

**APPROVED DECISIONS OF THE MEETING
OF HERITAGE WESTERN CAPE,
BUILT ENVIRONMENT AND LANDSCAPE PERMIT COMMITTEE (BELCom)
Held on Wednesday, 28 January 2015 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**

1. Opening and Welcome

Due to the absence of the Chairperson in the first part of the meeting, the committee agreed that MS to act as the Chairperson until the Chairperson arrived.

The meeting held on Wednesday 28 January 2015 was officially opened at 9:10am by the acting chairperson, Mr Mike Scurr, and he welcomed everyone present.

The Chairperson Ms Sarah Winter arrived at 09:30

FIRST SESSION: TEAM WEST PRESENTATION

W.11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS

**W.11.1 Proposed Air-Conditioning Installation, Jameson Memorial Hall, Erf 44201,
University Avenue, UCT Upper Campus, Rondebosch, Cape Town
HM/RONDEBOSCH/ERF 44201**

Case No: 14103004JW1125M

The Committee noted the feedback and awaits revised and more detailed proposals.

JW

**W 11.2 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 approve the proposals.

JW

**W.11.3 Proposed Alterations and Additions, Erf 237, 17 Berg Street, Elim: NM
HM/ELIM/ERF 237**

Case No: 14112708JW1212

DECISION

The Committee resolved to approve the proposals in principle subject to a number of amendments relating to the roof form (half hips and front entrance gable), the

retention of the external hearth and chimney and the new windows being vertically proportioned painted timber windows.

JW

**W.11.4 Proposed Alterations and Additions, Erf 237, 9 Sand Street, Elim: NM
HM/ELIM/ERF 237/17 BERG STREET**

Case No: 14081107JW0812W

DECISION

The Committee resolved to approve the proposals.

JW

**W 11.5 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 to approve the proposals subject to:

- The proposed location of the lift within Block F is not approved as the Committee is of the opinion that this compromises the integrity of the gallery space and thus recommends that alternative locations be explored.
- The proposals being submitted to SAHRA for comment and obtaining its endorsement.
- The submission of a close-out report prepared by the heritage architect within 30 days of practical completion.

AS

**W.11.6 Proposed Alterations and Additions, Erf 237, 11 Waterkant Street, Elim: NM
HM/ELIM/ERF 237/11 WATERKANT STREET**

Case No: 14112709RN1212M

DECISION

The Committee resolved to approve the proposals.

RN

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

**W.12.1 Proposed Total Demolition, Erf 1146, 61 Waterfront Drive, Knysna: NM
HM/KNYSNA/ERF 1146**

Case No: 14112711JW1127M

DECISION

The Committee resolved that the local heritage advisory committee be requested to substantiate its opinion on the significance and grading of the building in terms of Section 3(3) of the NHRA.

A final decision was deferred until the next meeting.

JW

**W.12.2 Proposed Total Demolition, Erf 10192, 9-13 Helliger Lane, Bo-Kaap, Cape Town: NM
HM/CAPE TOWN/BO KAAP/ERF 10192**

Case No: 14120812RN1212M

The matter was removed from the agenda by the request of the applicant.

RN

**W.12.3 Proposed Total Demolition, Erf 2133 Simonsvlei, Main Road, Constantia: NM
HM/CONSTANTIA/2133**

Case No: 14011407RN0114M

DECISION

The Committee resolved to undertake a site visit. Representatives of the CPOA and the SVDF, the applicant and the heritage consultant must be invited to attend.

The written submission tabled at the meeting by the CPOA must be circulated to Committee members as well as the heritage consultant

RN

**W.12.4 Proposed Total Demolition, Erven 117 & 619, 146 Kloof Road, Bantry Bay: NM
HM/BANTRY BAY/ERVEN 117 & 619**

Case No: 14121806AS011SM

DECISION

The Committee resolved to undertake a site visit.

AS

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

**W.13.2 Proposed Alterations and Additions, Erf 15163, House Brinkhuis, 22
Coronation Road, Walmer Estate: NM
HM/WALMER ESTATE/ERF 15163**

Case No: 14121203RN1212E

DECISION

The Committee resolved not to approve the proposals.

RN

**W.13.3 Proposed Alterations on Elands Kloof 168 Ptn 2, Boonste Huis, Witteberg Private Reserve: NM
WITTEBERG PRIVATE RESERVE/ELANDS KLOOF 168 PTN 2**

Case No: 14120802RN1210E

DECISION

The Committee decided to grade the building IIC as the example of an early 20th century building typology which is typical of the area and in terms of its relationship with its natural landscape context.

The Committee resolved to approve the proposals subject to the following:

- The retention of internal wall nibs approximately 450 mm deep either side in order to retain the memory of the two internal cross walls and plan configuration.
- The revision of the double sliding door on the rear elevation.

The Committee was not in favour of the double sliding door on the rear elevation but acknowledges that this would need to be redesigned in order to satisfy the condition regarding the retention of internal wall nibs..

Revised proposals must be submitted and a decision will be made by e-mail in accordance with HWC's procedures for decision making.

