

ANNEXURE A

APPLICATION FOR A PERMIT

TO DESTROY, DAMAGE, DEFACE, EXCAVATE, ALTER OR REMOVE FROM ITS ORIGINAL POSITION, SUBDIVIDE OR CHANGE THE PLANNING STATUS OF A PROVINCIAL HERITAGE SITE, OR A PROVISIONALLY PROTECTED PLACE,

OR

ALTER OR DEMOLISH ANY STRUCTURE OR PART OF A STRUCTURE OLDER THAN 60 YEARS

PROTECTED IN TERMS OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999)

FILL IN ALL SECTIONS RELATING TO YOUR APPLICATION

1. DETAILS OF SITE, PLACE OR STRUCTURE

- 1.1 Name of site: **Deltameer**.....
- 1.1.1 Physical address of site: **Delta minor Road, off R45, Groot Drakenstein**.....
- 1.2 Erf/Stand/Farm name and number: **Remainder Portion 4 of the Farm Deltameer No 1460**.....
- 1.3 Type of site, place or structure (indicate by means of a cross in the appropriate space(s) below):
- 1.3.1 Provincial heritage site (previously a declared national monument in terms of the National Monuments Act, 1969) or a provisionally protected place (previously a provisionally declared national monument in terms of the National Monuments Act, 1969 (section 27)) or a provisionally protected heritage site in terms of Section 29 of the National Heritage Resources Act (1999). If so, attach a photocopy of the gazette notice or provide the following information (if known):
- 1.3.1.1 Date of notice of declaration or provisional protection in the *Government Gazette* or *Provincial Gazette*: (dd/mm/yy)
- 1.3.1.2 Number of notice of declaration or provisional protection in the *Government* or *Provincial Gazette*
- 1.3.1.3 Number of *Government Gazette* or *Provincial Gazette*
- 1.3.1.4 Statement of significance in the *Government Gazette* or *Provincial Gazette*
- 1.3.2 Structure older than 60 years (section 34)
- 1.3.3 Please indicate if the property is in a Heritage Area (previously designated conservation area by the National Monuments Act, 1969) (section 31)
- 1.4 Details of the title deed and diagram of the site, place or structure:
- 1.4.1 Number of title deed:
- 1.4.2 Date of title deed:
- 1.4.3 Number of Surveyor-General Diagram, where applicable: **9143 - 90**.....
- 1.4.4 Date of Surveyor-General Diagram, where applicable: **1991.02.25**.....
- 1.4.5 Registered servitude against title deed declaring the site a provincial heritage site or provisionally protected place, where applicable:
- 1.5 Cadastral co-ordinates (if available)
- 1.6 Current use of property: **Agricultural**.....
- 1.7 Magisterial district in which the site, place or structure is situated: **Stellenbosch**.....
- 1.8 Planning authority in whose area of jurisdiction the site, place or structure is situated:
- 1.8.1 Name of planning authority: **Stellenbosch Municipality**.....
- 1.8.2 Postal address: **P O Box 17, Stellenbosch 7599**.....
- 1.8.3 Postal code:
- 1.8.4 Telephone area code: **(021)** Telephone number: **808 8111**..... Facsimile number:

2. **NAME AND ADDRESS OF APPLICANT**

- 2.1 Name: **Rowmoor 626**.....
- 2.2 Address: **P O Box 123, Groot Drakenstein, Cape**
- 2.3 Postal code: **7680**
- 2.4 Contact numbers
 - 2.4.1 Telephone area code: () Telephone number (h): Telephone number (w):
 - 2.4.2 Facsimile area code: () Facsimile number (h)..... Facsimile number (w).....
 - 2.4.3 Cellular phone number:
 - 2.4.4 E-mail:
- 2.5 Identity number of applicant: **6107175046082**
- 2.6 Declaration: **I, Mark Solms**..... herewith declare that I intend to undertake to the actions as proposed in this application.
Signature: _____ Date:

