

**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, 26 April 2023 via MS Teams**



MATTERS DISCUSSED

11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS

**11.1 Proposed Additions and Alterations on Erf 2081, 108 Shortmarket Street, Cape Town: MA
HM/ CAPE TOWN METROPOLITAN/ CAPE TOWN/ ERF 2081**

Case No: HWC22110905AM1111

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawing numbered 32_101b, 32_102b, 32_103a, 32_104e, 32_105b, 32_106a, 32_107b, 32_108b & 32_109b prepared by TSAI Design Studios and dated March 2023 as having met previous requirements.

AM

**11.2 Proposed Amendments to Alterations and Additions, Jonkershuis, La Motte Farm, R45,
Franschhoek: MA
HM / CAPE WINELANDS /DRAKENSTEIN / FRANSCHHOEK /FARM RE-1227**

Case No: 21111107SJ1213E

RECORD OF DECISION:

The Committee resolved to approve the minor deviation as indicated on drawing numbered 6101 Rev B, 6201 Rev B, 6301 Rev B, 6302 Rev B prepared by Malherbe Rust Architects and dated 03/04/2023 as not negatively impacting heritage resources.

SJ

**11.3 Proposed Total Demolition on Erf 3557, 35 Kensington Crescent (PHS), Oranjezicht and
Proposed Additions and Alterations on Erf 3137, 33 Kensington Crescent, Oranjezicht: NM
HM / CAPE TOWN METRO /ORANJEZICHT /ERF 3557 AND ERF 3137**

Case No: HWC 23090208CM0214

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection on Wednesday, 3 May 2023 (HB, HvdM, SJ, AN, GJ) at 10:00.

SJ

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

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

Case No: 22062307RG0628E

RECORD OF DECISION:

The Committee resolved to approve the application indicated on drawing numbered 2022/CS/101 and 2205/CS/102 prepared by Pureobject and dated 11 November 2022 as having met the previous requirements.

RG

**12.2 Proposed Total Demolition on Erf 215, 34 Stadler Road, Bloubergstrand: NM
HM/ CAPE TOWN METROPOLITAN/ BLOUBERGSTRAND/ ERF 215**

Case No: HWC22031806CH

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.

CH

**12.3 Proposed Total Demolition on Erf 55183, 24 Bishopslea Road, Claremont: MA
HM/ CAPE TOWN METROPOLITAN/ CLAREMONT/ ERF 55183**

Case No: 22070704KB0704E

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawing numbered 001,002,003,004,005,006, Rev 6 prepared by Ampersand architects and dated 7th February 2023 as met the previous requirements.

KB

**12.4 Proposed Total Demolition on Erf 688, 32 Belladonna Avenue, Vredehoek: MA
HM/ CAPE TOWN METROPOLITAN/ VREDEHOEK/ ERF 688**

Case No: 20220822CM0822E

RECORD OF DECISION:

The Committee resolved to approve the demolition as the building has insufficient heritage significance to warrant retention.

CM

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

**13.1 Proposed Additions and Alterations on Erf 363, 30 High Level Road, Green Point: MA
HM/ CAPE TOWN METROPOLITAN/ GREEN POINT/ ERF 363**

Case No: HWC23022104RG0223

FURTHER REQUIREMENTS:

The Committee once again requires accurate and complete architectural drawings for the existing building and proposed alteration. Interventions are to be properly detailed and to respect the heritage value of the IIB building. The current scope of works is to be investigated by the heritage consultant in conjunction with the design team. A comprehensive heritage statement which details all interventions, alterations, additions and mitigation required to the interior and exterior is to be presented to this Committee prior to commencement of work on site.

The applicant is reminded that the stop works order is still in place and no work any nature both internally and externally may continue.

The architect is required to be present when the case is presented.

RG

**13.2 Proposed Additions and Alterations on Erf 107, 11 Poyser Road, Tamboerskloof: MA
HM/ CAPE TOWN METROPOLITAN/ VREDEHOEK/ ERF 997**

Case No: HWC22101307RG1014

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawings numbered 101 and 102, dated 14 March 2023 and prepared by Grow Architecture as having met previous requirements.

RG

**13.3 Proposed Additions and Alterations on Erf 997, 20 Virginia Avenue, Vredehoek: MA
HM/ CAPE TOWN METROPOLITAN/ VREDEHOEK/ ERF 997**

Case No: HWC23032706RG0329

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawings numbered PA-1984-R1 004-001-A0, dated 28/07/2022 and prepared by Paragon Architects as not negatively impacting heritage significance.

