

**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, 31 May 2023 via MS Teams**



MATTERS DISCUSSED

11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS

11.1 Proposed Total Demolition on Erf 3557, 35 Kensington Crescent (PHS), and Proposed Additions and Alterations on Erf 3137, 33 Kensington Crescent, Oranjezicht: MA HM/CAPE TOWN METROPOLITAN/ORANJEZICHT/ERF 3557 AND 3137

Case No: HWC23090208CM0214

RECORD OF DECISION:

The Committee resolved to approve the total demolition and endorsed the proposal for replacement structure.

Should the site not be developed in accordance with the approved plans within 3 years of the granting of the demolition permit, any proposed development thereafter must be resubmitted to HWC for approval.

CM

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

12.1 Proposed Total Demolition on Erf 917, Church Street, Worcester: NM HM/ BREEDE VALLEY/ WORCESTER/ ERF 917

Case No: HWC23040517CH0406

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection on Thursday, 8 June 2023 at 15:00.

CH

12.2 Proposed Total Demolition on Erf 49969, 38 Almond Street, Fernwood, Newlands: NM HM/ CAPE TOWN METROPOLITAN/ NEWLANDS/ ERF 49969

Case No: HWC23050505CH0509

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection on Thursday, 8 June 2023 at 11:00.

CH

**12.3 Proposed total demolition on Erf 2397, 110 11th Street, Voelklip, Hermanus: MA
HM / OVERSTRAND / OVERBERG / HERMANUS / ERF 2397**

Case No: HWC22042103SJ1028

RECORD OF DECISION:

The Committee resolved to approve the total demolition.

**12.4 Proposed total demolition on Erf 1170, 1 Dorp Street, Paarl: NM
HM/CAPE WINELANDS/PAARL/ERF 1170**

Case No: HWC23041914MS0425

COMMENT

The Committee resolved to approve the demolition subject to the final design proposal being approved by HWC prior to demolition.

MS

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

**13.1 Proposed Additions and Alterations on Erf 874, 14 Exner Avenue, Vredehoek: NM
HM/ CAPE TOWN METROPOLITAN/ VREDEHOEK/ ERF 874**

Case No: 22062407CH0217

FURTHER REQUIREMENTS:

The Committee requires the street facing façade to contain a hipped roof in lieu of a gable. These changes can be submitted to HOMs for processing.

CH

**13.2 Proposed Additions and Alterations on Erf 4989, 78 Darling Street, Cape Town.: NM
HM/CAPE TOWN METROPOLITAN/CAPE TOWN/ERF 4989**

Case No: HWC23090213CM0209

FURTHER REQUIREMENTS:

Applicant to consult with heritage practitioner with regard to impacts on its spatial context informed by indicators to determine an appropriate resolution in response to comments from CoCT and I&APs and BELCom.

CM

**13.3 Proposed Additions and Alterations on Erf 9831-RE, 43 6th Avenue, Bellville.: NM
HM/CAPE TOWN METROPOLITAN/BELLVILLE/ERF9831-RE**

Case No: 22092606CM0928E

FURTHER REQUIREMENTS:

1. A more defined separation between the new and old is required.
2. Refine the fenestration proportion to match existing
3. The carport in shape, form, roof gradient and size should be relooked at.

The Committee supports the comments from the City of Cape Town.

CM

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

Case No: HWC23012709SJ0130

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawing numbered CS2-02, CS2-03, CS2-04, CS2-05, CS2-06, CS2-07, CS2-08 and CS2-09 ; Revision CS1, prepared by KMH Architects and dated 9 May 2023 and drawings numbered 9-00, 9-01, 9-02, and 9-03; Revision CS1, prepared by KHM Architects and dated 10 May 2023 as having met the previous requirements. These drawings will be presented to HWC in phases to facilitate CoCT approval.

SJ

**13.5 Proposed Additions and Alterations on Erf 8717, 46 Hyde Street, District Six: NM
HM / CAPE TOWN METROPOLITAN / DISTRICT SIX / ERF 8717**

Case No: HWC22113001SJ1130

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawing numbered 08/2023, revision 01, prepared by Sayed Adams and dated March 2023 as having met the previous requirements.

SJ

**13.6 Proposed Additions and Alterations on Erf 443, 3 Norman Road, Green Point: NM
HM / CAPE TOWN METROPOLITAN / GREEN POINT / ERF 443**

Case No: HWC2340401SJ0406

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawing numbered S2.001, S2.002, S2.003, S2.004, S2.005 and S2.006; Revision 1 prepared by Studio HS Architects and dated 17 March 2023.

An archaeological monitoring brief is required during excavations, along with any historic items to be reused where possible.

SJ

**13.7 Proposed Additions and Alterations on Erf 543, 23 Lower Kloof Road, Clifton: NM
HM / CAPE TOWN METROPOLITAN / CLIFTON / ERF 543**

Case No: HWC23021411SJ0228

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection on Thursday, 8 June 2023 at 12:00.

