

**Adopted Resolutions and Decisions of the Additional Meeting of
Heritage Western Cape
Built Environment and Landscape Permit Committee (BELCom)**



**Scheduled for 09:00 and held on Thursday, 15 October 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:

Given Committee's concerns regarding the insufficient information referred to under discussion, the Committee requires the following:

1. Landscaping proposals around the new structure which may require this structure to be shifted to ensure that this area is properly defined and enclosed spatially.
2. A composite site development and landscaping plan that indicates clearly what has been approved, when it has been approved, what has yet to be approved, and what is proposed: for the property as a whole.
3. A composite set of heritage indicators drawn from the previous HWC submissions to be read in conjunction with No.2.

Points 2 and 3 above will also be requirements for all future applications in terms of S27 and S38 of the NHRA.

SB

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

Case No: 20083101TZ0903E

FURTHER REQUIREMENTS:

Before the Committee can consider the merits of this application, a formal public engagement process needs to be conducted. This must include providing I&APs not only with the information submitted to this Committee but also the following:

1. An updated status report on the transgressions that includes a diagram in plan form highlighting work approved by HWC since the SDP by Fagan Architects was prepared, and identifying all unauthorized work up to the present; and
2. Proof of advertising to Interested and Affected Parties together with a summary of comments received from I&AP's.

The public engagement process to be conducted in accordance with HWC Public Consultation guidelines of June 2019.

TZ

**11.3 Proposed Alterations and Additions on Erf 9245, Strand Street, Cape Town: NM
HM/CAPE TOWN METROPOLITAN/CAPE TOWN CBD/ERF 9245**

Case No: 20092201TZ1001E

COMMENT:

The Committee has no objections in principle to the proposals but wishes to draw SAHRA's attention to the following:

1. It would be advisable to change the roof sheets to 'Cliplock' profile sheets or similar before installing the solar panels. This would avoid potential future maintenance issues while providing a better securing platform for the solar panels. It would also provide the opportunity for cables to be concealed under the roof.
2. Care must be taken, when making good, to use materials that are compatible with the buildings historic fabric e.g. by using lime mortars and renders etc.

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, Erf 1197, 13 Noordwal West Street, Stellenbosch, Cape
Winelands: MA
HM/CAPE WINELANDS/ STELLENBOSCH/ERF 1197**

Case No: 20040702KB0420E

FURTHER REQUIREMENTS:

The Committee, having inspected the site and its surrounds, remains unconvinced by the proposals. In order to take the matter forward in a positive matter, it is recommended that further alternatives, informed by an analysis of the streetscape, be explored.

KB

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

Case No: 18030512HB0315E

FURTHER REQUIREMENTS:

The Committee has concerns regarding the possibility of the unauthorised work being visible from Forest Street. The Committee is also concerned that the concerns expressed by CIBRA have not been addressed. This information is therefore required in a manner that reflects a critical engagement with the issues raised.

KB

**13.3 Proposed Additions to existing structures on Erf 4461, Paarl: NM
HM/CAPE WINELANDS/ DRAKENSTEIN/ PAARL/ERF 4461**

Case No: 20071002SM0713E

FURTHER REQUIREMENTS:

The Committee notes that discrepancies between the photographs and drawings remain and this appears to include an inaccurate reflection of the street slope. The drawings need to be corrected before this item can be assessed. That includes correcting the scale of the garage, parapet and door heights. The Committee encourages the garage parapet to be as low as possible and could be stepped from the existing parapet height.

The Committee recommends that the revised drawings include cappings on the extended pillars of the street boundary walls.

SM

**13.4 Proposed Alterations and Additions Erf 63772, 2 Sunngindale Road, Kenilworth: NM
HM/CAPE TOWN METROPOLITAN/ KENILWORTH/ ERF 63772**

Case No: 20071512SM0723E

RECORD OF DECISION:

The Committee resolved to approve the proposals as not impacting heritage significance with the exception of the large window on the north west elevation. This window is excessively scaled in relation to the building.

FURTHER REQUIREMENT:

Revised proposals for the window on the North West elevation are to be submitted to HOMs for approval.

SM

**13.5 Proposed Alterations and Additions, Erf 46972, 84 Campground Road, Rondebosch: MA
HM/CAPE TOWN METROPOLITAN/RONDEBOSCH/ERF 46972**

Case No: 20080310ND0805E

FURTHER REQUIREMENTS:

1. The Committee notes that there are discrepancies between the earlier proposals and 3D options 1-4. These need to be resolved and an integrated set of documentation submitted.
2. The Committee has concerns that there are no references in façade treatment that would inform the design of the new. This requires to be rectified to enable more architectural acknowledgement between the old and new.
3. The revised drawings must indicate clearly and accurately where existing elements have been removed, new elements introduced and where old elements are being recycled. Minimal interventions on historic fabric will be strongly favoured.

NB

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.