RG

**13.4 Proposed Additions and Alterations on Erf 216, 36 Stadler Road, Bloubergstrand: NM
HM/ CAPE TOWN METROPOLITAN/ BLOUBERGSTRAND/ ERF 216**

Case No: HWC23030905CH0313

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawing numbered LAD_100, LAD_101, LAD_102, LAD_110 and LAD_300, prepared by Basson and Chambers Architects and dated 6 December 2022 as not negatively impacting heritage resources.

CH

**13.5 Proposed Additions and Alterations on Erven 2873 & 2869, 133 Kloof Nek Road, Gardens: MA
HM/ CAPE TOWN METROPOLITAN/ GARDENS/ ERVEN 2873 & 2869**

Case No: HWC22113002CH0215

FURTHER REQUIREMENTS:

The Committee is in general support of the proposed development however further refinement is required such as:

1. The applicant is to consider and where possible incorporate recommendations made in the site inspection report.
2. Confirmation of retention of matured trees to be included in the submission.
3. If 3D renderings can be supplied to show design intend in particular to the framing of the historic building.
4. Details of the proposed intervention to the historic building are to be supplied.

CH

**13.6 Proposed Additions and Alterations on Erf 149294-Re, Alfred House, Portswood Road, V&A Waterfront: NM
HM / CAPE TOWN METROPOLITAN / V&A WATERFRONT / ERF 149294-RE**

Case No: HWC23022804SJ0316

RECORD OF DECISION:

Updated architectural drawings are to be submitted to HWC for approval.

SJ

**13.7 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:

1. The Committee cannot condone the unauthorised works that resulted in a demolition of the folded concrete roof, section of the 1st floor slab and all internal elements and the below cannot be used to imply such condonation.
2. The Committee endorses the mitigation measures (roof canopy, option 3: 1st Floor canopy option 3: lift option 4: door openings as shown) as proposed in the Supplementary Report in response to Further Requirements (HWC 20-03-2023), dated 18 April 2023, prepared by RSA architects in response to the further requirements tabled at the previous meeting.
3. Updated architectural drawings are to be submitted to HWC for approval to allow council application to proceed.
4. It is understood that further design details are still to be submitted as design development progresses, these are to be submitted to HWC prior to construction. Supplementary drawings detailing the design of the alterations and physical connections between the UCB building and new interventions be provided for approval by HWC. These include the following:
 - a. the scenic lift;
 - b. the perimeter canopy;
 - c. the roof horizontal sunscreen – revised layout, detail and porosity;
 - d. incorporation of remnant floor slabs;
 - e. detail incorporation of salvaged roof slab section; and
 - f. interpretation and display of the building's history.

The above detailing would happen necessarily only as the design development work proceeds and after local authority submission and approval.

5. An architect with heritage experience in buildings of this type monitors the works and provides interim reports on a monthly basis.
6. Independent archaeological monitoring to be in place during any excavation work.
7. A meaningful intervention or exhibition of the social history of the Union Castle Company and its Cape Town activities be commissioned: researched, designed and implemented with the approval of HWC.

SJ

**13.8 Proposed Emergency Works on Erven 13307 & 13308, 192 & 184 Victoria Road, Woodstock: NM
HM / CAPE TOWN METROPOLITAN / WOODSTOCK / ERVEN 13307 & 13308**

Case No: HWC23040605SJ0411

RECORD OF DECISION:

The Committee approved the emergency work on condition that a suitably qualified heritage architect with experience in renovating historic structures be appointed, monitor and assist in formulating methodologies including material selection of the repairs. Heritage practitioner is to be approved by HWC prior work commenced.

SJ

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

Case No: HWC23030710CN0314

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection Tuesday, 9 May 2023 (HB, HvdM, AN, GJ) at 12:30.

CN

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

Case No: HWC22112202CN1122

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection The Committee resolved to undertake a site inspection Tuesday, 9 May 2023 (HB, HvdM, AN, GJ) at 12:00.

CN

**13.11 Proposed Additions and Alterations on Erf 551, 29 Main Street, Moorresburg: NM
HM/MOORREESBURG/ERF 511**

Case No: 23032205KB0322E

RECORD OF DECISION:

The Committee resolved to approve the minor deviation as indicated on drawing numbered 244/0223 prepared by JPJ designs Helderberg and dated 22 February 2022 as not negatively impacting heritage resources.

