APPROVED DECISIONS OF THE MEETING OF HERITAGE WESTERN CAPE, BUILT ENVIRONMENT AND LANDSCAPE PERMIT COMMITTEE (BELCom) held on Wednesday, 25 April 2018 in the 1st Floor Boardroom at the Offices of the Department of Cultural Affairs and Sport, Protea Assurance Building, Green Market Square, Cape Town at 09:00

MATTERS DISCUSSED:

11. PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS

11.1 Proposed Internal Alterations, Erf 1967, Andringa Street, Stellenbosch: MA HM / CAPE WINELANDS / STELLENBOSCH / ERF 1967

Case No: 18030608WD0307M

RECORD OF DECISION
The Committee resolved to approve the application 1713 dated 6 February 2018 prepared by Smuts De Kock with the following suspensive conditions:

1. A method statement for attending to the rising damp problem in the building is to form a component of the documentation to be approved by HWC.
2. The yellow and black pattern on the existing concrete floor to be restored. No laminated flooring is to be installed.
3. Closeout report to be submitted 30 days after practical completion of the work.

WD

11.2 Proposed Additions, Alterations and Landscaping, Re of Portion 12 of the Vergenoegd Farm No 653, Somerset West: MA HM / CAPE TOWN METROPOLITAN / SOMERSET WEST/ RE OF PORTION 12 OF THE VERGENOEGD FARM NO 653

Case No: 16112213WD1123M

RECORD OF DECISION
The Committee resolved to approve the integrated services documentation and thus the application for the alterations and additions to the barn and new restaurant. All conditions as per previous minutes are to apply in full/ remain in force for the application going forward.

WD

11.3 Proposed Mandela Statue and Visitor Centre, Erf 4942, Cape Town City Hall, Cape Town CBD: MA HM / CAPE TOWN METROPOLITAN / CAPE TOWN CBD / ERF 4942

Case No: 17022104WD0221E

RECORD OF DECISION
The Committee resolved to approve the application pending the submission of hard copy drawings (drawing no: MAES: 2010-0027-01-01).

WD

Approved

11.4 Proposed Partial Demolition, Additions and Restoration, Erf 1774477, the Granary, 11 Buitenkant Street, Cape Town: MA
HM / METROPOLITAN / CAPE TOWN / ERF 1774477

Case No: 1508057HB0812M

RECORD OF DECISION
The Committee resolved to undertake a site inspection.

HB

11.5 Proposed Guest Cottages and Spa - REM of Farm 1319 Morgenster, Somerset West: MA
HM / CAPE TOWN METROPOLITAN / SOMERSET WEST / REMAINDER OF FARM 1319

Case No: 17102704WD0206M

FURTHER REQUIREMENTS
The Committee resolved that a further report in the form of a more detailed impact assessment is required. Members of IACom will be co-opted to BELCom for assessment process:

1. Amongst other standard HWC impact assessment requirements, the impact assessment must specifically address visual impacts more thoroughly. The layout of the units has the potential to make them highly visible from vantage points within the Vergelegen estate. This needs to be interrogated through high level (strategic) visual studies. A full VIA is not required, however the simulation of specific views from Vergelegen is required to test the current layout and any necessary mitigation through landscape and architectural design (see site inspection report for further information.
2. The current proposals for the units need to be revised. The visual studies should serve to inform the planning and design layouts of the units, to mitigate against negative visual impact. The clustering and aggregation of the units (as well as their materiality and colours) should be refined in response to the findings of the visual studies, so that the 'wilderness' quality of the site as presenting to neighbouring Vergelegen may be retained.

WD

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

Case No: 17013110AS0201E

COMMENTS
1. The Committee is of the opinion that the SDP and heritage report are moving in the right direction.

RECORD OF DECISION
1. Edu play: The Committee resolved to approve the drawings numbered HAZ-P 001 REV 1, HAZ-P 002 REV1, and HAZ-P 003 (dated 27/09/2017).
2. Pavilion: The Committee resolved to approve the drawings numbered HAZPAV-1 REV 2, HAZPAV-2REV 1 and HAZPAV-3 REV 1 (dated 18/10/2016).
3. Kraal: Design indicators as per report dated 18 April 2018 are supported. Design proposals to be submitted to BELCom for approval.

