

**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 Tuesday, 12 July 2022 via  
Microsoft Teams**



**MATTERS DISCUSSED**

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

**11.1 Proposed Alterations and Additions at Erf 3507, 9 Higgo Crescent, St John's Estate,  
Oranjezicht: NM  
HM / CAPE TOWN METROPOLITAN / ORANJEZICHT / ERF 3507**

**Case No:** 22060607SJ0606E

**FURTHER REQUIREMENTS:**

1. The Committee has no issue with the proposed pool as it is located at a lower level and fitted into the contours of the landscape.
2. The Committee agrees with the I&APs objections with respect to the fenestration shape, form and extent.
3. The fenestration is to be dealt with holistically across all elevations keeping in mind wall to window ratios and fenestration type. This is of particular concern at east and north elevations.
4. Any new alteration should be respectful of the history and heritage of the site. Additions should comprise a more subtle intervention, be subservient and complementary to the historical building.
5. Colour code the plans in terms of date to enable the Committee to assess the impact on heritage fabric.

**SJh**

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

**12.1 Proposed Total Demolition and Redevelopment at Erf 64693, 5 Purley Street, Kenilworth: NM  
HM / CAPE TOWN METROPOLITAN / KENILWORTH / ERF 64693**

**Case No:** 22051706SJ0523E

**FURTHER REQUIREMENTS:**

Little to no information has been provided to the history of existing structure nor heritage value.

The applicant did not provide enough contextual information to motivate the total demolition nor the replacement block of flats. This information to be provided enable the Committee to make an informed decision.

The Committee recommends the applicant to engage the services of a suitably qualified architect or planner with appropriate heritage experience.

SJh

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

**13.1 Proposed Additions and Alterations on Erf 875, 11 Piet Retief Street, Stellenbosch: MA HM/ CAPE WINELANDS/ STELLENBOSCH/ ERF 875**

**Case No:** 22012801CH0225E

**HELD OVER:**

The matter was held over to a next BELCom meeting to be held on 27 July 2022.

CH

**13.2 Proposed Additions and Alterations on Erf 6917 - RE, 16 Synagogue Street, Paarl: NM HM/ CAPE WINELANDS/ DRAKENSTEIN/ PAARL/ ERF 6917**

**Case No:** 22040511RG0414E

**RECORD OF DECISION:**

The Committee does not condone unauthorised work, however in this instance, the Committee does not recommend charges to be laid and a S.51 letter can be issued.

RG

**13.3 Proposed Additions and Alterations on Portion 3 of Farm 169, Uitkijk, Stellenbosch: MA HM/ CAPE WINELANDS/ STELLENBOSCH/ PORTION 3 OF FARM 169**

**Case No:** 22042811CH0513E

**RECORD OF DECISION:**

The Committee resolved to approve the application as having met previous requirements and indicated on drawing numbered 2-2; 4-1; 4-2; 4-3; 9-1; 9-2; 9-3; 9-4; DS/WS-1, Revision 5, dated November 2020 and prepared by Adsquare Architecture and Design as not negatively impacted heritage significance.

CH

**13.4 Proposed Additions and Alterations on Erf RE 735, 36 Hastings Street, Tamboerskloof: NM  
HM / CAPE TOWN METROPOLITAN / TAMBOERSKLOOF / ERF 735**

**Case No:** 22052702MS0531E

**FURTHER REQUIREMENTS:**

The Committee requires the applicant to investigate the authenticity of the existing balustrade on the Hastings Street elevation. Should this balustrade be authentic, the proposed design should be sympathetic to the existing, if not a reworked proposal to soften the visual impact of a new balustrade to be presented. Elements should take the design cues from the building itself and local historic boundary treatment patterns, not the contemporary generic examples.

**MS**

**13.5 Proposed Additions and Alterations on Erf 1518, 4 Highbury, 42 Davenport Road, Vredehoek:  
MA  
HM / CAPE TOWN METROPOLITAN / VREDEHOEK / ERF 1518**

**Case No:** 22020306MS0224E

The matter was removed from the agenda.

**MS**

**13.6 Proposed Additions and Alterations on Erf 50464, 9 Vincent Avenue, Rondebosch: MA  
HM/CAPE TOWN METROPOLITAN/RONDEBOSCH/ERF 50464**

**Case No:** 22050315CM0621E

**RECORD OF DECISION:**

The Committee resolved to approve the application as indicated on drawing numbered 20 201/202/203/204 and 21 201/202 & 21 301/302 Revision A, dated 27 July 2021 and prepared by MPET as not negatively impacted heritage significance.

**CM**

**13.7 Proposed Alterations and Additions, Erf 646, 25 Torbay Road, Green Point: MA  
HM/ CAPE TOWN METROPOLITAN/ GREEN POINT / ERF 646**

**Case No:** 21062903KB0629E

**RECORD OF DECISION:**

This Committee cannot condone unauthorised work. In this instance the heritage practitioner was engaged to present a report in which mitigation measures were proposed. The Committee supports the proposals prepared by Ms Abrahamse and requires a heritage mitigation agreement to be entered into between the owner and HWC.

Ms Abrahamse should be retained to monitor construction and prepare the closeout report which is to be submitted with 60 days of completion of work.

**KB**

**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** None

**19 REQUESTS FOR OPINION/ADVICE**

**19.1 Erf 1895, 31 Bellevue Street, Oranjezicht: MA  
HM / CAPE TOWN METROPOLITAN / ORANJEZICHT / ERF 1895**

**Case No:** 22031112MS0315E

**COMMENT**

The Committee recommends the owners be given 30 days to rectify the transgressions to the boundary wall, failing which criminal charges will be laid.

**MS**

**20 OTHER MATTERS**

**20.1** None

**21. NON-COMPLIANCE**

**21.1** None

**22. ADOPTION OF RESOLUTIONS AND DECISIONS**

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