

**APPROVED DECISIONS OF THE MEETING OF
HERITAGE WESTERN CAPE,
BUILT ENVIRONMENT AND LANDSCAPE PERMIT COMMITTEE (BELCom)
Held on Wednesday, 27 March 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 08:00**

**8.2 Erf 9703, Church Square, 5 Church Street, Cape Town: MA
HM/CAPE TOWN/ERF 9703**

Case No: 16011302HB0113M

RECORD OF DECISION VIA EMAIL:

The Committee resolved to approve the architect's preferred alternative as indicated on the Church Square Elevations Options Document by Rennie Scurr Adendorff Architects, dated March 2019: p14 Option C, as not impacting significantly on heritage resources.

HB

MATTERS DISCUSSED

11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS

**11.1 Unauthorised Work at Erf 931, 14 Faure Street, Malmesbury: NM
HM/WEST COAST/SWARTLAND/MALMESBURY/ERF 931**

Case No: 19021404HB0215E

FURTHER REQUIREMENTS:

The applicant is to submit a morphological analysis (in diagram form) to illustrate development of the site over time. The architectural significance of the various components of the site are to be described, leading to a comprehensive and detailed statement of significance. A set of heritage indicators is to be extracted from the statement to inform a suitable design response for all further interventions to the site – including the kitchen, the landscaped areas and the boundary treatment.

HB

**11.2 Proposed Interventions for the removal of the brass letters affixed to the building to rename Jameson Hall Erf 44201, University of Cape Town, 16 Library Road, Upper Campus, Rondebosch: MA
HM/CAPE TOWN METROPOLITAN/RONDEBOSCH/ERF 44201**

Case No: 18040304HB0511E

FURTHER REQUIREMENTS:

The Committee requires comprehensive information and analyses regarding an appropriate interpretation strategy for the naming of UCT buildings both past and present and their value or otherwise, with particular reference to this specific application.

HB

**11.3 Proposed Restoration and Alteration on Farm 579, Farm Druk My Niet, Bodal Road, Paarl: MA
HM/CAPE WINELANDS/DRAKENSTEIN/PAARL/FARM 579**

Case No: 17050204HB0503M

RECORD OF DECISION:

The Committee resolved to approve the interim report dated 7 February 2019 prepared by Malherbe Rust Architects.

HB

**11.4 Proposed restoration at Portion 9 of Farm 1576, Farm Augusta Kleinbosch, Kleinbosch Road, Dal Josaphat, Paarl: MA
HM/CAPE WINELANDS/DRAKENSTEIN/PAARL/ DAL JOSAPHAT/ FARM 709/1**

Case No: 18080202HB0808M

RECORD OF DECISION:

The Committee resolved to approve the application as per drawing numbers A101 Rev B – A111 Rev B dated 4 March 2019 prepared by Christof Albertyn Architect, subject to the monitoring of the work by an architect with suitable heritage experience who will be required to, amongst others, provide input into the appropriate use of lime based mortars and renders, and the consolidation of friable historic surfaces. The appropriate monitoring architect is to submit monthly interim reports to HWC with a closeout report submitted within 30 days of practical completion.

HB

**11.5 Erf 4945 - Cape Town, City Hall, Mandela Exhibition Centre: MA
HM/ CAPE TOWN METROPOLITAN/ CAPE TOWN CBD/ ERF 4942**

Case No: 18072501WD0803E

RECORD OF DECISION:

The Committee resolved to approve Phase I of the work proposals as indicated in annexures A, B, C, E and F of report dated 6 March 2019 and Phase II as indicated in annexures D and H prepared by RSAA subject to the following:

1. A methodology for the safe removals of the historic tiles and bathrooms.
2. A relocation strategy for the historic wash basins and pedestals.
3. Particulars regarding the skill set and abilities of the contractor responsible for removing the tiles prior to the removal.
4. Policies and principles for the maintenance or replacement of historic skirtings' architraves and cornices.

The above to be referenced back to, and be in accordance with the draft CMP dated 3 April 2018.

WD

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

Case No: 19020506HB0206E

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection on Thursday, 11 April 2019 at 14:00 (GJ and HvdM).