Approved

4. Parking Area and circular garden: The Committee resolved to approve the drawing numbered H23B (dated 12.03.2018).
5. Babushka Shed & associated tie-beams; the Committee agreed that these beams may be cut back leaving 10mm projecting stubs from varied wall surfaces, and must be left unpainted.

FURTHER REQUIREMENTS
In broad principle, the landscape plan is supported with some further requirements as detailed below:

1. Hard landscaping:
   - 1.1 Parking Area and circular garden: See decision above.
   - 1.2 Building stoeps collectively: Use of klompies and "Wilson Stone" as per report are approved with the proviso that "Wilson Stones" be no less than 400/400mm
   - 1.3 All use of laterite as shown is approved with the proviso that for the roadway where it passes through the werf area that the planting and laterite are intermingled spatially such that the road has 'soft' edges.
   - 1.4 The proposed hornfels stone for gabion infill is supported.

2. Soft landscaping:
   - 2.1 Werf lawn to have a 'meadow' quality (i.e. longer grasses, informal edges – crisp clean-cut and manicured planted surfaces and edges are to be avoided).
   - 2.2 Formal tree planting as part of alignments is supported and informal clustering of trees is also supported in principle, provided the visual connection to broader landscape is maintained.
   - 2.3 Hedges to support spatial frame can be more informally arranged in places.
   - 2.4 Edges to road way in werf to be less formal in terms of edge definition.
   - 2.5 Appropriate Oak tree species include Quercus cerris, Quercus nigra and Quercus palustris (Turkish, Water and Pin oaks). The inclusion of such species is supported.
   - 2.6 Yellowwood trees at werf entrances to be located outside of the werf area, approximately 6m away from historic structures (to prevent damage caused by roots).
   - 2.7 Terracing at pavilion; to become more subtle with indistinct edges, 'flowing' into the surrounding landform. Trees associated with this area to be informally grouped.

AS

11.7 Proposed Total Demolition of Outbuildings, Addition and Alterations to Erf 3424, 52 Main Street, Paarl: NM
HM / PAARL / ERF 3424

Case No: 18030106AS0307E

RECORD OF DECISION
The Committee resolved to undertake a site inspection on Tuesday, 29 May 2018. (JdW, MS, MN, GW, BM and GJ)

AS

Approved

11.8 Proposed Additions and Alterations at Erf 1396, 17 Van Riebeeck Street, Stellenbosch: NM
HM / CAPE WINELANDS / STELLENBOSCH / ERF 1396

Case No: 18020706HB0207M

RECORD OF DECISION
The Committee resolved to undertake a site inspection on 4 May 2018 at 15:30 (DG, GW, PB, KDS and GJ).

HB

11.9 Proposed Additions and Alterations, Erf 31396 132 Main Road, Paarl: NM
HM / CAPE WINELANDS / DRAKENSTEIN / PAARL / ERF 31396

Case No: 18030627WD0307M

RECORD OF DECISION
The Committee resolved to undertake a site inspection on Tuesday, 29 May 2018. (JdW, MS, MN, GW, BM and GJ).

WD

11.10 Proposed Signage, Erf 1967, Andringa Street, Stellenbosch: NM
HM / CAPE WINELANDS / STELLENBOSCH / ERF 1967

Case No: 18030615WD0307M

RECORD OF DECISION
1. Sign on northern elevation: the Committee resolved to approve option 3 with the proviso that the colour of the sign lettering be charcoal matte.
2. The window; The Committee resolved to approve the option on page 12 in the submission report.
3. Hanging sign; the Committee resolved to approve this proposal with the proviso that the sign lettering be charcoal matte.

WD

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

12.1 Proposed Total Demolition and SDP on Erf 15654, 38 Queen Street, Durbanville: NM
HM / DURBANVILLE / ERF 15654

Case No: 18030508AS0307E

RECORD OF DECISION
The Committee resolved to approve the application. This grade IIIC building is not in a heritage context and its demolition will not negatively impact heritage resources.

AS

Approved

12.2 Proposed Total Demolition, Erf 363, 5 West Cliff Road, Hermanus: NM
HM \ OVERBERG \ OVERSTRAND \ HERMANUS \ ERF 363

Case No: 18030115WD0403E

RECORD OF DECISION
The site is highly visible from the natural environment of the cliff path precinct and forms part of the proposed extended HPO. The Committee is of the opinion that the building is grade IIIC. The Committee resolved to approve the demolition of the building with the proviso that heritage design indicators to the approval of HWC are prepared by a heritage practitioner with suitable experience to inform the design of a replacement building.

