

**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 Wednesday, 24<sup>th</sup> March 2021 via  
Microsoft Teams**



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**MATTERS DISCUSSED**

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

**11.1 Proposed Alterations, Portion 12 of Farm Vergenoegd 653, Somerset West: NM  
HM/CAPE TOWN METROPOLITAN/ SOMERSET WEST/PTN 12 OF FARM 653**

**Case No:** 21022308WD0303E

**FURTHER REQUIREMENTS:**

The Committee is in general support of the proposal but requires additional information with regard to:

1. The nature of existing vs proposed material interventions.
2. The detailing of these interventions where they impact on the architectural integrity of the building and its relationship with the rest of the farm complex.

It will assist the Committee if the application could include the heritage statement, map and historical background to this building and the farmstead.

**WD**

**11.2 Proposed New Fencing on Erf 3679, Wale Street, Cape Town: MA  
HM/CAPE TOWN METROPOLITAN/CAPE TOWN CBD/ERF 3679**

**Case No:** 21022401KB0308E

**FURTHER REQUIREMENTS:**

The Committee accepts the motivation for the proposed fence including its layout and overall configuration. The proposals are therefore supported in principle.

Given the high significance of St George's Cathedral, the Committee requires additional information regarding the detailing of the new fence and its junctions with historic fabric to be submitted to BELCom for further evaluation.

**KB**

**11.3 Proposed Heritage Trail Signage to Various Buildings, Erven 1667,1061, 2606, 1063+, Wellington & Paarl: MA  
HM/CAPE METROPOLITAN/CAPE TOWN/ERF 2433**

**Case No:** 20013109TZ0824E

**FURTHER REQUIREMENTS:**

The Committee commends the applicants for this initiative. It strongly supports the affixing of the sign boards on buildings wherever possible. Where not possible, the Committee will need to see photomontages of examples/mockups of each individual freestanding case for further evaluation.

The applicant must therefore clearly distinguish between sign boards affixed to buildings and freestanding cases by providing a list of these to HWC. The Committee is prepared to endorse all affixed examples but will need to review the freestanding cases. The applicant is urged to reconsider the current design of pole supports for the latter.

**TZ**

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

**12.1 Proposed Total Demolition, Erf 1852, 2 Lion Street, Bo-Kaap: MA  
HM/CAPE TOWN METROPOLITAN/BO-KAAP/ERF 1852**

**Case No:** 20110209ND1125E

**RECORD OF DECISION:**

The Committee approved the revised proposals as indicated on drawings and 3D renderings numbered: A101, A102, A103, A100, A300, A400 [REV No. A] & dated: 2020-09-29, as these meet previous requirements and will not negatively impact heritage significance. The Committee commended the applicants on the clarity of the additional documentation provided.

The Committee recommends that the applicants reconsider the windows at street level on Lion Street and would have no objection to higher level windows in this position to afford better privacy to the occupants.

**ND**

**12.2 Proposed Total Demolition on Erf 997, 2 Richmond Road, Three Anchor Bay: NM  
HM/CAPE METROPOLITAN/THREE ANCHOR/ERF 997**

**Case No:** 20110911KB0225E

**RECORD OF DECISION:**

The Committee resolved to approve the demolition application as the subject building is not regarded as having sufficient significance to warrant retention and inclusion on HWC's heritage register.

The Committee does not believe that the spatial context has sufficient significance to warrant invoking the so called Gees judgement.

**KB**

**12.3 Proposed Total Demolition, Erf 1256, 6 Norfolk Road, Sea Point: NM  
HM/CAPE TOWN METROPOLITAN/SEA POINT/ERF 1256**

**Case No:** 21012205ND0222E

**RECORD OF DECISION:**

The Committee resolved to approve the application as not negatively impacting heritage significance. The Committee does not believe that the spatial context is of sufficient significance to warrant invoking the so called Gees judgement.

**ND**

**12.4 Proposed Total Demolition on Erf 741, 20 Akademie Street, Franschhoek: NM  
HM/ CAPE WINELANDS/ FRANSCHHOEK/ ERF 741**

**Case No:** 20082402SM0825E

**FURTHER REQUIREMENTS:**

The Committee requires the following further information before it can properly assess this proposal:

1. A clear indication of the nature of the streetscape in relation to the site.
2. The manner in which the proposals respond (both positively and negatively with reasons where necessary) to the guidelines for new development within the Franschhoek Historic Area.
3. A site plan that indicates the position of the existing building in relation to the new proposals.
4. The Committee strongly recommends that alternatives be explored that would include the retention and reuse of the existing building if at all possible.

