

**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, 13 September 2022 via
Microsoft Teams**



MATTERS DISCUSSED

11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS

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

Case No: 22060607SJ0606E

RECORD OF DECISION:

The Committee resolved to approve the revised proposal as indicated on drawings numbered SP 100 Rev 02; SP 101 Rev 02; SP 102 Rev 02; SP 103 Rev 02; SP 104 Rev 02; SP 105 Rev 02; SP 106 Rev 02, dated August 2022 and prepared by Neil Franks Architecture as having met previous requirements on condition that work is monitored by a suitably qualified and experienced heritage architect, who will ensure the appropriate use of traditional mortars and renders as part of the work, and prepare a closeout report to be submitted to HWC within 30 days of practical completion.

SJH

**11.2 Proposed Additions and Alterations on Erf 457, 1 Rosebank Place, Oranjezicht: MA
HM / CAPE TOWN METROPOLITAN / ORANJEZICHT / ERF 457**

Case No: 22020816KB0816E

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawings numbered 1001,1002,1003, 2001,2002 and 2003 dated 20 January 2022 prepared by SwanSilva Architecture as not negatively impacting heritage significance. The Committee however recommends that the door at the head of the existing staircase not be bricked up but instead closed in a manner that allows the closure to be reversible.

KB

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

**12.1 Proposed Total Demolition on Erf 55906, 43 Grove Avenue, Claremont: MA
HM / CAPE TOWN METROPOLITAN / CLAREMONT / ERF 55906**

Case No: 22050318KB0504

RECORD OF DECISION:

Having noted the additional information provided by the applicant as requested by BELCom, it is clear that there are currently no viable alternatives for retaining the building. Even though the committee would strongly recommend its continued use as a school, the building has insufficient heritage significance to warrant retention unless used as such. The demolition application is therefore approved.

The surrounding context also has insufficient heritage significance to warrant the application of the so-called Gees Judgement, which would otherwise require HWC approval of a replacement structure.

KB

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

**13.1 Proposed Additions and Alterations on Erf 156275, 56 Chad Road, Retreat: MA
HM/ CAPE TOWN METROPOLITAN/ RETREAT/ ERF 156275**

Case No: 22052017MS0727E

RECORD OF DECISION:

The Committee cannot approve unauthorised work. However, it noted that both unauthorised and proposed work will not negatively impact heritage significance. Accordingly, the Committee recommends that charges not be laid and that the proposed work be approved as indicated on drawing numbered 156275/2 dated 15/11/21 and prepared by A. Fanie.

MS

**13.2 Proposed Additions and Alterations on Erf 87185, 13 York Road, Muizenberg: NM
HM/ CAPE TOWN METROPOLITAN/ MUIZENBERG/ ERF 87185**

Case No: 22051310MS0825E

RECORD OF DECISION:

The Committee resolved that the mitigation as indicated in the heritage report by Louise van Riet and dated 3 August 2022 and drawings by Ken Webster numbered T20- 201 Rev A, T20-(202,203) Rev C, dated February 2022 must form the basis of a Heritage Mitigation Agreement to be entered into between the owner and HWC. This agreement should include a timeline in terms which the work must be implemented and completed within one year of final building plan approval. This time frame can be adjusted by HWC by an addendum to the agreement, on good reason being

shown by the applicant. Monitoring is to be conducted by a suitably experienced heritage architect; and a close-out report is to be prepared and submitted to HWC within 30 days after practical completion.

MS

**13.3 Erf 149294, 3 Dock Road, V&A Waterfront: MA
HM/CAPE TOWN METROPOLITAN/V&A WATERFRONT/ERF 149294**

Case No: None

RECORD OF DECISION:

The Committee resolved to withdraw the HWC permit dated 2 July 2021 in terms of regulation 4(3) of the regulations dated 29 August 2003, as published in Provincial Notice 298.

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 West Coast National Park: VOC Beacon: NM
HM/WEST COAST/ WEST COAST NATIONAL PARK/ GEELBEK / FARM 360 / VOC BEACON**

Case No: 22082301

HELD OVER:

The matter is held over to the next BELCom meeting to be held on 28 September 2022.

SB

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