WD

12.3 Proposed Total Demolition at Erf 66993, 10 Wellington Avenue, Wynberg: NM
HM / CAPE METROPOLITAN / WYNBERG / ERF 66993

Case No: 18020605HB0208M

RECORD OF DECISION
The Committee resolved to approve the demolition application as this will not impact negatively on either architectural significance (the building itself) or its context.

HB

MS recused himself and left the room during the next item.

12.4 Proposed Total Demolition at Remainder Erf 14915, 79 Upper Duke Street, Walmer Estate: NM
HM / CAPE METROPOLITAN / REM - ERF 14915

Case No: 17040408HB0411E

RECORD OF DECISION
The Committee resolved to undertake a site inspection on Thursday 17 May 2018. (MS, DG, MN, PB & KDS).

HB

12.5 Proposed Total Demolition of Erf 25889, 321 Main Road, Observatory: NM
HM / OBSERVATORY / ERF 25889

Case No: 18021205SB0228M

RECORD OF DECISION
The Committee resolved to approve the demolition application with the condition that the new development be subject to design indicators which will include, amongst others, the following:

1. The frontage of the building, corner of Main and Milton Road, be retained and incorporated into the new development to the approval of HWC. This development to be subject to design indicators to the approval of HWC.

SB

Approved

12.6 Proposed Total Demolition of Remainder Erf 22, Parel Vallei, Somerset West: NM
HM / CAPE TOWN METROPOLITAN / SOMERSET WEST / REMAINDER ERF 22

Case No: 18020604ZK0207M

RECORD OF DECISION
The Committee resolved not to approve the total demolition of the house, or the removal of the existing trees in the immediately context of the house as demolition would negatively impact on the significance of the property.

ZK

12.7 Proposed Total Demolition of structures on Erf 1097-3, West Point Processors (Pty) Ltd), Main Road, St Helena Bay: NM
HM / WEST COAST / SALDANHA BAY / ST HELENA BAY / ERF 1097-3

Case No: 16092705KR0728E

RECORD OF DECISION
The Committee resolved to approve the total demolition as architectural and visual significance is low. No social significance has been proven.

AS

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

13.1 Proposed Alterations to "Agricultural Shed" on Farm d'Olyfboom, Farm 29112, Napier Street, Paarl: MA
HM / PAARL / FARM 29112

Case No: 16090602AS0907E

RECORD OF DECISION
The Committee recommends to the CEO that charges not be laid as no heritage resources have been negatively affected.

AS

13.2 Proposed Addition of an Ablution Block to Erf 60991, 50 Church Street, Lansdowne: MA
HM / CAPE TOWN METROPOLITAN / LANSDOWN / ERF 60991

Case No: 17063003KR0714E

RECORD OF DECISION
The Committee resolved to approve the proposal.

SB

Approved

13.3 Proposed Additions and Alterations, Erf 11274, 28 Cavendish Street, Woodstock: NM
HM / CAPE METROPOLITAN / WOODSTOCK / ERF 11274

Case No: 18030603WD0320M

RECORD OF DECISION
The Committee resolved to undertake a site inspection Thursday 17 May 2018. (MS, DG, MN, PB & KDS).

WD

13.4 Proposed Alterations and Additions, Erven 88379 & 88381, 9 St James & 10 Sandhurst Roads, St James: NM
HM / CAPE METROPOLITAN / ST JAMES/ERVEN 88379 & 88381

Case No: 17041004KR0413E

RECORD OF DECISION
The Committee resolved to undertake a site inspection Thursday 17 May 2018 (MS, DG, MN, PB & KDS).

HB

13.5 Proposed Alterations and Additions, Erf 16685, 1 Swift Street, Salt River: NM
HM / CAPE TOWN METROPOLITAN / SALT RIVER / ERF 16685

Case No: 17102510ZK0208M

RECORD OF DECISION
The Committee resolved not approve the application as it meets no heritage criteria and has a negative impact on the streetscape.

ZK

13.6 Proposed Alterations and Additions on Erf 19716, 25 Lourensford Road, Somerset West: NM
HM / CAPE TOWN METROPOLITAN / SOMERSET WEST / ERF 19716

Case No: 17102408ZK1031E

RECORD OF DECISION
The Committee recommends to the CEO that HWC does not lay charges as heritage resources have not been significantly affected.

