

**APPROVED DECISIONS OF THE MEETING OF
HERITAGE WESTERN CAPE,
BUILT ENVIRONMENT AND LANDSCAPE PERMIT COMMITTEE (BELCom)
Held on Wednesday, 24 October 2018 in the 1st Floor Boardroom at the Offices
of the Department of Cultural Affairs and Sport,
Protea Assurance Building, Greenmarket Square, Cape Town at 09:00**

MATTERS DISCUSSED

11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS

- 11.1 Proposed Alterations and Additions to the Langhuis and adjacent contemporary outbuilding on Welgegund Farm 1392, 119 Berg Street, Wellington: MA
HM HM/DRAKENSTEIN MUNICIPALITY/ WELLINGTON/ WEGEGUND FARM 1392**

Case No: 18050713ZK0509M

RECORD OF DECISION

The Committee resolved to approve the proposals (Drawings Numbered 4201, 4202 & 4301 Rev B dated 03 October 2018) as not impacting negatively on heritage significance.

AS

- 11.2 Proposed Alterations and Additions, subdivision and rezoning: Erf 165381, 21 Durban Road, Wynberg: MA
HM/ CAPE TOWN METROPOLITAN/ WYNBERG/ ERF 165381**

Case No: 18052909WD0903E

FURTHER REQUIREMENTS

The Committee requires proposals that indicate the purpose for which the subdivision and rezoning applications are required. These proposals must include at least a conceptual site development/landscape plan.

WD

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

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

Case No: 18290301HB0905E

FURTHER REQUIREMENTS:

The Committee supports the demolition of the structure subject to approval of the plans of the replacement structure, informed by design indicators to be provided by the heritage consultant.

HB

**12.2 Proposed Total Demolition, Erf 56345, 17 Feldhausen Avenue, Claremont: MA
HM/ CAPE TOWN METROPOLITAN/ CLAREMONT/ ERF 56345**

Case No: 17110810KR1108E

FURTHER REQUIREMENTS:

The Committee supports the demolition of the structure subject to approval of the plans of the replacement structure informed by:

1. Nature of street interface with particular attention to landscaping.
2. Roofscape of the replacement development in relation to its neighbours with particular consideration to its intermediary position in relation to its neighbours.
3. A landscape plan integrating the development with its neighbours.
4. Exploration of alternative typologies / transitional options (e.g. perhaps attached or semi attached structures rather than identical 'cookie-cutter' pavilions.

WD

**12.3 Proposed Total Demolition, Erven 3223 & 2988, 106 & 108 Kloof Street,
Oranjezicht: MA
HM/CAPE TOWN METROPOLITAN/ORANJEZICHT/ERVEN 3223 & 2988**

Case No: 16011108KR0210E

COMMENT:

The Committee was of the view that the proposals currently contain insufficient information to elicit comment at this stage. This is despite repeated attempts on the part of the case officer to elicit the necessary further information from the applicant. The consequence is that there is now very limited time for the Committee to comment before the deadline for re-submissions to the Tribunal.

Given the exceptional circumstances surrounding this case, the Committee is however prepared to proceed with further discussions on the matter, while recognizing the very limited timeframe in which to do so. This could ultimately result in the Committee not being in a position to comment, In the interests of taking the matter forward, the Committee is prepared to either:

1. Delegate MS, NI and DG to attend the following supplementary HOMs meeting specifically to deal with this item by which time it will be expected that the currently outstanding information can be provided; or
2. Constitute a special sub-committee to deal with this matter if this will enable a quicker outcome.

WD

**12.4 Proposed Total Demolition, Erf 60, 4 Bellwood Road, Fresnaye: MA
HM/ CAPE TOWN METROPOLITAN/ FRESNAYE/ ERF 60**

Case No: 17102512WD1101E

RECORD OF DECISION:

1. The Committee resolved to approve the application as indicated on drawings C-0001 and C-0002 dated 16 October 2018, prepared by Rennie Scurr Adendorff as not impacting negatively on heritage significance.

2. The replacement structure on Erf 60, 4 Bellwood Road, and Fresnaye must be completed within three years of the date of issue of the permit for demolition, failing which a new application to approve the proposed replacement structure will be required in terms of the NHRA, regardless of whether demolition of the existing structure has taken place or not.

