

**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, 30 September 2020 via
Microsoft Teams**



MATTERS DISCUSSED

11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS

**11.1 Proposed New Storage Facility on Hazendal Estate, Farm Haasendal 222, Stellenbosch: MA
HM/STELLENBOSCH/FARM HAASENDAL 222**

Case No: 19102928AS1107M

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection on 8 October 2020 at 12:30 (GJ, SJ, WP and DB).

SB

**11.2 Maintenance and Upgrades, Erf 4942, City Hall, Cape Town: MA
HM/CAPE TOWN METROPOLITAN/ CAPE TOWN CBD/ ERF 4942**

Case No: 20020303WD0205E

RECORD OF DECISION:

The Committee resolved to approve the application as indicated in the drawings of the supplementary application to HWC dated 28 September 2020, as having met previous requirements.

WD

**11.3 Transgression Report of Erf 3, Round House, 217 Kloof Road, Camps Bay: NM
HM/CAPE TOWN METROPOLITAN/CAMPS BAY/ERF 3**

Case No: 20083101TZ0903E

FURTHER REQUIREMENT:

The Committee resolved to conduct a site inspection on 8 October 2020 at 09:30 (DB, SJ, GJ and WP).

TZ

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

12.1 None

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

13.1 Proposed Alterations and Additions on Erf 149294,3 Dock Road, V & A Waterfront: MA HM/CAPE TOWN METROPOLITAN/V & A WATERFRONT/ERF 149294

Case No: 20071405TZ0722E

RECORD OF DECISION:

The Committee resolved to approve the SDP as indicated in drawings numbers 01-08-100, 02-02-003, 03-02-007, 06-11-001 Revision A dated 13 July 2020 and 17 August 2020 as having met previous requirements.

FURTHER REQUIREMENTS:

The Committee requires a detail of the interface between the glass canopy and flanking gable ends indicated in Section EE of the drawings numbered 02-02-003 Revision A and dated 17 August 2020 This to be resolved to the satisfaction of HWC prior to municipal plans approval.

TZ

13.2 Proposed Alterations and Additions on Erf 149294, Union Castle Building, V & A Waterfront: MA HM/CAPE TOWN METROPOLITAN/V & A WATERFRONT/ERF 149294

Case No: 21072020TZ0724E

RECORD OF DECISION:

The Committee resolved to approve the SDP as indicated on drawings numbers 01-08-001, 01-08-100, 02-02-001, 02-02-002, 02-02-003, 03-02-00303-02-007, 06-11-001 Revision D dated 13 July 2020 and 17 August 2020 as having met previous requirements.

FURTHER REQUIREMENTS:

The Committee requires a drawing that clearly indicates the ridges, valleys and grid system of the folded concrete roof of the Union Castle Building in relation to the spatial proposals. This to be resolved to the satisfaction of HWC prior to municipal plans approval.

TZ

13.3 Proposed Alterations and Additions, Erf 10080, 4 Blinde Street, Zonnebloem: MA HM/CAPE TOWN METROPOLITAN/ZONNEBLOEM/ERF 10080

Case No: 20071402ND0728E

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on additional or revised drawings numbered: A-1101 to 1104 (Plans); A-2101 (Elevations); A-3101 to 3103 (Sections), dated: 27/07/2020 as meeting the Committee's previous requirements.

ND

**13.4 Proposed Alterations and Additions on Erf 569,16 Marine Drive, Wendy Cottage, Hermanus, Overstrand, Overberg: MA
HM/OVERBERG/OVERSTRAND/HERMANUS ERF 569**

Case No: 20080313KB0805E

RECORD OF DECISION:

The Committee resolved to approve the application as meeting previous requirements with the request that the porch be removed, the gables are restored in accordance with the historical photograph of 1897, and that calcrete stone be used where possible.

KB

**13.5 Proposed Alterations and Additions on Erf 609, 27 Alexandra Avenue, Oranjezicht: MA
HM/CAPE TOWN METROPOLITAN/ORANJEZICHT/ERF 609**

Case No: 18030512HB0315E

HELD OVER:

The Committee cannot consider this item further until CoCT and CIBRA (previous commenting parties) have been given an opportunity to comment on the work deviation. The Committee resolved to give these I&APs 14 days in which to do so. The applicant to be informed accordingly.

