

**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, 22 February 2023 via MS Teams**



MATTERS DISCUSSED

11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS

**11.1 Conservation Management Plan for Boschendal Historic Core Precinct, Stellenbosch: NM
HM/CAPE WINELANDS/STELLENBOSCH/ BOSCHENDAL**

Case No: N/A

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection on Friday, 10 March 2023 (HvdM, GJ, HB and AN).

SB

**11.2 Proposed Additions and Alterations on Erf 183, 34 Church Street, Tulbagh: NM
HM/ CAPE WINELANDS/ WITZENBERG/ TULBAGH/ ERF 183**

Case No: HWC22112211KB1122

FURTHER REQUIREMENTS:

1. The Committee agrees that the door between the lounge and dining room is to remain unaltered.
2. While the Committee has no concerns in principle with the rest of the proposed alterations, it is the manner in which they are designed and detailed that requires further work. For example, there needs to be stylistic consistency between the old and new while insuring that the new differs subtly from the old.
3. Detailed drawings of the various interventions i.e. the shower floor, new openings and material used to be provided.
4. Applicant is to use lime mortars and renders along with other compatible material used during renovations.

KB

**11.3 Proposed Conservation Management Plan of Drostdy Museum Complex, Swellendam
HM/OVERBERG/SWELLENDAM/ERF 2920**

Case No: N/A

HELD OVER:

The item is held over to the next BELCom meeting to be held on 16 March 2023 for attendance by the applicant.

TZ

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

12.1 Proposed Total Demolition on Erf 17763-Re, Wenga Farm, 21 Kommetjie Road, Sunnydale: NM HM/ CAPE TOWN METROPOLITAN / KOMMETJIE / ERF 17763-RE PTN 5

Case No: SJ0702

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection on Thursday, 2 March 2023 at 11:00 (DB, GJ, SM, HB, AN, HvdM).

SJh

12.2 Proposed Additions and Alterations on Erf 55917, 9 Morris Road, Claremont: NM HM/ CAPE TOWN METROPOLITAN/ CLAREMONT/ ERF 55917

Case No: HWC23011607KB0117E

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection The Committee resolved to undertake a site inspection on Thursday, 2 March 2023 at 13:15 (DB, GJ, SM, HB, AN, HvdM).

KB

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

13.1 Proposed Additions and Alterations on Erf 65048, 24 Gibson Road, Kenilworth: NM HM/ CAPE TOWN METROPOLITAN/ KENILWORTH/ ERF 65048

Case No: HWC23010306CH0119

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection on Thursday, 2 March 2023 at 12:00 (DB, GJ, SM, HB, AN, HvdM).

CH

13.2 Proposed Additions and Alterations on Erf 149294-Re, Forum Building, Dock Road, Pierhead Precinct, V&A Waterfront: NM HM/ CAPE TOWN METROPOLITAN / V&A WATERFRONT / ERF 149294-RE

Case No: HWC23012705SJ0130

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection on Thursday, 2 March 2023 at 14:30 (DB, GJ, SM, HB, AN, HvdM).

SJh

**13.3 Proposed Additions and Alterations on Erf 149294-Re, Union Castle Building, Dock Road, Pierhead Precinct, V&A Waterfront: NM
HM/ CAPE TOWN METROPOLITAN / V&A WATERFRONT / ERF 149294-RE**

Case No: HWC23012709SJ0130

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection on Thursday, 2 March 2023 at 14:30 (DB, GJ, SM, HB, AN, HvdM).

SJh

**13.4 Proposed Additions and Alterations on Erf 11716, 20 Rose Street, Hoog-En-Droog, Paarl: NM
HM/ CAPE WINELANDS / DRAKENSTEIN / PAARL / ERF 11716**

Case No: HWC22113003SJ1207

HELD OVER:

The matter is referred back to HOMs to meet their requirements as specified (17 January 2023) before Committee will consider this matter further.

SJh

**13.5 Proposed Alterations and Additions, Erf 165350, 21 Sussex Road, Observatory: MA
HM/ CAPE TOWN METROPOLITAN/ OBSERVATORY / ERF 165350**

Case No: HWC22110904CN1114

FURTHER REQUIREMENTS:

1. The revised proposal for the roof is still at odds with these surroundings buildings and out of context in the HPOZ.
2. Extension of the sections to include the street level and confirmation of the existing heights is required.
3. The applicant is requested to place the building in its special context to assist the Committee in assessing the impact on the HPOZ.
4. Existing trees to be mapped and identified and retained as far as possible.
5. Boundary wall elevations to be included in the submission.

CN

**13.6 Proposed Alterations and Additions, Erf 131320 ,16 Roberts Road, Woodstock: MA
HM/ CAPE TOWN METROPOLITAN/ WOODSTOCK / ERF 131320**

Case No: HWC22112210CN1122

FURTHER REQUIREMENTS:

Whilst the Committee cannot condone illegal work, only limited impact on the heritage resource has been executed. The Committee requires that the bathroom window on the street façade be omitted, the windows to be shown as built and the plaster surrounds reinstated. These to be reflected on a revised set of plans which must be submitted to HWC for review and permitting.

