

**Adopted Resolutions and Decisions of the Meeting of Heritage Western
Cape
Built Environment and Landscape Permit Committee (BELCom)
Commenced at 08:30 and held on Thursday, 14 March 2024 via MS Teams**



MATTERS DISCUSSED

11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS

11.1 None

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

**12.1 Proposed Total Demolition on Erf 357, 6B Devonport Road, Tamboerskloof: MA
HM/ CAPE TOWN METROPOLITAN/ TAMBOESKLOOF/ERF 357**

Case No: HWC24020103KB0201

RECORD OF DECISION:

The Committee resolved to refuse the application for demolition and concurs with the IIB grading by CoCT. The Committee recommends that the site be placed on the heritage register. Unauthorised works currently underway are to be stopped immediately, a stop works order is to be issued. Details of the unauthorised alterations are to be submitted to HWC.

KB

**12.2 Proposed Total Demolition on Erf 510, 7 Cavalcade Road, Green Point: MA
HM / CAPE TOWN METROPOLITAN / GREEN POINT / ERF 510**

Case No: HWC23101820CH1020

HELD OVER:

This item will be held over to the next BELCom meeting for further I&APs engagement.

CN

**12.3 Proposed Total Demolition on Erf 88535, 17 Ley Road, St James: MA
HM/ CAPE TOWN METROPOLITAN/ ST JAMES/ ERF 88535**

Case No: HWC23110206CH1113

RECORD OF DECISION:

The Committee resolved to refuse the application for demolition.

CH

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

13.1 Proposed Redevelopment of Erf 173153, Farbers Building, 1 Bree Street, Cape Town: NM HM / CAPE TOWN METROPOLITAN / CITY CENTRE CBD / ERF 173153

Case No: HWC23072611SJ0213

RECORD OF DECISION:

Heritage Western Cape approve the proposed redevelopment of Erf 173153 Cape Town, being alterations and additions to the Farbers building as reflected in Scheme 15B Rev P2 prepared by Vivid Architects, on condition that:

1. The final detail design proposals be submitted to HWC for approval, on condition that they are generally in accordance with Scheme 15B Rev P2;
2. The structural interventions in the Farbers building may proceed in accordance with drawings 4965-INF-01A – 4965-INF-01E Rev A prepared by Sotiralis Consulting Engineers;
3. Detailed documentation relating to the current condition of the original Farbers buildings be submitted to HWC, together with detailed proposals for the reinstatement of the façade to approximate the original appearance; and
4. The appointed specialist conservation architect be responsible for monitoring all work impacting on the Farbers building and that monthly reports be lodged by him with HWC during the construction period, to be followed by a close-out report on completion.

SJ

13.2 Unauthorised Work on Erven 890, 979, 985, 987 & 986, Cloud Nine Hotel, 8, 10 & 12 Kloof Nek Road, 93 & 95 New Church Road, Tamboerskloof: MA HM / CAPE TOWN METROPOLITAN / TAMBOERSKLOOF / ERVEN 890, 979, 985, 987, 986

Case No: HWC230526007RG0530

FURTHER REQUIREMENTS:

The Committee is in general support of the mitigation measures proposed, four elements require further design exploration:

1. The glass and aluminium shopfront on Kloof Nek road façade.
The applicant is required to provide the engineers report as referred to in the documentation.
2. Other measures to limit the scale of the spine structure should be proposed.
This item is linked to item 3
3. Details of the second-floor extension to 95 New Church
 - The proposal for the two storey addition to the heritage structure is not sympathetic in terms of architectural treatment and out of context with the IIIB structure.
 - The applicant is required to submit revised design proposals.
4. The support structure to the open deck on the northern façade to be reconsidered.
 - The Committee accepts arguments made in mitigation.

SJ

**13.3 'Rider Plan' for Time Out Market, Old Power Station & Pump House Building, Dock Road, V&A Waterfront: MA
HM / CAPE TOWN METROPOLITAN / V&A WATERFRONT / ERF 149294-RE**

Case No: HWC22102107SJ1024

RECORD OF DECISION:

The Committee resolved to endorse the rider plans numbered 100 Rev F; 101BD Rev C; 102BD Rev F; 103BD Rev C; 104BD Rev D; 151GA Rev E; 161GA Rev D; 162GA Rev D; 163GA Rev D; 164 Rev 0; 019-IQM-00-01-DR-F-RFD01 Rev 2; 019-IQM-00-02-DR-F-RFD02 Rev 1, prepared by TA Design & Architecture and IQ Consulting Engineers, and dated 10/12/22 and 27/05/2023, along with the monthly heritage reports prepared by Ursula Rigby, dated 17 April 2023; 15 June 2023; 18 July 2023; 21 August 2023; 19 September 2023; 17 October 2023; 17 November 2023 and 26 January 2024 (Close-Out Report).

SJ

**13.4 Proposed Additions & Alterations on Erf 52515, 36 Cook Street, Claremont
HM/CAPE TOWN METROPOLITAN/CLAREMONT**

Case No: HWC24011618SJ0122

RECORD OF DECISION:

The Committee resolved to approve the application as having met the previous requirements.

SJ

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 CONSERVATION MANAGEMENT PLAN

20.1 None

21. NON-COMPLIANCE

21.1 None

22. OTHER

22.1 None

22. ADOPTION OF RESOLUTIONS AND DECISIONS

The Committee resolved to adopt the resolutions and decisions as minuted.

ADOPTED RESOLUTIONS AND DECISIONS