

**APPROVED DECISIONS OF THE MEETING OF HERITAGE WESTERN CAPE,  
BUILT ENVIRONMENT AND LANDSCAPE PERMIT COMMITTEE (BELCom)  
Held on Wednesday, 21 October 2015 at the 1<sup>st</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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**MATTERSDISCUSSED**

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

**11.1 Proposed Alterations and Additions to a PHS, Erf 656, 110 Dorp Street,  
Stellenbosch: MA  
HM/CAPE WINELANDS/STELLENBOSCH/ERF 656**

**DECISION**

The Committee decided the grading of the building to be grade II given its high architectural and historical significance and its contribution to the Dorp Street streetscape. The property is one of the last remaining historical erven which has retained a strong visual and spatial relationship between street and court yard space and a characteristic figure ground pattern which is typical of a large part of Dorp Street.

The Committee was of the opinion that the proposals are highly problematic on a conceptual level particularly in terms of the bridging of the court yard space and the negative impact that this would have on the figure ground pattern of the site, visual spatial linkages and axial relationships.

The Committee resolved not to approve the proposals.

**KR**

**11.2 Erf 95030, Rem Erf 95031, 7 Weltevreden Street, Gardens:NM  
CAPE METROPOLITAN/GARDENS/ERF 95030, REM ERF 95031**

**Case No:** 15091709HB0917M

**DECISION**

The Committee decided the grading of the building to be grade II in terms of its architectural, aesthetic and historical value. Despite the fire damage the heritage significance of the building can be retained with sensitive interventions informed by a carefully considered conservation strategy.

The committee recognises the urgency to reinstate the roof and has no objection to the use of corrugated iron to achieve this. The committee supports the architect's intention that the new roof be structured to accept roof slates in the future. The Committee resolved to approve this proposal.

The Committee requests that a conservation strategy be submitted to HWC for endorsement and for this to inform any future interventions.

**HB**

**11.3 Farm 281/53, Cape Agulhas Lighthouse- Restoration: NM OVERBERG/CAPE AGULHAS/STRUIS BAY/FARM 281/53**

**Case No:** 15091510HB0916D

**DECISION**

The Committee resolved to approve the stabilisation and new rendering work to the Egyptian revival south side blind entrance as recommended in the report prepared by Mr Rennie dated 15 September 2015. This work includes stabilising the top stones, dentil repairs to all severely eroded stones using a compatible lime mortar and the application of a render coat of sufficient thickness over the entire surface to consolidate the friable stonework, while at the same time retaining the visual integrity of the masonry joints and stone profiles behind. A proprietary mineral-based breathable paint coating or thin render should be investigated as a final barrier for weather resistance and prevention of water ingress.

The Committee approved the installation of water and waste sleeves/ piping to the centre weight tube to reach the tower top.

The Committee resolved to approve the alternate proposed completion work to the unfinished plinth. This work includes the casting of an exposed aggregate concrete finish on waterproofing in lieu of granite pavers, brick roller-course edging to match the rebuilt verandah/stoep on the north façade and finishing the brick plinth wall in a natural render to blend in with the landscape and vegetation.

The Committee fully supported the recommendation that the immediate landscape setting of the light house be reinstated particularly in terms of re-establishing the contours of its hilltop location. The Committee also supports the recommendation that RSA be authorised by LNS/RME to liaise with SANParks via their consultants in order to integrate any landscape proposals for the immediate and broader landscape setting of the light house.

Landscaping proposals will need to be submitted as part of a Section 27 application and should include the recommendation of an archaeologist regarding the archaeological sensitivity of the site.

**HB**

**11.4 Proposed Alterations and Additions to Klein Constantia Street, Paarl: MA HM/CAPE WINELANDS/DRAKENSTEIN/PAARL/ERF 11306**

**Case No:** 15090103JW0209D

**DECISION**

The Committee resolved to approve the proposed reinstatement of the internal layout of the building subject to the following conditions:

- That the size and position of the opening linking the dining room and kitchen be reduced as per previous approved plans dated May 2010
- That doors be reinstated at the end of the passage and that a door be positioned between the dining room and the passage. The detailing of these doors must be submitted to the case officer for stamping.

This approval does not condone other unauthorised work particularly the widening of the front stoep. The Committee is of the opinion that this negatively impacts the

heritage significance of the building and recommends that the width of the pre-existing stoep be reinstated

**JW**

**11.5 Proposed Alterations and Additions to Farm Fleurbaix, Stellenbosch: MA HM/CAPE WINELANDS/STELLENBOSCH/PTN 6 FARM 1040**

**Case No:** 14081108JW0813

It was noted that BELCOM had requested that the applicant provide the Committee with an indication of when outstanding issues relating to unauthorised work undertaken prior to the current commission are intended to be resolved.

