

**APPROVED DECISIONS OF THE MEETING OF  
HERITAGE WESTERN CAPE,  
ADDITIONAL BUILT ENVIRONMENT AND LANDSCAPE PERMIT COMMITTEE  
(BELCom)**

**Held on Tuesday, 12 December 2017 in the 8<sup>th</sup> Floor Boardroom at the Offices  
of the Department of Cultural Affairs and Sport,  
Protea Assurance Building, Greenmarket Square, Cape Town at 09:00**

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**MATTERS DISCUSSED**

**11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS**

11.1 None

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

12.1 None

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

**13.1 Proposed Revised Plans for Namaqua House, Erf 116120, Corner Shortmarket and Burg Streets, Cape Town: MA  
HM/CAPE TOWN METROPOLITAN/CAPE TOWN CBD/ERF116120**

**Case No:** 15052607KR0526E

**FURTHER REQUIREMENT**

1. The building is graded Grade IIIA within an HPO.
2. The Committee resolved to endorse the construction drawings; however any further design resolution or deviations from these drawings must be submitted to HWC as a new application.
3. The appointed architect with suitable heritage experience must submit a close out report 30 days after completion of work.

**KR**

**13.2 Proposed Demolition of a Garage and Partial Alterations to Adjacent Storerooms on Erf 173903, 64 Rouwkoop Road, Rondebosch: MA  
HM/ RONDEBOSCH/ ERF 173903**

**Case No:** 17041811ZK0620E

**RECORD OF DECISION**

1. The CoCT Heritage Audit of 2015 assessed the site as Grade IIIC, but has confirmed the garage is of no significance. It is located within an HPO.
2. The Committee resolved to approve the total demolition application as well as the design for the replacement building as it will not negatively impact upon heritage resources.
3. The process of demolition and rebuild must not impact negatively upon the remaining building.

**ZK**

**13.3 Proposed Additions and Alterations to Erven 2071 and 9545, Corner of Spaanschemat River and Doordrift Roads, Constantia: MA HM/CAPE TOWN METROPOLITAN/CONSTANTIA/ERVEN 2071 AND 9545**

**Case No:** 17103004KR1101M

**FURTHER REQUIREMENTS**

1. The new addition to the rear of the existing building on Erf 2071 is approved in principle, provided the Council submission drawings are submitted to HWC for prior approval as the proposed addition might impact negatively upon heritage resources.
2. The proposed demolition at the rear of the cottage on erf 9545 is not supported as insufficient historical information has been submitted regarding fabric over 60 years old that may survive in the structure and may have heritage significance.
2. The landscape plan is not supported as it does not address heritage issues such as materials, dominant cottage-garden character, context and scale.
3. Further information (including photographs of the interior) is required to assess the possible heritage significance of the older fabric of the rear cottage on erf 9454 before the demolition proposal can be considered.

**KR**

**13.4 Proposed Additions and Alterations, Erf 142, 15A Sir George Grey Street, Oranjezicht: NM HM/ORANJEZICHT/ERF 142**

**Case No:** 17092701WD1114M

**RECORD OF DECISION**

The Committee resolved to undertake a site inspection (BP and MS).

**WD**

**13.5 Proposed Additions and Alterations to Erf 3946, 6 Septimus Street, Paarl: NM HM/CAPE WINELANDS/DRAKENSTEIN/PAARL/ERF 3946**

**Case No:** 17110811KR1108E

**RECORD OF DECISION**

1. The approved Drakenstein Survey has identified the building as Grade IIIC. It is located within the 'Paarl Area of Exceptional Significance'.
2. The Committee resolved to approve the application in principle, with the exception of the position of the braai and chimney as this will negatively impact on the aesthetic quality of the street façade.
3. Any new windows to match existing.
4. Amended drawing to be submitted to HOMS for approval.