3. **REGISTERED OWNER OF PROPERTY:** (if the applicant is not the registered owner of the property; or if the application is made on behalf of the registered owner, a power of attorney must be attached)

- 3.1 Name: **Rowmoor 626**.....
- 3.2 Address: **P O Box 123, Groot Drakenstein, Cape**
- 3.3 Postal code: **7680**
- 3.4 Contact numbers
 - 3.4.1 Telephone area code: () Telephone number (h): Telephone number (w):
 - 3.4.2 Facsimile area code: () Facsimile number (h)..... Facsimile number (w).....
 - 3.4.3 Cellular phone number:
 - 3.4.4 E-mail:
- 3.5 Identity number of registered owner: **6107175046082**
- 3.6 Declaration: **I, Mark Solms**..... am fully aware of this application and accept its contents.
Owner Signature: _____ Date:

4. **NAME AND ADDRESS OF PRIMARY RESPONSIBLE AGENT** (Architect/Designer/etc.)

- 4.1 Name: **Thorold Architects cc**.....
- 4.2 Address: **4 Alma Road, Rosebank, Cape Town**.....
- 4.3 Postal code: **7700**
- 4.4 Contact numbers
 - 4.4.1 Telephone area code: (**021**) Telephone number (h): Telephone number (w): **689 2626**.....
 - 4.4.2 Facsimile area code: (**021**) Facsimile number (h)..... Facsimile number (w) **685 3237**.....
 - 4.4.3 Cellular phone number: **072 6022 083**
 - 4.4.4 E-mail: **thorold@iafrica.com**.....
- 4.5 Identity number pr primary responsible agent: **5407135092080**
- 4.6 Qualifications and/or relevant experience of primary responsible agent: **B Arch (UCT), MIArch, PrArch**.....
- 4.7 Will this agent oversee the action to completion? **Yes**
If not, who will then be responsible to oversee the completion of the proposed action?
- 4.8 Declaration: **I, Trevor Thorold**..... herewith declare that I will be responsible for the proposed actions in accordance with the proposals in this application.
Signature: _____ Date: **11 July 2012**

5. **PROPOSED TYPE OF ACTION** (indicate by means of a cross in the appropriate block(s) below):
- 5.1 Type of work:
Destroy, damage, deface, excavate, alter or remove from its original position:
- 5.1.1 Total Demolition
- 5.1.2 Partial Demolition
- 5.1.3 **Additions to existing structures**
- 5.1.4 New buildings
- 5.1.5 Restoration/ **Renovation**
- 5.1.6 Alteration
- 5.1.7 Excavation
- 5.1.8 **Landscaping**
- 5.1.9 Remove from its original or current position
- 5.1.10 Subdivide or change planning status: Consolidation Subdivision Rezoning
- 5.1.11 Re-application for permit Date of previous permit: (dd/mm/yy):

- 5.2 Approximate cost of proposed action/Tender price:
- 5.3 Period for which permit is requested (maximum three years)/ Duration of proposed action:
From: **July 2012**..... To: **July 2015**.....

6. **DETAIL OF THE ACTION PROPOSED** (Provide a short description of the proposed action which must be supported by the documentation provided as specified in 7 and 9 hereunder)

The renovation of 3 dilapidated secondary buildings to house a range of cultural activities and accommodation for the Farms 1460/35 (“Zandvliet-Delta”), 1460/4 (“Deltameer”) and Portion A of 1645 (“Lubeck”), was approved by Heritage Western Cape and Stellenbosch Municipality in late 2010 (See copy of previous submission, and HWC RoD of 28 /12/ 2010).

Previous applications have obtained statutory approvals for the renovation and alteration of another 4 dilapidated buildings in order to provide accommodation for the social support and some administrative services of the Farms. The farms have previously renovated the 17 houses comprising Lubeck Workers Village, and have completed 8 new semi-detached houses at Deltameer Workers Village.

