

**Adopted Resolutions and Decisions of the Meeting of Heritage Western
Cape
Special Built Environment and Landscape Permit Committee (BELCom)
Commenced at 08:30 and held on Tuesday, 31 January 2023 at
1st Floor Boardroom, Protea Assurance Building, Green Market Square, Cape
Town**



MATTERS DISCUSSED

11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS

11.1 None

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

**12.1 Proposed Total Demolition on Erf 155802, 5 Victoria Road, Foreshore: NM
HM/ CAPE TOWN METROPOLITAN/ FORESHORE/ ERF 155802**

Case No: 22061315CH1115

RECORD OF DECISION:

The application for demolition is refused. The Committee requires more information on the replacement structures, design indicators for the replacement structures and heritage statement including context for structure itself before the demolition can be considered.

CH

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

Case No: 20220822CM0822E

FURTHER REQUIREMENTS:

Whilst the Committee is not opposed to the demolition, the Committee require further information with regards to the streetscape and context of the structure in the surrounding areas.

CM

**12.3 Proposed Total Demolition on Erf 45532, 8 Nursery Road, Rondebosch: NM
HM/ CAPE TOWN METROPOLITAN/ RONDEBOSCH/ ERF 45532**

Case No: HWC22102710MS1027

RECORD OF DECISIONS:

The Committee resolve to approve the total demolition on the basis that dwellings has no heritage significance.

MS

**12.4 Proposed Total Demolition of Erf 68301, 1 Country Club Road, Kenilworth: NM
HM/CAPE TOWN METROPOLITAN/KENILWORTH/ERF 68301**

Case No: 20073002TZ0831E

FURTHER REQUIREMENTS:

The Committee request the applicant to respond to The Lower Kenilworth Improvement District submission on a point by point basis. The Committee encourages consultation with the CoCT outside of this meeting.

TZ

**12.5 Proposed Total Demolition on Erf 452, 30 Main Road, Hermanus: MA
HM/OVERBERG/OVERSTRAND/HERMANUS/ERF 452**

Case No: 22040410SJ0405E

RECORD OF DECISION:

The Committee resolve to approve the total demolition as meet the previous requirements.

SJ

**12.6 Proposed Total Demolition on Erf 15098, 8 Coetzee Avenue, Paarl: MA
CAPE WINELANDS / DRAKENSTEIN / PAARL / ERF 15098**

Case No: HWC22112105SJ1123

FURTHERE REQUIREMENTS:

The Committee is concerned that the social political history of site has not been addressed. The applicant is required to present further study in this aspect of the building history.

The I&APs are requested to present further information to substantiate the history of the building in order to strengthen the objection to demolition.

Submission to be made by 28th February 2023 for tabling at the BELCom meeting to be held on 16 March 2023.

SJ

**12.7 Proposed Total Demolition on Remainder Erf 3379, 26 Soetvlei Avenue, Constantia: NM
HM/ CAPE TOWN METROPOLITAN/ CONSTANTIA/ REMAINDER ERF 3379**

Case No: HWC22121913CH1219

RECORD OF DECISION:

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

CH

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

13.1 Proposed Additions and Alterations on Erf 13677, 103 Upper Balfour Street, Salt River: MA HM/ CAPE TOWN METROPOLITAN/ SALT RIVER/ ERF 13677

Case No: 22031803AM0322

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawing numbered DKB 13677 dated May 2022 and prepared by Stephen Attenborough as not negatively impacting the heritage significance.

AM

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

Case No: HWC22110904CN1114

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection on 7 February 2023 at 10:00.

CN

13.3 Proposed Additions and Alterations on Erf 116120, 36C Burg Street, Cape Town: NM HM/ CAPE TOWN METROPOLITAN/ CAPE TOWN CBD / ERF 116120

Case No: HWC22112213CN1123

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawing numbered MJ230421/100, MJ230421/101 – Revision D, MJ230421/102 – Revision C, dated 8 September 2022 and prepared by M. Joseph Architecture and Project Management with the inclusion of the heritage consultant to monitor construction and submit the closeout report within 30 days of completion.

CN

13.4 Proposed Additions and Alterations on Erf 131320, 16 Roberts Road, Woodstock: NM HM/ CAPE TOWN METROPOLITAN/ WOODSTOCK / ERF 131320

Case No: HWC22112210CN1122

FURTHER REQUIREMENTS:

The applicant or architect is required to be present when the application is to be heard.

CN

**13.5 Proposed Additions and Alterations on Erf 4849, Ryneveld Street, Unit 112, Protea Hof Complex, Stellenbosch: NM
HM/ CAPE WINEANDS / STELLENBOSCH / ERF 131320**

Case No: HWC22112202CN1122

FURTHER REQUIREMENTS:

The application for a bay window is inappropriate in this context. The Committee recommends the applicant take cues from neighbouring dormer window extensions in terms of size, scale and material, and keeping the eaves line of the roof intact. To distinguish new from old, full glazing is preferable. The Committee has no objection to the internal alterations proposed.

CN

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

Case No: HWC22111801KB1121

FURTHER REQUIREMENTS:

A detailed site report was prepared by the Committee to guide the applicants on further development of the design proposals. This can be used as a guide to preparing submissions for approval.