CN

**13.7 Proposed Additions and Alterations on Erf 57286, 10 Ripelby Road, Claremont: NM
HM/ CAPE TOWN METROPOLITAN/ CLAREMONT/ ERF 57286**

Case No: HWC23011207MS0116

FURTHER REQUIREMENTS:

1. The fenestration to the street facing gable to remain in shape form and material.
2. Compatible material in terms of lime, mortars and renders to be used on historic fabric.
3. The Committee supports the comments made by Upper Claremont Ratepayers and Residents Association.
4. The applicant is strongly encouraged to retain the fireplace.
5. Revised drawings to be submitted to HOMs for permitting.

MS

**13.8 Proposed Additions and Alterations on Erf 14563, 270 Main Street, Paarl: MA
HM/CAPE WINELANDS/ DRAKENSTEIN/PAARL/ERF 14563**

Case No: HWC22111801KB1121

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawing numbered 2-1000;2-1100;2-1101;2-3002-3102-3101;2-3600 & E001 dated 13 February 2023 & 03 February 2022 prepared by LTA architects & IBID as having met the previous requirements.

KB

**13.9 Proposed Additions and Alterations on Erf 45, 8 Onsebaai, Kleinbaai: MA
HM/OVERBERG/ OVERSTRAND/KLEINBAAI/ERF 45**

Case No: HWC22111102KB1115

HELD OVER:

The item has been removed from the agenda as no response from previous requirements was received.

KB

**13.10 Proposed Additions and Alterations on Erf 1468, Unit 3 Castle Mansions, Vredehoek: MA
HM/ CAPE TOWN METROPOLITAN/ VREDEHOEK/ ERF 1468**

Case No: HWC22110808CM1108

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawing numbered 102 dated 26 November 2021 and prepared by ACG Architects and Development Planners as not negatively impacting heritage significance.

CM

**13.11 Proposed Additions and Alterations on Erf 3792, 1 Risedale Street, Paarl: NM
HM/ CAPE WINELANDS/ DRAKENSTEIN PAARL/ ERF 3792**

Case No: HWC221107KB1122

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawing numbered 4053-01;4053-02 & 4053-3 dated 15 October 2021 prepared by ModH Design as not negatively impacting heritage significance.

KB

**13.12 Proposed Total Demolition on Erf 710-RE, 3 Leicester Grove, Greenpoint: MA
HM/ CAPE TOWN METROPOLITAN/ GREEN POINT/ ERF 710-RE**

Case No: 22062307RG0628E

FURTHER REQUIREMENTS:

The applicant is requested to place the building in its special context to assist the Committee in assessing the impact on the HPOZ.

RG

**13.13 Proposed Additions and Alterations on Erf 7477, 13 Schilpadvlei Road, Constantia: MA
HM/ CAPE TOWN METROPOLITAN/ CONSTANTIA/ ERF 7477**

Case No: 22092303RG0923E

FURTHER REQUIREMENTS:

1. The Committee requires the owner to appoint a suitably qualified heritage architect with demonstratable experience in restoring structures of this period to recover significance of this heritage resource. This professional is to be approved by HWC prior to work commencing.
2. The mitigation statements provided by RSA to be considered along with recommendations from CoCT and incorporated into remedial work required and presented to this Committee for deliberation.
3. The Committee will adopt a principle that heritage significance must be recovered; this is to be demonstrated in the revised proposal.
4. The suitably qualified heritage architect is to be presented to BELCom meeting to be held on 16 March 2023.
5. The final proposal to be presented to BELCom meeting to be held on 31 May 2023.

Failing any of the above, the Committee will recommend the charges to be laid.

RG

**13.14 Proposed Alterations and Additions, Erf 48415, Dean Street, Newlands: NM
HM/CAPE TOWN METROPOLITAN/NEWLANDS/ERF 48415**

Case No: HWC22121910TZ0105

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawings (Grade N Red Brick Building Sketch Plan, Grade N Red Brick Building Sketch Elevations and Section and Grade N Red Brick Building Sketch Elevations drawn by Urban Concepts and dated 11 November 2022) as not negatively impacting the heritage significance.

TZ

**13.15 Proposed Alterations and Additions, Erf 199, 11 Jan van Riebeek Street, Paarl: NM
HM/CAPE WINELANDS/DRAKENSTEIN/PAARL/ ERF 199**

Case No: HWC23011910TZ0123

FURTHER REQUIREMENTS:

The applicant and/or architect are required to be present at the next BELCom meeting to be held on 16 March 2023.

TZ

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 None

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.

ADOPTED RESOLUTIONS AND DECISIONS