

**APPROVED DECISIONS OF THE MEETING OF
HERITAGE WESTERN CAPE,
BUILT ENVIRONMENT AND LANDSCAPE PERMIT COMMITTEE (BELCom)
Held on Wednesday, 24 April 2019 in the 1st Floor Boardroom at the Offices of the
Department of Cultural Affairs and Sport,
Protea Assurance Building, Greenmarket Square, Cape Town scheduled for 09:00**

MATTERS DISCUSSED

11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS

**11.1 Proposed Addition and Alteration at Erf 15724, La Gratitude, 95 Dorp Street, Stellenbosch:
NM
HM/CAPE WINELANDS/STELLENBOSCH/ ERF 15724**

Case No: 19020506HB0206E

RECORD OF DECISION:

The Committee resolved to approve the application subject to the following conditions:

1. A plan indicating the built fabric as it was prior to commencement of current alterations to be provided for easier comparison.
2. The current building plans to be annotated and coloured to clearly highlight new interventions.
3. Recommend that new joinery fixtures e.g. windows or doors, be date stamped.
4. Framed glass enclosure – submit detail to HOMS.
5. Painted ‘skirtings’ – remove where crossing doors; re-paint doors accordingly.
6. The new position of the generator (power back-up) to be indicated on the drawings. (There are no concerns with the proposed new location in principle).
7. Be consistent in the use of lime mortars, plasters and renders throughout. No Portland cement to be used.
8. A model specification for lime mortars, plasters and renders to be included in the project documentation. It is understood that ‘Gawie Fagan’s lime mix’ is intended to be used. The composition of this mix is unclear and needs to be explained if it is to be used. It is re-iterated that such mixes should not contain Portland cement. The use of a pan mixer to mix the lime mortars, plasters and renders is strongly recommended.
9. The exposed masonry in the restaurant courtyard is to be consolidated (note; not sealed) using an approved *breathable* fixative. *Keim Fixativ* is highly recommended for this purpose. Alternative products will require HWC approval.

HB

- 11.2 Conservation Management Plan for Koopmans de Wet House, at Erven 4196, 4203 and 4204, 35 Strand Street, Cape Town CBD, CT
HM/CAPE TOWN METROPOLITAN/CAPE TOWN/CBD/ERVEN 4196, 4203 AND 4204**

Case No: 19031919HB0221M

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection in accordance with the applicant's prioritising of this submission relative to the others.

HB

- 11.3 Conservation Management Plan for Bo-Kaap Museum, at Erf 115963, 71 Wale Street, Cape Town: NM
HM/CAPE TOWN METROPOLITAN/CAPE TOWN/ERF 1**

Case No: 19031918HB0221M & 17112314HB0122E

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection in accordance with the applicant's prioritising of this submission relative to the others.

HB

- 11.4 Conservation Management Plan for SA Museum at Erf 95137, 25 Queen Victoria Street, Cape Town: NM
HM/CAPE TOWN METROPOLITAN/CAPE TOWN/ ERF 95137**

Case No: 19031920HB0221M & 17112315HB0122E

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection in accordance with the applicant's prioritising of this submission relative to the others.

HB

- 11.5 Proposed Additions and Alterations at Erven 201, 202, 203 and 204, 20 Le Roux Street, De Rust, Oudtshoorn: NM
HM/EDEN/OUTDSHOORN/DE RUST/ERVEN 201,202, 203 & 204**

Case No: 19031203HB0410E

RECOMMENDATION:

The unauthorised work: The Committee resolved not to recommend further punitive action as the unauthorized work has not impacted heritage resources negatively.

FURTHER REQUIREMENT:

The proposed work: The Committee supports the proposed "Gothic" boundary wall design but requires the boundary treatment at the corner of Church and Le Roux Streets to be

revised to follow the slope of the street thereby improving the nature of the street interface and not detracting from the character of the Provincial Heritage Site.

Revised drawings to be submitted to HOMs.

HB

**11.6 Proposed Restoration at Erf 4274, Onze Molen, Onze Molen Street, Durbanville: NM
HM/CAPE TOWN METROPOLITAN/DURBANVILLE/ERF 4274**

Case No: 19022005HB0403E

FURTHER REQUIREMENTS:

The Committee supports the proposals in principle but notes the lack of a methodology statement and specifications. The methodology statement and specifications are to be submitted to HWC before the Committee can consider the submission further.

HB

**11.7 Proposed new fence and raising of current boundary wall including minor Alterations on
Erf 9768, Riebeek Square, 104 Bree Street, Cape Town: NM
HM/CITY CENTRE CBD/ERF 9768**

Case No: 18120603AS0129E

RECORD OF DECISION:

The Committee resolved not to approve the proposed fencing as this would impact negatively on the high heritage significance of the building and public square. This is further due to the iconic landmark status of the building which is already visually compromised by the existing peripheral fencing which was erected under controversial circumstances.

FURTHER REQUIREMENTS:

The Committee supports in principle the installation of toilet facilities subject to detailed drawings addressing concerns expressed at the use of new masonry walls in lieu of dry wall or other light weight partitioning for the proposed basement toilets. The proposed extraction system is to be revised to reduce the negative impact on the heritage resource. Proposals addressing these concerns need to be submitted to HWC.