KB

**13.12 Proposed Additions and Alterations on Erf 82, 11 Blackheath Road, Three Anchor Bay, Sea Point: NM
HM / CAPE TOWN METROPOLITAN / THREE ANCHOR BAY / ERF 82**

Case No: HWC23011912

FURTHER REQUIREMENTS:

The architect is to explore the possibility of two single garage doors and present 3D renders at the next meeting for discussion.

KB

**13.13 Proposed Additions and Alterations on Erf 303, 12 Rochester Road, Sea Point: MA
HM / CAPE TOWN METROPOLITAN / SEA POINT / ERF 82**

Case No: HWC23011208

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawing numbered 303_001, 303_002, 303_003, 303_004, and 303_005 Rev C prepared by Studio Zet Design and dated 31 October 2022 as not negatively impacting heritage resources.

KB

**13.14 Proposed Additions and Alterations on Erf 690, 27 Avenue Le Sueur, Fresnaye: MA
HM / CAPE TOWN METROPOLITAN / FRESNAYE / ERF 690**

Case No: 23022002KB0220E

RECORD OF DECISION:

Following the site inspection conducted by Committee members, the Committee resolved to approve the application as indicated on drawing numbered 01 & 02 prepared by Gerd Weideman Architects and dated 20 January 2023 as not negatively impacting heritage resources. The applicant is required to recover items of heritage significance for reuse on site including dress stone.

KB

**13.15 Proposed Additions and Alterations on Erf 3760, 7 Bellevue Street, Gardens: NM
HM / CAPE TOWN METROPOLITAN / GARDENS / ERVEN 3760**

Case No: HWC23030806MS0324

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawing numbered 25.01, 25.02 & 25.03 prepared by Jane Visser Architects and dated 6 February 2023 as not negatively impacting heritage resources.

MS

**13.16 Proposed Additions and Alterations on Erf RE-19828, 16 Zion Street, Paarl: NM
HM/ CAPE WINELANDS/ DRAKENSTEIN/ PAARL/ ERF**

Case No: HWC23032228MS0330

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawing numbered 2101,2201 & 2301 prepared by Malherbe Rust Architects and dated 23 March 2023 as not negatively impacting heritage resources.

MS

**13.17 Proposed Additions and Alterations on Erf 26095, Bosman Street, Hoog-en-Droog, Paarl: NM
HM/ CAPE WINELANDS/ DRAKENSTEIN/ PAARL/ ERF26095**

Case No: HWC23011911CM0126

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawing numbered 22022-C-001; 22022-C-002; 22022-C-003 & 22022-C-004, Rev A, prepared by Stone Projects and dated 17 February 2023 as not negatively impacting heritage resources.

CM

**13.18 Proposed Additions and Alterations on Erf 4989, 78 Darling Street, Cape Town: MA
HM/ CAPE TOWN METROPOLITAN/ CAPE TOWN/ ERF 4998**

Case No: HWC23090213CM0209

FURTHER REQUIREMENTS:

The applicant is to take cognisance of the previous requirements and that of the City of Cape Town and present to this Committee the revised proposals at the next meeting.

CM

14 HERITAGE AREAS: SECTION 31 CONSENT APPLICATIONS

**14.1 Proposed Addition on Farm 168, 13 Uitsig Street, Wupperthal: MA
HM / WEST COAST / CEDERBERG / WUPPERTHAL / FARM 168**

Case No: HWC23011101SJ0217

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawings numbered WUP.1 Sheet 1 of 3, Sheet 2 of 3, Sheet 3 of 3, dated 07-11-2022, drawn by Louis W. Hurter as having met previous requirements.

SJ

**14.2 Proposed New Dwelling on Farm 168, Koueberg, Wupperthal: NM
HM / WEST COAST / CEDERBERG / WUPPERTHAL / FARM 168**

Case No: HWC23032905SJ0330

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawing numbered 2022-029/001, 2022-029/002, dated 31/08/2022, drawn by Brynn van Zyl as not negatively impacting heritage resources.

SJ

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: MA
HM/OVERBERG/SWELLENDAM/ERF 2920**

Case No: None

FURTHER REQUIREMENTS:

The Committee resolved to undertake a joint site inspection with IACom on Friday, 12 May 2023 (DB, SJ, HB, SM, AN, HvdM and GJ).

SB

21. NON-COMPLIANCE

21.1 None

22. ADOPTION OF RESOLUTIONS AND DECISIONS

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