**ND**

**12.5 Proposed Total Demolition on Erf 2292,21 Dal Road, Camps Bay: NM  
HM/CAPE METROPOLITAN/CAMPS BAY /ERF 2292**

**Case No:** 20071608KB0303E

**FURTHER REQUIREMENTS:**

The Committee is of the opinion that it would be a great loss to architectural heritage if the building, which is of at least highest local significance, were to be demolished. The Committee is not convinced that sufficient alternatives have been explored for retaining the building (with sympathetic interventions) before intending to demolish.

The Committee therefore requires further information regarding the possible adaptive reuse of the building (with possible extensions) before it can make a decision. The Committee strongly recommends that an architectural heritage specialist with experience in adapting Modern architecture be engaged to assist in exploring such alternatives for further consideration by this Committee.

**KB**

**12.6 Proposed Total Demolition on Erf 117431 and 153536, 24A\_26 Main Road, Rondebosch: NM HM/CAPE TOWN METROPOLITAN /RONDEBOSCH /ERF 117431 AND 153536**

**Case No:** 21021903SM0223E

**FURTHER REQUIREMENTS:**

The Committee agrees that the existing buildings on the property do not have sufficient significance to warrant retention.

However, the Committee is concerned that the property falls on the edge and partly within a declared heritage area. Furthermore, the site occupies a strategic position between Main Road and the backdrop of Table Mountain which is a recognised heritage resource. Consequently, the Committee regards it as justifiable to invoke the so called Gees judgement in order to regulate the design of the replacement building.

Taking the above into the account, the Committee has serious concerns with regard to the overall height, bulk and massing of the proposed new building in particular. The Committee also regards the redevelopment of the site as an opportunity to improve the street interfaces of the property when redeveloping the site.

The Committee does not believe that the current proposals are sensitive to the character of its surrounds and therefore requires new alternatives to be explored in concept and detail. This will include a significant reduction in overall height, scale and bulk.

**SM**

**12.7 Proposed Total Demolition on Erf 3053, 23 Anderson Street, Goodwood: NM HM/CAPE TOWN METROPOLITAN/GOODWOOD/ERF 3053**

**Case No:** 20070605SM0210E

**FURTHER REQUIREMENTS:**

The Committee resolved to refer this item to HWC's legal advisor before considering the matter further.

**SM**

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

**13.1 Proposed Alterations and Additions, Erf 27957, 5 Franklin Street, Observatory: MA HM/CAPE TOWN METROPOLITAN/OBERVATOR/ERF 27957**

**Case No:** 20102209ND1029E

**FURTHER REQUIREMENTS:**

This matter is held over to the following BELCom meeting to enable the Salt River Heritage Society its statutory 30 day period to provide comment, given that they only became aware of the proposals on 23<sup>rd</sup> March 2021.

**KB**

**13.2 Proposed Additions and Alterations, Erven 439, 440 & 442, 47 & 49 Napier Street & 13 Jarvis Street, The Village Lodge, De Waterkant: MA  
HM/ DE WATERKANT/ ERVEN 439, 440 & 442**

**Case No:** 19080507LB0807E

**FURTHER REQUIREMENTS:**

The Committee is of the view that its previous requirements have not been fully met.

The Committee resolved to undertake a site inspection at a date to be determined given the layers of unauthorised work that have been undertaken and to appreciate first hand the impact of the unauthorised work on the surrounding townscape which falls within a declared heritage area of high significance.

The Committee strongly recommends that the applicant responds point for point to the concerns of I&APs regarding negative impacts on heritage significance both to building fabric and the surrounding area.

**SB**

**13.3 Proposed Additions and Alterations on Erf 48642, 24 Kildare Road, Newlands: NM  
HM/CAPE METROPOLITAN/NEULANDS/ERF 48642**

**Case No:** 21021008KB0216E

GJ recused himself and logged off from MS Teams. The Committee elected SJ to chair for this item.

**FURTHER REQUIREMENTS:**

The Committee supports the current version of the proposal in principle. However, the Committee would suggest further scaling of the south-east elevation of the new building (on a common boundary) and possible introduction of further fenestration to the north-east elevation (partly visible from Kildare road).

**KB**

**13.4 Proposed Additions and Alterations on 768, Clydebank Road, Green Point: NM  
HM/CAPE METROPOLITAN/GREEN POINT/ERF 768**

**Case No:** 21030207KB0303E

**RECORD OF DECISION:**

The Committee resolved to approve the application as indicated on the revised drawing/s numbered 1600/Rev7/01,1600/Rev7/01 & 1600/Rev7/01, dated 21 February 2021 as having met requirements.