ZK

13.7 Proposed Additions and Alterations at Erf 390, 34 Woodside Road, Tamboerskloof: NM
HM / CAPE METROPOLITAN / TAMBOERSKLOOF / ERF 390

Case No: 17120413HB0221E

The matter was removed from the agenda at the request of the applicant.

HB

Approved

13.8 Proposed Additions and Alterations at Erf 609, 27 Alexandra Avenue, Oranjezicht: NM
HM / CAPE METROPOLITAN / ORANJEZICHT / ERF 609

Case No: 18030512HB0315E

RECORD OF DECISION
The Committee endorses the design indicators C – L included in Figures 14 & 15 stipulated on Pg. 38 of the report prepared by Claire Abrahamse dated January 2018 on the understanding that these do not imply the complete demolition of the east and west wings of the building.

HB

13.9 Proposed Addition and Alteration at Erf 1827, 34 Elizabeth Avenue Pinelands: NM
HM / CAPE METROPOLITAN / PINELANDS / ERF 1827

Case No: 17120803HB1208E

Refer to admin Item 8.4.

HB

13.10 Proposed Additions and Alterations at Erf 586, 2 Hoop Street, De Rust: NM
HM / CAPE METROPOLITAN / DE RUST / ERF 586

Case No: 18030205HB0319E

FURTHER REQUIREMENTS
The Committee requires a rethink of the design approach to this building with reference to the items as follows:

1) The Committee supports extensions to this building in principle; however alterations must be designed such that the existing building must still be readable as an architectural entity, with the proposed additions being lower-scaled and architecturally subservient to the existing.
2) The view of the house from Hoop Street is particularly significant and must be retained.
3) The proposed solid wall along the street boundary must be redesigned such that 40 percent is visually permeable, and taking into account historic patterns of boundary making within the town.

As the applicant resides far from Cape Town, it was agreed that amended design proposals may be circulated to the Committee by email.

HB

Approved

13.11 Proposed Additions and Alterations, Erf 792, 99 Dorp Street, Stellenbosch: NM HM / CAPE METROPOLITAN / DE RUST / ERF 586

Case No: 18022613WD0307M

STRUCTURE OF MINUTES
Certain items are decisions whilst BELCom will consider again issues listed under further requirements.

RECORD OF DECISION

1. Glass enclosure of frontage
The Committee resolved not to approve the glass enclosure of frontage as this is an IIIA building in a highly significant streetscape. Such an enclosure if approved will set a very negative precedent for Dorp Street, where frontages contribute to the public ground.

2. Outbuildings
The Committee resolved to undertake a site inspection on 4 May 2018 at 15:30 (DG, GW, PB, KDS and GJ)

3. Other Items

FURTHER REQUIREMENTS
1. Applicant to submit further detail drawings and photographs of roof structure.
2. Applicant to submit drawings coloured up as per National Building Regulations requirements.

WD

13.12 Proposed Alteration, Additions and Partial Demolition of Erf 419, Longmarket Street, Stanford Village: NM HM/STANFORD/ERF 419

Case No: 17110109SB0307M

The matter was removed from the agenda.

SB

13.13 Proposed Additions and Alterations, Erf 15982 62 - 80 Goldsmith Street, Woodstock: NM HM / CAPE TOWN METROPOLITAN / WOODSTOCK / ERF 15982

Case No: 18030604WD0404E

RECORD OF DECISION
The Committee resolved to undertake a site inspection on Thursday 17 May 2018 (MS, DG, MN, PB & KDS).

WD

Approved

13.14 Unauthorised Work, Additions and Alterations at Erf 46391, 84 Dean Street, Newlands: NM
HM / CAPE METROPOLITAN / NEWLANDS / ERF 46391

Case No: 18030114HB0302E

RECORD OF DECISION
The Committee recommends to the CEO that HWC does not lay charges as heritage resources have not been significantly affected. The applicant is to enter into a Heritage Agreement with HWC to lift the Stop Works Order

HB

13.15 Proposed Additions and Alterations at Erf 32029, 21 Pillans Road, Mowbray: NM
HM / CAPE METROPOLITAN / MOWBRAY / ERF 32029

Case No: 18040312HB0405E

RECORD OF DECISION
The exterior veranda timber is SA Pine, and at risk of serious weathering in its current varnished state. Timber to be painted as per original architect's specification (refer to Baker drawings forming part of the submission documentation).