KB

**13.7 Proposed Additions and Alterations on Erf 3505, 9 St Johns Estate, Oranjezicht: NM
HM/ CAPE TOWN METROPOLITAN/ ORANJEZITCH/ ERF 3505**

Case No: HWC22111806KB1121

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawing numbered 23692 dated 10 October 2021 and prepared by MD designs architectural as not negatively impacting the heritage significance.

KB

**13.8 Proposed Additions and Alterations on Erf 45, 8 Onsebaai, Kleinbaai: NM
HM/OVERBERG/ ONSEBAAI/KLEINBAAI/ERF 45**

Case No: HWC22111102KB1115

FURTHER REQUIREMENTS:

1. The applicant is required to provide details as to how the breaking through the stone retaining wall is to be executed.
2. Method statement from the structural engineer on how the building is being protected whilst the excavations is undertaken.

KB

**13.9 Proposed Additions and Alterations on Old Power Station & Pump House Building, Dock Road, V&A Waterfront: MA
HM / CAPE TOWN METROPOLITAN / WATERFRONT / ERF 149294-RE**

Case No: HWC22110105SJ1102

RECORD OF DECISION:

The Committee resolved to approve the application as having met previous requirements as detailed on drawing numbered 100 Rev M; 101 Rev I; 102 Rev M; 103 Rev I; 104 Rev M; 151 Rev M; 161 Rev M; 162 Rev M; 163 Rev M, dated October 2022, and prepared by TA Design & Architecture.

SJh

**13.10 Proposed Additions and Alterations on 3 Royal Road, Muizenberg: MA
HM / CAPE TOWN METROPOLITAN / MUIZENBERG / ERF 179757**

Case No: HWC22100311SJ1107

RECORD OF DECISION:

The Committee resolved to refuse the application and cannot issue S.51 letter as heritage resources were impacted.

SJh

**13.11 Proposed Additions and Alterations on Erf 28910, 23 Koning Street, Paarl: NM
HM/CAPE WINELANDS/DRAKENSTEIN/PAARL/ERF 28910**

Case No: HWC22102503TZ1101

FURTHER REQUIREMENTS:

Following the Committee's site visit, the Committee would like to see the alternative proposal to access the roof space without raising the eaves. The applicant to consult the site inspection report.

TZ

**13.12 Proposed Additions and Alterations on Erf 1740, 39 Highlevel Road, Green Point: NM
HM / CAPE TOWN METROPOLITAN / GREEN POINT / ERF 17973**

Case No: HWC22110401KB1104

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawing numbered MS9000:01 Rev 00 and MS9000:02 Rev 00 dated 15 July 2022 and prepared by Yusuf Sampson Architecture as not negatively impacting heritage significance.

KB

**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. Case officer to visit the site urgently and issue the stop works order is necessary.
2. Owner to prepare a comprehensive set of plans detailing all work to date.
3. The architect to take cognisance of various reports question the compliance of the proposals in terms of the national building regulations.
4. The mitigation statements prepare and submitted are to be updated.
5. Heritage agreement is to be entered into between the owner and HWC.

RG

**13.14 Proposed Additions and Alterations on Erf 4118, 261 Bree Street, Gardens: NM
HM / CAPE TOWN METROPOLITAN / GARDENS/ ERF 4118**

Case No: 22030901MS0317E

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawing numbered 51664-04-05-2022 dated 4 May 2022 drawn by S. van der Schyff Architectural Design Studio as not negatively impacting heritage significance.

MS

**13.15 Proposed Additions and Alterations on Erf 51664, 136 Milner Road, Claremont: NM
HM / CAPE TOWN METROPOLITAN / CLAREMONT/ ERF 51664**

Case No: HWC2112310MS1125

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawing numbered P2022 - A.0.01, P2022 - A.0.02, P2022 - A.0.03, P2022 - A.0.04, P2022 - A.0.05, Revision C dated 26 July 2022 and prepared by Pattichides and Partners Architecture and Design as not negatively impacting heritage significance.

MS

**13.16 Proposed Additions and Alterations on Erf 12193, 192 Main Road, Hermanus: NM
HM/ OVERSTRAND/ OVERBERG/ HERMANUS/ ERF 12193**

Case No: HWC22120808MS1208

RECORD OF DECISION:

The Committee resolved to approve the application on drawing numbered 2021-CS-04-001, 2021-CS-04-002, 2021-CS-04-003, 2021-CS-04 004, 2021-CS-04-005, 2021-CS-04-006, 2021-CS-04-007

dated 3 October 2022 and prepared by CLD Architects provided that the hard wood doors and windows to be retained.

MS

13.17 Proposed Additions and Alterations on Erf 94992, 101 Kloof Street, Gardens: NM HM/CAPE TOWN METROPOLITAN/GARDENS/ERF 94992

Case No: 22092201KB0922E

FURTHER REQUIREMENTS:

1. Accurate drawings depicting levels and structure of pergola/ roof and hand railing to be submitted.
2. The handrail to be painted a matt grey colour to recede into the elevation.
3. Updated drawings and photographic evidence to be submitted to HOMs.

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 Proposed Conservation Management Plan of Drosdty 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 22 February 2023.

TZ

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.