AS

**11.8 Proposed Additions and Alterations, Erf 10861, Groot Constantia Estate, Constantia: NM
HM/ CAPE TOWN METROPOLITAN/ CONSTANTIA / ERF 10861**

Case No: 19020501WD0228E

RECORD OF DECISION:

The Committee resolved to approve the application (one member dissenting).

WD

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

**12.1 Proposed Total Demolition at Erf 19, 29 Queens Road, Sea Point: NM
HM/CAPE TOWN METROPOLITAN/SEA POINT/ERF 19**

Case No: 19020511HB0608E

RECORD OF DECISION:

The Committee resolved to approve the demolition application with no conditions for a replacement development (with two members dissenting), as the building falls outside a HPO and was regarded as having insufficient significance to warrant its retention.

HB

**12.2 Proposed Total Demolition and new replacement proposal for Erf 2209, 87 Loop Street,
Cape Town: NM
HM/CITY CENTRE CBD/ERF 2209**

Case No: 18121002AS0703E

FURTHER REQUIREMENTS:

The proposal is not supported in the current form. To inform the design proposals, the Committee requires a graphic streetscape analysis to assist in understanding the façade treatments in relation to those of the streetscapes to either side of the subject site, to also inform overall height, massing, street interface, et al.

AS

**12.3 Proposed Total Demolition of Erf 455304, 4 Nursery Road, Rondebosch: NM
HM/RONDEBOSCH / ERF 45530**

Case No: 19020425SB0306E

FURTHER REQUIREMENTS:

The site visit by Committee members has revealed that there is insufficient information in the application. The Committee is therefore unable to make informed decisions at this time and awaits the heritage consultant's assessment report.

SB

**12.4 Proposed Total Demolition of the Collier Jetty, Clocktower Precinct, V&A Waterfront: MA
HM/V&A WATERFRONT/CLOCK TOWER PRECINCT**

Case No: 18120519AS0712E

The matter was deferred. AS to circulate the photographic record prepared by the applicant, to members via email.

AS

**12.5 Proposed Total Demolition and replacement structure on Erf 55148, 16 Osborne Road, Claremont: NM
HM/CLAREMONT/ERF 55148**

Case No: 19040205AS0403E

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection.

AS

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

**13.1 Proposed Additions and Alterations to existing structure, Erf 911, Forest Drive, Pinelands: NM
HM/CAPE TOWN METROPOLITAN/PINELANDS/ERF 911**

Case No: 18121402TZ1219E

FURTHER REQUIREMENTS:

The Committee reiterates its requirements for a set of heritage indicators to be prepared that inform the buildings impact on its surrounds with recommendations on how the current design proposal can be improved and the impact on context mitigated. The Committee also reiterates the requirement for a landscape plan to be submitted.

It was strongly recommended that the assistance of an appropriately experienced and skilled heritage practitioner be obtained with regard to the preparation of the heritage indicators.

TZ

**13.2 Proposed Alteration and Additions on Erf 1364, 7 Neethling Street, Stellenbosch: NM
HM/CAPE WINELANDS/ STELLENBOSCH / ERF 1364**

Case No: 18121302KB0123E

RECORD OF DECISION:

The Committee resolved to approve the application as not substantially impacting heritage significance.

KB

**13.3 Proposed Additions and Alteration to Portion 57 Farm 106, Zandrivier, Robertson: MA
HM/CAPE WINELANDS/BREEDE RIVER/PTN57 FARM 106**

Case No: 19020702HB0208E

FURTHER REQUIREMENTS:

The Committee supports the proposals in principle but has concerns about the bus parking and caravan placement as well as the proposed realignment of the approach road which will not be supported. A Landscape site development plan prepared in relation to cultural landscape indicators is to be prepared by a suitably qualified heritage practitioner with

cultural landscape expertise and experience. Components should include circulation, parking, drainage, hard and soft landscape material etc.

HB

**13.4 Proposed Partial Demolition, Addition and Alterations on Erf 26900, 24 London Road, Observatory: NM
HM/OBSERVATORY/ERF 26900**

Case No: 18120414AS0201E

RECORD OF DECISION:

The Committee resolved to refuse the application on the basis that:

1. The proposed alterations will negatively impact the fabric of a building of considerable local significance.
2. The size, massing and scale (*et.al*) of the proposed extension is excessively out of scale and inappropriate in the context of this HPO.

AS

**13.5 Proposed Partial Demolition, Additions and Alterations to Erf 10373, Glen Dirk Reservoir, Klaassens Road, Constantia: MA
HM/CAPE TOWN METROPOLITAN/CONSTANTIA/ERF 10373**

Case No: 15040704KR0408E

RECORD OF DECISION:

The Committee endorsed the report.

