailing, though some alterations have taken place mostly at the back of the house.
- CoCT did not support the proposal.
- CIBRA requires sight of a replacement proposal before commenting on demolition applications.
- Following the site inspection, members at the inspection concur with the City that the house displays intrinsic architectural and heritage value that is worthy of heritage protection and therefore worthy of inclusion on the Provincial Heritage Register.

RECORD OF DECISION:

The Committee resolved to refuse the application for demolition and concurs with the IIIB grading by CoCT. The Committee recommends that the site be placed on the heritage register. Unauthorised works currently underway are to be stopped immediately; a stop works order is to be issued. Details of the unauthorised alterations are to be submitted to HWC.

KB

**12.2 Proposed Total Demolition on Erf 510, 7 Cavalcade Road, Green Point: MA
HM / CAPE TOWN METROPOLITAN / GREEN POINT / ERF 510**

Case No: HWC23101820CN1020

GJ recused himself and joined the applicant.

Ms Corne Nortje introduced the case.

Mr Rastus Victory (architect), Ms Erica de Greef (neighbour), Ms Theresa Gordon (neighbour) and Mr Tinkie Olckers (neighbour), Mr Eik Niemann (neighbour) and Mr Bram Manoocheri (owner) were present and took part in the discussions.

HELD OVER:

This item will be held over to the next BELCom meeting for further I&APs engagement.

CN

**12.3 Proposed Total Demolition on Erf 88535, 17 Ley Road, St James: MA
HM/ CAPE TOWN METROPOLITAN/ ST JAMES/ ERF 88535**

Case No: HWC23110206CH1113

Ms Chane Herman introduced the case.

Mr Johan Cornelius (heritage consultant) and Mr Philip Smith (CoCT) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The mitigation measures proposed by the applicant are not accepted by the Committee hence no S51 letter will be issued.

RECORD OF DECISION:

The Committee resolved to refuse the application for demolition.

CH

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

13.1 Proposed Redevelopment of Erf 173153, Farbers Building, 1 Bree Street, Cape Town: NM HM / CAPE TOWN METROPOLITAN / CITY CENTRE CBD / ERF 173153

Case No: HWC23072611SJ0213

Ms Sneha Jhupsee introduced the case.

The Committee reported back on the site inspection that was undertaken on 6 March 2024.

Mr Ashley Lillie (heritage consultant), Berendine Irrgang (CoCT), Ms Sandra van der Merwe (DOCOMOMO SA) and Ms Samantha Dyer (I&AP) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is graded IIIA and located inside the Central City HPOZ.
- The site has been recommended by the Committee for formal protection as a Grade II resource.
- The Farbers Building, built in 1935, is seen as an excellent and rare example of a Modern Movement building in Cape Town and SA.
- Built as a motor car dealer, it is a robust structure that has served primarily this industry since its beginnings. It has a unique history and has remained unusually and remarkably intact in terms of its form and fabric, given its age.
- A high-rise addition is acceptable in this part of the City; however, concerns were noted around the fine tuning of details at the interface between old and new, and conservation measures to be undertaken on the street facing facades, in particular.

RECORD OF DECISION:

Heritage Western Cape resolved to approve the proposed redevelopment of Erf 173153 Cape Town, being alterations and additions to the Farbers building as reflected in Scheme 15B Rev P2 as prepared by Vivid Architects, on condition that:

1. The final detail design proposals be submitted to HWC for approval, on condition that they are generally in accordance with Scheme 15B Rev P2.
2. The structural interventions in the Farbers building may proceed in accordance with drawings 4965-INF-01A – 4965-INF-01E Rev A prepared by Sotiralis Consulting Engineers.
3. Detailed documentation relating to the current condition of the original Farbers buildings be submitted to HWC, together with detailed proposals for the reinstatement of the façade to approximate the original appearance; and
4. The appointed specialist conservation architect be responsible for monitoring all work impacting on the Farbers building and that monthly reports be lodged by him with HWC during the construction period, to be followed by a close-out report on completion.

SJ

**13.2 Unauthorised Work on Erven 890, 979, 985, 987 & 986, Cloud Nine Hotel, 8, 10 & 12 Kloof Nek Road, 93 & 95 New Church Road, Tamboerskloof: MA
HM / CAPE TOWN METROPOLITAN / TAMBOERSKLOOF / ERVEN 890, 979, 985, 987, 986**

Case No: HWC23052607RG0530

Ms Sneha Jhupsee introduced the case.

