

**APPROVED DECISIONS OF THE MEETING OF
HERITAGE WESTERN CAPE,
BUILT ENVIRONMENT AND LANDSCAPE PERMIT COMMITTEE (BELCom)
Held on Wednesday, 29 May 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 Additions and Alterations, Erf 3611, 3563, 3564, 3565, 48 Queen Victoria Street, Cape Town CBD: MA
HM HM/CAPE TOWN METROPOLITAN/CAPE TOWN CBD/ ERF 31575**

Case No: N/A

RECORD OF DECISION:

The Committee supports the current conceptual proposals and looks forward to reviewing the detail monthly report.

WD

- 11.2 Proposed Additions and Alterations, Erf 55018, Corner of Bowwood & Main Road, Claremont: MA
HM/ CLAREMONT/ ERF 55018**

Case No: 19022205LB0304E

FURTHER REQUIREMENTS:

The applicant is to submit drawings showing the design in context (including measures for the protection of existing trees) as well as updated detailed drawings which reflect appropriate materials which draw reference from existing materials on site. The applicant is to submit this to HWC for approval.

LB

- 11.3 Maintenance and Upgrades, Erf 4942, City Hall, Cape Town: MA
HM/CAPE TOWN METROPOLITAN/ CAPE TOWN CBD/ ERF 4942**

Case No: 19030420WD0306E

RECORD OF DECISION:

The Committee endorsed the revised details as per drawings:

1. Proposed New Ground Floor Service Bar (RSA, April 2019).
2. Proposed New Stairs to the First Floor Encore Bar (RSA, April 2019).
3. Proposed New First Floor Bathrooms (RSA, April 2019).
4. Proposed New Stair to Viewing Desk (RSA, April 2019).
5. Proposed Removal of Existing First Floor Glazed Timber Screen and Doors (RSA, April 2019).

WD

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

Case No: 19022005HB0403E

FURTHER REQUIREMENTS:

The methodology statement must be augmented to include comprehensive information and specifications with respect to details, products, application and repair techniques, and composition of materials. (It was suggested that the case officer to provide the applicant with a good example.)

HB

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

Case No: 19021404HB0215E

RECOMMENDATION TO THE CEO:

The Committee cannot condone unauthorised work but is satisfied that its requirements have been met and can recommend to the CEO of HWC not to press charges. A heritage agreement between HWC and the owner must be entered into before any further work is undertaken.

HB

**11.6 Proposed Rezoning from Residential 1 to General Residential in order to Develop a Guest House on Erf 4784, Paarl: MA
HM / PAARL / ERF 4784**

Case No: 18080107SB0831E

FURTHER REQUIREMENTS:

A revised application which addresses the concerns raised in the discussion i.e. architectural resolution (roofscape, pitch, et al) and bulk with consequent visual and spatial impacts on the heritage resource is to be submitted to HWC.

SB

**11.7 Proposed Guest Cottages and Spa - RE of Farm 1319 Morgenster, Somerset West: MA
HM/ CAPE TOWN METROPOLITAN/ SOMERSET WEST/ RE OF FARM 1319**

Case No: 17102704WD0206M

FURTHER REQUIREMENTS:

The Committee supports the updated proposals. The public participation process is still to be concluded.

WD

11.8 Proposed interventions for the removal of the brass letters affixed to 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

RECORD OF DECISION:

The Committee resolved to approve the removal of the bronze lettering on the entablature of the UCT Memorial Hall. This approval is subject to the following conditions:

1. The removal of the lettering is to be undertaken via a suitable qualified professional with due care to the significance of the building which is a PHS. Any damage to the historic fabric of the entablature resulting from the removal of the existing lettering is to be made good in the interim according to best conservation practice.
2. The original lettering is to be conserved and curated according to University Conservation Policy which should be made known to the Committee.

HB

11.9 Proposed Additions and Alterations at Erf 1288, 182 Dorp Street, Stellenbosch: NM HM/CAPE WINELANDS/STELLENBOSCH/ERF 1288

Case No: 19041815HB0507E

FURTHER REQUIREMENTS:

The Committee resolved to conduct a site inspection on Friday, 21 June 2019 at 13:15 (GJ and JdW).

HB

11.10 Proposed Additions and Alterations at Erf 65106, 5 Ascot Road, Kenilworth: NM HM/CAPE TOWN METROPOLITAN/KENILWORTH/ERF 65106

Case No: 19040407HB0507E

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection on Monday, 10 June 2019 at 09:30 (MA and HvdM).