WD

12.5 Proposed Total Demolition, Erf 1418, 16 Bradwell Road, Vredehoek: MA HM/ CAPE TOWN METROPOLITAN/VREDEHOEK/ ERF 1418

Case No: 17042812WD0503M

INTERIM COMMENT:

1. The revised development is no longer supported on pilotis, and this is regarded as positive.
2. The green interface between the new development and the site boundaries which include the street interfaces is now sufficiently resolved.
3. The revised proposals include fragmented facades that respond to the ground contours. This is regarded as generally positive, although it is recommended that the architecture of these facades be 'calmed down' in keeping with surrounding development.
4. It is recommended that further attention be paid to the expression of the roofs by providing them with more substantial cover in line with surrounding tiled roof surfaces.

WD

12.6 Proposed Total Demolition at Erf 944, 126 High Level Road, Green Point: MA HM/CAPE METROPOLITAN/GREEN POINT/ERF 944

Case No: 18050315HB0606M

RECORD OF DECISION

The Committee resolved to approve the demolition application on the basis that there will be no heritage impacts.

The Committee resolved to refer the submission for the replacement building to the CoCT as the issues involved are predominantly planning rather than heritage related.

HB

12.7 Proposed Total Demolition of 6 Nursery Road, Rondebosch, Erf 45531: MA HM/RONDEBOSCH / ERF 45531

Case No: 18071701SB0802E

RECORD OF DECISION

The Committee resolved to undertake a site inspection on Friday, 23 November 2018.

SB

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

13.1 Proposed Additions on Erf 2455, Cnr Victoria & Cradock Street, George: MA HM/GEORGE/ERF 2455

Case No: 18061104ZK0620E

FURTHER REQUIREMENTS:

1. Revised proposals are required taking the above discussion points into account.
2. The Committee strongly recommends that an architect with heritage experience be involved in the preparation of the revised proposal.
3. The proposals must include a site development plan including landscaping.

TZ

13.2 Proposed Alteration and Additions, Erf 1589538, 4 Harrington Street CBD: MA HM/CAPE METROPOLITAN/CAPE TOWN/ ERF 158953

Case No: 18010905HB0110E

RECORD OF DECISION

The Committee resolved to approve the proposals as not impacting negatively on heritage resources.

HB

13.3 Proposed Alterations and Additions on Erf 48808, 18 Kings Street, Newlands: MA HM/NEULANDS/ERF 48808

Case No: 18052916AS0810E

RECORD OF DECISION

The Committee resolved to approve the proposals (drawings: Roof Plan, Roof and Site Plan, Section AA and Elevation, Sections BB, Section CC & Elevations Rev C & D dated Dec 2017) as having complied with previous requirements.

AS

13.4 Proposed Alteration and Additions at Erf 3413, 13 van der Stel Street, Stellenbosch: MA HM/CAPE WINELANDS/ STELLENBOSCH/ERF 3413

Case No: 17102006HB0509E

RECORD OF DECISION

The Committee resolved to approve the proposals prepared by Slee & Co. Architects (Pty) Ltd (Drawings numbered L_100 Rev 2; L_101 Rev 2, L_201 Rev 2 & L_301 dated 3 October 2018) as having complied with previous requirements.

HB

**13.5 Proposed Partial Demolition, Alterations and Additions at Erven 2455 & 2456, C/O Joubert Street & Merriman Avenue, Stellenbosch: MA
HM/CAPE WINELANDS/STELLENBOSCH/ERVEN 2455 & 2456**

Case No: 18080605HB0807E; 15030607GT0309M

RECORD OF DECISION

1. The Committee resolved not to support the demolition of either No. 38 or No. 40. A completely revised proposal which incorporates the two buildings is required. This revised proposal is to explore a roofing solution which is not contrary to context – the predominant use of flat roofing in the current proposal does not have a good fit within its locale.
2. The two buildings are to be suitably protected so that their heritage significance is not affected further by their unoccupied status. This protection to be put in place immediately.