HB

- 11.7 Conservation Management Plan for Iziko Social History Centre at Erf 115873, 6 Spin Street, Cape Town CBD: NM
HM/CAPE TOWN METROPOLITAN/ CAPE TOWN/ERF 115873**

Case No: 19031921HB021M

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection.

HB

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

Case No: 19031919HB0221M

The matter was deferred to the next BELCom meeting scheduled for Wednesday, 24 April 2019.

HB

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

Case No: 19020501WD0228E

The matter was deferred to a supplementary HOMs meeting.

WD

**11.10 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

The matter was deferred to the next BELCom meeting scheduled for Wednesday, 24 April 2019.

HB

**11.11 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

The matter was deferred to the next BELCom meeting scheduled for Wednesday, 24 April 2019.

HB

**11.12 Conservation Management Plan for Bertram House at Erven 95161 and 95140, Government Avenue, Cape Town CBD: NM
HM/CAPE TOWN METROPOLITAN/CAPE TOWN/ERVEN 95161 AND 95140**

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection.

HB

**11.13 Conservation Management Plan for Rust en Vreugd at Re- Erf 95910, 95951, 95954, 95953, 95952, 78 Buitenkant Street, Cape Town: NM
HM/CAPE METROPOLITAN/CAPE TOWN/RE 95910, 95951, 95954, 95953, 95952**

Case No: 19031923HB0221M

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection.

HB

**11.14 Conservation Management Plan for Iziko Slave Lodge at Erf 3740, c/o Adderley & Spin Streets, Cape Town (CBD): NM
HM/CAPE TOWN METROPOLITAN/CAPE TOWN/ERF 3740**

Case No: 19031924HB0221M

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection.

HB

**11.15 Conservation Management Plan for Old Town House, at Erf 2433, Green Market Square, Cape Town: NM
HM/CAPE METROPOLITAN/CAPE TOWN/ERF 2433**

Case No: 19031916HB0221M

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection.

HB

11.16 Proposed Maintenance, Erf 4942, City Hall, Cape Town

Case No: 19030420WD0306E

RECORD OF DECISION:

The Committee resolved to approve Phase I of the work proposals as indicated in annexures A, B, C, E and F of report dated 6 March 2019 and Phase II as indicated in annexures D and H prepared by RSAA subject to the following:

5. A methodology for the safe removals of the historic tiles and bathrooms.
6. A relocation strategy for the historic wash basins and pedestals.
7. Particulars regarding the skill set and abilities of the contractor responsible for removing the tiles prior to the removal.
8. Policies and principles for the maintenance or replacement of historic skirtings' architraves and cornices.

The above to be referenced back to, and be in accordance with the draft CMP dated 3 April 2018.

WD

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

**12.1 Proposed Total Demolition of Erf 86388, 15 Belvedere Road, Muizenberg: NM
HM/MUIZENBERG/ERF 86388**

Case No: 18042302SB0208E

FURTHER REQUIREMENTS:

The Committee is prepared to support the demolition of the existing structures on the property subject to the approval by HWC of the replacement proposal which is to be informed by heritage indicators endorsed by HWC. The Committee strongly recommends that these indicators include a longitudinal section indicating the massing, scale, roof configuration and tree canopies of development both up-slope and down-slope of the subject site.

SB

**12.2 Proposed Total Demolition at Re-Erf 24311, 10 & 12 Highgate Street, Maitland: NM
HM/CAPE TOWN METROPOLITAN/MAITLAND/RE-ERF 23733**

Case No: 18100101HB1018E

RECORD OF DECISION:

The Committee resolved to approve the application for total demolition as not impacting negatively on heritage significance.