Mr Scurr reported that a submission that addresses the outstanding issues including an assessment of previous unauthorised work and proposed remedial work is to be submitted to HWC by early 2016.

**JW**

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

**12.1 Proposed Total Demolition on Erf 827, 216 High Level Road, Sea Point: NM HM/CAPE TOWN/ SEA POINT/ERF 827**

**Case No:** 15082410HB0825E

**DECISION**

The committee decided the grading of the building to be grade IIIB in terms of its intrinsic architectural value.

- The building has been impacted by ad hoc accretions but the historic core of the building is largely intact, authentic and legible
- The building retains a number of period features including joinery and fire places.
- The original layout of the building is intact. The turret is a rare architectural element in this context.

While the condition of the building is poor the Committee was of the opinion that this is recoverable.

The Committee resolved not to approve the demolition.

The building is located on a large site. The Committee was of the opinion that the development of the site could occur without impacting the heritage significance of the building.

**HB**

**12.2 Proposed Total Demolition on Erf 1079, 28 Vredehoek Avenue, Vredehoek: NM HM/CAPE TOWN/ VREDEHOEK/ERF 2142**

**Case No:** 15071004HB0715E

**DECISION**

The committee decided the grading of the building to be grade IIIC. However, the building has insufficient significance to warrant retention.

The site is located within a proposed HPOZ and the Committee agrees that this area has heritage value and is worthy of formal protection as a HPOZ. The building is located within an important street with a mix of single and double storey buildings and a general consistency of scale and massing.

The Committee resolved to approve the demolition subject to the plans for the re development of the site being submitted to HWC for approval.

**HB**

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

**13.1 Remainder of Portion 5 Erf 834, Boschgaas Fontein, Malmesbury: MA HM/WEST COAST/SWARTLAND/MALMESBURY/REMAINDER OF PORTION 5 ERF 834**

**Case No:** 15033113KR04320M

**DECISION**

The Committee resolved to approve the proposals.

**KR**

**13.2 Erf 1847 - Constantia Nek: NM HM/CONSTANTIA NEK/ERF 1874**

**Case No:** 15091504WD0916E

**DECISION**

The Committee resolved to undertake a site inspection in order to clarify the nature and extent of unauthorised work and its impact on heritage significance. The Committee requested that a summary of unauthorised work and assessment of its impact on heritage significance be prepared by the heritage practitioner and that this be circulated to Committee members prior to the site inspection.

**WD**

**13.3 Erf 4431, Cheve House, Paarl: NM CAPE WINELANDS/DRAKENSTEIN/PAARL/ERF 4431**

**Case No:** 15090802HB0910E

**DECISION**

The Committee resolved to undertake a site inspection (SW, GJ, MS and PB). The Committee requested that the information provided by the DHF be addressed in the heritage statement particularly in terms of establishing the social significance of the building. This revised heritage statement must be circulated to the Committee members prior to the site inspection.

The Committee was of the opinion that the approved III B grading may be amended based on additional information.

**HB**

**13.4 Erf 156896, 47 Bree Street, Cape Town Illegal Work: NM  
CAPE METROPOLITAN/CAPE TOWN/ERF 156896**

**Case No:** 15091104HB0915E

**DECISION**

The Committee resolved to undertake a site inspection and requested that a summary of the unauthorised work and an assessment of its impact of heritage significance be prepared by a heritage practitioner and circulated to the Committee members prior to the site inspection.

**HB**

**13.5 Proposed Alterations and Additions, Erf 5876, 1 Morkel Street, Somerset West:  
NM  
HM/CAPE TOWN METROPOLITAN/SOMERSET WEST/ERF5879**

**Case No:** 15080706KR0814E

**DECISION**

The Committee agreed the grading of the building to be grade III C  
The Committee resolved to approve the proposals as they will not impact heritage significance.

**KR**

**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 Erf 5010 Castle of Good Hope Block F Lifts: NM  
HM\CAPE TOWN METROPOLITAN\CITY CENTRE CBD\CASTLE OF GOOD  
HOPE DISABLED ACCESS FACILITIES**

**Case No:** 14111907 AS1202M

**ADVICE**

The Committee advised that a new application be submitted and this be accompanied by the identification and assessment of alternative sites and their relative impact on heritage significance taking into account the authenticity of historic fabric and visibility.

**AS**

**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.

**23. CLOSURE**

The meeting adjourned at: **14:30**

**24 DATE OF NEXT MEETING: 11 November 2015**

**CHAIRPERSON** \_\_\_\_\_

**DATE** \_\_\_\_\_

**SECRETARY** \_\_\_\_\_

**DATE** \_\_\_\_\_