

**Approved Minutes of the Meeting of Heritage Western Cape
Built Environment and Landscape Permit Committee (BELCom)
Commenced at 08:30 and held on Wednesday, 31 May 2023 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 Siphiwo Mavumengwana (SM)
Mr Graham Jacobs (GJ)
Mr David Gibbs (DG) (Item 20.1)
Ms Katie Smuts (KS) (Item 20.1)

Members of Staff:

Ms Penelope Meyer (PM)
Ms Aneeqah Brown (AB)
Ms Cecilene Muller (CM)
Ms Zikhona Sigonya-Ndongeni (ZSN)
Ms Khanyisile Bonile (KB)
Ms Waseefa Dhansay (WD)
Ms Stephanie Barnardt (SB)
Ms Chane Herman (CH)
Ms Corne Nortje (CN)
Ms Sneha Jhupsee (SJ)
Mr Robin George (RG)
Ms Naushina Rahim (NR)

Visitors:

Ms Adelaide Combrink
Ms Cindy Postlethwayt
Mr Theo Kruger
Mr Mike Scurr
Mr Sean Hayden
Ms Bridget O Donoghue
Mr Barry Phillips
Mr WP Bosch
Ms Berta Hayes
Mr Henry Enslin
Mr Peter Stokes
Mr Zwelibanzi Shiceka
Mr Mike Scurr
Mr Neil Basson
Mr Dylan de Vos

Ms Andrea Cilloniz
Mr Conrad Janse van Rensburg
Mr Neil Schwartz
Mr Johan Slabber
Ms Wendy Wilson
Ms Elize Mendelsohn
Mr Henry Aikman
Ms Patricia Botha
Mr Simon Wayne
Mr Chris Snelling
Mr Craig Palm
Mr Philip Smith
Mr Aiman Booley
Mr Storme Kriel
Mr David Walker

Apologies

Ms Athi Njoba (AN)
Ms Heidi Boise (HB)

Absent

None

5. Approval of Agenda

4.1 Dated 31 May 2023.

The Committee approved the agenda dated 31 May 2023.

5. Approval of Minutes of Previous Meetings

5.1 BELCom Minutes dated 26 April 2023

The Committee reviewed the minutes dated 26 April 2023 and resolved to approve them with minor amendments.

6. Disclosure of conflict of interest:

- GJ: Item 11.1

7. Confidential Matters

None

8. Administrative Matters

8.1 Outcome of the Appeals and Tribunal Committees

Nothing to report.

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 HWC Appeals 12 July 2023: V&AW Quay 7 Recusal

The Committee resolved that GJ will attend the Appeals meeting to be held on 12 July 2023.

8.6 191 Main Road, Paarl

RG introduced the case.

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection Thursday, 8 June 2023.

RG

8.7 6 Mill Street, Paarl

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection Thursday, 8 June 2023.

8.8 BELCom meeting 28 June

The Committee resolved that the BELCom meeting to be held on 28 June be rescheduled to 26 June 2023.

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

- 191 Main Street, Paarl
- 6 Mill Street, Paarl
- Proposed Total Demolition on Erf 917, Church Street, Worcester
- Proposed Total Demolition on Erf 49969, 38 Almond Street, Fernwood, Newlands
- Proposed Additions and Alterations on Erf 543, 23 Lower Kloof Road, Clifton: NM
- Proposed Additions and Alterations on Erven 66034-RE, 66040-RE, 66038-RE & 176321, Springfield Convent, St John's Road, Wynberg:

9.5 Site Inspections Undertaken

- Proposed Total Demolition on Erf 3557, 35 Kensington Crescent (PHS), Oranjezicht and Proposed Additions and Alterations on Erf 3137, 33 Kensington Crescent, Oranjezicht.
- Proposed Additions and Alterations on Erf 16379 (Erf 1812), 22 Van Riebeeck Street, Stellenbosch.
- Proposed Additions and Alterations on Erf 4849, Ryneveld Street, Unit 112, Protea Hof Complex, Stellenbosch.
- Drostdy Museum CMP, Swellendam.

10. Appointments

The Committee noted the appointment time of Item 20.1 set for 10:00 - Drostdy Museum, members of IACom attending.