**KR**

**13.6 Proposed Alterations and Additions on Erf 107526, 29 Mayfield Avenue,  
Rondebosch: NM  
HM/ CAPE TOWN METROPOLITAN/ RONDEBOSCH/ 107526**

**Case No:** 17081401ZK0921E

**FURTHER REQUIREMENTS**

The Committee resolved not to approve the application in its current form.

**ZK**

**13.7 Proposed Alterations and Additions, Erf 20723 and 20724, Paarl: MA  
HM/DRAKENSTEIN MUNICIPALITY/ PAARL/ ERVEN 20723 AND 20724**

**Case No:** 17101705ZK1017E

**FURTHER REQUIREMENTS**

1. The grading of the property is IIIA and it is situated within the 'Paarl Area of Exceptional Significance'.
2. HWC is unable to approve the illegal work. The applicant must submit a report prepared by a suitably qualified heritage practitioner assessing the impact of the illegal work on heritage resources.

**ZK**

**13.8 Proposed Additions and Alterations, Erf 28887, 19 Malleson Road, Mowbray:  
MA  
HM/ CAPE TOWN METROPOLITAN/ MOWBRAY/ ERF 28887**

**Case No:** 17092009WD1020E

**FURTHER REQUIREMENTS**

1. The Committee decided not to approve the proposal in its current form.
2. A reconsidered design should respond to the existing urban built patterns such as building alignments, roofscape, height, scale and massing.

**ZK**

**13.9 Proposed Additions and Alterations, Erf 45417, 2A Elma Road, Rondebosch:  
NM  
HM/ CAPE TOWN METROPOLITAN/RONDEBOSCH/ ERF 633**

**Case No:** 17112120WD1122M

**RECORD OF DECISION**

The decision was postponed to BELCom meeting to be held on 13 December 2017.

**WD**

**13.10 Proposed Alterations and Additions to Erf 789, 27 Hastings Street, Tamboerskloof: NM  
HM/CAPE TOWN METROPOLITAN/TAMBOERSKLOOF/ERF 789**

**Case No:** 17111523KR1117M

**RECORD OF DECISION**

The building is a grade IIIB and within an HPO.

The Committee resolved to approve the application on condition that:

1. The doors are closed with dry walling instead of brick work.
2. The revised proposals to be submitted to HOMS for approval.

**KR**

**13.11 Proposed Alterations and Addition to Erf 11836, St Peters Church, 56 Main Road, Hermanus: NM  
HM/OVERBERG/OVERSTRAND/HERMANUS/ERF 11836**

**Case No:** 17040412KR1103E

**FURTHER REQUIREMENTS**

1. The Church is graded IIIA.
2. The Overstrand Heritage and Aesthetics Committee support the application.
3. The Committee resolved not to approve proposal in its current form and require further information and motivation to be submitted. This includes, but is not limited to:
  - a) Spatial analysis of the Church within its site and context as well as heritage related informants that will assist in identifying the most appropriate location and form of the proposed facilities.

**KR**

**13.12 Proposed Alterations and Additions on Erf 67319, 12 Seaview Road, Wynberg  
HM/WYNBERG/ERF 67319**

**Case No:** 17110805ZK1122M

**FURTHER REQUIREMENTS**

1. The building is a grade IIIC and is located within a proposed Wynberg HPO.
2. The Committee resolved not to support the proposal in its current form as it will impact on the street and townscape.
3. A revised proposal, taking into account and adequately incorporating CoCT's comments, should be submitted.

**ZK**

**13.13 Old Bethlehem Farm, Kylemore, Stellenbosch: MA  
HM/STELLENBOSCH/OLD BETHLEHEM FARM**

**RECORD OF DECISION**

1. The property is graded IIIA but this Committee has previously graded it Grade II.
2. The Committee resolved to request HWC to issue a Stop Works Order as illegal work seems to be underway and the existing Heritage Agreement between the owner and the HWC must be reviewed.

3. Due to the heritage consultant's concerns not being addressed, an independent heritage practitioner (with the appropriate experience and knowledge and approved by HWC) must be appointed to compile a Heritage Status Quo report with recommendations.

**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.