

**APPROVED DECISIONS OF THE MEETING
OF HERITAGE WESTERN CAPE,
BUILT ENVIRONMENT AND LANDSCAPE PERMIT COMMITTEE (BELCom)
Held on Wednesday and Tuesday, 17 December 2014 at the 1st Floor Boardroom, at
the Offices of the Department of Cultural Affairs and Sport,
Protea Assurance Building, Greenmarket Square, Cape Town at 09H00**

8. Administrative Matters

8.1 Outcome of the Appeals and Tribunal Committees

There were no new matters to report back.

AH/ZS

8.2 Report Back on Stop Works Orders and Charges

Refer to items 8.6 and 8.7 below.

AH/ZS

8.3 Formal Protection of Buildings Refused for Demolition

There were no new matters to report back.

8.4 Building Fabric Collapse, Mamre Church Precinct (Lang Huis and Barn)

DECISION

It was resolved that legal advisor take up the matter with Mr Stadler.

GT/KR

8.5 St Mary's Church, Stellenbosch.

It was noted that HWC is to issue a letter informing the church of its decision on this matter as minuted at the meeting held on the 26 November 2014.

KR

8.6 Long Street, Montagu

PM reported back that she had inspected the site and delivered a letter of demand to the owner that an application be submitted to HWC by 15 January 2015 failing which charges will be laid against him.

PM

8.7 Cnr Voortrek Street and Church Square, Swellendam

PM reported on this matter and indicated that affidavits had been compiled and GT will proceed with the laying charges.

9. Appointments

9.1 The Committee noted the appointment for Item E 12.3 at 10:30 and E 11.2 at 11H30.

FIRST SESSION: TEAM WEST PRESENTATION

W.10 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS

**W.10.1 Proposed Air-Conditioning Installation, Jameson Memorial Hall, Erf 44201,
University Avenue, UCT Upper Campus, Rondebosch, Cape Town
HM/RONDEBOSCH/ERF 44201**

Case No: 14103004JW1125M

DECISION

The Committee decided the grading of the building to a grade II

The Committee resolved to conduct a site visit prior to the next BELCom meeting (PB, MS and SH).

JW

**W.10.2 Proposed Alterations to the Cloete Wine Cellar on Groot Constantia Wine
Estate, Farm 1084/2
HM/GROOT CONSTANTIA/FARM 1084/2**

Case No: 14111303JW1113M

DECISION

The Committee resolved to hold the matter over in order to give SAHRA an opportunity to comment as per the MOU between SAHRA and HWC regarding the management of Grade 1 sites.

JW

**W 10.3 Proposed Additions to Existing Structures, Restoration to Erf 31396, De Oude
Paarl Hotel, 132 Main Street, Paarl
HM/PAARL/ERF 31396**

Case No: 14111115JW1112E

DECISION

The Committee resolved to conduct a site visit (SW, GJ and SH).

JW

**W 10.4 Proposed Additions to Existing Structures on Erf 5010, Castle of Good Hope,
Buitenkant Street, Cape Town
HM/BUITEKANT/ERF 5010**

Case No: 14111907AS1202M

DECISION

The Committee resolved undertake a site visit and to be accompanied by the heritage architect (GJ, RR, MS, PB and MS).

AS

W 10.5 Trafalgar Park

This item was dealt with under itemE 19.1

W 10.6 Proposed Landscaping, Erf 858, Homestead Park, Corner Upper Orange and Sidmouth Avenue, Oranjezicht HM/ORANJEZICHT/ERF 858

Case No: 14101603JW1016M

DECISION

The Committee resolved to approve the proposal subject to the equipment being adequately set back from the bell tower i.e. approximately 4.5 meters from the historic structure.

JW

W.11 STRUCTURES OLDER THAN 60 YEARS: SECTION 34 PERMIT FOR TOTAL DEMOLITION

W.11.1 Proposed Total Demolition, Erf 6156, 3 Zonnekus Road, Milnerton HM/MILNERTON/ERF 6156

Case No: 14051401JW0515E

DECISION

The Committee decided the building to be un-gradable as it has been significantly altered to the extent that it has no architectural value and does not contribute to any heritage context worthy of formal protection.