MATTERS DISCUSSED

11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS

11.1 Proposed Total Demolition on Erf 3557, 35 Kensington Crescent (PHS), and Proposed Additions and Alterations on Erf 3137, 33 Kensington Crescent (S.34), Oranjezicht: MA HM/CAPE TOWN METROPOLITAN/ORANJEZICHT/ERF 3557 AND 3137

Case No: HWC23090208CM0214

The Committee reported back on the site inspection that was undertaken on 3 May 2023. See attached annexure SI1.

GJ recused himself from the discussion and logged off from MS Teams.

Ms Cecilene Muller introduced the case.

Ms Adelaide Combrink (CoCT) and Ms Andrea Cilloniz (owner) Jed Kritzing (architect) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- Items of intrinsic heritage value should be retained and reused where possible.
- The grading of PHS for Erf 3557 has not been carried forward in the title deed and remains unclear (Erf 3137 has never recorded as PHS).
- There is an indication in a previous Title Deed that the building may have been protected under the Historical Monuments Act of 1934. However there has been no carrying forward of the title deed endorsement to subsequent Title Deeds. No Gazette notice can be located. Accordingly, the status as a Provincial Heritage site is doubtful.

RECORD OF DECISION:

The Committee resolved to approve the total demolition and endorsed the proposal for a replacement structure.

Should the site not be developed in accordance with the approved plans within 3 years of the granting of the demolition permit, any proposed development thereafter must be resubmitted to HWC for approval.

CM

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

**12.1 Proposed Total Demolition on Erf 917, Church Street, Worcester: NM
HM/ BREEDE VALLEY/ WORCESTER/ ERF 917**

Case No: HWC23040517CH0406

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection on Thursday, 8 June 2023 at 15:00.

CH

**12.2 Proposed Total Demolition on Erf 49969, 38 Almond Street, Fernwood, Newlands: NM
HM/ CAPE TOWN METROPOLITAN/ NEWLANDS/ ERF 49969**

Case No: HWC23050505CH0509

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection on Thursday, 8 June 2023 at 11:00.

CH

**12.3 Proposed total demolition on Erf 2397, 110 11th Street, Voelklip, Hermanus: MA
HM / OVERSTRAND / OVERBERG / HERMANUS / ERF 2397**

Case No: HWC22042103SJ1028

Ms Chane Herman introduced the case on behalf of Ms Sneha Jhupsee.

DISCUSSION:

Amongst other things, the following was discussed:

- The building has no architectural significance.
- The Overstrand Heritage and Aesthetic Committee claims historical significance on the basis of this being the first building constructed in the township of Voelklip, this significance is not substantiated to the extent that the building should be retained.

RECORD OF DECISION:

The Committee resolved to approve the total demolition.

SJ

**12.4 Proposed total demolition on Erf 1170, 1 Dorp Street, Paarl: NM
HM/CAPE WINELANDS/PAARL/ERF 1170**

Case No: HWC23041914MS0425

Ms Corne Nortje introduced the case on behalf of Ms Muneerah Solomon.

Ms Cindy Postlethwayt (heritage consultant) was present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The application relates to a derelict and vandalised building now graded NCW inside the Paarl Central Special Character Protected Area.
- Heritage qualities of Dorp Street noted.

COMMENT

The Committee resolved to approve the demolition subject to the final design proposal being approved by HWC prior to demolition.

MS

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

**13.1 Proposed Additions and Alterations on Erf 874, 14 Exner Avenue, Vredehoek: NM
HM/ CAPE TOWN METROPOLITAN/ VREDEHOEK/ ERF 874**

Case No: 22062407CH0217

Ms Chane Herman introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is graded IIIC and is in a proposed HPOZ.
- The CoCT supported, but Greater Vredehoek Heritage Action Group opposed the proposal.
- There is a strong roofscape pattern consisting of hipped roofs in this part of Vredehoek.

FURTHER REQUIREMENTS:

The Committee requires the street facing façade to contain a hipped roof in lieu of a gable. These changes can be submitted to HOMs for processing.

