

**Adopted Resolutions and Decisions of the Meeting of Heritage Western  
Cape**

**Built Environment and Landscape Permit Committee (BELCom)**

**Scheduled for 09:00 and held on Wednesday, 25 November 2020 via  
Microsoft Teams**



**MATTERS DISCUSSED**

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

11.1 None

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

**12.1 Proposed Total Demolition, Erf 405, 11 Oldfield Road, Sea Point: NM  
HM/CAPE TOWN METROPOLITAN/SEA POINT/ERF 405**

**Case No:** 20102604ND1027E

**FURTHER REQUIREMENTS:**

The Committee has no objection in principle to the demolition of the existing structures. The appropriate design of the replacement structures in relation to the context is however critical, particularly with regard to the interface with the adjacent park which is a IIIA graded resource. The Committee requires further information with regard to this interface where there is an opportunity for improvement. The setback line on this side of the property could also be better explored to the benefit of both the Applicant and Community.

**ND**

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

**13.1 Completed Additions and Alterations, Erf 2675, 27 Rugley Road, Vredehoek: MA  
HM/ CAPE TOWN METROPOLITAN / VREDEHOEK /ERF 2675**

**Case No:** 19101702SB1029E

**RECORD OF DECISION:**

HWC cannot condone illegal work. A letter in terms of S.51 of the NHRA is to be sent to the Applicant.

The Committee does not believe that the unauthorised work sufficiently impacts on the public view of this building to warrant a recommendation that charges be laid.

**SB**

**13.2 Proposed Additions and Alterations, Erf 2243, 9 Rose Street, Paarl: MA  
HM/CAPE WINELANDS/ DRAKENSTEIN /PAARL/ERF 2243**

**Case No:** 20071304ND0713E

**FURTHERE REQUIREMENTS:**

The Committee reiterates that it cannot consider this item in the absence of the information required. The Committee notes that the outstanding information as recorded in the minutes of 29 July 2020 has not yet been provided despite the Committee calling for this to be presented at this meeting. Given the circumstances explained by the owner, the Committee is prepared to hold this item over until the meeting of 27 January 2021 to give sufficient time for the owner to get appropriate advice and adequate documentation submitted to HWC for this Committee's consideration.

The Committee strongly recommends that the owner obtains input from an appropriately qualified and experienced architectural heritage practitioner to address the Committee's concerns.

**ND**

**13.3 Proposed Additions and Alterations, Erf 8717, 19 Olyven Street, Paarl: MA  
HM/CAPE WINELANDS/DRAKENSTEIN/PAARL/ERF 8717**

**Case No:** 20090304ND0909E

**FURTHER REQUIREMENTS:**

The additional information required by the Committee as recorded in the minutes of 30 September 2020 (item 13.12) has still not been provided.

This Committee is prepared to give the applicant an opportunity to submit the required information for tabling at its next meeting on 10 December 2020, failing which the Committee will proceed with its legal options.

**ND**

**13.4 Revised Roof Proposal on Erf 44201, University of Cape Town , Upper Campus, Rondebosch:  
NM  
HM/CAPE TOWN METROPOLITAN/RONDEBOSCH/ERF 44201**

**Case No:** 18112006HB1121E

**RECORD OF DECISION:**

The Committee resolved to approve the proposed revision of the roof material to Rheinzink: colour "prismo red" as recommended by the architect, subject to sample testing on site with the understanding that, should this be deemed less appropriate than envisaged, the architect revert to HWC with alternatives.

**KB**

**13.5 Proposed Restoration, Erf 55307, 43 Vineyard Road, Claremont: NM  
HM/CAPE TOWN METROPOLITAN/CLAREMONT/ERF 55307**

**Case No:** 20101305SM1013E

**HELD OVER:**

The matter was held over for tabling at the next BELCom meeting to be held on 10 December 2020.

**SM**

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

**Case No:** 20102209ND1029E

**FURTHER REQUIREMENTS:**

The Committee cannot support the application in its current form as it will have a highly negative impact on a streetscape comprising development of contextual significance within a proposed HPOZ.

In order for the Committee to consider more favourably other alternatives for the property, these must be accompanied by a heritage statement and heritage indicators informed by a streetscape analysis of Franklin Street amongst others.

**ND**

**13.7 Proposed Additions and Alterations on Erf 86417, 10 Camp Road, Muizenberg: NM  
HM/CAPE TOWN METROPOLITAN/MUIZENBERG/ERF 86417**

**Case No:** 20100511TZ1007E

**RECORD OF DECISION:**

HWC cannot condone illegal work. As the owner was not legally responsible for the illegal work, the Committee does not recommend that charges be laid. To facilitate the process a heritage agreement must be entered into with HWC to provide for mitigation of the negative heritage impacts.

The Committee supports the mitigation as recommended in Heritage Report dated September 2020 Draft 02, prepared by Ursula Rigby subject to further details being provided regarding distinguishing between old and new, the retention of significant trees on the property, mitigation of the main entrance gate piers and the design of the external enclosure of the mud room.

The final proposals as approved to form part of the heritage agreement.

**TZ**

**13.8 Proposed Additions and Alterations on Erf 9795, Spaanschemat River Road, Constantia : NM  
HM/CAPE TOWN METROPOLITAN/CONSTANTIA/ERF 9795**

**Case No:** 20200928TZ1007E

**FURTHER REQUIREMENTS:**

The Committee generally supports the proposals but requires the following refinements:

1. Retaining stubs where internal walls are to be removed.
2. Retaining the existing gable profiles on the rear elevation unless clearly substantiated to the contrary.
3. Expressing the existing colonnade of posts on the enclosed rear veranda in front of the glazing line.
4. Exploring the hipping back of the ends of the pool house roof to reinforce the homestead as the focus of the architectural composition.
5. Simplifying the fenestration of the glazing on the long sides of the pool house.

The Committee recommends that landscaping and roof ventilation (e.g. by ridge vent) be explored to reduce heat build up in the pool house.

**TZ**

**13.9 Proposed Additions and Alterations on Erf 54715,18 Highwick Avenue, Claremont: NM  
HM/CAPE TOWN METROPOLITAN/CLAREMONT/ERF 54715**

**Case No:** 20070204TZ0720E

**FURTHER REQUIREMENTS:**

The building is located within an area that includes various significant structures even though it does not fall within an HPOZ. Consequently, the Committee needs to satisfy itself that sufficient information has been provided for it to be clear as to the subject building's significance.

A heritage statement is therefore required at the very least for the Committee to determine to what extent it would need to intervene to ensure that heritage significance is not negatively impacted, particularly given that the CoCT has graded this building grade IIIB and it falls within a proposed HPOZ.

It is recommended that the applicant obtain assistance from a suitably qualified and experienced architectural heritage specialist to assist.

**TZ**

**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 resolutions and decisions as minuted.