

**Approved Minutes of the Meeting of Heritage Western Cape  
Built Environment and Landscape Permit Committee (BELCom)**

**Commenced at 08:30 and held on Wednesday, 12 May 2022 via  
Microsoft Teams**



**1. Opening and Welcome**

**Note:** Due to the Chairperson, Mr. Graham Jacobs being unable to attend the meeting, and tendering apologies. Ms Colette Scheermeyer presided over the election of an Acting Chairperson in terms of the rule 12(5) of the Rules of Order and Conduct at Meetings of HWC. The Committee elected Mr Dennis Belter to chair the meeting.

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

**2. Attendance**

**Committee Members:**

Mr Dennis Belter (DB)  
Prof Walter Peters (WP)  
Mr Shawn Johnston (SJ)  
Ms Helene van der Merwe (HvdM)

**Members of Staff:**

Ms Penelope Meyer (PM)  
Mr Olwethu Dlova (OD)  
Ms Colette Scheermeyer (CSc)  
Mr Michael Janse van Rensburg (MJvR)  
Mr Reagon Fortune (RF)  
Ms Khanyisile Bonile (KB)  
Ms Muneerah Solomon (MS)  
Mr Thando Zingange (TZ)  
Ms Stephanie Barnardt (SB)  
Ms Ayanda Mdludlu (AM)  
Ms Cecilene Muller (CM)  
Ms Natalie Kendrick (NK)  
Ms Sneha Jhupsee (SJh)  
Ms Nosiphiwo Tafeni (NT)  
Ms Waseefa Dhansay (WD)  
Ms Corne Nortje (CN)

**Visitors:**

Ms Patricia Botha  
Mr Raymond Bouma  
Mr Matthew (surname was not declared)  
Mr Jaco Botha  
Mr Richard Goudvis  
Ms Nicolene Visser  
Mr Chris Fick  
Ms Quahnita Samie  
Mr Dudley Annenberg  
Ms Bridget O'Donoghue  
Ms Jonè Krös  
Mr Wernich Stander

Mr David Taylor  
Mr Ashley Lillie  
Mr Peter Büttgens  
Mr Doug Gordon  
Ms Anne-Marie Fick  
Ms Uryke du Preez  
Mr Gordon Hart  
Ms Kathy Dumbrell  
Ms Julie Brown  
Mr Jack Visser  
Mr Bruce Wilson

**3. Apologies**

Mr Graham Jacobs (GJ) (Chair)

**Absent**

None.

**4. Approval of Agenda**

**4.1 Dated 12 May 2022.**

The Committee approved the agenda dated 12 May 2022.

**5. Approval of Minutes of Previous Meetings**

**5.1 BELCom Minutes dated 26 April 2022**

The Committee reviewed the minutes dated 26 April 2022 and resolved to approve them with minor amendments.

**6. Disclosure of conflict of interest:**

**6.1 Recusals**

None.

**7. Confidential Matters**

- Item 20.1

**8. Administrative Matters**

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

PM reported back on the following appeals matters:

- Erven 45530 & 45531, 4&6 Nursery Road, Claremont.
- Proposed Alterations and Additions at Boschendal Cellar Building, off R310, Dwars River Valley, Farm10, 167 Stellenbosch.
- Proposed Alteration and Additions on Erf 2042, 25 Avenue Le Sueur, Cape Town -(S.34).

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

Nothing to report.

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

None.

**8.4 New Western Cape Brand Strategy**

For noting.

**8.5 Further Requirements and Site Inspections**

For noting.

**9. Standing Items**

**9.1 Report back on Close-Out Reports**

- A Close-Out Report has been submitted by Rennie Scurr Adendorff for Brigadoon Village, 30 Wallers Way, Erf 5553, Betty's Bay, Overstrand.

**9.2 Report back on HWC Council Meetings**

Nothing to report.

**9.5 Discussion of agenda**

Noted.

**9.6 Proposed Site Inspections**

None.

