

**Aodpted 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 May 2021 via  
Microsoft Teams**



**MATTERS DISCUSSED**

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

**11.1 Proposed Fencing on Erf 3679,5 Wale Street, Cape Town: MA  
HM/CAPE METROPOLITAN/CAPE TOWN/ERF 3679**

**Case No:** 21022401KB0308E

**RECORD OF DECISION:**

The Committee resolved to approve the revised drawings as indicated, number 2020/STGREV 00, 2020/STGREV 03 & 2020/STGREV 04 as date 27 May 2021 and prepared by Lucien Le Grange as not impacting negatively on heritage resources. The existing brick pier along Queen Victoria Street should be left unchanged. The drawings are to be submitted to HWC for final approval.

**KB**

**11.2 Proposed Additions and Alterations on Erf 178, 32 Church Street, Tulbagh: NM  
HM/CAPE WINELANDS/ WITZENBERG/TULBAGH/ERF 178**

**Case No:** 21041906KB0506E

**FURTHER REQUIREMENTS:**

The matter is held over until the 10 June 2021 to give the applicant sufficient time to prepare a set of drawings illustrating the changes that were made.

**KB**

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

**12.1 None**

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

**13.1 Proposed Alterations and Additions on Erf 149294, Union Castle Building, V & A Waterfront: MA  
HM/CAPE TOWN METROPOLITAN/ V & A WATERFRONT/ERF 149294**

**Case No:** 21072020TZ0724E

**RECORD OF DECISION:**

The Committee resolved to approve the revised application as meeting previous requirements, as indicated on drawings 08-01-001 Rev A, 02-22-001 Rev A, 06-11-001 Rev B, 06-11-002 Rev B dated 3 February 2021 and prepared by dhk architects Does not negatively impact the heritage resource. All doors on the southern elevation to be symmetrical. The columns of the roof structure should align with the structure below. The drawings are to be submitted to HWC for final approval.

**SB**

**13.2 Proposed Additions and Alterations on Erf 2284, 38 Long Street, Cape Town: NM  
HM/CAPE TOWN METROPOLITAN/ CAPE TOWN CBD/ ERF 2284**

**Case No:** 21041907MS0504E

**FURTHER REQUIREMENTS:**

The Committee cannot take a decision without the applicants being present. This matter is held over to provide the applicants with an opportunity to submit a detailed roofplan to illustrate all existing and proposed structures.

**MS**

**13.3 Proposed Additions and Alterations on Erf 1468, 13 Florida Road, Vredehoek: NM  
HM/CAPE TOWN METROPOLITAN/VREDEHOEK/ ERF 1468**

**Case No:** 21030410XM0430E

**FURTHER REQUIREMENTS:**

The Committee requires revised drawings and photo montages to clarify the proposed design within the streetscape.

**XM**

**13.4 Proposed Additions and Alterations on Erf 172010, Cnr Beach and Sidmouth Road, Muizenberg: NM  
HM/CAPE TOWN METROPOLITAN/MUIZENBERG/ ERF 172010**

**Case No:** 21040709AM0422E

**FURTHER REQUIREMENTS:**

The Committee has no objections to larger windows on Sidmouth Road. However, the articulation of the new openings should follow the pattern of the existing building by giving

each window opening its own arch instead of bridging across two bays. The entrance can be signified by allowing more elaboration, including a segment arched doorway which references the existing doorway. Applicant to submit revised drawings to HWC.

AM

**13.5 Proposed Alterations and Additions, Erf 8676, KWV, La Concorde, Paarl: NM  
HM/CAPE WINELANDS / DRAKENSTEIN/PAARL/ERF 8676**

**Case No:** 20111805

**FURTHER REQUIREMENTS:**

The Committee requires revised plans indicating which portions (location on plan with photographs) of unauthorised work has been completed and which sections need to be completed. The heritage practitioner is required to clarify the inconsistent time frame of building phases within the heritage statement.

