**APPROVED DECISIONS OF THE MEETING OF**
**HERITAGE WESTERN CAPE,**
**BUILT ENVIRONMENT AND LANDSCAPE PERMIT COMMITTEE (BELCom)**
**Held on Wednesday, 24 July 2019 in the 1st Floor Boardroom at the Offices of the Department of Cultural Affairs and Sport,**
**Protea Assurance Building, Greenmarket Square, Cape Town scheduled for 09:00**

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**MATTERS DISCUSSED**

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

**11.1 Proposed alterations to the historic Hazendal homestead including a new greenhouse and landscaping in the homestead courtyard, Hazendal Estate, Farm Haasendal 222, Stellenbosch District: MA**
**HM/STELLENBOSCH/FARM HAASENDAL 222**

**Case No:** 19060318AS0605E

**RECORD OF DECISION:**
The Committee resolved to approve the proposals as indicated on drawing no: H34 dated 25 February 2019 & Drawing no: SK-100-01 dated 04 June 2019, as these will not impact heritage significance negatively. This approval is conditional on:

1. A monitoring brief by an architect with appropriate heritage experience being conducted, with a closeout report submitted to HWC within 60 days of practical completion. Should unforeseen developments require substantial variations to the proposals as currently submitted, an interim report/s is/are to be submitted to HWC for approval of such variations at the discretion of the monitoring architect.
2. All new joinery and fixtures, e.g. windows or doors, either be date stamped or date marked by the carpenter/joiner.
3. All works are to make consistent use of lime mortars, plasters and renders throughout. No Portland cement to be used on the building.
4. A model specification for lime mortars, plasters and renders is to be included in the project documentation. The use of a pan mixer to mix the lime mortars, plasters and renders is strongly recommended.

**AS**

**11.2 Farm 904, Farm Bien Donne, Simondium, Paarl: MA**
**STEIN/PAARL/SIMODIUM/FARM 904**

**Case No:** 17050903HB0509M

**NOTED:**
The Committee noted the contents of the report and had no comments.

**HB**

APPROVED

**11.3 Proposed Rezoning from Residential 1 to General Residential Zone in order to Develope a Guest House on Erf 4784, Paarl: MA**
**HM/PAARL/ERF 4784**

**Case No:** 18080107SB0831E

The matter was deferred to the next BELCom meeting to be held on 27 August 2019.

**SB**

**11.4 Proposed Car Showroom on Hazendal Estate, Farm Haasendal 222, Stellenbosch: NM**
**HM/STELLENBOSCH/FARM HAASENDAL 222**

**Case No:** 19061901AS2106E

**RECORD OF DECISION:**
The Committee resolved to approve the proposals as indicated on drawing no: 11/12 & 12/12 dated 03 May 2019 as these will not impact negatively upon heritage resources.

**AS**

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

**12.1 Proposed Total Demolition, Erf 55165, 8 Feldhausen Road, Claremont: MA**
**HM/CAPE TOWN METROPOLITAN/CLAREMONT/ERF 55165**

**Case No:** 16070501JW0720E

**FURTHER REQUIREMENTS:**
The Committee requires further analysis relating at block and street scale with particular attention to height, scale, massing and roofscape and relationship to heritage resources, as informed by the following discussion points:

1. The Committee has accepted that the area within which the site is located does have special spatial characteristics and can be considered a heritage resource, notwithstanding that the area is currently neither declared nor proposed as an HPO by the CoCT. (The Committee however notes that the area was previously recommended as a Special Area by heritage consultants to the CoCT in the late 1980's).
2. The Committee is of the view that the current buildings on these properties have insufficient significance to warrant retention, hence requiring heritage indicators for a possible replacement structure/structures.
3. The indicators prepared by the heritage consultant are extensive but draw on the wider context for identifying precedent and informing the heritage consultant's recommendations, and not focused enough on the specific block and adjoining streetscapes within which the affected properties are located.
4. Considering the more immediate context of the subject block and adjoining streetscapes, the Committee was of the view that the proposed re-development concept derived from the heritage consultant's recommendations was abrupt, over-scaled and inappropriately massed.
5. Taking the above into account, the Committee was of the view that the very extensive indicators prepared on behalf of the applicant be distilled with regard to height, scale,

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massing and roofscape and relationship to heritage resources with particular consideration of the subject block and adjoining streetscapes which are considered to be heritage resources.

6. The indicators do not consider the possible consequences of the old Group Areas Act, if relevant, on the significance of this area.