**9.7 Site Inspections Undertaken**

- Proposed Additions and Alterations on Farm 485, Le Chant Wine Estate, Eikenhof, Polkadraai Road
- Wupperthal

**10. Appointments**

None

**MATTERS DISCUSSED**

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

**11.1 Proposed Alterations and Additions at ERF 2755, 11 van Oudtshoorn Road, Swellendam: MA HM / OVERBERG / SWELLENDAM / ERF 2755**

**Case No:** 21102604SJ1118E

The matter has been removed from the agenda.

SJh

**11.2 Proposed Alterations and Additions at ERF 641, 8 Herte Street, Stellenbosch: NM HM / CAPE WINELANDS / STELLENBOSCH / ERF 641**

**Case No:** 22040716SJ0419E

Application documents were tabled.

Ms Sneha Jhupsee introduced the case.

Ms Patricia Botha (Stellenbosch Interest Group), Mr David Taylor (The Dorothy and Charles Johnman Education Trust) and Mr Raymond Bouma (architect) were present and took part in the discussions.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The site is a PHS and proposed grading of IIIB. The site is located Inside the Historic Core of Stellenbosch.
- Stellenbosch Municipality supports the proposal.
- Stellenbosch Heritage Foundation supports the proposal.
- Stellenbosch Interest Group does not support the music room extension but supports the proposal to convert the loft area of the existing house for accommodation.
- It is recorded that shoots of the historic mulberry tree will be planted on the site.

**FURTHER REQUIREMENTS:**

The resolution around the junction between new and old is to be detailed to the satisfaction of this Committee. In general, the Committee is satisfied with this application in terms of proposed form and scale, the use of contemporary detail for the new addition is accepted.

SJh

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

### **12.1 Proposed Total Demolition of Erf 401, 9 Arthurs Road, Sea Point: NM HM/CAPE TOWN METROPOLITAN/SEA POINT/ERF 401**

**Case No:** 21101214TZ

Application documents were tabled.

Mr Thando Zingange introduced the case.

#### **DISCUSSION:**

Amongst other things, the following was discussed:

- The building is Not Conservation Worthy and situated outside an HPOZ.
- A demolition permit was granted in 2015 but expired in 2018.
- CoCT supports the application for a new demolition permit.
- The Sea Point, Fresnaye & Bantry Bay Ratepayers & Residents Association has no objection to the proposed demolition but objected to the proposal for a replacement building.
- There being many multi -storey structures in the immediate vicinity, the context is no longer consistent with the domestic character of the subject building. As such it is not feasible to set conditions for a replacement building i.t.o. the Gees judgement.

#### **RECORD OF DECISION:**

The Committee resolved to approve the demolition as there is insufficient heritage significance to warrant retention. The permit is granted with no conditions.

**TZ**

### **12.2 Proposed Total Demolition of Erf 160747, 44 Bloem Street, Cape Town: NM HM/CAPE TOWN METROPOLITAN/CAPE TOWN/ERF 160747**

**Case No:** 17081801TZ1113E

Application documents were tabled.

Mr Thando Zingange introduced the case.

Mr Ashley Lillie (heritage consultant) and Mr Matthew (observer) were present and took part in the discussions.

#### **DISCUSSION:**

Amongst other things, the following was discussed:

- The building is a Grade IIIC resource and is located inside an HPOZ.
- A permit for total demolition was issued in 2020 and is still valid.
- Changes were made to the design for a replacement building as approved in 2020. The revised design is being submitted to HWC as it is believed that S.34 of the NHRA has been triggered.
- CoCT supports the proposals.
- CIBRA supports the proposals.

#### **COMMENT:**

The replacement building does not trigger S.34 of the NHRA.

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

**13.1 Proposed Additions and Alterations on Erf 117776, 1 Harrington Street, Cape Town: MA HM/ CAPE TOWN METROPOLITAN/ CAPE TOWN CBD / ERF 117776**

**Case No:** 21120607MS0211E

Application documents were tabled.

Ms Muneerah Solomon introduced the case.