**KB**

**13.5 Proposed Additions and Alterations on Erf 46723, 5 Kingsbury Way, Rondebosch: NM HM/CAPE METROPOLITAN/RONDEBOSCH/ERF 46723**

**Case No:** 20101308KB1103E

**FURTHER REQUIREMENTS:**

The Committee resolved to hold this item over pending the submission of a report on the building, its context and proposed replacement if demolished as previously requested.

**KB**

**13.6 Proposed Additions and Alterations on Erf 2911, 38 Huguenot Road, Franschhoek: MA HM/CAPE WINELANDS/FRANSCHHOEK/ERF 2911**

**Case No:** 20112501KB1126E

**FURTHER REQUIREMENTS:**

The applicant is to ensure that the proposals are in accordance with the Franschhoek Historic Area Guidelines.

The Committee supports the setback enclosure of the street level colonnade and reiterates its support in principle for the flat veranda deck to be occupied. The Committee however has reservations regarding glass and horizontally emphasised balustrading.

The Committee also has concerns regarding the configuration, scale and location of the proposed dormers. It is suggested that alternatives be explored that do not necessarily break the eaves line of the existing roof as this may help to reduce the visual impact of these dormers.

**KB**

**13.7 Proposed Alterations and Additions on Farm 1416, Verdun Road, Franschhoek: MA HM/CAPEWINELANDS/STELLENBOSCH MUNICIPALITY/FARM 1416**

**Case No:** 20210311TZ165415E

**RECORD OF DECISION:**

On the strength of the information provided by the applicant that confirms the lack of significant building fabric, the Committee resolved to approve the application as not impacting negatively on heritage significance.

**TZ**

**13.8 Proposed Redevelopment of Erf 13355, 230 Victoria Road, Woodstock: MA HM/CAPE TOWN METROPOLITAN/WOODSTOCK/ERF 13355**

**Case No:** 21012606TZ0128E

**FURTHER REQUIREMENTS:**

The Committee notes that visibility of ground floor parking has been addressed although that could be improved by taking the revised treatment around the corner into Rodgers Road.

The Committee regards the additional indicators as not yet providing sufficient information to enable the proposals to be properly assessed, particularly with regard to overall height, massing, façade articulation and setbacks. The Committee expects the graphic indicators to inform amendments to the proposals rather than post-rationalising what is currently proposed.

TZ

**13.9 Proposed Additions and Alterations on Erf 89764, 13 Colyn Road, Kalk Bay: NM  
HM/CAPE TOWN METROPOLITAN/KALK BAY/ERF 89764**

**Case No:** 19100104TZ0303E

**RECORD OF DeCISION:**

The Committee resolved to approve the application as not negatively impacting heritage significance.

TZ

**13.10 Proposed Additions and Alterations on Erf 1444, 24 Davenport Road, Vredehoek: MA  
HM/CAPE METROPOLITAN/VREDEHOEK/ERF 1444**

**Case No:** 21020115KB0202E

**RECORD OF DECISION:**

The Committee resolved to approve the application as being substantially in accordance with the character of the townscape and general area.

The Committee notes that the balconies on the side extensions are very small and attempts will possibly be made to enclose these in future, which will require careful exploration.

KB

**13.11 Proposed Additions and Alterations on Erf 2041, 23 Buitenkant Street, Bredasdorp:  
NM  
HM/OVERBERG/CAPE AGULAS/BREDASDORP/ ERF 2041**

**Case No:** 21011903SM0219E

**FURTHER REQUIREMENTS:**

The Committee has resolved not to recommend that charges be laid for the unauthorised work in this instance, given the background and recommendations provided by the heritage consultant. The Committee however requires clarity in the form of a marked-up drawing indicating the proposed work for which a permit in terms of S34 is still required.

The Committee notes that the building has undergone substantial reconstruction, some of which has been authorised in the form of an emergency permit with the rest being unauthorised.

SM

**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 Puntjie Conservation Management Plan: MA  
HM/PUNTJIE**

Case No: N/A

**FURTHER REQUIREMENTS:**

The Committee recommends integrating the site visit report and findings into the draft Puntjie Conservation Management Plan which should be presented to BELCom at the April meeting.

**JW**

**21. NON-COMPLIANCE**

21.1 None

**22. ADOPTION OF RESOLUTIONS AND DECISIONS**

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