

**Adopted Resolutions and Decisions of the Meeting of Heritage Western
Cape
Built Environment and Landscape Permit Committee (BELCom)
Commenced at 08:30 and held on Thursday, 16 March 2023 via MS Teams**



MATTERS DISCUSSED

11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS

**11.1 Proposed Additions and Demolition on Erf 10057, 2 Longkloof Road, Hout Bay: NM
HM/ CAPE TOWN METROPOLITAN/ HOUT BAY/ ERF 10057**

Case No: HWC23021303CH0215

RECORD OF DECISION:

The de-registration site as PHS as recommended by BELCom in 2013 should be effected . The Committee does not recommend pressing charges and is in general support of the development on site. S.51 letter can be issued.

CH

**11.2 Proposed Alterations & Additions on Erven 95030 & 95031-RE, Leinster Hall, 7 Weltevreden
Street, Gardens: NM
HM / CAPE TOWN METROPOLITAN / GARDENS / ERVEN 95030 & 95031-RE**

Case No: HWC23021314SJ0214

FURTHER REQUIREMENTS:

The Committee is in general support of the proposal. The lift shaft and roof in the courtyard and the entrance gate alteration are acceptable; however, the Committee requires further refinement of the meeting room. A lighter weight structure that nestles into the garden is recommended. The Committee supports the principle of the pitch roof but requires alternatives for the front gable as visible from the approach to be explored.

The Committee also suggests that the design and layout of the landscape elements e.g. walls, paving immediately adjacent to the meeting pavilion be less prominent in order for this pavilion to better merge with the front garden.

SJ

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

**12.1 Proposed Total Demolition of Erf 89805, 7 Duignam Road, Kalk Bay: NM
HM/CAPE TOWN METROPOLITAN/KALK BAY/ ERF 89805**

Case No: HWC23021302TZ0214

RECORD OF DECISION:

The Committee resolved to approve the demolition provided that existing stonework is expertly incorporated into the new plinth. The Committee resolved to approve the replacement building as detailed in drawing numbered 10/02/03/04/05 Rev A, 06 Rev B and 07/08/09 Rev A prepared by Bert Pepler dated 15 November 2022.

Should the site not be developed in accordance with the approved plans within 3 years of the granting of the demolition permit, any proposed development thereafter must be resubmitted to HWC for approval.

TZ

**12.2 Proposed Total Demolition on Erf 17763-Re, Wenga Farm, 21 Kommetjie Road, Sunnyside: MA
HM / CAPE TOWN METROPOLITAN / KOMMETJIE / ERF 17763-RE PTN 5**

Case No: HWC23021329SJ0702

RECORD OF DECISION:

Based on the information presented, the Committee cannot approve demolition of the building.

SJ

**12.3 Proposed Additions and Alterations on Erf 55917, 9 Morris Road, Claremont: MA
HM/ CAPE TOWN METROPOLITAN/ CLAREMONT/ ERF 55917**

Case No: HWC23011607KB0117

RECORD OF DECISION:

The Committee resolved to approve the demolition as the building has insufficient heritage significance to warrant retention.

KB

**12.4 Proposed Additions and Alterations on Erf 183,34 Church Street, Tulbagh: MA
HM/ CAPE WINELANDS/ WITZENBERG/ TULBAGH/ ERF 183**

Case No: HWC22112211KB1122

RECORD OF DECISION:

The Committee resolved to approve the application on condition that detailed specifications are added to the drawings in response to the list provided. These drawings can be submitted to HOMs for processing.

KB

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

**13.1 Proposed Alterations and Additions on Erf 199, 11 Jan Van Riebeeck Street, Wellington: NM
HM/CAPE WINELANDS/DRAKENSTEIN/PAARL/ERF 199**

Case No: HWC23011910TZ0123

RECORD OF DECISION:

The Committee cannot condone illegal works; however, the Committee is of the opinion that there has been no negative impact on heritage significance. A S.51 letter can be issued.

TZ

**13.2 Proposed Alterations and Additions on Erf 48808, 18 Kings Street, Newlands: NM
HWC/CAPE TOWN METROPOLITAN/ NEWLANDS/ ERF 48808**

Case No: HWC2112408MS1125

RECORD OF DECISION:

The Committee cannot condone illegal works; however, the Committee is of the opinion that there has been no negative impact on heritage significance. A S.51 letter can be issued.

MS

**13.3 Proposed Additions and Alterations on Erf 65048, 24 Gibson Road, Kenilworth: MA
HM/ CAPE TOWN METROPOLITAN/ KENILWORTH/ ERF 65048**

Case No: HWC23010306CH0119

FURTHER REQUIREMENTS:

1. The applicant is to provide a street elevation which shows the carport structure and the boundary treatment.
2. Drawings are to be updated to accurately reflect the as-built structure.
3. The applicant is encouraged to refine the architecture of the extension to complement the existing gabled façade.

4. Considerations should be given to the roof form of the double storey annex.

CH

**13.4 Proposed Additions and Alterations on Erven 2873 and 2869, Kloof Street, Cape Town: NM
HM/ CAPE TOWN METROPOLITAN/ GARDENS/ ERVEN 2873 AND 2869**

Case No: HWC22113002CH0215

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection on Tuesday, 4 April at 11:30 (GJ, DB, SJ, HB, HvdM and AN).