Mr Peter Büttgens (heritage consultant), Mr Jaco Botha (architect), Mr Doug Gordon (principal agent and project manager), Mr Richard Goudvis (developer) were present and took part in the presentation and discussions.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The existing buildings on the site (with the exception of the building on the corner of Harrington and Longmarket Streets) are Not Conservation Worthy. The corner building is a Grade IIIB resource. The buildings are situated inside an HPOZ.
- CoCT supports the revised proposals.
- CIBRA supports the revised proposals.

**RECORD OF DECISION:**

The Committee resolved to approve the application as indicated on drawings LAB\_A1101-LAB\_A3004, dated 04/04/2022 and prepared by Jaco Botha Architects, as not negatively impacting heritage significance.

MS

**13.2 Proposed Additions and Alterations on Farm 238, Portion 5, 5 Bovlei Road, Wellington: MA HM/ CAPE WINELANDS/ DRAKENSTEIN/ WELLINGTON/ FARM 238**

**Case No:** 22012502MS0202E

Application documents were tabled.

Ms Muneerah Solomon introduced the case.

Ms Anne-Marie Fick (heritage consultant), Ms Uryke du Preez and Ms Nicolene Visser (architect's office) and Mr Chris Fick (architect) were present and took part in the discussions.

**DISCUSSION:**

Amongst other things, the following was discussed:

- BELCom regards the building as being of sufficient significance to warrant a grade IIIA grading due to its historical and scientific associations with the agriculture during the phylloxera epidemic and pioneering fruit industry in the Western Cape. The building also has historical architectural significance.
- The building is situated inside an HPOZ (Bovlei Heritage Scenic Route, Doolhof Road).
- Drakenstein Municipality did not comment within commenting period.

- Paarl 300 supports the proposals.

**RECORD OF DECISION:**

The Committee resolved to approve the application as indicated on drawings 101,201,202,301 Revision B, dated 20/04/2022 and prepared by Malherbe Rust Architects, as not negatively impacting heritage significance.

MS

**13.3 Proposed Additions and Alterations, Erf 7134, 80 Sir Lowry Road, District Six, Cape Town: MA HM / CAPE TOWN METROPOLITAN / DISTRICT SIX / ERF 7134**

**Case No:** 21121304SJ1214E

Application documents and further requirements were tabled.

Ms Sneha Jhupsee introduced the case.

Mr Gordon Hart (architect), Ms Quahnita Samie (heritage consultant), Ms Kathy Dumbrell (heritage consultant) and Mr Dudley Annenberg (applicant) were present and took part in the discussions.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The site is a mix of Grade IIIB resources and Not Conservation Worthy buildings.
- The site is located outside an HPOZ.
- CoCT did not comment within commenting period.
- CIBRA supports the proposals.
- District Six Foundation, District Six Civic, District Six Working Committee, Ward Councillor did not comment within commenting period.
- The purpose of the presentation was to show how much of the historic building facades could be realistically retained and incorporated into the proposed new building, and how the new building is proposed to relate to the remainder of the historic façade in terms of massing and scale.

**COMMENTS:**

The Committee supports the application in terms of size, scale and massing along with the retention of the front façade and demolition of interior spaces. The applicant undertakes to resolve the interface between new and old with detailed sections and elevations during the design development process. These details are to be submitted to this Committee for approval.

SJh

**13.4 Proposed Alterations and Restoration, Erf 881, 21 Oak Street, Greyton: NM HM / OVERBERG / THEEWATERSKLOOF / GREYTON / ERF 881**

**Case No:** 22030308SJ0419E

Application documents were tabled.

Ms Sneha Jhupsee introduced the case.

Ms Julie Brown (owner) and Ms Bridget O'Donoghue (heritage consultant) were present and took part in the discussions.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The building is a Grade IIIB resource and located inside the Greyton Conservation Overlay Zone.
- Greyton Conservation Society supports the proposals.
- Theewaterskloof Municipality requested that plans be submitted to HWC prior to their approval.

**FURTHER REQUIREMENTS:**

The Committee does not recommend charges for illegal work and S.51 letter can be issued. The Justice Street garage elevation is to be amended to include loft windows along with the simplification of the steel gates.

Drawings to be submitted to HOMs for approval.

