

## **DECISIONS of the BELCom Meeting held on 25 January 2012**

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### **6 Administration Matters**

#### **6.1 Outcome of the Appeals and Tribunal Committees**

The CEO reported on the Knysna Library and discussions with local authority officials.

### **7. Appointments**

7.1 The Committee noted the appointments.

#### **FIRST SESSION: TEAM WEST PRESENTATION**

##### **W.8.1 Proposed Specification and Maintenance Work (PPW Project), Erf 2730, Simon's Town Museum, Court Road, Simon's Town: MA HM/SIMONS TOWN/ERF 2730**

**Case No:** 110928JW22

#### **DECISION**

The Committee resolved to approve detailed specifications but that the scope of works should exclude any additional plaster removal and further work to the cells. It was resolved that Ms Grover monitors the work on a weekly basis.

**JW/TG**

##### **W.8.2 Proposed Renovation and Restoration, Erf 28002, The Old Miller's House, De Meule, Avenue Road, Mowbray: MA HM/MOWBRAY/DE MEULE/ERF 28002**

**Case No:** X110713TG14

Ms Melanie Attwell recused herself and it was not considered necessary for Mr Hart to recuse himself. The applicant was in agreement.

#### **DECISION**

- The Committee resolved to approve the proposal for the homestead and the landscape proposals.
- It was resolved to approve the proposed extension to the homestead subject to the submission of a full set of scheme drawings (i.e 1:100 scale plans, sections and elevations) and re-looking at the spacing of the openings on the east elevation.
- The Committee agreed that the concerns of the Friends of Mostert Mill have been addressed.

**TG**

**W.8.3 Proposed Landscaping, Erf 32100, Welgelegen, University of Cape Town, Chapel Road Extension, Rosebank: MA  
HM/BOWBRAY/ERF 28002**

**Case No:** 110713TG14

**DECISION**

- The Committee resolved to approve the proposal in principle.
- Final approval is subject to the clarification of a number of issues raised and a site inspection by committee members (MA, SW and RJ).

**TG**

**W.8.4 Proposed Alterations and Additions, South African Breweries, Erf 96660, Newlands: MA  
HM/NEULANDS/ERF 96660**

**Case No:** X1110601TG03

**DECISION**

- The Committee resolved to approve the proposals in principle.
- Final approval is subject to the submission of detailed proposals which address the concerns raised - in particular the retention of the linear walkway component of the Fagan interventions, the scale of the proposed toilets in the first floor of the Malthouse, and the scale of the glazed orientation pavilion.

**TG**

**W.9.1 Proposed Total Demolition, Erf 248, 10 Queens Road, Bantry Bay, Sea Point: MA  
HM/SEA POINT/BANTRY BAY/ERF 248**

**Case No:** 111111JW09

SW and MA reported back on their site inspection. Dr Townsend's written report back on his site inspection was presented.

In discussion it was noted that:

- The building should be graded IIIB and that they formed part of a collection of conservation worthy buildings.
- The City of Cape Town should re-investigate the gradings of the block and designation of a heritage area.
- The Heritage Section of the City of Cape Town did not support the demolition.
- Dr Townsend requested that his support for a decision to refuse the demolition be recorded.

**DECISION**

The Committee resolved not to approve the demolition on the grounds that the building has architectural and contextual values in terms of its contribution to the character of the streetscape and street block, and as an example of an increasingly rare and significant architectural example.

**JW/TG**

**W.10.1 Proposed Alterations and Additions at Erf 94717, 34 Camp Street, Kloofnek,  
Cape Town: NM  
HM/CAPE TOWN/ERF 94717**

**Case No:** 111214TG09

**DECISION**

The Committee resolved to defer the matter for a site visit by members of the Committee and that a cease works order be issued as a matter of urgency.

**TG**

**W.10.2 Proposed Refurbishments to Erf 4064, Cafe/ Fiction Groove Lounge, 226 and  
228 Corner Buiten Street and Long Street, Cape Town: NM  
HM/CAPE TOWN/ERF 4064**

**Case No:** 120118TG08

**DECISION**

Matter was withdrawn due to an incomplete application.