The Committee resolved to approve the total demolition.

JW

W.12 STRUCTURES OLDER THAN 60 YEARS: SECTION 34 PERMIT FOR PARTIAL DEMOLITION/ALTERATIONS

W.12.1 Proposed Alterations and New Buildings, Erf 4586, Le Joubert, Napier Street, Paarl HM/PAARL/ERF 4586

Case No: 14120305AS1203M

DECISION

The Committee resolved to defer the matter until the extent of the declaration has been clarified.

JW

**W.12.2 Proposed Alterations on Elands kloof 168 Ptn 2, Boonste Huis, Witteberg Private Nature Reserve.
HM/WITTEBERG/168**

Case No: 14120802RN1210E

DECISION

Based on the limited information available the Committee decided the grading of the building to be grade IIIB.

The Committee resolved to require the following additional information:

- A site plan indicating the location of all the historical building on the property including the Boonsterhuis.
- A comprehensive set of annotated photographs describing the construction and joinery of the Boonsterhuis.
- Revised proposals must be prepared with input from a heritage architect to advise on a more sympathetic conservation approach to the historical fabric.

RN

**W.12.3 Proposed Partial Demolition, Additions to Existing Structures and Alterations "The Old school House" 1 Theron Street, Erf 3653, Paarl.
HM/PAARL/ERF 3653**

DECISION

The Committee resolved approve the application.

RN

**W 12.4 Maitland Swimming Pool
HM/MAITLAND SWIMMING POOL**

DECISION

The Committee decided the grading of the site to be grade IIIB due to its high social value.

The Committee resolved to endorse the recommendations of the heritage statement prepared by Karen Strom. The committee requires that the heritage consultant be retained on the project to advise on the design development process and to advise on aspects such as the appropriate interpretation of the social significance of the site, and the retention of the significant historic fabric and its incorporation into the new development.

The development proposals must be accompanied by a heritage motivation.

The committee resolved to approve the demolition of the grand-stand given its structural instability and safety concerns.

The committee resolved to not consider the demolition of the remaining buttress wall and swimming pool at this stage as the extent to which they could be retained and inform the design proposals needs to be investigated.

ZS

W.13 HERITAGE AREAS: SECTION 31 CONSENT APPLICATIONS

W.13.1 None

W. 14 PROVINCIAL PROTECTION: SECTION 29 PERMIT

W.14.1 None

W.15. PROVINCIAL PROTECTION: SECTION 28 REFUSAL

W.15.1 None

W.16 HERITAGE REGISTER: SECTION 30 PROCESS

W.16.1 None

W.17. PUBLIC MONUMENTS & MEMORIALS: SECTION 37 PROCESS

W.17.1 None

W.18. REQUESTS FOR OPINION/ADVICE

W.18.1

W.19. Other Matters

W.19.1 None

SECOND SESSION: TEAM EAST PRESENTATION

E.10 PROVINCIAL HERITAGE SITE: SECTION 27 PERMIT APPLICATIONS

**E.10.1 Proposed additions to existing structures, Erf 237, 1Buite Street, Elim
HM/ELIM/ERF 237**

Case No: 131108JW23E

DECISION

The Committee resolved to approve the application.

JW/ZS

**E.10.2 Proposed Alterations and Additions Erf 174, 29 Church Street, Tulbagh.
HM/TULBAGH/ERF 174**

Case No: 14091713JW0925E

DECISION

The Committee resolved to approve the revised proposals.

JW/ZS

**E.10.3 Proposed Alterations to the Tea Room Structures and Surrounding Landscaping at the Company's Gardens, Erf 95135, Cape Town
HM/CAPE TOWN/ERF 95135**

Case No: 14072817GT0730M

DECISION

The committee resolved to accept the completion report as satisfying the condition of approval.

