

**APPROVED DECISIONS OF THE MEETING OF HERITAGE WESTERN CAPE,  
BUILT ENVIRONMENT AND LANDSCAPE PERMIT COMMITTEE (BELCom)  
Held on Wednesday, 2 December 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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**MATTERS DISCUSSED**

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

**11.1 Proposed Addition to Existing Structures - Erf 237, 27 New Street, Elim: NM  
HM/OVERBERG / CAPE AGULHAS / ELIM**

**Case No:** 15110601HB1111E

**DECISION**

The Committee decided the grading of the building to be IIC within the context of the PHS.

The Committee resolved not to approve the proposals given their negative impact on the significance of the streetscape and the nature of private public interface. The Committee was of the opinion that the extension of the building to the side lane would have a negative impact on the pattern of built form and spaces characterising the settlement.

**HB**

**11.2 Proposed Addition to Existing Structures- Erf 11310,101 Marsh Street, Mossel  
Bay: NM  
HM/EDEN/MOSSEL BAY/ERF 11310**

**Case No:** 15102604

**DECISION**

The Committee resolved to approve the proposals as they will not adversely impact the heritage significance of the site. Approval is subject to the linking element not being attached to the church in order to ensure that the stone work is not damaged. Any landscaping interventions will need to be submitted to HWC as part of a separate Section 27 application.

**HB**

**11.3 Proposed Alterations, Illegal Work, Bartolomeu Diaz Museum, Mossel Bay: MA  
HM/EDEN/MOSSEL BAY/ERF 2993, 3032, 3034, 3046, 3050, 3051, 3057, 3060,  
ETC**

**Case No:** 15111001HB1109E

**DECISION**

The Committee resolved to approve emergency plaster work on condition that the appropriate lime renders are used.

With respect to the remaining work, the Committee resolved to request a heritage statement to assess the following:

- The heritage significance of the site including the authenticity of building fabric.

- The impact of unauthorised work on heritage significance; and
- The impact of the proposed work on heritage significance.

All construction work is to be supervised by an architect with sufficient and appropriate heritage expertise.

**HB**

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

**12.1 Proposed Total Demolition, Erf 1079, 28 Vredehoek Avenue, Vredehoek: MA HM/CAPE TOWN/ VREDEHOEK/ERF 1079**

**Case No:** 15071004HB0715E

The Committee advised that drawings be submitted indicating the scale, massing and proportions of the proposed development in relation to its surrounding context. The Committee also advised that the City's guidelines for development within a HPOZ be consulted with particular reference to building height and massing, roof treatment boundary treatment and building setback.

**HB**

**12.2 Proposed Total Demolition for Erf 5396, 15 Contour Road, Mossel River West, Hermanus: NM HM/OVERBERG / OVERSTRAND / HERMANUS / MOSSEL RIVER WEST**

**Case No:** 15110912HB1109E

**DECISION**

The Committee noted that the approved Overstrand Heritage Survey had graded the site as IIIC. It recommended that the site be investigated for regrading as IIIB.

The Committee was of the opinion that the building has sufficient heritage significance to warrant formal protection particularly in terms of its intrinsic architectural and aesthetic value and its relationship with its setting.

The Committee resolved not to approve the demolition.

**HB**

**12.3 Proposed Total Demolition on Erf 882, 10 Romney Road, Green Point - Total Demolition: MA HM/CAPE TOWN METROPOLITAN/GREEN POINT/ERF 882**

**Case No:** 15100503KR1007E

**DECISION**

The Committee decided that the building and its context have insufficient heritage significance to warrant formal protection. The Committee resolved to approve the demolition.

**KR**

**12.4 Proposed Total Demolition, Erf 2668, Wellington: NM  
HM/ CAPE WINELANDS / DRAKENSTEIN / WELLINGTON**

**Case No:** 15100807HB1014E

**DECISION**

The Committee resolved to approve the total demolition given that the building has insufficient heritage significance to warrant retention and protection.

**HB**

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

**13.1 Proposed Alterations, Additions and Partial Demolition, Erf 50248, 2 Buchan  
Road, Newlands: MA  
HM/CAPE METROPOLITAN/NEWLANDS/ERF 50248**

**Case No:** 15091507HB1012E

**DECISION**

The Committee resolved that the building and its context have insufficient heritage value to warrant formal protection.

The Committee resolved to approve the proposals.