**WD**

**12.2 Proposed Demolition and New Replacement Proposal for Erf 2209, 87 Loop Street, Cape Town: MA**
**HM/CITY CENTRE CBD/ERF 2209**

**Case No:** 18121002AS0703E

**RECORD OF DECISION:**
The Committee resolved to approve the application as the proposal will not impact negatively upon heritage resources. Given that the proposal falls within an HPO, the Committee resolved to leave the assessment and resolution of detail design aspects to the CoCT.

**AS**

**12.3 Proposed Total Demolition of Erf 55361, 27 Bishoplea Road, Claremont: MA**
**HM/CLAREMONT/ERF55361**

**Case No:** 19020101SB0627E

**FURTHER REQUIREMENTS:**
The Committee resolved to undertake a site inspection on Friday, 23 August 2019.

**SB**

**12.4 Proposed Total Demolition, Erf 55166, 10 Feldhausen Road, Claremont: MA**
**HM/CAPE TOWN METROPOLITAN/CLAREMONT/ERF 55166**

**Case No:** 16052305JW0602E

**FURTHER REQUIREMENTS:**
The Committee requires further analysis relating at block and street scale with particular attention to height, scale, massing and roofscape and relationship to heritage resources, as informed by the following discussion points:

1. The Committee has accepted that the area within which the site is located does have special spatial characteristics and can be considered a heritage resource, notwithstanding that the area is currently neither declared nor proposed as an HPO by the CoCT. (The Committee however notes that the area was previously recommended as a Special Area by heritage consultants to the CoCT in the late 1980's).
2. The Committee is of the view that the current buildings on these properties have insufficient significance to warrant attention, hence requiring heritage indicators for possible replacement structure/structures.

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3. The indicators prepared by the heritage consultant are extensive but draw on the wider context for identifying precedent and informing the heritage consultant's recommendations, and not on the specific block and adjoining streetscapes within which the affected properties are located.
4. Considering the more immediate context of the subject block and adjoining streetscapes, the Committee was of the view that the proposed re-development concept derived from the heritage consultant's recommendations was abrupt, over-scaled and inappropriately massed.
5. Taking the above into account, the Committee was of the view that the very extensive indicators prepared on behalf of the applicant be distilled with regard to height, scale, massing and roofscape and relationship to heritage resources with particular consideration of the subject block and adjoining streetscapes which are considered to be heritage resources.
6. The indicators do not consider the possible consequences of the old Group Areas Act, if relevant, on the significance of this area.

**WD**

**12.5 Proposed Total Demolition, Erf 67517, 29 Wellington Street, Wynberg: MA HM/ CAPE TOWN METROPOLITAN/ WYNBERG/ ERF 67517**

**Case No:** 1806112WD0907E

**FURTHER REQUIREMENTS:**

The applicant to submit revised proposal informed by the following discussion points:

1. The subject property falls within an HPO
2. There is general support from the Committee for the heritage indicators prepared by the heritage consultant while taking the following into account:
   a. On-site parking on ground floor forming part of the proposed replacement development and visible from street is considered problematic (i.e. building raised on pilotis).
   b. The Committee considers the current proposal for the replacement development to be too high and monolithic.
   c. The roofscape of the current proposals needs to be reconfigured in accordance with the roofscape of the single residential development in the area. Mansard roofs are not considered appropriate in this context but the use of loft space for accommodation to further reduce scale is supported in principle.
3. Corner conditions present opportunities for increased development height and possible zero-setback from street edge and is therefore supported in principle.
4. The Committee would in principle support departures to enable development to be brought forward onto the street boundaries in order to create space for on-site parking to be introduced behind the proposed development and therefore not visible from the streets.

**WD**

APPROVED

**12.6 Proposed Total Demolition, Portion 50 of Farm 382, Main Road, Paarl: NM**
**HM/ CAPE WINELANDS/ DRAKENSTEIN/ PAARL/ PORTION 50 OF FARM 382**

**Case No:** 19061308WD0624E

**RECORD OF DECISION:**
The Committee notes the opinion of Drakenstein Municipality, DHF and Paarl 300 but resolved to approve the demolition application as the committee concurs with the applicant that the building has no significant heritage value.

**WD**

**12.7 Proposed Total Demolition, dwelling off Bains Kloof, Erf 15350, Wellington: NM**
**HM/WELLINGTON/ERF 15350**

**Case no:** 19070309SB0704E

**FURTHER REQUIREMENTS:**
The Committee resolved to undertake a site inspection on Friday, 23 August 2019.

**SB**

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

**13.1 Proposed Addition and Alteration at Erf 830, 17 Ravenscraig Road, Green Point: MA**
**HM/CAPE TOWN METROPOLITAN/ERF 830**

**Case No:** 19050706HB0516E

**RECORD OF DECISION:**
The Committee resolved to approve the application on condition that the Saint George's Road first floor elevation is setback by a minimum of 1.5m from the boundary wall. The amended application to be assessed further by HWC staff/HOMS.