**TG**

**W.10.3 Proposed Additions on Erf 16056, 104 Rochester Road, Salt River: MA  
HM/SALT RIVER/ERF 16056**

**Case No:** 110603JW09

**DECISION**

The Committee resolved to approve the proposals subject to setting back the dormers from the gutter line and replacing the roof door on the east elevation with a dormer window in order to reduce the scale of the opening.

**JW/TG**

**W.17.1 Methodist Church of Southern Africa, Helderberg Circuit, Church Street  
Society, Somerset West: MA  
HM/SOMERSET WEST/METHODIST CHURCH**

**DECISION**

The Committee resolved to approve the removal of the rubble subject to:

- Receipt of an application form;
- A conservation architect monitoring the work and
- recovering significant historical material for safe keeping and possible re-use, and as an informant to restoration; A report must be submitted upon the completion of the work and must include the outcome of the structural investigation; and
- The rubble must be removed by hand.

The Committee resolved to support provisional protection of the site as soon as possible.

**TG**

## **W 17.2 Bien Donne/ Watergat**

Ms Grover reported back on her most recent site visit and stated that further damage was evident.

### **DECISION**

It was agreed that a letter be written to the owner informing them that a compulsory repair order will be issued unless progress on remedial work and the appointment of relevant consultants is made forthwith.

## **E 9.1 Proposed Total Demolition at Erf 12425, Corner of Duke Street & Coronation Road, Woodstock: MA HM/WOODSTOCK/ERF 12425**

**Case No:** X111206ZS204

In the discussion it was noted:

- The removal of the roof and joinery and the subsequent deterioration of the building.

### **DECISION**

The Committee resolved to approve the demolition and to advise the HRS of COCT that as the building is in a S108 Urban Conservation Area, a contextually appropriate development should be required.

**ZS**

## **E.9.2 Proposed total demolition at Erf 9873, Helvitia House, 21 Westcliffe Drive, Hermanus: MA HM/HERMANUS/ERF 9873**

**Case No:** 120119SD06

An application prepared by J.C Simson, dated 17 august 2011, photographs and plans were tabled.

NOTE: The Committee noted with concern that the building was allowed to fall into the state of disrepair and become derelict.

### **DECISION**

The Committee resolved to approve the total demolition due to derelict condition of the building and its significance of the building having been lost in the process. The Committee advised the storing of the dressed stone on site and potential further use in the proposed future development

**SD**

## **E 10.1 Proposed Alterations and Additions at Erf 9641, 157 De Waterkant Street and Erf 9642, Loader Street, Greenpoint: NM HM/GREENPOINT/ERF 9641**

**Case No:** 111206ZS03

**DECISION**

The Committee resolved not to lay charges and to issue the standard letter re: authorisations

**ZS**

**E 10.2 Proposed Consent for Additions to the Montebello Design Centre, Erf 124334, Newlands Avenue, Newlands: MA  
HM/NEULANDS/ERF 124334**

**Case No:** 120118NN08

The Committee notes with concern the ad hoc nature and placement of interventions currently on the site.

The Committee regards this site as being of outstanding significance.

**DECISION**

The Committee resolved to not give consent for the unauthorised work on the site since 2003.

The Committee further recommended that provisional protection in terms of S29 of the NHRA be investigated. HWC will not consider any future applications until there is a Conservation and Development Framework for the site.

**NN**

**E10.3 Proposed Alterations and Additions at Erf 10091, 26 Blinde Street, Zonnebloem, Cape Town: NM  
HM/CAPE TOWN/ZONNEBLOEM/ERF 10091**

**Case No:** 1201175SD02

In the discussion

- It was suggested that the height of the new addition could be reduced to further mitigate visual impacts from Constitution Street

**DECISION**

The Committee resolved to approve the application.

**SD**

**E 17.1 De Waterkant Civic Association**

Dr Gert Coetzee addressed the Committee

**DECISION**

The Committee resolved that the staff will conduct a site visit of Erf 440 and adjacent properties and prepare a report for e-mail decision on any action to be taken.