**SJ**

**13.5 Proposed Additions and Alterations on Erf 28748, 22 Rose Street, Paarl: NM HM/CAPE WINELANDS/DRAKENSTEIN/PAARL/ERF 28748**

**Case No:** 22021802TZ0222E

Application documents were tabled.

Mr Thando Zingange introduced the case.

Mr Jack Visser (architect) was present and took part in the presentation and discussions.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The building is a Grade IIIB resource and located inside the Special Character Area of Paarl.
- Paarl 300 supports the proposals.
- Drakenstein Heritage Foundation supports the proposals but had concerns with rear additions to the main building.
- Drakenstein Municipality supports the proposals but had concerns with the boundary wall and required a heritage statement and design indicators.
- The application documents contain 2 Heritage Statement documents, which one applies?

**HELD OVER:**

The matter was held over to a future BELCom meeting.

**13.6 Proposed Alteration and Additions on Erf 86405, 158 Boyes Drive, Muizenberg: NM HM/CAPE TOWN METROPOLITAN/MUIZENBERG**

**Case No:** 21062907KB0311E

Application documents were tabled.

Ms Khanyisile Bonile introduced the case.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The building is a Grade IIIC resource and is located inside an HPOZ.
- CoCT Heritage Resources Management (HRM) did not support the proposals.
- Muizenberg Historical Conservation Society supports the proposals.

**FURTHER REQUIREMENTS:**

The Committee requires detailed drawings along with a statement on how constructed works differ from approved plans. This statement should include photographic records linked and annotated to architectural drawings. Architect to be present at the next meeting.

KB

**13.7 Proposed Alteration and Addition on Erf 25486, 2 Baker Street, Observatory: NM HM/CAPE TOWN METROPOLITAN/OBSERVATORY**

**Case No:** 220220805KB0324E

Application documents were tabled.

Ms Khanyisile Bonile introduced the case.

Ms Jonè Krös (architect) and Mr Bruce Wilson (architect) were present and took part in the presentation and discussions.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The building is ungraded and located outside an HPOZ.
- CoCT did not comment within commenting period.
- Observatory Civic Association did not comment within commenting period.

**RECORD OF DECISION:**

The Committee resolved to approve the application as indicated on drawings 1910-A(LA)1000, 1910-A(LA)1000, 1910-A(LA)1000 and 1910-A(LA)1000 Rev 01, dated 17 March and prepared by Bruce Wilson Architects, as not negatively impacting heritage significance.

KB



**13.8 Proposed Alteration and Additions on Erf 991, 3 Avondale Road, Three Anchor Bay: NM HM / CAPE TOWN METROPOLITAN / THREE ANCHOR BAY**

**Case No:** 21102902KB0322E

Application documents were tabled.

Ms Khanyisile Bonile introduced the case.

No one was present to take part in the presentation and discussions.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The building is a Grade IIIC resource and located inside an HPOZ.
- CoCT supports the proposals.
- Green Point Ratepayers & Residents Association supports the proposals.

**RECORD OF DECISION:**

The Committee cannot condone illegal work, however, in this instance it will recommend that charges not be laid. The mitigations proposed and communicated are to be effected and written confirmation with a closeout report is to be submitted to HWC within 60 days of completion.

**KB**

**13.9 Proposed Additions and Alterations on Farm 485, Le Chant Wine Estate, Eikenhof, Polkadraai Road: MA HM/ CAPE WINELANDS/ DRAKENSTEIN/ EIKENHOF/ LE CHANT WINE ESTATE/ FARM 485**

**Case No:** 22032912AM0405E

The Committee reported back on the site inspection that was undertaken on 6 May 2022. See attached annexure SI1.

Mr Wernich Stander (architect), Ms Uryke du Preez and Ms Nicolene Visser (architect's office) were present and took part in the presentation and discussions.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The building is proposed as a Grade IIIB resource by the heritage practitioner.
- Stellenbosch Municipality did not comment within the commenting period.
- Stellenbosch Interest Group does not support the proposals.
- Stellenbosch Heritage Foundation did not comment within the commenting period.