XM

**13.6 Proposed Additions and Alterations on Erf 300, 8a Avenue, Normandie, Fresnaye: NM  
HM/ CAPE TOWN METROPOLITAN / FRESNAYE / ERF 300: NM**

**Case No:** 21042607MS0428E

**RECORD OF DECISION:**

The Committee to approve the revised application as indicated on drawings number 1910-MD-200 REV F, 201 REV G, SK 500 REV F, SK 501 REV F, SK502 REV F and SK 503 REV F dated 2021.05.19 and prepared by KM Wilson Architects as not impacting negatively on heritage resources.

MS

**13.7 Proposed Additions and Alterations on Erf 8783, Wellington: NM  
HM/CAPE WINELANDS/ DRAKENSTEIN/WELLINGTON/ ERF 8783**

**Case No:** 20111107XM0505E

Application documents were tabled.

**RECORD OF DECISION:**

The Committee resolved that there was insufficient heritage significance to warrant retention of the existing structure. However, given that the site falls within the Wellington Special Character Protected Area Overlay Zone, approval for demolition is granted with the following condition:

1. The replacement structure is to be approved by the Drakenstein Municipality Heritage Section prior to any land use approval.

XM

**13.8 Proposed Additions and Alterations on Erf RE of Erf 2911,38 Huguenot Road,Franschhoek:  
MA  
HM/CAPE METROPOLITAN/FRANSHHOEK/ERF 2911**

**Case No:** 20112501KB1126E

**RECORD OF DECISION:**

The Committee resolved to approve the revised application drawings number PL101, PL102, PL103 & PL104, dated 01 October 2020 and prepared by GASS Architects Studio was not impacting negatively on heritage resources.

**KB**

**13.9 Proposed Additions and Alterations on Erf 8731, Main Road, Paarl: NM  
HM/DRAKENSTEIN/PAARL/ERF 8731**

**Case No:** 20073010

**RECORD OF DECISION:**

The Committee resolved to approve the application with the omission of the kiosk. The applicant to provide a revised drawing, which omits the kiosk, for approval to HWC..

**KB**

**13.10 Proposed Additions and Alterations on Erf 25447, 129 Main Road, Paarl: NM  
HM/DRAKENSTEIN/PAARL/ERF 25447**

**Case No:** KB0504E

**FURTHER REQUIREMENTS:**

The Committee requires revised drawings and appropriate photo-montages to clarify the location and footprint of the proposed development within its context as well as a heritage statement for the historical house. Visual design heritage indicators that determined the proposal are to be included.

**KB**

**13.11 Proposed Additions and Alterations on Erf 27141-RE, 368A Main Road, Observatory: NM  
HM/CAPE METROPOLITAN/OBSERVATORY/ERF 27141 RE**

**Case No:** 21050408KB0504E

**RECORD OF DECISION:**

The Committee resolved to approve the revised application as indicated on drawing number PP018,0001SL & 0002SL dated 25 March and 05 May 2021 prepared by Gas Architects as not negatively impacting the heritage resources.

**KB**

**13.12 Proposed Additions and Alterations on Erf 111, 35 Dennehof Street, Riebeeck West: NM HM/SWARTLAND/RIEBEEK WEST/ ERF 111**

**Case No:** 21050313KB0504E

**FURTHER REQUIREMENT:**

The Committee supports the current proposal, however the Committee would like to see the scale of the of the new entrance to be sympathetic to the existing building.

**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 16190, 84 Fenton Road, Dryden Street Primary, Salt River: NM HM/CAPE TOWN METROPOLITAN/SALT RIVER/ERF 16190**

**Case No:** 20110907WD1109E

**ADVICE:**

A site inspection attended by the engineer and architects serving on BELCom would be held on Friday, 28<sup>th</sup> May at 11:00.

**WD**

**19.2 Erf 3032, 150 Buitengracht Street, Bo-Kaap: NM  
HM/BO-KAAP/ERF 3032**

**Case No:** N/A

**ADVICE:**

The developer to engage in the process of public participation and submit the revised proposals along with comments to HWC for review.

**WD**

**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.