SJ

**13.8 Proposed Additions and Alterations on Erven 66034-RE, 66040-RE, 66038-RE & 176321,
Springfield Convent, St John's Road, Wynberg: NM
HM / CAPE TOWN METROPOLITAN / WYNBERG / ERF 66034-RE, 66040-RE, 66038-RE & 176321**

Case No: HWC23042009SJ0426

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection on Thursday, 8 June 2023 at 10:00.

MS

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

Case No: HWC22110904CN1114

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawing numbered 04.1-CD-1 to 04.1-CD-9 prepared by Theo Kruger and Andre Krige from Two Five Five Architects and dated 25 April 2023 as having met previous requirements

CN

**13.10 Proposed Additions, Alterations and Partial Demolition on Erf 234, 22 Huguenot Road, Franschhoek: MA
HM / CAPE WINELANDS / STELLENBOSCH / FRANSCHHOEK / ERF 234**

Case No: HWC23032316CN0324

FURTHER REQUIREMENTS:

1. Visual separation between new and old is required
2. The extent of demolition to the rear of the heritage structure seems excessive
3. The visual impact of; extraction equipment and other requirements should be indicated on the drawings.
4. It is best practice to provide I&APs with response to their concerns.
5. Buildings to the rear are often visible from the street and should complement the heritage structures with which they are associated.
6. The photographs presented of the existing structure show beams with a reed ceiling, this does not correlate to the drawings as presented.
7. Details and refinement of the edges, eaves etc to be included on the drawings.

CN

**13.11 Proposed Additions, Alterations and Partial Demolition on Erf 16379 (Erf 1812), 22 Van Riebeeck Street, Stellenbosch: MA
HM / CAPE WINELANDS / STELLENBOSCH / ERF 4849**

Case No: HWC22112202CN1122

FURTHER REQUIREMENTS:

1. The applicant is to take cognisance of the recommendations and conclusion of the site inspection report and incorporate and or motivate exclusion from the revised proposals of the old building.
2. Further streetscape images of the rear are to be provided
3. A heritage statement to inform and guide the proposed development and alterations to be supplied.
4. The applicant should consider the appointment of a heritage practitioner to assist with the formulation of the heritage statement and associated design indicators.

CN

**13.12 Proposed Additions and Alterations on Erf 4849, Ryneveld Street, Unit 112, Protea Hof Complex, Stellenbosch: MA
HM / CAPE WINELANDS / STELLENBOSCH / ERF 4849**

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawing numbered HOA00 – Revision B prepared by H. Enslin and dated 10 February 2023 as having met the previous requirements.

CN

**13.13 Proposed Additions and Alterations on Erf 653, 100 Main Road, Sea Point: NM
HM/ CAPE TOWN METROPOLITAN/ SEA POINT/ ERF 653**

Case No: HWC23051204CH0515

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on Annexure B titled 'heritage and urban design indicators', revision 3, dated 8 May 2023 as compiled by DHK Architects.

CH

**13.14 Proposed Additions and Alterations on Erf 4646, 11 Botha Street, Lemoenkloof, Paarl: NM
HM/ CAPE WINELANDS/ DRAKENSTEIN/ PAARL/ ERF 4646**

Case No: HWC23041801RG0425

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawing numbered 01; 02; 03; 04 prepared by Auriel Jordaan and dated 14 April 2023

RG

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

Case No: 22092303RG0923E

RECORD OF DECISION:

The Committee cannot condone unauthorised work. However, the Committee will recommend that charges not be laid on condition that

1. the proposals as presented in the mitigation report as prepared by Rennie Scurr Adendorff can be adopted barring the front entrance gate proposal.
2. These works are to be undertaken under the monitoring by a heritage practitioner to be affected within 60 days from CoCT approval. The heritage practitioner appointment is to be confirmed to HWC within 7 days prior to any commencement of work on site. The heritage practitioner is to present interim reports and a close out report at 30 days intervals.
3. Options for the mitigation of the front entrance gate are to be presented for endorsement.

RG

**13.16 Proposed Alteration and Addition on Erf 82, 11 Blackheath, Three Anchor Bay: MA
HM/CAPE TOWN METROPOLITAN/ ERF 82**

Case No: HWC23011912

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawing numbered 100 prepared by grow architecture and dated 1 May 2023 as having met previous requirements (Option B two single garage doors)

KB

**13.17 Proposed Alteration and Addition on Erf 975, 397 main Road, Sea Point: MA
HM/ CAPE TOWN METROPOLITAN/ ERF 975**

Case No: HWC2304011

HELD OVER:

This matter will be held over to 26 June 2023.

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 None

20 CONSERVATION MANAGEMENT PLAN

**20.1 Drosdty Museum CMP, Erf 2920, Swellendam: MA
HM/OVERBERG/SWELLENDAM/ERF 2920**

Case No: None

INTERIM COMMENT

The Committee has overall support of the document with minor amendments to methodologies and specifications. These will be presented to the applicant by 30 June 2023 for inclusion into the final document.

SB

21. NON-COMPLIANCE

21.1 None

22. ADOPTION OF RESOLUTIONS AND DECISIONS

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