APPROVED DECISIONS OF THE MEETING OF
HERITAGE WESTERN CAPE,
BUILT ENVIRONMENT AND LANDSCAPE PERMIT COMMITTEE (BELCom)
Held on Tuesday, 13 December 2017 in the 1st Floor Boardroom at the Offices of the Department of Cultural Affairs and Sport,
Protea Assurance Building, Greenmarket Square, Cape Town at 09:00

MATTERS DISCUSSED

11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS

11.1 Proposed Site Development Plan for Hazendal, Farm Haasendal 222, Stellenbosch: MA HM/STELLENBOSCH/FARM HAASENDAL 222

Case No: 17013110AS0201E

RECORD OF DECISIONS:

1. The Committee resolved to conduct a site inspection on 23 January 2017 at 12:00. (DG, BM JdW and KDS), to assess the potential impacts of the varied proposals on the built fabric and the werf.
2. The grades agreed to by the Committee for the werf and structures are as follows:
   i) Werf 2
   ii) Ou Wagenpad IIIA
   iii) Homestead IIIA
   iv) Kraal IIIA
   v) Old Wine Cellar IIIB
   vi) Jonkershuis IIIA
   vii) Babushka Shed IIIC
   viii) The Barn/'Cottage' IIIC
3. The general werf SDP: This is to be further discussed after the BELCom site visit. It was noted that the landscaping proposal needs further work.
4. Edu-Play Centre building. The massing and overall form of the play centre building is supported by the Committee. The design, including landscaping, is to be further developed with input from the Heritage Consultant and further, more detailed proposals are to be submitted to the Committee.
5. Alterations to the wine tasting area in the old cellar and new restaurant: the interventions are approved by the Committee in principle. Full Local Authority drawings are to be submitted reflecting all the building components, such as structural columns, etc., and provided that they are in line with the current drawings HAZAD-101,200, 201, 300 & 301 (000) the Local Authority drawings may be submitted to HOMS for approval.
6. Babushka Shed: not discussed at this meeting. It was decided to defer for discussion at the next BELCom session.
7. Kraal: the proposed glass panel needs on-site assessment by BELCom. Further comment from BELCom will be forthcoming after the site visit.
8. Pavilion: further comment from BELCom will be forthcoming after the site visit and the impact of finishes for the pavilion are to be further assessed by BELCom.
9. General Werf SDP: further comment from BELCom will be forthcoming after the site visit.
10. Garage: Approved by BELCom, Local Authority drawings to be assessed/ approved per HOMS process.

Approved

11. Manor House: resolution/ design interventions not presented or discussed at this meeting. This issue is deferred for discussion at the next BELCom session (pending submission).
12. Barn (in recent submission referred to as the “cottage”/ Art Gallery: resolution/ design interventions was not presented or discussed at this meeting, deferred for discussion at the next BELCom session (pending submission).

AS

11.2 Refurbishment of the Auditorium, Allied Spaces and Services, Erf 4942, City Hall, Cape Town: MA
HM/ CAPE TOWN METROPOLITAN/ CAPE TOWN CBD/ ERF 4942

Case No: 17103111WD1101M

RECORD OF DECISION
The Committee resolved to approve the proposal.

WD

11.3 Proposed Additions and Alterations, Farm 733, Bokkierivier Malmesbury: NM
HM/ WEST COAST/ SWARTLAND/ MALMESBURY/ FARM 733

Case No: 17112016WD1122M

RECORD OF DECISION
The Committee resolved to undertake a site inspection on 30 January 2018. (DG, JdW, BM and PB).

WD

11.4 Proposed Additions and Alterations, Erf 1967, Andringa Street, Stellenbosch: NM
HM/ CAPE WINELANDS/ DRAKENSTEIN/ STELLENBOSCH/ERF 1967

Case No: 17111712WD1117M

RECORD OF DECISION
The Committee resolved not to approve the application.

WD

11.5 Proposed Alteration at Erf 2730, Count Road, Simon's Town: NM
HM/CAPE METROPOLITAN/SIMON'S TOWN/ERF 2730

Case No: 17111712WD1117M

RECORD OF DECISION
The Committee decided that the majority of the roof may be re-roofed in Zincalume, but that the sea-facing planes of the roof must be Spanish slate or similar slate.

HB

Approved

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

12.1 Proposed Total Demolition at Erf 1100, 39 Rugley Road, Vredehoek: MA HM/CAPE METROPOLITAN/VREDEHOEK/ERF 1100

Case No: 17051003HB0501E

RECORD OF DECISION
The Committee resolved not to approve the application.