CH

13.2 Proposed Additions and Alterations on Erf 4989, 78 Darling Street, Cape Town.: NM HM/CAPE TOWN METROPOLITAN/CAPE TOWN/ERF 4989

Case No: HWC23090213CM0209

Ms Cecilene Muller introduced the case.

Mr Conrad Janse van Rensburg and Mr Theo Kruger were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- The subject building is a NCW mid-20th C commercial building which is proposed for conversion to residential use.
- The site is located in the Central City HPOZ and in a highly visible location opposite the Castle of Good Hope (National Heritage Site) and near the Grand Parade (Provincial Heritage Site) and on the edge of District Six.
- The CoCT and City Bowl Ratepayers' and Residents' Association did not support the proposal.

FURTHER REQUIREMENTS:

Applicant to consult with a heritage practitioner with regard to impacts on its spatial context informed by indicators to determine an appropriate resolution in response to comments from CoCT and I&APs and BELCom.

CM

13.3 Proposed Additions and Alterations on Erf 9831-RE, 43 6th Avenue, Bellville.: NM HM/CAPE TOWN METROPOLITAN/BELLVILLE/ERF9831-RE

Case No: 22092606CM0928E

Ms Cecilene Muller introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The subject building is graded IIIB and not in an HPOZ.
- This early 20th C house has heritage qualities worthy of preservation.
- The CoCT supported alterations in principle however required amendments to the proposal in its current form.

FURTHER REQUIREMENTS:

1. A more defined separation between the new and old is required.
2. Refine the fenestration proportion to match existing
3. The carport in shape, form, roof gradient and size should be relooked at.

The Committee supports the comments from the City of Cape Town.

CM

**13.4 Proposed Additions and Alterations on Erf 149294-Re, Union Castle Building, Dock Road, Pierhead Precinct, V&A Waterfront: MA
HM / CAPE TOWN METROPOLITAN / V&A WATERFRONT / ERF 149294-RE**

Case No: HWC23012709SJ0130

Ms Chane Herman introduced the case on behalf of Ms Sneha Jhupsee.

Mr Neil Schwartz (V&A), Mr Mike Scurr (heritage consultant), Mr Johan Slabber (V&A project manager), Mr Sean Hayden (architect) and Ms Wendy Wilson (heritage consultant) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The Union Castle Building is graded IIIB and in a IIIA context.
- The drawing set has been amended to incorporate refinements to the proposed design as presented and discussed at the previous Belcom meeting.

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawings numbered CS2-02, CS2-03, CS2-04, CS2-05, CS2-06, CS2-07, CS2-08 and CS2-09 ; Revision CS1, prepared by KMH Architects and dated 9 May 2023 and drawings numbered 9-00, 9-01, 9-02, and 9-03; Revision CS1, prepared by KHM Architects and dated 10 May 2023 as having met the previous requirements. These drawings will be presented to HWC in phases to facilitate CoCT approval.

SJ

**13.5 Proposed Additions and Alterations on Erf 8717, 46 Hyde Street, District Six: NM
HM / CAPE TOWN METROPOLITAN / DISTRICT SIX / ERF 8717**

Case No: HWC22113001SJ1130

Ms Chane Herman introduced the case on behalf of Ms Sneha Jhupsee.

DISCUSSION:

Amongst other things, the following was discussed:

- This late 19th C building is graded IIIC and not in an HPOZ.
- The subject site is part of a small group of houses sandwiched between a row of recent high buildings and Nelson Mandela Boulevard, and so has become isolated from the broader District Six.
- Two proposals were submitted and commented on by the Woodstock Residents' Association and the CoCT, who both expressed preference for the earlier version which retained a hipped roof.
- The second proposal for a double storey parapet building is however not out of place given the size of the buildings directly opposite, and the precedent set by recent flat roofed residential developments in District Six.

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawing numbered 08/2023, revision 01, prepared by Sayed Adams and dated March 2023 as having met the previous requirements.

SJ

**13.6 Proposed Additions and Alterations on Erf 443, 3 Norman Road, Green Point: NM
HM / CAPE TOWN METROPOLITAN / GREEN POINT / ERF 443**

Case No: HWC2340401SJ0406

Ms Chane Herman introduced the case on behalf of Ms Sneha Jhupsee.