The renovation/ rehabilitation of the long “**Old Stables**” building is underway in accordance with the plans approved in 2010.
The “Old Stables” most recently housed a number of farm worker families, since relocated to new or renovated houses on Deltameer or Lubeck. Katie Smuts, archaeologist at UCT, has conducted extensive archaeological and fabric investigations, in conjunction with ourselves. Whilst the external walls are of random semi-coursed stonework, no evidence was been found of the building being older than early 20th C. The end gables are early 20th C Cape Dutch Revival. The evidence indicates that it comprised of a wagon-shed, tack-room, stables, and 2 dwelling units. Later internal walls have been demolished and the original configuration and openings reinstated.

This Application is for minor adjustments to the approved plans, but includes for a **new Kitchen building, linking walkways and service yard**, in order to accommodate a restaurant in the Stables and on outside terraces. The new Kitchen is to locate on the footprint of the existing defunct concrete yard. (Solms Delta eventually intends to construct a new dining facility as an extension of the proposed Kitchen: see conceptual proposals).

The southernmost “**Block House**” is to be renovated broadly as per the plans approved in 2010, to provide office, reference and research facilities for Solms Delta’s social historian and for Drakenstein valley residents, and to house an archaeological repository.
The “Block House” is a nondescript five-roomed unit now under a mono-pitch roof. Limited plaster stripping has revealed that the structure was built in 3 phases.

This Application is for the **proposed extension of the building southwards**, to accommodate the farm’s Rural Cape Music Project (initiated in 2007 by the Solms Delta Trust to promote the vernacular music of the Winelands). It is to house the project’s musical instruments, an office, and a practice area.

7. **DRAWING REFERENCE NUMBERS AND DATES** (Please list all drawing reference numbers, including revision numbers, and the dates of the drawings.)

Drawing reference number	Date of drawing	Version	Title of drawing
0506/LS/SA/0.003	09.07.2012	Rev A	Locality Plans
0506/DM/OS/SA/1.001	10.07.2012	Rev D	Old Stables : Plans, Sections & Elevations
0506/DM/BH/SA/1.001	10.07.2012	Rev A	Blockhouse : Plan, Sections & Elevations
0506/DM/OS/SK/i, ii, iii	June 2012		Old Stables : proposed Additions

8. **MOTIVATION FOR PROPOSED ACTION** (Motivate fully, with reference to conservation policy and/or principles, where appropriate. This space may also be used for additional details required above.)

The 2 buildings, of different eras, differing architectural forms and orientations, are scattered along the eastern side of a large grassed area behind the Zandvliet Delta homestead. The grassed and tree-d area, partially shaded by old English Oaks, is the venue of the Franschoek Oesfees, initiated in 2007, celebrating Cape country music and traditional Cape foods.

NB: The walled/ fenced "Delta Crest" residential security complex abuts the southern side of the Deltameer precinct.

The renovation and conversion of the dilapidated and redundant agricultural buildings to provide restaurant dining facilities; music education venue, museum and practice facilities supporting Cape country music traditions; socio-historical research facilities and a repository for archaeological artefacts and material, is considered to be sympathetic re-utilisation.

The interventions to the existing buildings are in accordance with the plans approved in 2010.

The proposed additional facilities and structures are required to service and support the above activities and functions

The proposed New Kitchen Building is to locate on the footprint of an existing defunct concrete yard. The design of the building, conceived as a steel portal-framed structure, is derived from both older and more contemporary agricultural structures including stables (e.g. the "Perdestalle" at Elsenberg, with continuous raised ridge ventilator) and simple farm sheds. The raised ridge is to provide clerestory lighting and high-level ventilation.

Solms Delta eventually intends to construct a new dining facility as an extension of the proposed Kitchen (see Conceptual Sketch Proposals). It is also to be constructed as a steel portal-framed shed structure, but will be enclosed with movable glazing, in order to maximise views over the vineyards and to the mountains beyond.