HB

**13.6 Proposed Alterations and Additions, Erf 11481, 62D Essex Street, Woodstock: MA
HM/CAPE METROPOLITAN/ WOODSTOCK/ ERF 11481**

Case No: 18030601WD0404E

RECORD OF DECISION

The Committee resolved to support Alternatives 3 and the Applicant's preferred option as tabled on page 9 of the report dated 3 October 2018 prepared by Urban Concepts.

Final proposals are to be submitted to HWC for approval subsequent to the Building Plan Submission to COCT LUMS.

WD

**13.7 Proposed Alterations and Additions at Farm 1270, Farm Doolhof, Wellington: MA
HM/ CAPE WINELANDS/DRAKENSTEIN/WELLINGTON/ FARM 1270**

Case No: 18010807HB0206E

RECORD OF DECISION

The Committee resolved to support the submission of the revised proposal for approval by HOMS.

HB

**13.8 Proposed Alteration and Additions at Erf 279, 42 Daneel Street, Stanford: NM
HM/OVERBERG/OVERSTRAND/STANFORD/ERF 279**

Case No: 18082405HB0830E

RECORD OF DECISION

HWC is not authorised to approve illegal work. A letter in terms of Section 51 of NHRA to be sent to the applicant.

HB

**13.9 Proposed Alteration and Additions, Erf 88327, 56 Main Road, St James: NM
HM\ST. JAMES\ ERF 88327**

Case No: 18080615SB0918E

RECORD OF DECISION

The Committee resolved to undertake a site inspection on Saturday, 24 November 2018.

SB

**13.10 Unauthorised Work at Erf 93, 13 Flower Street, Oranjezicht: NM
HM/CAPE TOWN METROPOLITAN/ ORANJEZICHT/ ERF 93**

Case No: 17030704HB0317E

RECORD OF DECISION

The Committee resolved to undertake a site inspection on Friday, 23 November 2018.

HB

**13.11 Proposed Alteration and Addition at Erf 31575, 22 Landseer Road, Mowbray:
NM
HM/CAPE TOWN METROPOLITAN/ MOWBRAY/ ERF 31575**

Case No: 18071802HB1011E

RECORD OF DECISION

The Committee resolved to approve the application prepared by Threshold Architecture (Drawings numbered: CS 100 Rev 5, CS 101 Rev 2, CS 103 Rev 3, dated 16 April 2018 and CS 104 Rev 2 & Cs 105 Rev 3 dated 20 April 2018) as not impacting negatively on heritage resources.

HB

**13.12 Proposed Alterations and Additions on Summit House, Erf 152677, Gardens:
NM
HM/GARDENS/ERF 152677**

Case No: 18092805AS0310E

RECORD OF DECISION

The Committee resolved to approve the proposals (drawings numbered: 17086 01-03_000 to 17086 01-03_0005 & 17086 03-01_001 to 17086 03-01_002 & 17086 02-03-001 dated 03 October 2018) as not impacting negatively on heritage significance. This approval is conditional on a heritage monitoring brief being conducted for interventions to Summit House. A close-out report to be submitted by the heritage consultant within 30 days of practical completion.

AS

**13.13 Proposed Alterations on Block A and B, Longkloof Studios, Erf 94660, Park Road, Gardens: NM
HM/GARDENS/ERVEN 94660**

Case No: 18092806AS0810E

RECORD OF DECISION

The Committee resolved to approve the proposals as indicated on drawings numbered: 15110_01_02-001 to 15110_01_02-005 & 15110_02_02-001 to 15110_02_02-004, 15110_03_02-001 to 15110_03_02-002 dated 03 October 2018) which do not impact negatively on heritage significance.

AS

**13.14 Proposed Alterations and Additions, Erf 14469, 12 Neethling Street, Stellenbosch: NM
HM/CAPE WINELANDS/STELLENBOSCH/ERF 14469**

Case No: 18100204WD1003E

RECORD OF DECISION

The Committee resolved to undertake a site inspection on Friday, 23 November 2018.

WD

**13.15 Proposed Alterations and Additions, Erf 960, 78 Upper Mill Street, Vredehoek: NM
HM/ CAPE TOWN METROPOLITAN/ VREDEHOEK/ ERF 960**

Case No: 18012506WD0221E

RECORD OF DECISION

The Committee resolved to approve the proposals as tabled. Numbered drawings of the same proposals to be submitted to HOMS for stamping.

WD

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.