

**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 Wednesday, 26 January 2022 via
Microsoft Teams**



MATTERS DISCUSSED

11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS

**11.1 Proposed Additions and Alterations on Boschendal Cellar building, Off R310, Dwars River Valley
Farm 10, 167 Stellenbosch: NM
HM/CAPE WINELANDS/ STELLENBOSCH / BOSCHENDAL / PORTION 10 OF FARM 167**

Case No: 21090305SB1020E

FURTHER REQUIREMENTS:

Following the site visit, the Committee is in support of the general form, shape and landscaping of the proposed remodelling. Certain question remains as to detailing and selection of materials. This is to be covered in a future submission as design development drawings are completed.

The Committee is in support of the permeability proposed in options 1 and 2. Council drawings are to be submitted at the next BELCom meeting to be held on 10 February 2022 for approval.

SB

**11.2 Proposed Alterations and Additions, Erf 2755, 11 van Oudtshoorn Road, Swellendam: NM
HM/OVERBERG/SWELLENDAM/ ERF 2755**

Case No: 21102604SJ1118E

FUTHER REQUIREMENTS:

The Committee is in support of the proposed alterations and additions. However, further refinement of the eastern façade lounge window is required, along with exploration of the possibility to retain the columns of the north veranda. These revisions are to be submitted to HOMs for approval.

SJ

**11.3 Proposed Alteration and addition on REM 10829, Off Steenberg Road, Tokai: MA
HM/TOKAI/REM 10829**

Case No: 21072704KB0826E

FURTHER REQUIREMENTS:

The Committee resolved to conduct a site inspection on Thursday, 3 February 2022 at 11:00 (WP, SJ, DB, DS and HvdM).

KB

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

**12.1 Proposed Total Demolition Erf 1487, 15 Davenport Road, Vredehoek: NM
HM/ CAPE TOWN METROPOLITAN/ VREDEHOEK/ERF 1487**

Case No: 21092002KB0927E

RECORD OF DECISION:

The Committee resolved to approve the application as the subject building has insufficient heritage significance to warrant retention. The replacement structure on Erf 1487, 15 Davenport Road, Vredehoek as shown on the plans dated 10 December 2021 prepared by Jauch Architects, is approved. The replacement development must be completed within five years of the permit for demolitions date of issue, failing which, a new application to approve the replacement structure will be required in terms of the NHRA, regardless of whether the demolition of the existing structure has taken place or not. The period may be extended by HWC on good cause shown, provided that the application for the extension is made prior to the lapsing of the approval referred to above.

KB

**12.2 Proposed Total Demolition on Erf 3551, 232 10th Street, Hermanus: NM
HM/OVERBERG/ OVERSTRAND/HERMANUS/ ERF 3551**

Case No: 21102109MS1102E

RECORD OF DECISION:

The Committee resolved to approve the total demolition. All subsurface works and excavations are to be monitored by a professional archaeologist.

MS

**12.3 Proposed Total Demolition on Erf 25886, 21 Scott Road, Observatory: NM
HM/ CAPE TOWN METROPOLITAN/ OBSERVATORY / ERF 25886**

Case No: 21070511SB0708E

RECORD OF DECISION:

The Committee agreed on reconstruction of the dwelling. A heritage agreement is to be entered into between HWC and the applicant for the re-construction in accordance with the recommendations of the heritage consultant contained in the report dated 17 January 2022 prepared by Bridget O'Donoghue along with the appointment of a heritage practitioner to monitor the construction and submit a closeout report within 60 days after completion.

SB

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

**13.1 Proposed Additions and Alterations on Erf 1637, 43 Exner Avenue, Vredehoek: NM
HM/CAPE TOWN METROPOLITAN/ VREDEHOEK/ERF 1637**

Case No: 21071904 KB0719E

RECORD OF DECISION:

The Committee resolved to refuse the application since aluminium windows cannot replicate steel. Any replacement of windows is to be like for like.

KB

**13.2 Proposed Alterations and Additions, PTN 10 + 13 of Farm 30, Nooitgedagt, Oudtshoorn: NM
HM / EDEN / OUDTSHOORN / SHAMMAH VALLEY / PTN 10 + 13 OF NOOITGEDAGT FARM 30**

Case No: 21111909SJ1129E

FURTHER REQUIREMENTS:

The Committee agrees with the applicant's request to split the internal and external works application. A revised set of drawing reflecting the internal modifications will be required for approval by HWC.

SJ

**13.3 Proposed Alterations and Additions, Erf 54891, 4 Eyton Road, Claremont: NM
HM / CAPE TOWN METROPOLITAN / CLAREMONT / ERF 54891**

Case No: 21112606SJ1126E

FURTHER REQUIREMENTS:

The Committee is concerned about the interface with Eyton Road and the proximity of the alteration to the boundary. The Committee requires a photomontage of the streetscape

accurately depicting the visual impact along with heights of the neighbouring of the buildings. In terms of design the Committee is concerned about the junction between the existing house and the proposed addition. The Committee requires the applicant to relook at this and to be present when this matter comes before the Committee again.

SJ

13.4 Proposed Alterations and Additions on Erf 10685, 55 Main Road, Fish Hoek: NM HM/CAPE TOWN METROPOLITAN/FISHHOEK/ERF 10685

Case No: 19090206TZ1119E

FURTHER REQUIREMENTS:

The Committee requires clarification on the legality and approval status of the timber structures on the northern façade. The application cannot proceed until this has been determined. The Committee also requires a distinction between what has been illegally built and when the transgression/s occurred, and to distinguish this from proposed new work that has not yet been built.

TZ

13.5 Proposed Additions and Alterations, ERF 68853, 82 Sussex Road, Wynberg: NM HM/WYNBERG/ERF 68853

Case No: 21531102RG1119E

The matter was removed from the agenda.

RG

14 HERITAGE AREAS: SECTION 31 CONSENT APPLICATIONS

14.1 Wupperthal Application Feedback

The Committee reported back on the site inspection that was undertaken on 21 January 2022.

The Committee will prepare a draft report for internal distribution by next meeting.

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 OTHER MATTERS

**20.1 Proposed New Agricultural Werf and Associated Buildings Kleinbosch Farm, Dal Josaphat, Paarl: NM
HM/CAPE WINELANDS/DRAKENSTEIN/PAARL/FARM 1576 PORRTION 9**

Case No: 21091320SB1004E

FURTHER REQUIREMENTS:

The Committee decided to undertake a joint site inspection on Friday, 28 January 2022 at 11:00 (HvdM and SJ).

SB

21. NON-COMPLIANCE

21.1 None

22. ADOPTION OF RESOLUTIONS AND DECISIONS

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