

**APPROVED DECISIONS OF THE MEETING OF
HERITAGE WESTERN CAPE,
BUILT ENVIRONMENT AND LANDSCAPE PERMIT COMMITTEE (BELCom)
Held on Wednesday, 27 September 2017 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 Restoration, Illegal Work, Bartolomeu Dias Museum, Mossel Bay: MA
HM/EDEN/MOSSEL BAY/ERF 2993, 3032, 3034, 3046, 3050, 3051, 3057, 3060,
ETC**

Case No: 15111001HB1109E

DECISION

1. The report by GFA, including the maintenance measures therein, was endorsed by the Committee.
2. The Committee resolved to approve the application and the recommendations as per the report, provided that the roof colour is finished in grey. All work is subject to Gabriel Fagan Architects being appointed in a monitoring role for the duration of the contract to oversee the recommendations made in the heritage report. A close out report is to be submitted to HWC within one month of practical completion.
3. Any landscaping or other maintenance works or alterations works must form part of a separate application to HWC. This application is to be done by a professional with suitable heritage landscape experience.
4. In the next budget phase, Museum Management must budget for a heritage CMP for the site as per the BELCom recommendation of 10 December 2015.

HB

**11.2 Proposed Alteration and Additions to Erf 5357, Corner Alexander and Bird
Streets, Stellenbosch: MA
HM/ CAPE WINELANDS / STELLENBOSCH /ERF 5357**

Case No: 16090506HB0907M

FURTHER REQUIREMENTS

1. The applicant must provide updated architectural proposals taking into account the above comments.
2. A landscape plan for the street interface is to be provided with the application.
3. The Committee resolved to undertake a further site visit (GJ, MS, PB, DG and KDS) once the above is available (Committee only to check view corridors).
4. The proposals can be submitted to the Committee by email prior to the site visit.

HB

**11.3 Renovation, Additions, Alterations and Landscaping to PHS on Erf 2168, Rose Cottage, 245 Voortrek Street, Swellendam: MA
HM/OVERBERG/SWELLENDAM/ERF 2168**

Case No: 17051611KR0525E

FURTHER REQUIREMENTS

1. Careful accurate measured drawings at a large scale which illustrate original building fabric and fabric chronology. These drawings need to reflect the material and spatial character of the heritage resources.
2. A landscape plan showing, inter alia, existing and new trees, level changes, surface treatments etc. The general arrangement of buildings as related to landscape features need to be substantiated through landscape design work informed by heritage design indicators.
3. A clear diagram indicating the sequencing of phasing various interventions to buildings and landscape.
4. The applicant is to submit the above to HWC after which BELCom will undertake a site visit (MS, BM, GW, PB, DG and KDS).

KR

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

**12.1 Proposed Total Demolition, Erf 1100, 39 Rugley Road, Vredehoek: MA
HM/CAPE METROPOLITAN/VREDEHOEK/ERF 1100**

Case No: 17051003HB0501E

DECISION

The Committee decided to allow until midday on 02 October 2017 for the case officer to receive further comments from I&AP's.

HB

**12.2 Proposed Total Demolition of structure and future design proposal on Erf 1464, 17 Florida Road, Vredehoek: MA
HM/CAPE TOWN METROPOLITAN/VREDEHOEK/ERF 1464**

Case No: 16121404KR1215E

DECISION

The Committee resolved to approve the application for total demolition subject to the following suspensive conditions:

1. Revised proposals showing a building of no more than five storeys, and taking into account the discussions above are submitted.
2. These need to be submitted to the Vredehoek Action Group for a 14 day comment period prior to submission to HWC. It is at the applicant's discretion to advertise more broadly, however the Committee recommends this.

KR

**12.3 Proposed Total Demolition Erf 67899, 22 Wetton Road, Wynberg: MA
HM/ CAPE TOWN METROPOLITAN/ WYNBERG/ ERF 67899**

Case No: 17062909WD0707E

DECISION

The Committee resolved not to approve the application for total demolition.

WD

**12.4 Proposed Total Demolition Erf 518, 3 Central Drive, Camps Bay: MA
HM/ CAPE TOWN METROPOLITAN/ CAMPS BAY/ ERF 518**

Case No: 17080710WD0808E

DECISION

The Committee resolved not to approve the application for total demolition.

WD

**12.5 Proposed Restoration and Additional Conservatory Floor added at Roof Level
on Erven 1389 & 1390, Queen's Hotel, 2 Dock Road, Cape Town: MA
HM/CAPE TOWN METROPOLITAN/CAPE TOWN/ERVEN 1389 &1390**

Case No: 17060516KR0609E

DECISION

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

KR

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

**13.1 Proposed Alterations, Erf 86407, Corner Main and Gill Roads, Muizenberg: MA
HM/CAPE METROPOLITAN/MUIZENBERG/ERF 86407**

Case No: 15110913HB1109E

DECISION

The Committee endorsed the IIIA grading of the main building.

The Committee resolved to approve the application subject to the following conditions:

1. The shop and architectural drawings of the proposed lift intervention are submitted to the Committee for approval prior to the issue of the permit. .
2. The work is to be overseen by an architect with knowledge and experience of best international building conservation theory and practice.

BM left the meeting at 14:40 after this item was discussed.

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 Proposed Conservation Management Plan, Erf 4942, City Hall, Darling, Corporation, Parade and Longmarket Streets Cape Town: MA HM/ CAPE TOWN METROPOLITAN/ CAPE TOWN CBD/ Erf 4942

COMMENTS

BELCom's commentary on the draft CMP is in progress and will be tabled for ratification by the Committee at the meeting of 3 October 2017. This comment is to be taken into account by the applicant in the finalisation of a final draft which will in turn be circulated for public comment.

WD

21. NON COMPLIANCE

21.1 None

22. ADOPTION OF RESOLUTIONS AND DECISIONS

The Committee adopted the resolution and decisions.