**HB**

**13.2 Proposed Alteration and Additions at Erven 11120 and 11121, 76 Albert Road, Woodstock: NM**
**HM/CAPE TOWN METROPOLITAN/ERVEN 11120 & 11121**

**Case No:** 19060502HB0605E

**RECOMMENDATION:**
The Committee recommends to HWC Council that this proposal be assessed together with the proposals for the adjacent site (WEX2 development). In order to process both submissions efficiently and in a co-ordinated manner, this Committee recommends that Council delegates the decision making in terms of Section 34 to IACom in this specific instance. A member of BELCom should be co-opted to IACom when this item is considered.

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**RECORD OF DECISION:**
This Committee requires that a social impact assessment of the proposals upon the broader Woodstock environment be undertaken including reference to the proposed development on the adjacent site, as well as cumulative impacts upon the broader Albert Road context.

**AS/HB**

**13.3 Proposed Alterations to historic buildings for office space in the Stellenbosch Agripark, Portion 128 of Farm Welmoed Estate 468, Stellenbosch: NM**
**HM/STELLENBOSCH/PTN 128 OF FARM WELMOED 468**

**Case No:** 19041814AS0507E

**FURTHER REQUIREMENTS:**

1. There is no objection to the aims of the development to -
   a. remove the 20th C additions to the front of the building.
   b. restore the integrity of the original three rooms dating to the late 1700's.
   c. to retain and repair the 1980's lean-to additions at the back of the building.
2. It is seen as important that the old cellar restoration should be in keeping with the character still exhibited by the other historic Welmoed buildings on the adjacent property.
3. Therefore, there are concerns about the proposals for treatment of openings, which are proposed as modern aluminium frames for most of the openings, including the proposed front door (double door with elliptical arched fanlight). Chunky/robust timber frames are seen to be more in keeping with original fabric and character, as would be the proposed 'original' style wood shutters at loft openings.
4. In particular, the large door with fanlight proposed below the front gable may be modelled on an earlier opening, but any such opening would likely have been preceded by a typical rectangular barn door (refer early photograph in Site Visit Report).
5. An alternative to 'Beta' steel fencing noted at the back of the building to be proposed.
6. No detailed specifications for appropriate lime plaster repairs to historic walls and treatment of original timbers have been supplied. A method statement regarding materials and methodologies for an appropriate restoration will be required.
7.

**AS**

**13.4 Unauthorised Alterations and Partial Demolition and Proposed Restoration work on Erf 914, 106 St. George's Street, Simon's Town: NM**
**HM/SIMONSTOWN/ERF 914**

**Case No:** 19060605AS0606E

**RECOMMENDATION:**
The Committee cannot condone unauthorized work and will not tolerate a repeat offence. However, given that heritage significance does not appear to have been fundamentally affected and that the building makes a substantial contribution to the urban streetscape (a heritage resource), the Committee recommends that no further action be taken against the property owner.

**AS**

APPROVED

**13.5 Proposed Partial Demolition, Addition and Alteration at Erf 155675, 232 Sir Lowry Road, Woodstock: MA**
**HM/CAPE TOWN METROPOLITAN/WOODSTOCK/ERF 155675**

**Case No:** 19030505HB0603E

**RECORD OF DECISION:**
The Committee resolved to approve the revised design indicators and the amended proposal (as per drawing no: SDP_1001 prepared by Revel Fox & Partners Architects and Planners, dated 10 July 2019).

**WD**

**13.6 Proposed Additions and Alterations at Farm 501/20, Mooikelder, Main Road, Northern-Paarl: MA**
**HM/ CAPE WINELANDS/ DRAKENSTEIN/ PAARL/NORTHERN- PAARL/ FARM 501/20**

**Case No:** 17091407HB1004E

**NOTED:**
The Committee noted the contents of the report and had no comments.

**HB**

**13.7 Proposed Addition and Alteration at Erf 177506, 36 Main Road, St James: MA**
**HM/CAPE TOWN METROPOLITAN/ST JAMES/ERF 177506**

**Case No:** 18120514HB0603E

**RECORD OF DECISION:**
The Committee resolved to approve the application on condition that the mature trees on the site which are part of the PHS be retained in the existing positions and that lime-based mortars and renders are used for all new work.

