



14 May 2018

Att Mr AT September
Heritage Western Cape
3rd Floor, Protea Assurance Building
Green Market Square
Cape Town

Dear Sir

Sale of Council Owned Heritage Houses in Bo-Kaap.

We refer to the attached **Notification of Belcom Decision** dated 22 August 2012, setting out the agreed process to be followed regarding the sale of City owned properties in the Bo-Kaap.

20 houses remain to undergo and/or complete this process. Due to a number of tenants not having been able to renovate the subject properties themselves, the City has appointed Messrs Aurecon, to inspect the remaining properties and to report on the current state of repair of these houses. The City intends to carry out the necessary repairs and renovations towards achieving an acceptable housing standard that will allow the properties to be sold to the tenants.

Mr Bossow of Architects Associated, acting as sub consultants to Aurecon, has been appointed to carry out the following documentation:

1. Prepare as built drawings for the subject properties
2. Prepare building plans for submission to HWC, including Reports for Section 34 applications and to BDM for approval.
3. Draw up tasked based specifications with quantities
4. Carry out inspections during construction.

It is the intention of the City to carry out the necessary repairs to the houses where required and to carry out minor works and/or alterations and additions for new bathrooms to achieve compliance with NBR. It is not the intention to restore the buildings to their original state, the required interventions are however intended to be carried out in manner that will not detract from the historical character of the buildings within Bo-Kaap.

We hereby submit our Section 34 applications in terms the National Heritage Resources Act on behalf of the City of Cape Town.

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Please be advised that we are concurrently submitting this application electronically to SAHRA to obtain their comment, if any, as per the requirement of the Belcom Decision.

Yours faithfully



Dieter Bossow

ARCHITECTS
ASSOCIATED

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Encl.

Letter from HWC dated 22.08.2012

List of buildings

RFQ58 Bokaap Houses - List of Houses

Erf Number	Mother erf	Title Deed	Street Address
148295	148291	T3154/1994	1 Sahaba Lane
148294	148291		2 Sahaba Lane
148293	148291		3 Sahaba Lane
148292	148291		4 Sahaba Lane
148296	148291		64 Chiappini Street
148299	148291		68 Chiappini Street
148310	148291		72 Chiappini Street
n/a	149141	T37191/2005	90 Chiappini Street
n/a	149141		92 Chiappini Street
149971	149960	T98132/2005	25 Pentz Street
149970	149960		27 Pentz Street
149968	149960		31 Pentz Street
149973	149960		2 Almonda
141690	10115	T5531/2003	64 Dorp Street
141689	10115		66 Dorp Street
149333	149334	T75146/1993	83 Dorp Street
149330	149334		89 Dorp Street
141385	127749	TT25217/1986	4 van der Meulen
141378	127749		12 van der Meulen
142718	123300	T26540/2009	38 Rose Street
142719			

Case Number: 120731TG15
File Number: HM/ CAPE TOWN/ BOKAAP/ ERF 142716
Enquiries: Tamar Grover
E-mail: tamar.grover@pgwc.gov.za
Tel: 22 August 2012



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Architectural Department
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Cape Town
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FOR ATTENTION: MS LISA STAPLEY

Dear Sir / Madam

RE THE PROPOSED PROCESS TO BE FOLLOWED REGARDING THE CITY OWNED PROPERTIES IN THE BOKAAP

NOTIFICATION OF BELCom DECISION

Consultations between the City of Cape Town (Ms Lisa Stapley) and Heritage Western Cape (Ms Tamar Grover) with regard to the sale of 19 Bokaap properties currently in the ownership of the City refers.

Please be advised that the Motivation Report (undated), the report on Erf 142716, 40 Rose Street, Bokaap prepared by the City's Architectural Branch and the Environmental Resource Management Department, dated May 2012, and the As Built architectural drawings prepared by the City's Architectural Branch, Dwg No A/11-12/001, dated May 2012, all as received by Heritage Western Cape (HWC) on 31 July 2012, were considered by the Built Environment and Landscape Permit Committee (BELCom) at a meeting held on 15 August 2012 (agenda item W12.6).

The matter was tabled at the BELCom to decide if the process agreed to by ourselves was acceptable to the committee and if any additional information or documentation should be included in subsequent submissions to HWC with respect to the subject properties.

DECISION

Upon consideration of the aforementioned documentation the Committee supported the proposed process and recommended that consultation with SAHRA be included (i.e. that SAHRA be given the opportunity to comment on the proposed process given that the Bokaap is a Grade 1 area). HWC insists that the City of Cape Town ensure that no work be carried out (to the subject properties) without HWC approval.

Further to the above, HWC requires an application to be made for any/all work proposed to be undertaken to any/each of the subject buildings. Hence, a Section 34 application will need to be made for alterations/additions to 40 Rose Street, and any/each of the subject properties, for proposed new work, that is work not as yet undertaken to said property/properties.

HWC thus looks forward to continued consultations with The City in this regard for the remaining properties and awaits advisement that SAHRA has been consulted *vis-à-vis* the BELCom decision. It may be beneficial for the

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City, HWC and SAHRA to meet as soon as possible to discuss the process.

Should you have any further queries in this regard please do not hesitate to contact the senior heritage officer, Ms Tamar Grover, on 021 483 9680 and kindly quote the case number above.

Yours sincerely,



Mr Andrew Hall

Chief Executive Officer: Heritage Western Cape

cc: Clive James (City)

David Hart (City)

Sjanel Buchel (City Metro HRS)

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