**FURTHER REQUIREMENTS:**

1. A key consideration is that this building represents a rare typology. The barn was built for a method of wine making utilising a gravity flow process. Its particular rustic character should be respected in the way that any interventions are proposed.
2. Interventions are to be reversible as far as possible:
  - a. Timber flooring to form platforms;
  - b. The floor channel is to be acknowledged;

- c. The configuration and character of the doors opening towards the werf is to be carefully considered; and
  - d. The external walkway to be on grade.
3. Retention of mature oak trees as far as possible.
4. Refer to site inspection report for further comments.

AM

## **14 HERITAGE AREAS: SECTION 31 CONSENT APPLICATIONS**

### **14.1 Proposed Additions and Alterations on Erf 8138, 17 Middel Street, Wupperthal: MA HM/ WEST COAST/ CEDERBERG/ WUPPERTHAL/ ERF 8138**

**Case No:** N/A

Application documents were tabled.

Ms Muneerah Solomon introduced the case.

No one was present to take part in the presentation and discussions.

#### **DISCUSSION:**

Amongst other things, the following was discussed:

- The building is a Grade II resource and situated inside a Heritage Area.

#### **FURTHER REQUIREMENTS:**

1. The central core of the historical building is to remain thatched with extensions added as lean-to structures, meaning the kitchen is to be a 'flat' (low pitch) lean-to roof and not a pitched roof and gable;
2. The proportion of new windows should match those existing i.e. double windows of correct proportions in lieu of one wide window;
3. Consideration should be given to incorporate open pergolas in lieu of sheeted roofs on patios;
4. The type of roof to the rear bedrooms is to remain as a lean-to roof;
5. Raising of wall plates is accepted to a maximum of 3 brick courses; and
6. The recommended guidelines for Wupperthal should be implemented where applicable.

MS

## **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** Refer to confidential minutes.

**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 15:00

**24 DATE OF NEXT MEETING:**

25 May 2022

**MINUTES APPROVED AND SIGNED BY:**

**CHAIRPERSON:**

**DATE:**

**SECRETARY:**

**DATE:**

## Annexure SI1

### S.34 Application for Additions and Alterations – Farm 485-Eikenhof, Polkadraai Road

**HWC Case Number:** 22032912

**Erven No.:** Farm 485

**Street Address:** Polkadraai Road

**Nature of Application:** Restoration, addition and alterations to wine cellar.

**Date of Site Visit:** Friday 06 May 2022 @ 11h00 -12h00

**HWC Belcom Representatives:** Hélène van der Merwe, Dennis Belter, Walter Peters.

**HWC Staff:** None

**Met on site by:** Mr Willie Joubert (082 331 2123 / 021- 881 3237) & Mr Schalk ? (co-owners of the Eikenhof Farm)

**Grading:** Proposed - III B

#### **Reasons for Site Inspection:**

This item was tabled at the BELCom meeting of 26 April 2022. The committee required on-site clarification as to how the original sloped building was constructed.

#### **Observations:**

##### Description

The elongated building consists of a central winery in a semi-basement situation with a double pitched roof flanked by two bays on grade with lean-to roofs.

From observations, it appears that the central part of the building – the winemaking cellar – probably precedes the lean-to bays to either side, which may have been added later and at different times.

Although some parts of the wall of the central winery are in a poor state of repair and various cracks are visible throughout the building, the structure itself appears stable. Tanks and numerous interior walls are of solid concrete and in good condition. Some cracks are evident between the original cellar and later lean-to side spaces.

##### Roof

It is noted that the roof sheeting ends square with the gable end, care will be needed when re-sheeting this structure that this inclined sheeting is installed as it is currently.

Signs of termite infestation were observed in the roof timbers of the cellar building as well as the stables. Fumigation is recommended as soon as possible to arrest further damage to timbers.

#### **Findings of Site Inspection:**

##### Significance

This is a vernacular building, rare in typology, and its rusticity should be respected.

The main cellar is built with a sloping floor and roof, both parallel to the natural slope of the ground. This is a design feature to enable a gravity feed from the upper end, simplifying the flow of the wine-making process through the facility.