**HB**

**13.8 Unauthorised Work at Erf 88548, 1 Ley Road, St James: MA**
**HM / CAPE METROPOLITAN/ ST JAMES/ERF 88548**

**Case No:** 17082302HB0911E

**FURTHER REQUIREMENTS:**
In the context of the neighbouring stone walls, which are considered precedent, the current overall heights are not considered excessive. However, the wall treatment needs to be reconfigured as informed by this neighbouring precedent in terms of their overall form and articulation, amongst others. The Committee therefore requires the following amendments to the boundary walls as mitigation:

1. Reconfiguring the retaining wall facing Main and Ley Roads by differentiating between the retaining lower portion of the wall and the garden wall (upstand) above, by introducing a setback from the retaining portions facing both streets. (Horizontal

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differentiation of these two layers is required – this will reduce the perceived impact of the height of the wall).

2. Proposed pillars matching those on drawing no: 000000 Rev 01 dated 21 August 2012 prepared by Michael John Rudolph to be supported on the retaining portions of the wall, which should remain unarticulated (i.e. within the same plane as the retaining portion. The garden wall therefore will read as infill panel between columns).

On condition that the pergola is removed as previously required, the Committee has no objection to the retention of the timber members immediately abutting and framing the first-floor front central roof dormer as requested/proposed by the applicant.

**HB**

**13.9 Proposed Alterations and Additions at Erf 48292, Michaelis House, SACS School, Newlands Avenue, Newlands: MA**
**HM/CAPE TOWN METROPOLITAN/NEWLANDS/ERF 48292**

**Case** No: 19032908HB0402E

**RECORD OF DECISION:**
The Committee resolved to approve the application as meeting previous requirements.

**HB**

**13.10 Proposed Alteration and Additions of 3 Kruger Street, Franschhoek: NM**
**HM/FRANSCHHOEK/ERF 886**

**Case No:** 19062404SB0704E

**FURTHER REQUIREMENTS:**
The Committee resolved to undertake a site inspection on Friday, 23 August 2019.

**SB**

**13.11 Proposed Additions and Alterations, Erf 65133, 18 Goldbourne Road, Kenilworth: NM**
**HM/ CAPE TOWN METROPOLITAN/ KENILWORTH/ ERF 65133**

**Case No:** 19050905LB0510E

**FURTHER REQUIREMENTS:**
The Committee resolved to undertake a site inspection on Friday, 23 August 2019.

**LB**

APPROVED

**13.12 Proposed Additions and Alterations at Erf 39600, 10 and 12 Suid Street, Paarl: NM**
**HM/CAPE WINELANDS/DRAKENSTEIN /PAARL/ERF 39600**

**Case No:** 19062702LB0628E

**FURTHER REQUIREMENTS:**
The Committee resolved to undertake a site inspection on Friday, 23 August 2019.

**LB**

**13.13 Proposed Alteration and Addition at Portion 3 of Farm 13, Farm Nooitgedagt, Oudtshoorn: NM**
**HM/EDEN/OUDTSHOORN/SHAMMAH VALLEY/PTN 13 OF FARM 30**

**Case No:** 19021907HB0603E

**FURTHER REQUIREMENTS:**
The Committee resolved to undertake a site inspection on Tuesday, 13 August 2019 at 10:00 (GJ).

**HB**

**13.14 Proposed Additions and Alterations, Erf 111771 - 65 Third Avenue, Harfield Village, Claremont: NM**
**HM/ CAPE TOWN METROPOLITAN/ HARFIELD VILLAGE/ ERF 111771**

**Case No:** 19062104WD0708E

**FURTHER REQUIREMENTS:**
The Committee resolved to undertake a site inspection on Friday, 23 August 2019.

**WD**

**13.15 Proposed Alterations and Additions, Erf 9944, Corner 11th and Third Street, Hermanus: NM**
**HM/HERMANUS/OVERSTRAND/OVERBERG/ ERF 9944**

**Case No:** 19041602HB0605E

**RECORD OF DECISION:**
The Committee resolved to approve the application as indicated on drawing no: 1804 LAD_001 dated November 2018 prepared by Wynand Wilsenach Architects as the proposal will not impact negatively upon heritage significance.

**HB**

APPROVED

**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 Proposed removal of an Historical Public Memorial, Butachlor Farm 661, Riebeek Kasteel: NM**
**HM/ WEST COAST/ SWARTLAND/ RIEBEEK KASTEEL/ BOTMASKLOOF FARM 661**

**Case No:** 19060612LB0612E

**RECORD OF DECISION:**
The Committee resolved not to approve the application on the basis that relocation would diminish the cultural significance, authenticity and landscape associations. The committee has no objection to the site, which is on private property, being closed to the public, due to the problems of vandalism.

**LB**

**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 above.

APPROVED