Ms Bridget O'Donoghue (heritage consultant) and Ms Elize Mendelsohn (CoCT) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The subject building has its origins in the late 19th C / early 20th C, is graded IIIC and adjacent to grade IIIB buildings, and located in a proposed HPOZ.
- The heritage practitioner noted that the building has been extensively altered on the interior.
- The CoCT and the Green Point Residents' and Ratepayers' Association are opposed to the proposed development, concurring that the extent of proposed work would comprise a 'de facto' demolition.
- Following comment from CoCT the proposed design has been revised to lower the overall height.

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawing numbered S2.001, S2.002, S2.003, S2.004, S2.005 and S2.006; Revision 1 prepared by Studio HS Architects and dated 17 March 2023.

An archaeological monitoring brief is required during excavations, along with any historic items to be reused where possible.

SJ

**13.7 Proposed Additions and Alterations on Erf 543, 23 Lower Kloof Road, Clifton: NM
HM / CAPE TOWN METROPOLITAN / CLIFTON / ERF 543**

Case No: HWC23021411SJ0228

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection on Thursday, 8 June 2023 at 12:00.

SJ

**13.8 Proposed Additions and Alterations on Erven 66034-RE, 66040-RE, 66038-RE & 176321,
Springfield Convent, St John's Road, Wynberg: NM
HM / CAPE TOWN METROPOLITAN / WYNBERG / ERF 66034-RE, 66040-RE, 66038-RE & 176321**

Case No: HWC23042009SJ0426

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection on Thursday, 8 June 2023 at 10:00.

MS

**13.9 Proposed Additions and Alterations on Erf 165350, 21 Sussex Road, Observatory: MA
HM / CAPE TOWN METROPOLITAN / OBSERVATORY / ERF 165350**

Case No: HWC22110904CN1114

Ms Corne Nortje introduced the case.

Mr Conrad Janse van Rensburg and Ms Elize Mendelsohn were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The subject building is NCW in an HPOZ.
- The proposed design for a mansard roof structure has been further refined and motivated as having sufficient precedent within the context.

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawing numbered 04.1-CD-1 to 04.1-CD-9 prepared by Theo Kruger and Andre Krige from TwoFiveFive Architects and dated 25 April 2023 as having met previous requirements

CN

**13.10 Proposed Additions, Alterations and Partial Demolition on Erf 234, 22 Huguenot Road, Franschhoek: MA
HM / CAPE WINELANDS / STELLENBOSCH / FRANSCHHOEK / ERF 234**

Case No: HWC23032316CN0324

Ms Corne Nortje introduced the case.

Mr Barry Phillips and Mr Henry Aikman were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The Victorian house is graded IIIB and located in the core Conservation area of Franschhoek. It is located on a large erf which is proposed for further development.
- The Stellenbosch Municipality supports the proposals.
- The Franschhoek Heritage and Ratepayers' Association has objections and provided detailed comment.

FURTHER REQUIREMENTS:

1. Visual separation between new and old is required
2. The extent of demolition to the rear of the heritage structure seems excessive
3. The visual impact of; extraction equipment and other requirements should be indicated on the drawings.
4. It is best practice to provide I&APs with response to their concerns.
5. Buildings to the rear are often visible from the street and should complement the heritage structures with which they are associated.
6. The photographs presented of the existing structure show beams with a reed ceiling, this does not correlate to the drawings as presented.
7. Details and refinement of the edges, eaves etc to be included on the drawings.

CN

**13.11 Proposed Additions, Alterations and Partial Demolition on Erf 16379 (Erf 1812), 22 Van Riebeeck Street, Stellenbosch: MA
HM / CAPE WINELANDS / STELLENBOSCH / ERF 4849**

Case No: HWC22112202CN1122

The Committee reported back on the site inspection that was undertaken on 9 May 2023. See attached annexure SI3.

Ms Corne Nortje introduced the case.