HB

**12.3 Proposed Total Demolition at Erf 1556, 21 Bree Street, Cape Town CBD: NM
HM/CAPE TOWN METROPOLITAN/CAPE TOWN CBD/ERF1556**

Case No: 18103118HB0206E

RECORD OF DECISION:

The Committee resolved not to approve full demolition but has no objection in principle to the building being extended (e.g. with additional floors added to the existing structure)

HB

**12.4 Proposed Total Demolition at Erf 1420, 19 Davenport Road, Vredehoek: MA
HM/CAPE TOWN METROPOLITAN/VREDEHOEK/ERF 1420**

Case No: 19020705HB0207E

FURTHER REQUIREMENTS:

The Committee requires at least the following to take an informed decision on the proposal:

1. An elevational analysis of the streetscape to either side of the subject site, i.e the entire street to the one side (west), and four erven to the other side (east) from the subject site.
2. A street interface analysis that includes an understanding of green space (including tree canopies) vs hard surfaces along the same length of street.
3. A footprint analysis (figure ground) of the buildings to either side of the subject site along the same length of street.

The Committee strongly advises that a heritage consultant with experience in urban landscape analyses be consulted with regard to the above.

HB

**12.5 Proposed Total Demolition of Erf 45531, 6 Nursery Road, Rondebosch: MA
HM/RONDEBOSCH / ERF 45531**

RECORD OF DECISION:

While the Committee has no objection to the demolition of the subject building it has no option but to refuse the application on the basis of inadequate information, and the refusal to provide such by the applicant with regard to the proposed replacement building in relation to its spatial context.

SB

**12.6 Proposed Total Demolition at Rem Erf 14345, 14 Devonshire Road, Woodstock: MA
HM/CAPE TOWN METROPOLITAN/ WOODSTOCK/ REM ERF 14345**

Case No: 18290301HB0905E

FURTHER REQUIREMENTS:

The Committee requires graphic indicators as outlined in the above discussion, without which it is unable to make a properly informed decision.

HB

**12.7 Proposed Total Demolition on Erf 1079, 28 Vredehoek Avenue, Vredehoek: MA
HM/CAPE TOWN/ VREDEHOEK/ERF 1079**

Case No: 15071004HB0715E

FURTHER REQUIREMENTS:

The Committee awaits revised proposals that take into account the points discussed above.

HB

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

Case No: 19020511HB0608E

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection on Thursday, 11 April at 13:00 (BM and JdW).

HB

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

Case No: 18121002AS0703E

The matter was deferred to the next BELCom meeting scheduled for Wednesday, 24 April 2019.

AS

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

Case No: 19020425SB0306E

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection on Saturday, 13 April 2019 at 11:15 with a view to determining the significance of the area in light of the CoCT now identifying the area as a proposed HPO. (DG and MA).

SB

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:

Revised proposals addressing the concerns raised are to be submitted to HWC after the I&AP's commenting period has ended.

TZ

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

Case No: 18121302KB0123E

The matter was deferred to the next BELCom meeting scheduled for Wednesday, 24 April 2019.

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

The matter was deferred to next BELCom meeting scheduled for Wednesday, 24 April 2019.

HB

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

Case No: 18120414AS0201E

The matter was removed from the agenda, pending the end of the I&AP response period.

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

The matter was deferred to the next BELCom meeting scheduled for Wednesday, 24 April 2019.

AS

**13.6 Proposed Additions on Erf 3363, 153 Loop Street, Cape Town: MA
HM/CAPE TOWN METROPOLITAN/CITY CENTRE/ERF 3363**

Case No: 18103113AS0711E

RECORD OF DECISION:

The Committee resolved to approve the application (drawing numbers: 01-12 by Bruce Burmeister Architects dated March 2019).

AS

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

Case No: 17062202AS0627E

The matter was deferred to the next BELCom meeting scheduled for Wednesday, 24 April 2019.

AS

**13.8 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 deferred to the next BELCom meeting scheduled for Wednesday, 24 April 2019.

HB

**13.9 Proposed Alterations and Additions at Erf 2778, 1 Jackson Road, Simons Town: NM
HM/CAPE TOWN METROPOLITAN/ SIMONS TOWN/ERF 2778**

Case No: 18120641HB1208E

The matter was removed from the agenda.

HB

**13.10 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:

The Committee resolved to undertake a site inspection on Tuesday, 9 April 2019 at 15:00 (IS and PB).

HB

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

Case No: 19021305HB0103E

The matter was deferred to the next BELCom meeting scheduled for Wednesday, 24 April 2019.

HB

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

Case No: 18120514HB0603E

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection on Saturday, 13 April 2019 at 10:00 (DS and MA).

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.

Approved