

**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, 24th February 2021 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/CAPE WINELANDS/STELLENBOSCH/FARM HAASENDAL 222**

Case No: 19102928AS1107M

RECORD OF DECISION:

The Committee resolved to approve the application based on the additional information provided. The Committee notes, in making its decision, that no further projects are currently being envisaged.

It notes further the composite site development plan project number ABQD Phase 1 UD 1000 REV G, and the letter dated 1st February 2021 submitted by the applicant setting out what has been approved, when it was approved, what is yet to be approved and what is proposed for the property as a whole.

SB

**11.2 Proposed Alterations and Additions, Erf 4651, 17 Darling Street, Cape Town CBD: NM
HM/CAPE TOWN METROPOLITAN/CAPE TOWN CBD/ERF 4651**

Case No: 20112532SM1013E

FURTHER REQUIREMENTS:

A well rounded and detailed proposal is required, given the particularly high significance of this space, which has been discussed as potentially worthy of national heritage status.

The proposals must be assessed in terms of at least the indicators provided in the previous HIA for the Grand Parade as approved by HWC. The spatial implications of new storage facilities are particularly important and all alternatives for their provision must be explored, including possible underground solutions. The footprint of the bus shelters must not necessarily be accepted as the location for the new facilities.

SM

**11.3 Proposed Electrical Repairs and Upgrades on Erf 2433, Old Town House, Green Market Square, Cape Town: NM
HM/CAPE METROPOLITAN/CAPE TOWN/ERF 2433**

Case No: 21010402KB0208E

The matter was withdrawn from the agenda.

KB

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

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

Case No: 20102604ND1027E

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on the revised drawings numbered A(11)1000, A(11)1001, A(11)1002, A(13)1000, not dated, as having met its previous requirements.

ND

**12.2 Proposed Total Demolition on Erf 188, 2 Saunders Road, Bantry Bay, Cape Town: NM
HM/CAPE TOWN METROPOLITAN/BANTRY BAY/ERF 188**

Case No: 20120211SM0203E

RECORD OF DECISION:

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

SM

**12.3 Proposed Total demolition of Erf 68301, 1 Country Club Road, Kenilworth: NM
HM/CAPE TOWN METROPOLITAN/KENILWORTH/ERF 68301**

Case No: 20073002TZ0831E

FURTHER REQUIREMENTS:

The Committee does not regard the present building to be of sufficient significance to warrant retention and inclusion in HWC's heritage register.

The Committee would therefore support demolition of this building subject to approval of its replacement. Whilst the applicant has provided heritage indicators for such a replacement, these need to be supplemented with at least graphic elevational studies of both Wetton and Country Club Roads with sufficient information to better establish the nature of the new proposals in terms of:

1. Overall height, massing and roof characteristics in context; and

2. The exclusion of stilts (pilotis) supporting the building at ground level. The purpose is to ensure that the new building meets the ground solidly in keeping with other surrounding development.

TZ

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

Case No: 20110209ND1125E

FURTHER REQUIREMENTS:

The Committee supports the demolition of the existing ruined structure on the property as it can no longer viably be saved.

The Committee supports, in principle, a new development on the property including a substantial setback from Leeuwen Street in spatial recognition of the mosque opposite.

The Committee however would like the following aspects explored further to ensure as appropriate a fit within its context as possible:

1. Reconsidering the treatment of the base of the building to respond more closely with its other street-facing neighbours.
2. The extent and location of the garage door on Lion Street
3. The treatment of the balconies as elements that differentiate from the rest of the building in the manner that verandas in the neighbourhood do.
4. Indicating by means of marked up elevations already supplied and/or photographs how the proposals taking the above factors into account, would relate to their context, including the mosque.

ND

**12.5 Proposed Total Demolition on Erf 12459, Quay 3, Port of Mossel Bay: NM
HM/EDEN/MOSSEL BAY/ER 12459**

Case No: 20100502KB1027E

RECORD OF DECISION:

The Committee resolved to approve the demolition subject to the historic stone work on the property being recovered for incorporation into the replacement development. The architect to provide HWC and Heritage Mossel Bay with a photographic record of how the stone has been incorporated. This record to be supplied within 60 days of practical completion.

