

**Adopted Resolutions and Decisions of the Meeting of Heritage
Western Cape
Built Environment and Landscape Permit Committee (BELCom)**

**Scheduled for 09:00 and held on Wednesday, 29 July 2020 via
Microsoft Teams**



MATTERS DISCUSSED

11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS

**11.1 Erf 1064 & 1086, Groot Constantia Estate, Constantia: NM
HM/CAPE TOWN METROPOLITAN/CONSTANTIA/ERF 1064 & 1086**

Case No: 20040207ND0615E

RECORD OF DECISION:

The Committee resolved to approve the application as indicating on Proposed Landscape Plan-Project No.0910-2-6, Dated (2020/06/26), as these proposals will not negatively impact heritage significance.

ND

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

**12.1 Proposed Total Demolition, Erf 160747, 44 Bloem Street, Cape Town: MA
HM/CAPE TOWN METROPOLITAN/CAPE TOWN/ERF 160747**

Case No: 17081801TZ1113E

RECORD OF DECISION

The Committee resolved to approve the application as having met previous requirements and, on the basis that no heritage resources would be negatively impacted, and the disparate nature of the surrounding townscape.

TZ

**12.2 Proposed Total Demolition, Erf 8266, Paul Kruger Street, Robertson: NM
HM/CAPE WINELANDS/BREEDE VALLEY/ROBERTSON/ERF 8266**

Case No: 19040207AS0204E

RECORD OF DECISION:

The Committee resolved to approve the application of the demolition of the dwelling, block of cells, and police station on the property.

The Committee approved the application of the demolition of the jail cells with the following conditions:

1. That relic elements of the building e.g. Doors with graffiti to be recovered for safe keeping by the Robertson Museum.

2. That the graffiti on the building to be photographically recorded in high resolution and with the understanding that this recording could involve physical layers of information.
3. That the cell doors containing graffiti be recovered for safekeeping by the Robertson Museum.

TZ

**12.3 Proposed Total Demolition, Erf 8649, 6 Bosman Street, Kuilsriver: NM
HM/CAPE TOWN METROPOLITAN/KUILSRIVER/ERF 8649**

Case No: 20041402ND0626E

FURTHER REQUIREMENTS:

The Committee is not able to make a decision on this application without the following information:

1. An updated record of the I&AP engagement
2. Clarity regarding the nature of the application in the knowledge that HWC cannot conduct site inspections until Covid Lockdown Stage 2.
3. An updated motivation including the heritage statement relating to both the site and its context.

This is, where necessary, to be informed by feedback by the public engagement process.

ND

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

**13.1 Proposed Alterations and Additions, Additions and Alterations, Erf 145302, 5 Dove Street,
Observatory: MA
HM/ CAPE TOWN METROPOLITAN/ OBSERVATORY/ ERF 145302**

Case No: 1909127WD1003E

RECORD OF DECISION:

The Committee resolved to approve the application as having met previous requirements on the understanding that the complete front door including the side lights and fan lights, as well as the existing front porch opening, which matches that of the semi-detached house next door, are retained.

WD

**13.2 Proposed Alterations and Additions, Erf 301, 26 Loader Street, De Waterkant: MA
HM/CAPE TOWN METROPOLITAN/DE WATERKANT/ERF 301**

Case No: 20012403TZ0511E

RECORD OF DECISION:

The Committee resolved to approve the application as having met previous requirements apart from the side door of the front façade (ie to the store). This door opening to be lowered to the transom height of the front entrance door.

TZ

**13.3 Proposed Alterations and Additions, Erf 13665, 40 Somerset Street, Worcester: MA
HM/ CAPE WINELANDS/ BREEDE VALLEY/ WORCESTER/ ERF 13665**

Case No: 18120618HB0227E

RECORD OF DECISION:

The Committee notes that this is a PHS and that the application is for emergency work. Taking this into account, the Committee resolved to approve the application with the following conditions:

1. That the repairs be conducted within the following 30 days, given that the leaks into the wall fabric are a distinct threat to the fabric.
2. That all the works be conducted by an appropriately experienced contractor/contractors with expertise in waterproofing buildings of this nature.
3. That all the works be monitored by an architect with appropriate heritage experience, who must be satisfied with the appointment of the contractor/contractors mentioned in 2.

TZ

**13.4 Proposed Alterations and Additions, Farm 1450, Rhebokskloof, Paarl: NM
HM/CAPE WINELANDS/DRAKENSTEIN/PAARL/FARM 1450**

Case No: 20070603TZ0710E

RECORD OF DECISION:

Proposed work

The Committee resolved to approve the proposed removal of the ablution facility on the eastern gable of the Manor House and the proposed demolition of the existing conference room attached to the 1975 replica homestead as these works will not negatively impact heritage significance.

Existing unauthorized work

The Committee cannot condone unauthorized work but, in this instance, recommends that charges not be laid for this contravention of the NHR Act given that heritage significance was not negatively impacted. However, should there be further contraventions of this nature, the Committee will not hesitate to recommend that criminal charges be laid.

TZ

**13.5 Proposed Alterations and Additions, Erf 65323, 24 Highwick Drive, Kenilworth: NM
HM/CAPE TOWN METROPOLITAN/KENILWORTH/ERF 65323**

Case No: 20061708TZ0622E

RECORD OF DECISION:

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

TZ

**13.6 Proposed Alterations and Additions, Erf 2243, 9 Rose Street, Paarl: NM
HM/CAPE WINELANDS/ DRAKENSTEIN/PAARL/ERF 2243**

Case No: 20071304ND0713E

FURTHER REQUIREMENTS:

This item is to be held over to give the applicant an opportunity to clarify the extent of the unauthorized work, whether any further work is envisaged as part of the submission; and the status of the building prior to the unauthorized work having been undertaken. Photographic evidence keyed to floor plans is required to clarify the above.

ND

**13.7 Proposed Additions and Alterations, Erf 15588 & Erf 15589, 428 and 432 Albert Road, Salt River: MA
HM/CAPE TOWN METROPOLITAN/SALT RIVER/ERVEN 15588 & 15589**

Case No: 20021924JW0413E

FURTHER REQUIREMENTS:

The Committee resolved to hold this item over for consideration on 17th of September 2020 on the understanding that documentation would be submitted to HWC by the 14th of September 2020 at the latest. The SRHS will submit their comments to HWC by 7th of September 2020. This extension is made in the interest of ensuring that a fair public engagement process is followed given that the SRHS as an HWC registered heritage body only became aware of the proposal on the 15th of July 2020. This time extension is agreeable to all parties

The Committee notes that it has yet to respond formally to further requirements relating to the design of the development itself as previously recorded.

JW

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 resolutions and decisions as minuted.