**HB**

**13.2 Proposed Addition to Existing Structures & Alteration- Erf 453, 80 Waterkant  
Street, Cape Town: MA**

**Case No:** 1511807HB1120E

**DECISION**

The Committee resolved to approve the proposal as having addressed previous concerns.

**HB**

**13.3 Proposed Alterations on Erf 9986, 156 Waterkant Street, De Waterkant: NM  
HM\CAPE TOWN METROPOLITAN\DE WATERKANT\ERF 9986**

**Case No:** 15101502GT1016E

**DECISION**

The Committee resolved to approve the proposals as they will have minimal impact on heritage resources.

**GT**

**13.4 Proposed Alterations, Additions and Partial Demolition on Erf 168, Free Masons Hall, Malmesbury: MA  
HM/WEST COAST/SWARTLAND/ MALMESBURY/ERF 168**

**Case No:** 14110514KR0313M

**DECISION**

The Committee resolved to recommend to the CEO that HWC charges be laid against the owner in terms of S 51 of the NHRA. The Committee was of the opinion that the unauthorised work has had a cumulative negative impact on the heritage significance of a building worthy of grade IIIA heritage status. The extent of unauthorised work which has damaged heritage significance has included *inter alia* the following:

- The removal of period fixtures and fittings including the foundation stone;
- The replacement of the corrugated iron roof with IBR;
- The filling in of the ceremonial space;
- Inappropriate flashings and downpipes;
- The painting over of ceiling decoration;
- The removal of the timber stage; and
- The external retaining wall along the south elevation.

The Committee requires that the exposed brickwork on the external faces be patched using an appropriate lime based render.

The remaining proposed work will not be considered until the outcome of the recommend charges has been resolved.

**KR**

**13.5 Proposed Alterations, Additions and Partial Demolition Erf 4018, 4 & 6 Vredenberg Lane, Cape Town: MA  
HM/CAPE TOWN METROPOLITAN/ERF 4018**

**Case No:** 15100502KR1007E

**DECISION**

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

- That the new addition be finished in a dark tone to minimise its visual impact as a backdrop to the surrounding streetscapes;
- That the front façade be adequately propped and protected during construction.

**KR**

**13.6 Proposed Alterations and Partial Demolition on Erf 4431, Cheve House, Paarl: MA  
CAPE WINELANDS/DRAKENSTEIN/PAARL/ERF 4431**

**Case No:** 15090802HB0910E

**DECISION**

The Committee resolved to approve the proposals as having met concerns previously raised. Approval is subject to the recording of historic fabric and methods of the new interventions and for this record to be included in a closeout report to be submitted to HWC within 30 days of practical completion.

HB

**13.7 Proposed Alteration- Erf 457, 80 Church Street, Worcester: NM  
CAPE WINELANDS / BREEDE VALLEY / WORCESTER**

**Case No:** 15090306HB0903E

**DECISION**

The Committee decided that the grading of the building to be IIB and noted that the building is situated within an important streetscape.

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

- That the fence be located behind the boundary wall approximately 10cm from the rear wall face,.
- That the revised proposals be submitted to the Committee for approval.
- That revised proposals be accompanied by 1:5 scale detail drawings of the fencing, gates and fixtures.

JW

**13.8 Proposed Alterations and Additions, Ervern 567/7/8, 31 Berverde Road,  
Oranjezicht: MA  
HM/ORANJEZICHT/ERVERN 567/7/8**

**Case No:** 14072812JW0909E

**DECISION**

The Committee resolved to undertake a site inspection (GJ, SW, PB and SH/MS)

JW

**13.9 Proposed Alterations and Additions, Erf 186, Wylie Store, Le Roux & Kie, van  
der Stel Street, Tulbagh: NM  
HM/TULBAGH/ERF 186**

**Case No:** 1511170JW1117E

**DECISION**

The Committee supported the proposals in principle. However, it expressed concern with the detailing of the front veranda and the height of the front boundary wall.

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

- That the veranda colonnade consists of simple timber supports in order to distinguish it as a contemporary element.
- That the height of the front boundary wall be reduced to 600mm.

The above mention approval does not address the unauthorised alteration of the rear boundary wall. The Committee requires that the services of a land surveyor be obtained to establish whether the boundary wall is located on the adjacent PHS.

JW

**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.

**23. CLOSURE**

The meeting adjourned at:

**24 DATE OF NEXT MEETING:**

**To be announced**

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

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

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

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