KB

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

13.1 Proposed Alterations and Additions on Erf 45,8 Onsebaai, Kleinbaai: MA HM/OVERBERG/KLEINBAAI/ERF 45

Case No: 20100702KB1030E

RECORD OF DECISION:

The Committee cannot approve unauthorized work. However, the Committee notes the comprehensive heritage statement prepared by the applicant's heritage consultant that confirms that no heritage significance will be impacted by the work. Accordingly the Committee recommends that no further legal action be taken.

KB

13.2 Proposed Alterations and Additions on Erf 86417, 10 Camp Road, Muizenberg: MA HM/CAPE TOWN METROPOLITAN/MUIZENBERG/ERF86417

Case No: 20100511TZ1007E

RECORD OF DECISION:

The Committee cannot approve unauthorized work. However, the Committee endorses the draft heritage agreement between John Venn (Owner) and HWC. Furthermore the Committee supports the commencement of remedial work and proposed new work as soon as possible, i.e upon signature of the heritage agreement by all parties concerned.

TZ

13.3 Revised Roof Proposal on Erf 44201, University of Cape Town, Upper Campus, Rondebosch: MA HM/CAPE TOWN METROPOLITAN/RONDEBOSCH/ERF44201

Case No: 8112006HB1121E

RECORD OF DECISION:

The Committee resolved to approve the application in terms of the existing permit dated 30th July 2019 as this will not negatively impact heritage significance.

Drawings reflecting the proposed changes to be submitted to HWC for stamping.

KB

**13.4 Proposed Alterations and Additions to Farm 261 Mo-Pama Swellendam: MA
HM/OVERBERG/SWELLENDAM/FARM 261**

Case No: 20061506SM0619E

RECORD OF DECISION:

The Committee resolved to approve the revised application by Tanja Kruger Architects drawing set dated 17th January 2021, revision 2, supported by the additional information provided by the heritage consultant, as having met previous requirements.

The Committee strongly recommends the use of lime mortars and renders for work within the historic core of the building. Note that lime mortars and render materials can be used in conjunction with existing Portland cement.

SM

**13.5 Proposed redevelopment of the remaining structure on Erf 46018, Corner Stanley Road and Lovers Walk, Rondebosch: MA
HM/CAPE TOWN METROPOLITAN/RONDEBOSCH/ERF 46018**

Case No: 19112803SB1129E

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawings 19004/999/07, 19004/100/07, 19004/1100/07, 19004/1101/07 and 19004/1102/07 prepared by W-architects as not negatively impacting heritage significance provided that previous requirements relating to the recycling of surviving period elements are observed and that the work be monitored by an architect with appropriate related skills and experience. The latter to submit a close-out report to HWC within 60 days of practical completion.

SB

**13.6 Proposed Alterations and Additions on Erf 1197 13 Noordwal West Street Stellenbosch: NM
HM/CAPE WINELANDS/ERF 1197**

Case No: 20040702KB0420E

RECORD OF DECISION:

The Committee cannot approve unauthorized work. However, given the additional information provided by the applicant as requested, and which is regarded as satisfactorily meeting this requirement, the Committee makes the following recommendations:

1. That no further legal action be taken against the applicant on condition that the attic/second floor as indicated on drawings number SD-3422-M202, SD-3422-M101 & SD-3422-M301 dated 2nd February 2021 (pitched-roof option) be pursued.
2. The Committee will not be recommending that the previous permit dated 26th November 2018 be revoked.

KB

**13.7 Proposed Alteration and Additions, Erf 1187, 371 & 373 Main Street, Paarl: NM
HM/CAPE WINELANDS/DRAKENSTEIN/PAARL/ERF 1187**

Case No: 0081708ND1119E

FURTHER REQUIREMENTS:

The Committee still has insufficient information to be able to make an informed decision on this application.

Amongst others, the Committee requires the following:

1. Clarity on the structural implications of the extent of the proposed removal of historic wall fabric.
2. The identification and location of all significant architectural elements affected by the proposals. It is recommended that photographic images linked to the as-built floor plan of the building be considered.
3. The extent to which these significant period elements will be affected. That would include the consequences of the removal and, possibly, reinstatement of such elements elsewhere on the property.
4. Details of how the new extension will affect the interface between old and new, together with guide specifications for the use of compatible materials for repairs and making good: mortars, plasters and renders in particular.