9. **CONSULTATION**

9.1 **Conservation bodies**

Conservation bodies are interested parties in the management of our heritage resources. Heritage Western Cape is responsible for informing registered conservation bodies when applications are received for particular geographical areas or categories of heritage resources in terms of section 25(1) of the National Heritage Resources Act, 1999. Please indicate whether you have consulted any of your local conservation bodies regarding your proposal and submit any comments they might have on the impact of the intended actions on the cultural significance of the heritage resource to Heritage Western Cape as part of your application.

The following conservation bodies have been contacted, and their comments are attached

Name of registered conservation body	Contact details	Written comments on the proposed action attached

9.3 Archaeological and/or palaeontological expertise

Have you consulted an archaeologist or palaeontologist with regard to the impact of the proposed actions on the heritage values of the site? If so, provide a copy of the written report.

Katie Smuts, Department of Archaeology, UCT, has conducted excavations at Solms Delta (copy attached). These excavations were conducted as part of her MPhil in Archaeology research programme at UCT.

Her Report on Research Excavation of the Stables Building at Solms Delta Farm, Groot Drakenstein, Western Cape, of 26 March 2012 was prepared for Heritage Western Cape in terms of Permit Number 2009/05/002. see attached extracts.

The UCT Archaeology Contracts Office has previously conducted work on the farm, in terms of permits held by the ACO. The owner of the farm, Professor Mark Solms, supports the programme of excavation in adding to the knowledge derived from archaeological and archival investigations about the history of Delta.

The onsite museum, Museum van de Caab, has applied for repository status to curate all excavated material from Delta.

10. DOCUMENTATION TO ACCOMPANY THIS APPLICATION

- 10.1 ONE SET OF COLOURED-UP DRAWINGS to be retained for record purposes by Heritage Western Cape.
- 10.2 ANY FURTHER SETS OF RELEVANT DRAWINGS that will be returned to the applicant (usually the local authority and owner require their own stamped set of drawings) and will be stamped if approved by Heritage Western Cape.
- 10.3 LOCALITY PLAN showing where the site is.
- 10.4 SITE PLAN showing the layout of the property - including trees and landscape features.
- 10.5 PHOTOGRAPHS, VIDEOS OR OTHER VISUAL AIDS of the site, place or structure in its present form and in context. Where appropriate, please include photographs, videos or other visual aids of the interior of the structure that will be affected by the proposed action. Please provide captions and dates to all photographs. If a model is submitted, please provide photographs of the model for Heritage Western Cape records.
- 10.6 A HISTORICAL BACKGROUND to the site, place or structure.
- 10.7 A MOTIVATION for the proposed action/s (paragraph 8).
- 10.8 COMMENTS OF CONSERVATION BODIES if consulted.
- 10.9 IMPACT ASSESSMENT REPORT BY AN ARCHAEOLOGIST, if relevant.
- 10.10 COMMENTS OF REGISTERED OWNERS OF ADJOINING PROPERTIES if relevant.
- 10.11 DETAILS AND OUTCOME OF ANY PREVIOUS SUBMISSIONS MADE TO ANY OTHER AUTHORITY (the former National Monuments Council (NMC), SAHRA, etc.) in respect of this application
- 10.12 ANY ADDITIONAL PERTINENT INFORMATION regarding the site, place or structure that you believe will assist Heritage Western Cape to consider your application

11. PLEASE NOTE

- 11.1 Unless the applicant and the registered owner sign the application form, if these are not the same person, it will not be processed by Heritage Western Cape.
- 11.2 **Applications are considered to be public documents and are open to public scrutiny. Should you wish your application to be kept confidential, please motivate your request on a separate sheet. Cases in which confidentiality is granted will be limited to one year (12 months).**

When completed, please return this form to:
The Secretariat
Heritage Western Cape Permit Committee
Private Bag X9067
CAPE TOWN
8000
Telephone: 021 424-0410
Fax: 021 424-0457