RN

W.14 HERITAGE AREAS: SECTION 31 CONSENT APPLICATIONS

W.14.1 None

W. 15 PROVINCIAL PROTECTION: SECTION 29 PERMIT

W.15.1 None

W.16. PROVINCIAL PROTECTION: SECTION 28 REFUSAL

W.16.1 None

W.17 HERITAGE REGISTER: SECTION 30 PROCESS

W.17.1 None

W.18. PUBLIC MONUMENTS & MEMORIALS: SECTION 37 PROCESS

W.18.1 None

W.19. REQUESTS FOR OPINION/ADVICE

W.19.1

W.20. Other Matters

**W.20.1 Proposed Alterations and Additions, Erf 96180, 22, Gordon Street, Gardens:
NM
HM/GARDENS/ERF 96180**

Case No: 14120907JW1212M

DECISION

The Committee recommended the grading of the building to be grade IIIA.

The Committee resolved that the unauthorised work has damaged heritage significance and recommends that HWC lay charges.

JW

SECOND SESSION: TEAM EAST PRESENTATION

E.11 PROVINCIAL HERITAGE SITE: SECTION 27 PERMIT APPLICATIONS

**E.11.1 Proposed Alterations on Erf 159887, 14-16 Keerom Street, Cape Town: MA
HM/CAPE TOWN/ERF 159887**

Case No: 14120214

The matter was removed from the agenda.

KB

**E.11.2 Proposed Partial Demolition, Restoration and Removal of its Original Position
Relating to Erf 1090, Twistniet, 31 Burg Street, Wellington: MA
HM/WELLINGTON/ERF 1090**

Case No: 14110605GT1110M

DECISION

The Committee resolved to approve the proposals except for the proposed internal staircase.

The Committee resolved that SH will liaise with the engineer to explore alternative and appropriate solutions for the staircase proposals in order to minimise the loss of historic fabric.

GT

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

**E.12.1 Proposed Total Demolition on Highclere, Erf 280, 8 Ranke Road
Blaauwbergstrand: MA
HM/Blaauwbergstrand/ERF 280**

Case No: 14121801GT0115M

DECISION

The Committee resolved to convene a site inspection and Committee meeting on the 10th March 2015 to make a decision unless the City has gazetted the provisional declaration.

GT

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

**E.13.1 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 approve the proposals subject to the input of a heritage architect to advise on the repair and restoration of historic joinery (i.e. stair case, windows, architraves), the ceiling in the corner shop and the retention of the stove flue on the first floor.

As per standard requirements of HWC for buildings of this quality the heritage architect must submit a close out report within 30 days of practical completion.

KR/ZS

**E.13.2 Proposed Alterations, Erf 155543, Vineyard Hotel, Colinton Road, Newlands: NM
HM/NEULANDS/ERF 155543**

Case No: 15011406ZS0114E

The matter was removed from the agenda by the request of the applicant.

ZS

**E.13.3 Proposed Alterations, Erf 9557, Deeds Office, 90 Plein Street, Cape Town.: NM
HM/CAPE TOWN/ERF 9557**

Case No: 15011305GT0115M

The matter was removed from the agenda.

GT

**E.13.4 Proposed Alterations to Functions facility and Conversion of Farm Shed into Guest Suites, Erf 15004, D'Olyfboom, Napier Street, Paarl: MA
HM/PAARL/ERF 15004**

Case No: 14031104GT0312E

DECISION

The Committee resolved to approve the guest house proposals as the revised proposals addressed previous concerns.

The Committee resolved to approve the function venue proposals.

GT

**E.13.5 Proposed Partial Demolition and Alterations, Erf 2320, 98 Merriman Street, Stellenbosch: NM
HM/STELLENBOSCH/ERF 2320**

Case No: 14121803GT0115E

DECISION

The Committee decided the grading of the building to be grade IIIB.
The committee resolved to approve the proposals.

In expressing its concern regarding the unauthorised demolition of the garage the Committee resolved to cautions the applicant that future work should be properly researched to establish the age of a building and whether a Section 34 t application is required.

GT

**E 13.6 Proposed Alterations, Erf 4586, Le Joubert, Napier Street, Paarl
HM/PAARL/ERF 4586**

DECISION

The Committee resolved to approve the proposals

GT

E.14 HERITAGE AREAS: SECTION 31 CONSENT APPLICATIONS

E.14.1 None

E.15 PROVINCIAL PROTECTION: SECTION 29 PERMIT

E.15.1 None

E.16 PROVINCIAL PROTECTION: SECTION 28 REFUSAL

E.16.1 None

E.17 HERITAGE REGISTER: SECTION 30 PROCESS

E.17.1 None

E.18 PUBLIC MONUMENTS & MEMORIALS: SECTION 37 PROCESS

E.18.1 None

E.19 REQUESTS FOR OPINION/ADVICE

E.19.1 None

E.20 NON COMPLIANCE

E.20.1 E.13.6 Proposed Additions to existing structures and Restoration on Erf 151832, "The River Club" Liesbeek Parkway, Cape Town: MA HM/CAPE TOWN/ERF 151832

Case No: 14091204KR0919E

DECISION

The Committee resolved that the stops works order be lifted and that no further action be taken. The standard HWC letter for unauthorised work must be sent to the City of Cape Town.

20. ADOPTION OF RESOLUTIONS AND DECISIONS

The Committee adopted the resolution and decisions.

21. CLOSURE

The meeting adjourned at:

16:50

22 DATE OF NEXT MEETING:

25 February 2015

CHAIRPERSON _____

DATE _____

SECRETARY _____

DATE _____