ND

**13.8 Proposed Alterations and Additions on Erf 13355, 230 Victoria Road, Woodstock: NM
HM/CAPE TOWN METROPOLITAN/WOODSTOCK/ERF 13355**

Case No: 21012606

FURTHER REQUIREMENTS:

The Committee requires further information before it can make an informed decision on the application. This would include, amongst others:

1. Graphic indicators including street elevation analyses of the proposal in context along both Victoria and Roberts Roads. The purpose of this analysis is to inform the scale, massing and elevational treatment of the proposal which may well differ on its respective façades facing Victoria and Roberts Roads and the residential area behind.
2. An indication of the structural nature of the Art Moderne building and its re-use that may influence the setbacks proposed for the new building.
3. The locations of the images of the building's interior need to be identified.
4. Any revisions to the proposals informed by the indicators including the above are to be circulated to I&AP's for their perusal at the latest 3 weeks before the item is re-tabled at BELCom.

TZ

**13.9 Proposed Alterations and Additions, Erf 1735, 19 Grimsby Road, Three Anchor Bay: NM
HM/CAPE TOWN METROPOLITAN/THREEANCHOR BAY/ERF 1735**

Case No: 20062510ND0813E

HELD OVER:

This item is held over until the meeting of the 28th April 2021 at the latest in order to allow the applicant to provide the information requested previously. The information provided to date is inadequate. The applicant is required to be present.

ND

**13.10 Proposed Alterations and upgrading: the Historic Distillery Road Bridge, Steenenbrug, Stellenbosch: NM
HM/CAPE WINELANDS/DRAKENSTEIN/STELLENBOSCH/RE ERF 183**

Case No: 20092307SB0106E

RECORD OF DECISION:

The Committee resolved to approve the application: Proposed Option 3: Distillery Road Bridge report: Proposed Alterations and upgrading: the Historic Distillery Road Bridge - Steenenbrug – Stellenbosch prepared by Rennie Scurr Adendorff Architects on behalf of CTS Heritage dated 6th January 2021, as the most appropriately balanced alternative between historical authenticity and structural sustainability.

SB

**13.11 Proposed Additions and Alterations on Erf 9639, 14 Cummings Street, Wellington: NM
HM/CAPE WINELANDS/WELLINGTON/ERF 9639**

Case No: 1012508SM0127E

RECORD OF DECISION:

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

SM

**13.12 Proposed Additions and Alterations on Erf 7574, 11 Outspan Road, Fish Hoek: NM
HM/CAPE METROPOLITAN/FISH HOEK/ERF 7573**

Case No: 20112903KB1130E

FURTHER REQUIREMENTS:

The Committee strongly supports in principle the property owner's enthusiasm for the reconstruction and new works proposed. In order for the Committee to assist in properly realising the owners expectations, the following should be explored:

1. The appropriate design resolution of the reconstructed eye-brow window, garage doors and other signature period elements.
2. Clear indication in the documentation distinguishing between what is proposed and what is existing.
3. The spatial resolution between the rear of the new and the front of the existing building.

The assistance of a suitably qualified and experienced architectural heritage specialist in assisting the architect with regard to the reconstructions is strongly advised.

KB

**13.13 Proposed Additions and Alterations, Erf 19534, Corner Main and Koning Street, Paarl: NM
HM/CAPE WINELANDS/STELLENBOSCH/ERF 19534**

Case No: 20072105SM1006E

HELD OVER:

This item to be held over, pending consultation with the legal advisor.

SM

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

Case No: 21020115KB0202E

HELD OVER:

This item is held over to 24th March 2021 to allow HWC to contact I&AP's who have expressed an interest in this item, and provide the latter an opportunity to make representations.

KB

**13.15 Proposed Additions and Alterations: Erf 162895, 32 Kenilworth Road, Kenilworth
HM/CAPE TOWN/METROPOLITAN/KENILWORTH/ERF 162895**

Case No: 20072906SM0928E

RECORD OF DECISION:

The Committee resolved to approve the application as having met previous requirements.

SM

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

Case No: 20090304ND0909E

RECORD OF DECISION:

The Committee cannot approve unauthorized work.

The Committee is nonetheless of the opinion that the unauthorized work has not sufficiently impacted heritage significance to warrant a recommendation that charges be laid.

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 resolved to adopt the resolutions and decisions as minuted.