HB

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

12.1 Proposed Total Demolition and replacement structure on Erf 55148, 16 Osborne Road, Claremont: MA HM/CLAREMONT/ERF 55148

Case No: 19040205AS0403E

RECORD OF DECISION

The Committee resolved to approve the demolition as heritage resources will not be impacted upon negatively.

AS

**12.2 Proposed Total Demolition of Erf 156, 25 Hofmeyer Road, Sea Point East: MA
HM/ SEA POINT / ERF 156**

Case No: 18021401SB0611E

FURTHER REQUIREMENTS:

The applicant is to prepare and submit a heritage report with heritage related design informants as per the tribunal ruling. These indicators are to inform the replacement structure including aspect of the immediate adjacent buildings, surroundings, streetscape, townscape, and street interface. This to be submitted to HWC and circulated to I&APs.

SB

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

Case No: 15071004HB0715E

RECORD OF DECISION:

The Committee resolved to approve the total demolition as well as the replacement structure. The Council Submission drawings are also to be submitted to HOMs for approval.

HB

**12.4 Proposed Total Demolition at Erf 2146, 2 Deer Park, Vredehoek: MA
HM/CAPE TOWN METROPOLITAN/VREDEHOEK/ERF 2146**

Case No: 18110508HB1107E

The matter was deferred.

HB

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

Case No: 18290301HB0905E

The matter was deferred.

HB

**12.6 Proposed Total Demolition at Erf 11303, 35 Cavendish Square, Woodstock: NM
HM/CAPE TOWN METROPOLITAN/ WOODSTOCK/ERF 11303**

Case No: 19041501HB0417E

FURTHER REQUIREMENTS:

1. Streetscape analysis to be prepared.
2. Heritage informants to be derived and translated into indicators for design response.

3. The amended submission (including the streetscape analysis and indicators) and amended proposal (updated in response to heritage indicators) to be submitted to I&APs for further comment, prior to submission to HOMs.

HB

**12.7 Proposed Total Demolition, Erf 1420, 19 Davenport Road, Vredehoek: MA
HM/VREDEHOEK/ERF 1420**

Case No: 19020705HB0207E

FURTHER REQUIREMENTS:

The Committee requires the applicant to submit an amended proposal which addresses the bulk of the building along with street interface with respect to the site boundaries. The height of the building should to be explored/investigated.

HB

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

**13.1 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:

1. Revised proposal avoiding fragmentation of the front Terrace garden and ensuring the retention of mature trees including palms to be submitted to HWC.
2. Revised proposal to reduce the impact of the internal work on internal historic fabric and spatial sequences, including retaining fireplaces in their original positions and minimising the changing/addition of door and window openings.

HB

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

Case No: 1903080HB0405E

RECORD OF DECISION:

The Committee resolved to support the proposals for the house (only) subject to the following:

1. Submission of a status quo report which outlines the partial demolition sequence.
2. The conducting of a monitoring brief by a suitably qualified heritage practitioner with regard to remedial work (for example removal of Portland cement repairs) is recommended.

HB

**13.3 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 support the Method Statement prepared by Stuart Hermansen from HB Architects dated April 2019, but requires resolved stairway drawings which properly interpret the heritage consultant's detail, as well as the alternatives explored to be submitted to HWC.

HB

**13.4 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 supported the proposal in principle but required further refinement of the drawings with respect of the points raised: namely floor levels and window positions.

HB

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

Case No: N/A

FURTHER REQUIREMENTS

The Committee resolved that:

1. The farm werf comprises a range of architectural styles. The farmhouse itself can be considered architecturally eclectic.
2. The site of the proposed new garage is almost completely invisible from the main road due to a concentration of tree canopies around the farmhouse.
3. The construction of a garage on the proposed site will therefore not have a significant impact on either the farm werf (which is to the northeast) or farmhouse, both as viewed from the main road and along the approach road to the werf.
4. The location of the proposed garage does however become partly visible as one move towards the southwest end of the farmhouse frontage.
5. Notwithstanding the low visual profile of the proposed garage from most of the other parts of the werf, the current box-like architectural design does warrant room for improvement in terms of overall massing and roof configuration in relation to that of the farmhouse.

Recommended action: suggest that the proposed garage be scaled down by replacing the currently proposed heavy horizontal roof parapet with a simple pitched (possibly hipped) roof.