HB

12.2 Proposed Total Demolition of Structure and Future Design Proposal on Erf 1464, 17 Florida Road, Vredehoek: MA HM/CAPE TOWN METROPOLITAN/VREDEHOEK/ERF 1464

Case No: 17013102KR0201E

RECORD OF DECISION
1. The height of the top of the flat roof of the fourth storey may be no higher than 12460mm above the base level. The base level is to be established by a land surveyor as per CoCT base level definition. A parapet (set back as per the design drawings: 3D Design Drawings Erf 1464/Florida road, dated 27 November 2017, minimum 600mm) may extend a further maximum 300mm above the flat roof of the fourth story. The final application to be approved by HOMS.
2. Trees must be planted where they can grow to be viable. Quantity to remain unchanged, but tree positions on the common boundaries, directly adjacent to the building envelope, to be revised.

KR

12.3 Proposed Total Demolition of structure on Erf 386-RE, 273 Longmarket Street, Bo Kaap: MA HM/CAPE TOWN METROPOLITAN/BO KAAP/ERF 386-RE

Case No: 17013102KR0201E

RECORD OF DECISION
The Committee resolved to approve the application. Drawing numbers 1612.09/ A212/EL Rev 1 dated 24 November 2017.

KR

12.4 Proposed Total Demolition on Erf 813, 40 Avenue Fresnaye, Fresnaye: MA HM/FRESNAYE/ERF 813

Case No: 17103017AS1101M

RECORD OF DECISION
1. The Committee is of the opinion that the building is Grade IIIB.
2. The Committee resolved not to approve the application.

AS

Approved

12.5 Proposed Total Demolition for Erf 2136, 10 Ivanhoe Street, Oranjezicht: MA HM/ORANJEZICHT/ERF 2136

Case No: 16110307AS1114E

RECORD OF DECISION

The Committee resolved to approve the application with the following suspensive conditions:

1. The height at the south east corner to be further reduced and mitigated through design measures according to the suggestions of the heritage practitioner. Amended designs incorporating the mitigation are to be submitted as full local authority drawings for approval by HOMS.
2. Existing Frangipani tree is to remain and additional trees to be planted.
3. Existing Ivanhoe boundary wall to remain and any alterations to the wall must comply with the CoCT's boundary wall policy.

AS

12.6 Proposed Total Demolition, Erf 1418, 16 Bradwell Road, Vredehoek: MA HM/ CAPE TOWN METROPOLITAN/VREDEHOEK/ ERF 1418

Case No: 17042812WD0503M

The matter was withdrawn from the agenda.

WD

12.7 Proposed Total Demolition of Structures on Erf 1441, 10 Leeuwenhof Road, Oranjezicht: MA HM/CAPE TOWN METROPOLITAN/ORANJEZICHT/ERF 1441

Case No: 1702280KR0405E

The matter was withdrawn from the agenda.

KR

12.8 Proposed Total Demolition at 43, 116 Upper-Harrington Street, Gardens: MA HM/CAPE METROPOLITAN/ERF 93

Case No: 17042409HB0503E

RECORD OF DECISION

1. The Committee decided that the building is a Grade IIIB. However, social historical and architectural background research needs to be done to establish grading more clearly as the building may warrant a IIIA grade. Any future applications for this site must include such research.
2. The Committee resolved not to approve the application as this would impact very negatively on heritage significance.

HB

Approved

12.9 Proposed Total Demolition, Erf 1489, 12 Bradwell Road, Vredehoek: MA
HM/ CAPE TOWN METROPOLITAN/VREDEHOEK/ ERF 1489

Case No: 17042814WD0503M

The matter was withdrawn from the agenda.

WD

12.10 Proposed Total Demolition of Structures on Erf 23710 23710, 5 and 7 Essex Street, Maitland: NM
HM/CAPE TOWN METROPOLITAN/ERF 23710

Case No: 17101806KR1116M

RECORD OF DECISION
The Committee resolved to undertake a site inspection on 25 January 2018. (KDS, JdW, GJ, DG, MS and PB).

KR

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

13.1 Proposed Additions and Alterations, Erf 45417, 2A Elma Road, Rondebosch: MA
HM/ CAPE TOWN METROPOLITAN/RONDEBOSCH/ ERF 633

Case No: 17112120WD1122M

RECORD OF DECISION

The Committee resolved to undertake the site inspection on 25 January 2018 (KDS, JdW GJ, DG, MS and PB).

WD

13.2 Restoration and Additional Conservatory Floor Added at Roof Level on Erven 1389 & 1390, Queen's Hotel, 2 Dock Road, Cape Town: MA
HM/CAPE TOWN METROPOLITAN/CAPE TOWN/ERVEN 1389 &1390

Case No: 17060516KR0609E

RECORD OF DECISION
The Committee resolved not to approve the application. The revised proposals for the existing ground and first floor levels do not respond adequately to previous concerns raised by the Committee. There are new interventions shown in the revised plans that were not before the Committee previously and are considered to negatively impact on heritage significance.

14 HERITAGE AREAS: SECTION 31 CONSENT APPLICATIONS

14.1 None

Approved

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 resolution and decisions.

Approved