GT/AS

E.11. STRUCTURES OLDER THAN 60 YEARS: SECTION 34 PERMIT FOR TOTAL DEMOLITION

**E.11.1 Proposed Total Demolition, Erf 57503, 14 Imam Haron Street, Claremont: NM
HM/CLAREMONT/ERF 57503**

Case No: 14111102KB1113E

DECISION

The Committee decided the grading of the building to be un-gradable as it has been significantly altered to the extent that it has lost its architectural significance and does not contribute to any heritage context worthy of formal protection.

The Committee resolved to approve the total demolition.

KB

E.12 STRUCTURES OLDER THAN 60 YEARS: SECTION 34 PERMIT FOR PARTIAL DEMOLITION/ALTERATIONS

**E.12.1 Proposed Alterations and Additions to Existing Buildings on the Farm Slent 1503/1, Voor Paardeberg, Paarl
HM/PAARL/FARM SLENT 1503/1/VOOR PAARDEBERG**

Case No: 14090412KR0912E

DECISION

The Committee resolved to approve the drawings subject to the recommendations in the heritage statement prepared by Mr Johan Malherbe. The form of the wine cellar roof extension should be reconsidered with particular attention to the following:

- The curved roof must be replaced with a pitched roof with the ridge line in the same orientation as the existing.
- The ridge height must match the ridge height of the building adjacent.
- The eaves height must be raised with plastered brickwork to achieve the required roof height for the storage tanks.
- The eaves are to be clipped.

Revised drawings must be submitted for final approval.

KB

**E.12.2 Proposed Alterations and Additions, Erf 614, Corner of Forest & Belmont Roads, Oranjezicht
HM/ORANJEZICHT/ERF 614**

Case No: 14081803KR0822E

DECISION

The Committee resolved to require a window and door schedule indicating existing and proposed joinery and the extent to which the existing joinery is being adapted, reused or replaced.

GT

**E.12.3 Proposed Partial Demolition, Erf 163045, Tothills Building, Corner of Buitegracht & Castle Street, Cape Town: MA
HM/CAPE TOWN/ERF 163045**

Case No: 131125NN46E

DECISION

The Committee resolved to conduct a site visit prior to the next BELCom meeting (GJ, PB and RR).

KR/ZS

E.12.4 Proposed Alterations to Functions Facility and Conversion of Farm Shed into Guest Suites, Erf 15004, D'Olyfboom, Napier Street, Paarl

Case No: 14031104GT0312E

DECISION

The Committee resolved to approve the proposals to the guest suites subject to the revision of the window and door openings on the east elevation to reflect a more traditional configuration.

The committee requests further information in order to consider the function venue proposals. This includes the submission of existing and proposed floor plan and roof plan drawings.

KR/AS

E.14 PROVINCIAL PROTECTION: SECTION 29 PERMIT

E.14.1 None

E.15 PROVINCIAL PROTECTION: SECTION 28 REFUSAL

E.15.1 None

E.16 HERITAGE REGISTER: SECTION 30 PROCESS

E.16.1 None

E.17 PUBLIC MONUMENTS & MEMORIALS: SECTION 37 PROCESS

E.17.1 None

E.18 REQUESTS FOR OPINION/ADVICE

E.18.1 None

E.19 Other Matters

**E.19.1 Integrated Management Plan for Trafalgar Park, Woodstock
HM/TRAFALGAR PARK**

Case No: 131206JW06M

COMMENT

The Committee resolved to endorse the Integrated Management Framework and looks forward to future proposals being submitted.

To aid the City of Cape Town in future applications for landscape interventions along the eastern interface the following is recommended:

- A contour plan indicating the position of the historic earth works in relation to the proposals.
- The spatial integration of the adjoining properties along the eastern edge of the park needs to be considered holistically.

JW

20. ADOPTION OF RESOLUTIONS AND DECISIONS

The Committee adopted the resolution and decisions.

21. CLOSURE

The meeting adjourned at: **15:45**

22 DATE OF NEXT MEETING: 28 January 2015

CHAIRPERSON _____ **DATE** _____

SECRETARY _____ **DATE** _____