HB

**13.6 Proposed Additions and Alterations at Erf 340, 51 Main Street, Wellington: MA
HM/ CAPE WINELANDS/DRAKENSTEIN/PAARL/ERF 340**

Case No: 19021903HB0219E

COMMENT:

The committee cannot condone illegal works; the applicant must submit a motivation as to why charges should not be laid by HWC against the owner for the contravention of Section 34 of the NHRA.

HB

**13.7 Proposed Additions and Alterations at Erf 160747, 44A Bloem Street, Cape Town CBD: MA
HM/CAPE TOWN METROPOLITAN/CAPE TOWN CBD/ERF 160747**

Case No: 18062803HB0122E

RECORD OF DECISION:

The Committee resolved to approve the application (Drawing No.s 1605-101; 1605-102; 1605-103; 1605-104; 1605-105; 1605-106; 1605-107 & 1605-108 prepared by Heinrich Wolvaardt dated 2 May 2019.

HB

**13.8 Proposed Additions and Alterations, Erf 713, 34 Chiappini Street, De Waterkant: NM
HM/DE WATERKANT/ERF 713**

Case No: 19040103LB0403E

RECORD OF DECISION:

The Committee resolved to approve the application on condition that an archaeological watching brief is included on any potential ground works or excavations

LB

**13.9 Proposed Additions and Alterations at Erf 6038, 317 Tenth Avenue, Voëlklip, Hermanus:
NM
HM/OVERBERG/OVERSTRAND/HERMANUS/VOËLKLIP/ERF 6038**

Case No: 19050319HB0509E

Further requirements:

The Committee resolved to undertake a site inspection on Friday, 21 June 2019 at 10:30 (BM and JdW).

HB

**13.10 Proposed Partial Demolition at Erf 23791, 179-181 Voortrekker Road, Maitland: NM
HM/CAPE TOWN METROPOLITAN/ MAITLAND/ ERF 23791**

Case No: 18042305HB0604E

RECORD OF DECISION:

The Committee resolved to approve the application. (Drawing no: MJ 150817 dated August 2017 prepared by M. Joseph Architecture & Project Management).

HB

**13.11 Proposed Additions and Alterations, Erf 107526, 29 Mayfield Avenue, Rondebosch: MA
HM/ RONDEBOSCH/ ERF 107526**

Case No: 17081401ZK0921E

The matter was deferred at the request of the applicant.

LB

**13.12 Proposed Additions and Alterations, Erf 13836, Weltevreden Estate, Welgevonden Blvd,
Stellenbosch: NM
HM/ CAPE WINELANDS/ STELLENBOSCH/ERF 13836**

Case No: 19042304LB0507E

FINAL COMMENT:

The Committee resolved that no further action be taken.

LB

**13.13 Proposed Additions and Alterations at Erf 19828, 16 Zion Street, Paarl: NM
HM/CAPE WINELANDS/DRAKENSTEIN/ERF 19828**

Case No: 19050607HB0507E; 17092713KR0927E

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection Friday, 21 June 2019 at 1:15 (GJ and JdW).

HB

**13.14 Proposed Thatch Replacement and Alterations on Erf 11033, 21 & 23 Marine Drive,
Hermanus: NM
HM/HERMANUS/ERF 11033**

Case No: 19020604AS0404E

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection Friday, 21 June 2019 at 11:15 (BM and JdW).

AS

**13.15 Farm 25112, Farm Maastricht, Tygerberg Road, Bellville: NM
HM/ CAPE METROPOLITAN/ BELLVILLE /FARM 25112**

Case No: 17080403HB0808E

RECORD OF DECISION:

The Committee resolved to approve the application (Drawing No. 103 Rev A; 201 Rev F and 301 Rev F dated 24 April 2019 prepared by Malherbe Rust Architects).

HB

**13.16 Proposed Additions and Alterations at Erf 95139, UCT, Hiddingh Campus, Cape Town CBD:
NM
HM/CAPE TOWN METROPOLITAN/CAPE TOWN/ERF 95139**

Case No: 19042505HB0426E

FURTHER REQUIREMENTS:

The Committee supports the proposed intervention in principle. The Committee requested further design development i.t.o materiality, rainwater disposal and revision of the external hard landscape.

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 Puntjie Portion 5, 8 and 9 Farm Kleinfontein, Hessequa: NM

The matter was deferred.

JW

21. NON-COMPLIANCE

21.1 None

22. ADOPTION OF RESOLUTIONS AND DECISIONS

The Committee adopted the resolutions and decisions as minuted above.

Approved