FUTHER REQUIREMENTS:
A revised proposal must be submitted that addresses the heritage layering, window proportion and detail, roof form, and lightness and transparency to reflect garden placement.

HB

13.16 Proposed Additions and Alterations at Erf 715, 14 Huguenot Road, Franschhoek: NM
HM / CAPE WINELANDS / FRANSCHOEK / ERF 715

Case No: 17120312HB1208E; 15031804KR0327M

RECORD OF DECISION
The Committee resolved not to approve the application with 3 dissenting due to the nature of the proposal, rather than the concept of allowing cover for the seating area.

HB

13.17 Proposed Amendment of conditions of previously approved Record of Decision, Erf 3032, 150 Buitengracht Street, Cape Town, (CBD): NM
HM / CAPE TOWN METROPOLITAN / CAPE TOWN CBD / ERF 3032

Case No: 18030611ZK0307E

Refer to Item 19.3.

ZK

Approved

13.18 Proposed Restoration and Alteration and Additions on Erf 177932 (Portion of Erf 46741), 79 Albion Road, Rondebosch also known as "The Cobbles": NM
HM / CAPE TOWN METROPOLITAN / RONDEBOSCH / 177932

Case No: 17101713KR1026E

RECORD OF DECISION
The Committee resolved not to approve the proposal for the following reasons.

1) A detailed history of this small enclave has not been presented as part of this application. This close of small residences is linked to the working class origins of the area, and the shift from rural uses to small village-like development during the 19th century. The location close to the Liesbeeck River enhances the heritage importance of the enclave.
2) The proposals are over scaled in relation to the existing heritage resources: this cluster of cottages are particularly small-scaled versions of a late 19th century cottage type, in plan having small rooms organised together into a narrow "main run" with small lean-to's, and with their 3 dimensional resolution being particularly simple in expression. The proposed alterations and additions are contrary in character.

ZK

13.19 Proposed Additions and Alterations, Erf 11481, 62D Essex Street, Woodstock: NM
HM / CAPE METROPOLITAN / WOODSTOCK / ERF 11481

Case No: 18030601WD0404E

RECORD OF DECISION
The Committee resolved to undertake a site inspection Thursday 17 May 2018. (MS, DG, MN, PB & KDS)

WD

13.20 Proposed Additions, Alterations and Partial Demolition of structures on Erf 3427, Paarl: NM
HM / DRAKENSTEIN MUNICIPALITY / PAARL / ERF 3427

Case No: 18040318ZK0404E

RECORD OF DECISION
The Committee resolved to undertake a site inspection Tuesday, 29 May 2018 (JdW, MS, MN, GW, BM and GJ).

ZK

14. HERITAGE AREAS: SECTION 31 CONSENT APPLICATIONS

14.1 None

15. PROVINCIAL PROTECTION: SECTION 29 PERMIT

15.1 None

Approved

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 Proposed Development Guidelines and Maintenance Methodology Report for The Apostles Battery, Erven 1430, 1432, 1434 and CA902-1, Victoria Avenue, Llandudno: MA
HM / LLADUDNO / ERVEN 1430, 1432, 1434 & CA902-1

Case No: 18030208AS0307M

RECORD OF OPINION
The Committee expressed support in principal for the report, but was of the opinion that the items raised at 1-4 here below need to be addressed before the report can be approved.

1. An archaeologist with experience in military archaeology (specifically, an expert on the South African WWII period) is to provide comment on the archaeological sensitivity of the site, and provide, should it be deemed necessary, any further method statement advice for archaeological monitoring etc. going forward. All archaeological comment or reports presented to HWC staff and or/ BELcom are to be to be referred to APM for additional comment.
2. Further consideration should be given to grading certain buildings grade IIIB in lieu of grade IIIC on grounds of socio-spatial significance: the committee is of the opinion that the buildings designed as “supporting” structures to house and otherwise support the battery forces/ workers (regardless of the fact that the buildings were not constantly inhabited) are intrinsic to the understanding of the heritage of the site as a whole. While these simple building can lend themselves to adaptive re-uses, the simplicity of these structures, and the integrity of the spatial relationships between them, has heritage significance related to their very utilitarianism. A grade IIIB is considered the appropriate grade to support this recognition of the importance of the intentions of their architecture and planning.
3. The heritage resources on the site have already been subjected to theft and vandalism, and the site is open to road and mountainside. It therefore it stands to reason that the heritage impacts of dealing with security issues need to be addressed along with any development proposals. The use of any types of walling or fencing will certainly have strong visual and spatial impacts, whilst other security measures (security camera housings etc, etc.) can likewise impact heritage. The report must provide a methodology for assessing the impacts on heritage of any/ all security measures, as well as providing examples of appropriate precedent for securing this type of heritage environment.
4. Extent of what sites are “buildable” within the proposed concession area should be further motivated in terms of the location and scale/ type of buildings that can be considered in addition to the existing structures: the report is not entirely clear on how limits are to be placed on development, and the committee was of the opinion that this needs further clarification. The report must illustrate or otherwise