CH

**13.5 Proposed Additions and Alterations on Erf 149294-Re, Union Castle Building, Dock Road,
Pierhead Precinct, V&A Waterfront: MA
HM / CAPE TOWN METROPOLITAN / V&A WATERFRONT / ERF 149294-RE**

Case No: HWC23012709SJ0130

FURTHER REQUIREMENTS:

The Committee is not convinced that the current design approach is appropriate for the Union Castle building. The applicant is requested to explore different designs for the following:

1. Wrap around canopy for the roof
2. 1st Floor canopy
3. The external lift
4. The necessity of lowering the number of windows to doors to be investigated

SJ

**13.6 Proposed Additions and Alterations on Old Power Station & Pump House Building, Dock Road,
V&A Waterfront: MA
HM / CAPE TOWN METROPOLITAN / WATERFRONT / ERF 149294-RE**

Case No: HWC22110105SJ1102

RECORD OF DECISION:

The Committee resolved to approve the details for the new arched opening as indicated in the undated report titled The Old Power Station and Pump House Refurbishment – Heritage: Response to BELCom Site Inspection of 20230302, prepared by Mr. Katlego Motene of TA Design & Architecture.

The Committee approved the appointment of the specialist heritage consultant, Ms Ursula Rigby.

SJ

**13.7 Proposed Additions and Alterations on Erf 149294-Re, Forum Building, Dock Road, Pierhead Precinct, V&A Waterfront: MA
HM / CAPE TOWN METROPOLITAN / V&A WATERFRONT / ERF 149294-RE**

Case No: HWC23012705SJ0130

RECORD OF DECISION:

The Committee resolved to approve the application of Forum Building as indicated on the drawing numbered 2-05 Rev 1, dated 05/09/2022, and prepared by KMH Architects.

MS

**13.8 Proposed Additions and Alterations on Erf 690, 27 Avenue Le Sueur, Fresnaye: NM
HM/CAPE TOWN METROPOLITAN/FRESNAYE/ERF 690**

Case No: HWC23022002TZ

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection on Tuesday, 4 April at 13:15 (GJ, DB, SJ, HB, HvdM and AN).

TZ

**13.9 Proposed Additions and Alterations on Erf 303, 12 Rochester Road, Sea Point: NM
HM/CAPE TOWN METROPOLITAN/SEA POINT/ERF 303**

Case No: HWC23011208TZ0116

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection on Tuesday, 4 April at 12:30 (GJ, DB, SJ, HB, HvdM and AN).

TZ

**13.10 Proposed Additions and Alterations on Erf 363, 30 High Level Road, Green Point: NM
HM/ CAPE TOWN METROPOLITAN/ GREEN POINT/ ERF 363**

Case No: HWC23022104RG0223

FURTHER REQUIREMENTS:

The Case officer to visit the site to determine if a stop works order should be issued. A heritage consultant is to be appointed to advise, manage and oversee the proposed work going forward.

The appointed heritage consultant to prepare a document to clearly indicate the distinction between unauthorised and proposed work.

Accurate drawings showing all elements of the façade are to be produced along with details indicating internal features.

RG

13.11 Proposed Additions and Alterations on Erf 15396, 78 Darling Street, Cape Town: NM HM/ CAPE TOWN METROPOLITAN/ CAPE TOWN/ ERF 15396

Case No: HWC23090213CM0209

FURTHER REQUIREMENTS

The applicant has not presented enough information for the committee to make an informed decision. The committee echoes CIBRA's comments in relation to the visual impact of the proposed intervention. The applicant is to provide a visual streetscape study and photomontages.

CM

14 HERITAGE AREAS: SECTION 31 CONSENT APPLICATIONS

14.1 Proposed Addition on Farm 168, 13 Uitsig Street, Wupperthal: MA HM / WEST COAST / CEDERBERG / WUPPERTHAL / FARM 168

Case No: HWC23011101SJ0217

FURTHER REQUIREMENTS

The proposed thatch roof is over scaled. The committee recommends the thatch portion be limited to the living areas of the unit resulting in an L shaped roof consistent with the neighbouring properties. Patio to have a corrugated iron roof. This recommendation will result in a reduction of height and ultimately less thatch. The applicant is encouraged to seek structural guidance in a design of the roofing elements to not overload the existing walls.

SJ

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 CONSERVATION MANAGEMENT PLAN

**20.1 Drosdy Museum CMP: MA
HM/OVERBERG/SWELLENDAM/ERF 2920**

Case No: None

HELD OVER:

The item is held over to the next BELCom meeting to be held on 26 April 2023.

TZ

**20.2 Conservation Management Plan for Boschendal Historic: MA
HM/CAPE WINELANDS/STELLENBOSCH/BOSCHENDAL**

Case No: None

COMMENT:

The Committee to compile the list of items and submit to the applicant for consideration.

SB

**20.3 Conservation Management Plan for V&A Waterfront, Cape Town: NM
HM/CAPE TOWN METROPOLITAN/WATERFRONT**

Case No: None

COMMENT:

Public participation to commence on 17 April 2023. Final CMP expected 1 July 2023.

SJ

21. NON-COMPLIANCE

21.1 None

22. ADOPTION OF RESOLUTIONS AND DECISIONS

The Committee resolved to adopt the resolutions and decisions as minuted.