TZ

**13.6 Proposed Alterations and Additions on Erf 1017,6 Hospital Street, Paarl: NM
HM/CAPE WINELANDS/DRAKENSTEIN/PAARL/ERF 1017**

Case No: 20030202TZ0304E

RECORD OF DECISION:

The Committee resolved to approve the proposals as indicated on drawings numbered 608, 609, 610, 611, 612, 613, 614, 615, 616, 620, 625, 626, 638 Revision 1, 301, 302, 515 Revision B, 513, 100, 101, 102, 104, 105 Revision B, 501, 502, 503 Revision 1, 507, 508, 509, 510, 511, 512 and dated 05 June 2020, 24 August 2020, 28 May 2020 and 23 January 2020, apart from the proposed enclosure of the loggia on the 1st floor of the southern façade, as having met previous requirements.

FURTHER REQUIREMENTS:

The Committee requires the detailed resolution of the 1st floor loggia enclosure to be resolved to the satisfaction of HWC prior to municipal plans approval.

TZ

13.7 Proposed Alterations and Additions, Erf 3480, 35 Bosman Street, Stellenbosch: NM HM/CAPE WINELANDS/DRAKENSTEIN /WELLINGTON/ERF 3480

Case No: 20071408ND0716E

FURTHER REQUIREMENTS:

This matter is held over until 6th October 2020 to give sufficient time for I&APs to respond to the revised proposals.

ND

13.8 Farm 36/141 Roodeheuveld Historic Homestead, Fabric Management Plan, Oudtshoorn: NM FARM 36/141ROODEHEUVEL HISTORIC HOMESTEAD/OUDTSHOORN

Case No: N/A

RECOMMENDATION:

The Committee recommends to approve the methodologies proposed for the fabric management and repairs to the historic structure.

KB

13.9 Proposed Alterations to structures older than 60 years old, Erf 11568, Main Road, Constantia: NM HM/CAPE TOWN METROPOLITAN/ CONSTANTIA/ ERF 11568

Case No: 20081304SM0902E

RECORD OF DECISION:

HWC cannot approve unauthorised work. However, given the recognised significance of this group of buildings, this Committee will not hesitate in considering legal action for any further unauthorised work. A letter i.t.o Section 51 of the NHRA to be sent.

SM

13.10 Proposed Alterations and Additions on Erf 987,95 New Church Road, Gardens: NM HM/CAPE METROPOLITAN/GARDENS/ERF 987

Case No: 20080311KB0805E

FURTHER REQUIREMENTS:

The Committee is not in a position to consider this application due to the inadequate information that has been submitted. As a minimum this Committee therefore requires the following:

1. A clear distinction between work that has already been completed (including work that was not completed in accordance with previous approvals) and work that is currently proposed.
2. A heritage statement and heritage indicators for informing the current proposals. These indicators must be supplemented by photographs and drawings providing an accurate indication of the surrounding context including the quantum of earlier development relating to the hotel of which the subject property forms a part.

The above work to be completed and submitted to HWC within 30 days of notification of the above.

KB

**13.11 Proposed Additions and Alterations, Erven 691, 692, 693, 694, 695, 696 and 697, Winchester Mansions, 22 Beach Road, Sea Point, CT: NM
HM/ CAPE TOWN METROPOLITAN/ SEA POINT/ERVEN 691, 692, 693, 694, 695, 696 & 697**

Case No: 20081103SM0907E

FURTHER REQUIREMENTS:

The Committee encourages the applicant to consider further alternatives that focus on the proposed veranda having a stronger central emphasis with the new end-extensions articulated to relate more closely with the 'book-end' composition of the historic façade.

The Committee encourages the applicant to retain the central moulding rather than altering it to accommodate a new central canopy.

SM

**13.12 Proposed Alterations and Additions, Erf 8717, 19 Olyven Street, Paarl: NM
HM/CAPE WINELANDS/DRAKENSTEIN/ AARL/ERF 8717**

Case No: 20090304ND0909E

FURTHER REQUIREMENTS:

The Committee is not in a position to consider this application due to the inadequate information that has been submitted. As a minimum this Committee therefore requires the following:

1. A clear distinction between work that has already been completed and work that is currently proposed.
2. A heritage statement and heritage indicators for informing the current proposals. These indicators must be supplemented by photographs and drawings providing an accurate indication of the surrounding context.

The above work to be completed and submitted to HWC within 30 days of notification of the above.

ND

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.