This rather unique feature provides an important indicator for heritage significance of the original cellar as an historic built-form expression of a particular method of wine making.

There may be very few remaining examples of cellars of this kind in the Western Cape (this to be confirmed, a possible example at Muratie was mentioned).

#### **Proposals:**

The current proposal is limited to repurposing the SW bay for wine tasting, with a new extension towards the SW.

No work is planned in the central cellar or the NW bay, but it was communicated that only minimal restoration required to protect from further weathering would be undertaken in these areas.

It is anticipated that visitors could be shown the gravity-flow winery, much like a museum.

#### **Recommendations:**

Minimal intervention to the sloped concrete floor and channel of the SW bay is desired. The use of timber floors to create platforms (reversible interventions) with exposed sections of sloping floor in between is supported.

At the existing doorway, steps lead down to the interior sloping floor to accommodate the differences in slope, floor and door threshold. Doorways facing into the werf are proposed to be added to make the space functional as a visitor area. However, it is recommended to make doors that are not too wide for an easier fit to the sloping floor. It is recommended to retain plain barn-style sliding doors as shutters.

Extended level threshold lines at wide new openings would disturb the flowing wall to ground line at the base of the building. The line of the slope to be kept as intact as possible in terms of exterior ground surface treatment.

Any openings between the winery and side bays that are to be closed up should do this in a reversible manner should at a later stage another purpose be considered. All building work to use lime mortars and renders.

The proposed reed ceiling in the wine tasting bay would be appropriate as reeds are historically frequently used for this purpose.

The mature oak trees around the building form an integral part of the setting and should be retained if at all possible.

#### **Photos:**



View from the South: SW lean-to bay for conversion to a wine tasting room to left, SE elevation of cellar to right.

Blue lines indicate approximate location of proposed addition.



Interior of the winery, as seen from the upper end. Note open wine vats for first stages of processing and eroded condition of part of the wall at right.

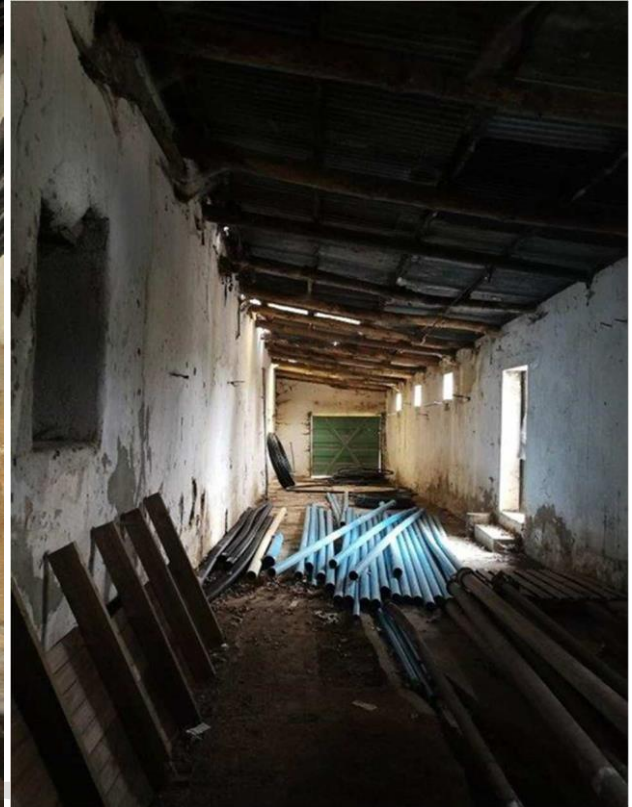
A mezzanine or loft over the tanks in the lower section would have been used for storage and is accessed from a door in the SE gable.





SW Bay - View from lower end.

floor of the SW bay is be repurposed for use as a wine tasting room.



View as seen from the upper end. The

floor of the SW bay is be repurposed for use as a wine tasting room.



View from West corner along SW wall. Retain oak trees if at all possible.



SW elevation with barn door as seen from the stables, a view across the 'werf'.

Blue lines indicate approximate location of proposed addition.

Barn door, not too wide, not too high.







View of NE elevation.