AS

**13.6 Proposed Alterations and Additions to Outbuilding on Farm Rondeberg 1116, Yzerfontein: MA
HM/YZERFONTEIN/FARM RONDEBERG 1116**

Case No: 17062202AS0627E

FURTHER REQUIREMENTS:

1. Amendments to the north extension which must be expressed as a sloping roof lean-to (as per original design), placed between the existing buttresses with no additional masonry components, and simplified glazing.
2. Amendments to the west façade by repositioning the southern dormer further south to achieve a more balanced appearance.
3. Amendments to the east façade by repositioning the roof dormer centrally on the façade.

AS

**13.7 Proposed Addition and Alteration at Erf 160747, 44A Bloem Street, Cape Town CBD: NM
HM/CAPE TOWN METROPOLITAN/CAPE TOWN CBD/ERF 160747**

Case No: 18062803HB0122E

The matter was removed from the agenda.

HB

**13.8 Proposed Partial Demolition, Addition and Alteration at Erf 155675, 232 Sir Lowry Road,
Woodstock: NM
HM/CAPE TOWN METROPOLITAN/WOODSTOCK/ERF 155675**

Case No: 19030505HB0603E

FURTHER REQUIREMENTS:

1. The Committee requires further urban and architectural design indicators to inform the architectural resolution, including form and massing and setbacks, et al. To be submitted to BELCom.

HB

**13.9 Proposed Addition and Alteration at Erf 4569, 96 Hill Street, Mossel Bay: NM
HM/EDEN/ MOSSEL BAY/ERF 4569**

Case No: 19021305HB0103E

FURTHER REQUIREMENTS:

The Committee resolved to support the application subject to:

1. The retention of the existing staircase
2. Exterior masonry finishes that are simply plastered in lieu of any facebrick.
3. The use of lime mortars and renders in the masonry work.
4. A methodology for the installation of new services that favours surface mounted elements or chased elements set no deeper into the wall than wall plaster thickness.

The amended proposals to be submitted to HOMs.

HB

**13.10 Proposed Addition and Alteration at Erf 177506, 36 Main Road, St James: NM
HM/CAPE TOWN METROPOLITAN/ST JAMES/ERF 177506**

Case No: 18120514HB0603E

The matter was deferred to next BELCom meeting to be held on 29 May 2019.

HB

**13.11 Proposed Partial Demolition at Erf 87185, 13 York Road, Muizenberg: MA
HM/CAPE TOWN METROPOLITAN/MUIZENBERG/ERF 87185**

Case No: 18110515HB0117E

RECORD OF DECISION:

The Committee resolved to approve the demolition of the existing balcony on condition that the proposals for the replacement, supported by appropriate heritage indicators, are to be submitted to HWC for approval, after following the requirements of the application process.

The proposed temporary balcony structure in its current form is not approved. (i.e. the existing balcony may be demolished but not replaced until HWC is satisfied with the design proposal).

HB

**13.12 Proposed Addition and Alteration at Erf 971, Voortrekker Street, Riebeeck West: NM
HM/WEST COAST/SWARTLAND/RIEBEEK WEST/ERF 971**

Case No: 1903080HB0405E

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection.

HB

**13.13 Proposed Addition and Alteration at Erf 13753, Schoenstatt, Constantia Main Road,
Constantia: NM
HM/CAPE TOWN METROPOLITAN/CONSTANTIA/ERF 13753**

Case No: 18050801HB0522E

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection.

HB

**13.14 Proposed Addition and Alteration at Re-Erf 1600, 122B Kloof Street, Gardens: NM
HM/CAPE TOWN METROPOLITAN/RE-ERF 1600**

Case No: 18111943HB0307E

FURTHER REQUIREMENTS:

The Committee requires revised proposals that are in accordance with the CoCT guidelines for boundary treatments within heritage areas. If this alone does not resolve the security issue, other appropriate measures to augment security (e.g. beams, lighting etc.) need to be explored.

Details are required with regard to the nature of the construction as this is considered an integral part of the design.

Alternatives that omit the masonry pier extensions need to be explored.

HB

**13.15 Proposed Alterations and Additions at Erf 48292, Michaelis House, SACS School, Newlands Avenue, Newlands: NM
HM/CAPE TOWN METROPOLITAN/NEULANDS/ERF 48292**

Case No: 19032908HB0402E

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection.

HB

**13.16 Proposed Addition and Alteration at Erf 340, 51 Main Street, Wellington: NM
HM/ CAPE WINELANDS/PAARL/ERF 340**

Case No: 19021903HB0219E

FURTHER REQUIREMENTS:

The Committee resolved to support the application subject to the enclosure of the front *stoep* being omitted, and with no replacement of the diamond shaped window on the north-west elevation with a new door. (i.e. diamond shaped window to remain in place)

The amended proposals to be submitted to HOMS.

HB

**13.17 Proposed Alterations and Additions, Erf 11, Farm Eureka, Noord Agter Paarl: NM
HM/CAPE WINELANDS/PAARL/ERF 11**

Case No: N/A

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection.

HB

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 OTHER MATTERS

20.1 None

21. NON-COMPLIANCE

21.1 None

22. ADOPTION OF RESOLUTIONS AND DECISIONS

The Committee adopted the resolution and decisions as minuted above.