Mr WP Bosch and Mr Simon Wayne (architects), Ms Patricia Botha and Berta Hayes (Stellenbosch Interest Group) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- Stellenbosch Interest Group raised concerns over the age of the extension added by an owner Mr Van Rensburg and now proposed for demolition.
- The Victorian house is graded IIIA and in the Stellenbosch Historic Core protected area.
- It is an intact and excellent example of this era and has high heritage value. The proposed interior interventions have not engaged with the intrinsic heritage character of the house.
- There are no objections in principle to a multi-storey development of the rear of the site. The current design proposals are, however, questioned, especially the spatial relationships between the rear of the existing house and the proposed complex.

FURTHER REQUIREMENTS:

1. The applicant is to take cognisance of the recommendations and conclusion of the site inspection report and incorporate and or motivate exclusion from the revised proposals of the old building.
2. Further streetscape images of the rear are to be provided
3. A heritage statement to inform and guide the proposed development and alterations to be supplied.
4. The applicant should consider the appointment of a heritage practitioner to assist with the formulation of the heritage statement and associated design indicators.

CN

13.12 Proposed Additions and Alterations on Erf 4849, Ryneveld Street, Unit 112, Protea Hof Complex, Stellenbosch: MA HM / CAPE WINELANDS / STELLENBOSCH / ERF 4849

The Committee reported back on the site inspection that was undertaken on 3 May 2023. See attached annexure SI2.

Case No: HWC22112202CN1122

Ms Corne Nortje introduced the case.

Ms Patricia Botha and Berta Hayes (Stellenbosch Interest Group) and Mr Henry Enslin (architect) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is graded IIIA and in the Stellenbosch Historic Core protected area.
- The subject property is part of a row of cottages built in the 1860s that form an intact period streetscape.
- Alteration work at the rear includes a dormer window and changes to a small outbuilding. Glazing to new doors and windows is recommended to be full pane as opposed to cottage pane.

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawing numbered HOA00 – Revision B prepared by H. Enslin and dated 10 February 2023 as having met the previous requirements.

CN

13.13 Proposed Additions and Alterations on Erf 653, 100 Main Road, Sea Point: NM HM/ CAPE TOWN METROPOLITAN/ SEA POINT/ ERF 653

Case No: HWC23051204CH0515

Ms Chane Herman introduced the case.

Ms Elize Mendelsohn (CoCT) , Mr Chris Snelling (heritage) and Mr Peter Stokes (architect) were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- The existing c. 1900 Victorian building is graded IIIB and is located outside an HPOZ.
- The proposal is for a multi-storey development set within the façade of the original building.
- The CoCT, while supporting the overall contextual analysis and design approach, requested detail refinements to the proposal, which have now been presented.

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on Annexure B titled 'heritage and urban design indicators', revision 3, dated 8 May 2023 as compiled by DHK Architects.

CH

13.14 Proposed Additions and Alterations on Erf 4646, 11 Botha Street, Lemoenkloof, Paarl: NM HM/ CAPE WINELANDS/ DRAKENSTEIN/ PAARL/ ERF 4646

Case No: HWC23041801RG0425

Mr Robin George introduced the case.

Mr Zwelibanzi Shiceka (Drakenstein Municipality) was were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The subject building is not graded and not in heritage protected area.
- Paarl 300 and Drakenstein Heritage Foundation had no objections.
- Drakenstein Municipality Advisory Committee on Town Aesthetics & Environmental Matters lodged an objection.

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawing numbered 01; 02; 03; 04 prepared by Auriel Jordaan and dated 14 April 2023

RG

**13.15 Proposed Additions and Alterations on Erf 7477, Withycombe Lodge, 13 Schilpadvlei Road, Constantia: MA
HM/ CAPE TOWN METROPOLITAN/ CONSTANTIA/ ERF 7477**

Case No: 22092303RG0923E

Mr Robin George introduced the case.

Mr Philip Smith (CoCT), Ms Wendy Wilson & Mr Mike Scurr (heritage consultants) and Mr Aiman Booley (owner) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The villa built in Cape Revival style is graded IIIB and not in an HPOZ.
- Unauthorised alterations had taken place.
- Proposals for mitigation work has been presented.

