



CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

FORM E&HM1(a)
FRM1(A) VERSION 13 JANUARY 2016

ENERGY, ENVIRONMENTAL & SPATIAL PLANNING
ENVIRONMENTAL RESOURCE MANAGEMENT
Environmental and Heritage Management Branch

CITY HERITAGE COMMENT ON DEVELOPMENT APPLICATIONS POTENTIALLY AFFECTING HERITAGE RESOURCES

PART 1 SITE AND PROPOSAL PARTICULARS		Reference No: 2016 - 08 - 26 YYYY MM DD		Applicants initials
Site address		273 Longmarket Street, Bo-Kaap Erven 386 RE		
Owner		Gael Behr of Cedar Falls 212 Applicant Mike Sauer Tel		
Proposal summary Total demolition				

OFFICIAL USE ONLY

PART 2 HERITAGE TRIGGERS & SIGNIFICANCE		NHR Act Section: 34	HPOZ <input type="checkbox"/>	Other: Proposed HPOZ		
Declared NHS / PHS <input type="checkbox"/>	CCT Grade (pre-2007)	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3A <input type="checkbox"/>	3B <input type="checkbox"/>	3C <input type="checkbox"/>
Not graded <input checked="" type="checkbox"/>						
ISIS Proposed Grade (2015 audit) or HRS suggested Grade	National I <input type="checkbox"/>	Provincial II <input type="checkbox"/>	Metro IIIA <input type="checkbox"/>	Neighbourhood IIIB <input type="checkbox"/>	Street Context IIIC <input type="checkbox"/>	None IV <input checked="" type="checkbox"/>
Aesthetic <input type="checkbox"/>	Architectural <input type="checkbox"/>	Contextual/ In group <input type="checkbox"/>	Historical <input type="checkbox"/>	History of slavery <input type="checkbox"/>	Struggle history <input type="checkbox"/>	
Social <input type="checkbox"/>	Spiritual <input type="checkbox"/>	Community significance <input type="checkbox"/>	Associational <input type="checkbox"/>	Oral traditions <input type="checkbox"/>	Linguistic <input type="checkbox"/>	
Creative <input type="checkbox"/>	Natural features <input type="checkbox"/>	Tree(s)/Avenue <input type="checkbox"/>	Landscapes <input type="checkbox"/>	Uncommon <input type="checkbox"/>	Burial grounds <input type="checkbox"/>	
Archaeological <input type="checkbox"/>	Paleontological <input type="checkbox"/>	Technological <input type="checkbox"/>	Potential for information <input type="checkbox"/>	Scientific <input type="checkbox"/>		

PART 3 PRE-SUBMISSION CONSULTATION (HRS ADVICE TO APPLICANT)	
HRS comments on NBR "C" or "D" - See form attached: Yes, attached <input type="checkbox"/>	Summary advice to applicant Environmental Resource Management Dept. Environmental and Heritage Management RECOMMENDED 26 AUG 2016 Name: [Signature] Signature
Heritage statement requested <input type="checkbox"/>	Consultation requested <input type="checkbox"/> Detail:

PART 4 CITY HRS COMMENT ON PROPOSED DEVELOPMENT TO HWC				This does not in any way constitute approval or refusal of an application	
Drawing No(s)	Rev	Date	Has the applicant taken HRS advice into account? Yes <input type="checkbox"/> No <input type="checkbox"/>		
See HRS comments on "C" or "D" form attached: Yes, attached <input type="checkbox"/>			OR: HRS comment to HWC:		
<p>Mike Sauer's heritage report dated August 2016 refers. Site visit undertaken. E&HM notes that the site was used for many years as the Noon Gun tearoom and is fondly remembered by the Bo-Kaap community. Following a site visit E&HM is satisfied that the building has been so irreversibly altered that it has lost all sense of its original 1930's layout and features and renders the building unconservation worthy. Suggested conditions: E&HM notes that the site forms part of a larger development but is satisfied that the demolition be processed in Section 34 of the NHRPA.</p>					
HRS Support <input checked="" type="checkbox"/>	HRS Not Supported <input type="checkbox"/>	Official's Name: Tamar Shem-Tov		Official's Signature	Date

ECONOMIC, ENVIRONMENTAL & SPATIAL PLANNING

PLANNING AND BUILDING DEVELOPMENT

CIRCULATION INSTRUCTIONS

Card No: _____

273 Longmarket Street, Schotsherkloof, Bo-Kaap,
Erf 386 RE. - total demolition

Identified in the City's 2015 Heritage Grading Audit as being a potential grade 3C property. Following a site visit on 26.08.2016 E+HM is satisfied that the building has been so substantially altered that it retains no heritage value.

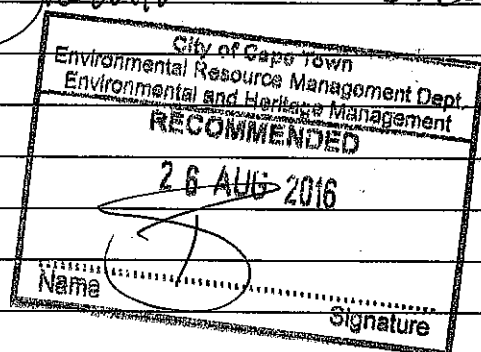
supports the total demolition of the main building and its additions.

It is recommended that should any natural stone be salvaged from the site that it be reused in the replacement building/development.

The property falls within the Proposed HKOZ for Bo-Kaap and proposals for the replacement building/development on the site should be sensitive to the broader Bo-Kaap context and architectural character, albeit that Schotsherkloof has a more contemporary aesthetic to the rest of Bo-Kaap.

E+HM is aware that this site forms part of a greater development but is satisfied that it be dealt with as a Section 34 demolition application if HWC agrees to this process.

The building is older than 60 years and HWC must therefore issue a permit its Section 34 of NHA.



Having reference to the heritage report prepared by Mike Scurr, dated August 2016, E+HM