Approved

describe the types of coverage and bulk that will be appropriate, or inappropriate. The use of precedent imagery can be a useful descriptor, provided that it is stipulated that the ideas illustrated by precedent are indicative, not prescriptive (the Committee notes that visual precedent imagery can be overly prescriptive and/ or misleading in some circumstances). A clear over-arching statement must be made that the critical issue will always be to maintain the military nature of the site.

AS

19.2 Proposed Additions and Alterations at Church Square, Parliament & Spin Street, Cape Town: NM
HM / CAPE METROPOLITAN / CAPE TOWN / CHURCH SQUARE

Case No: 18030626HB0370M

COMMENT

1. The proposed narrowing of vehicular road widths is positive, as is allowing the buildings to define the square rather that the roads
2. This proposed upgrade is related to broader issues around the identity and culture of public, urban squares within Cape Town. While upgrading and broadening the usage of public spaces is welcomed, this should be done in such a way as to promote social inclusivity.
3. The Committee was of the opinion that the design should to a greater extent be born out of the space itself rather than relying on a collection of precedents inserted/transposed from outside, and that a site analysis be expanded to include how people use and cross the space for example. This would better inform suitable and appropriate interventions and placement thereof. In particular, further attention must be given to:
    - Social uses of Church Square in the context of the greater urban realm: thought should be given as to how we as a city relate to and use the series of public spaces available, with this one, Church Square having an identity within the broader matrix of uses. The identity of this public space should not rely only on imagery, fixtures and materials, but on the underlying social and public realm as well.
    - The analysis has not considered sufficiently that Church Square has a corner in which the buildings close it off and an opposite side which is open. This existing closed-ness and openness must be accepted as an existing, *a priori* design determinant, and not have a character imposed upon it. The Committee hence felt that the proposed curved benches are not a suitable design intervention for the space, and that alternatives must be considered.

HB

19.3 Proposed Amendment of conditions of previously approved Record of Decision, Erf 3032, 150 Buitengracht Street, Cape Town, (CBD): NM
HM / CAPE TOWN METROPOLITAN / CAPE TOWN CBD / ERF 3032

Case No: 18030611ZK0307E

FURTHER REQUIREMENTS

1. The Committee resolved to undertake a site inspection on 30 May 2018 (08:00am) to consider the 2007 approval. (JdW, MS, MN, GW, BM and GJ)
2. The Committee requires that in due course a full HWC Section 34 submission be undertaken for the new proposals. Amongst other issues, this will need to include

Approved

elevational analyses of street facades on both sides of the subject site, stretching to include all frontage between Leeuwen and Dorp Streets, and also including a number of sites on the far sides of Leewen and Dorp. The building typologies in this immediate context as well as other heritage features of this context need to be better represented and interpreted, and ultimately reflected in the design proposal. It is recommended that the applicant await further comment from the Committee prior to undertaking further work on the S34 heritage report.

3. Photographic or other evidence of the structure which was demolished is to be provided by the applicant (case officer to assist as necessary).

ZK

20. OTHER MATTERS

20.1 Heritage Survey of Vallie Properties: NM HM / WYNBERG / VALLIE ERVEN

RECORD OF DECISION

The Committee does not endorse the report for the following reasons:

The report seems to be a 'windscreen' survey - considering only the external appearances of buildings, as it includes no interior views, and does not sufficiently consider the context of each building in question. While the very low heritage value of some of the buildings is acknowledged, such that they do no warrant heritage protection, in the case of certain buildings further information and analysis is required in order for HWC to assess applications: this session of BELCom did not allow sufficient time to list properties that require further attention – the applicant is to contact HWC further in this regard.

AS

21. NON-COMPLIANCE

21.1 None

22. ADOPTION OF RESOLUTIONS AND DECISIONS

The Committee adopted the resolution and decisions.

Approved