RECORD OF DECISION:

The Committee cannot condone unauthorised work. However, the Committee will recommend that charges not be laid on condition that

1. the proposals as presented in the mitigation report as prepared by Rennie Scurr Adendorff can be adopted barring the front entrance gate proposal.
2. These works are to be monitored by a heritage practitioner to be affected within 60 days from CoCT approval. The heritage practitioner appointment is to be confirmed to HWC within 7 days prior to any commencement of work on site. The heritage practitioner is to present interim reports and a close out report at 30 days intervals.
3. Options for the mitigation of the front entrance gate are to be presented for endorsement.

RG

**13.16 Proposed Alteration and Addition on Erf 82, 11 Blackheath, Three Anchor Bay: MA
HM/CAPE TOWN METROPOLITAN/ ERF 82**

Case No: HWC23011912

Ms Khanyisile Bonile introduced the case.

Mr Neil Basson & Mr Dylan de Vos (architects) and Ms Elize Mendelsohn (CoCT) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The subject building forms part of a collection of pre-1902 semi-detached cottages, is graded IIIC and located in an HPOZ.
- Sea Point Fresnaye Bantry Bay Ratepayers' and Residents' Association had no objection.
- CoCT objected to the initial proposal, revised proposals for a garage addition with two single doors and a steel bar balustrade over have now been submitted.

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawing numbered 100 prepared by grow architecture and dated 1 May 2023 as having met previous requirements (Option B two single garage doors)

KB

**13.17 Proposed Alteration and Addition on Erf 975, 397 Main Road, Sea Point: MA
HM/ CAPE TOWN METROPOLITAN/ ERF 975**

Case No: HWC2304011

Ms Khanyisile Bonile introduced the case.

Mr David Walker (legal representative of owner) , Mr Storme Kriel and Mr Craig Palm (owner?) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is graded IIIC and not in an HPOZ.
- This application was submitted to HWC as minor works, but the proposed alterations are in fact more extensive.
- Sea Point For All and Cape Town Heritage Foundation objected to the proposals.
- Work has already commenced.
- Documentation is incomplete and inconsistent with site report.

HELD OVER:

This matter will be held over to 26 June 2023.

KB

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 Drostdy Museum CMP, Erf 2920, Swellendam: MA
HM/OVERBERG/SWELLENDAM/ERF 2920

Case No: None

The Committee reported back on the site inspection that was undertaken on 24 May 2023. See attached annexure SI3.

Ms Stephanie Barnardt introduce the case.

Mr David Gibbs (IACOM) and Ms Katie Smuts (IACOM) were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following points should be considered:

- Re: p53. A quinquennial inspection regime (such as that introduced by the Church of England) engaging a suitably qualified and experienced heritage architect for informing the maintenance program on a continuing basis should be considered. That would better achieve retention and continuity of institutional knowledge and skills when it comes to diagnosing problems and formulating fabric repairs. Such a program would sync well with a future Heritage Agreement with HWC based on the proposed 10-year duration of the Agreement .
- Annexure J: 'short term' and 'long term' need to be defined. Introducing a quinquennial inspection regime will help to clarify those terms.

- Caution should be exercised regarding the specification of certain fire retardant treatments for thatch. Such treatments have been found to significantly reduce the lifespan of the thatch.
- Contemporary thought is not to add salt to limewash. That can result in interstitial damage to fabric through the expansive action of mobile soluble salts upon crystallising.
- Lime mixes: sand, the other essential ingredient, is not mentioned.
- When slaking lime: there needs to be a cautionary against the adding of water to unslaked lime (as inferred in one of the method statements). Unslaked lime should always be added to the water to prevent potentially explosive reactions.
- It would help to add a strong cautionary against the use of Ordinary Portland cement (OPC) to mortar, plaster and render mixes.
- It would also help to add a method statement for new repairs upon encountering old OPC repairs.

INTERIM COMMENT

The Committee has overall support of the document with minor amendments to methodologies and specifications. These will be presented to the applicant by 30 June 2023 for inclusion into the final document.

SB

21. NON-COMPLIANCE

21.1 None

22. ADOPTION OF RESOLUTIONS AND DECISIONS

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

23. CLOSURE

The meeting closed at 16:55

24. DATE OF NEXT MEETING:

26 June 2023

MINUTES APPROVED AND SIGNED BY:

CHAIRPERSON

26 June 2023

DATE

SECRETARY

26 June 2023

DATE