Mr Johan Cornelius (heritage consultant) and Mr Corne Viljoen (on behalf of the owner) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The collection of 5 erven is located in the City HPOZ and contains four buildings graded IIIB and one IIIC.
- Unauthorised alterations and additions have taken place and mitigation measures are required (BELCom 11 Dec 2023).
- Proposed mitigation measures are indicated on revised drawings (not a full set) and a 3D rendering.
- The following measures are welcomed (with reference to the 3D rendering) – removal of artificial lawn from walls, removal of the tent canopy on the rooftop, alteration of the crenelated balustrade to match other plastered brickwork parapets and balustrades, and on the back of No12 Kloofnek Road the screening of existing ducts and slight relocation of aircon compressors to a less visible position.
- Existing exterior fire escape stairs are accepted as necessary to meet safety requirements.
- The proposed double storey extension of No 95 New Church Street is intended to act as mitigation in terms of screening of the tall blank wall that forms the NW facing edge of the roof deck. However, the design in its current form is not sympathetic to the Victorian house that it extends from and will require significant revisions.
- The proposed alterations to the unauthorised enclosed veranda on Kloof Nek Road are not considered sufficient mitigation based on current information provided.

FURTHER REQUIREMENTS:

The Committee is in general support of the mitigation measures proposed, four elements require further design exploration:

1. The glass and aluminum shopfront on Kloof Nek Road façade.
 - The applicant is required to provide the engineers' report as referred to in the documentation.
2. Other measures to limit the scale of the spine structure should be proposed.
 - This item is linked to item 3
3. Details of the second-floor extension to 95 New Church
 - The proposal for the two-story addition to the heritage structure is not sympathetic in terms of architectural treatment and out of context with the IIIB structure.
 - The applicant is required to submit revised design proposals.
4. The support structure to the open deck on the northern façade to be reconsidered.
 - The Committee accepts arguments made in mitigation.

SJ

**13.3 'Rider Plan' for Time Out Market, Old Power Station & Pump House Building, Dock Road, V&A Waterfront: MA
HM / CAPE TOWN METROPOLITAN / V&A WATERFRONT / ERF 149294-RE**

Case No: HWC22102107SJ1024

Ms Sneha Jhupsee introduced the case.

Ms Ursula Rigby (heritage consultant) was present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The power station and pumphouse buildings are graded IIIA and are situated in the core harbor heritage area. It was noted that the building alteration process has been adequately reported and illustrated.

RECORD OF DECISION:

The Committee resolved to endorse the rider plans numbered 100 Rev F; 101BD Rev C; 102BD Rev F; 103BD Rev C; 104BD Rev D; 151GA Rev E; 161GA Rev D; 162GA Rev D; 163GA Rev D; 234 Rev 0; 019-IQM-00-01-DR-F-RFD01 Rev 2; 019-IQM-00-02-DR-F-RFD02 Rev 1, prepared by TA Design & Architecture and IQ Consulting Engineers, and dated 10/12/22 and 24/05/2023, along with the monthly heritage reports prepared by Ursula Rigby, dated 17 April 2023; 15 June 2023; 18 July 2023; 21 August 2023; 19 September 2023; 17 October 2023; 17 November 2023 and 26 January 2024 (Close-Out Report).

SJ

**13.4 Proposed Additions & Alterations on Erf 52515, 36 Cook Street, Claremont
HM/CAPE TOWN METROPOLITAN/CLAREMONT**

Case No: HWC24011618SJ0122

Ms Sneha Jhupsee introduced the case.

No parties were present for this case.

DISCUSSION:

Amongst other things, the following was discussed:

- The house is graded IIIC and not in an HPOZ.
- The CoCT and Greater Lynfrae Civic Association objected to the proposal for alterations and additions to the front of the house.
- A revised proposal has been submitted, omitting the extension in front of the house.

RECORD OF DECISION:

The Committee resolved to approve the application as having met the previous requirements.

SJ

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 CONSERVATION MANAGEMENT PLAN

20.1 None

21. NON-COMPLIANCE

21.1 None

22. OTHER

22.1 None

22. ADOPTION OF RESOLUTIONS AND DECISIONS

The Committee resolved to adopt the resolutions and decisions as minuted.

23. CLOSURE

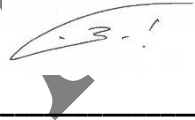
The meeting closed at 12:30

24 DATE OF NEXT MEETING:

24 April 2024

MINUTES APPROVED AND SIGNED BY:

CHAIRPERSON



24 April 2024
DATE

SECRETARY



24 April 2024
DATE