

**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 July 2024 via MS Teams**



MATTERS DISCUSSED

11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS

**11.1 Proposed Rezoning on Erf 653-Re, 41 Lourens Street, Somerset West: NM
HM / CAPE TOWN METROPOLITAN / SOMERSET WEST/ ERF 653-RE**

Case No: HWC24060607CSI0702

COMMENT:

The matter of rezoning was discussed amongst members of the Committee with the majority in support of the rezoning application. It is noted that HWC will still retain oversight of the PHS regardless of zoning category. The matter is referred to the HWC legal advisor for comment and guidance regarding procedure for Gazetting purposes, if required.

CSI

**11.2 Proposed Additions on Erf 2246-Re, 163 Main Road, Strooidak NG Kerk, Paarl: MA
HM / CAPE WINELANDS / DRAKENSTEIN / PAARL / ERF 2246-RE**

Case No: HWC23092717KB0928

FURTHER REQUIREMENTS:

The applicant, as per the Committee's previous requirements, is still required to further investigate the current positioning and possible future position of the play park and associated infrastructure in terms of minimising the heritage impact. The findings of the study prepared by relevant professionals is to be presented to this Committee motivating their proposals. The applicant is to consider the entire site when considering alternative locations. This report is to be prepared by a suitably qualified heritage practitioner that includes archaeological expertise.

CN

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

**12.1 Proposed Total Demolition and Replacement Structure on Erf 56345, 17 Feldhausen Avenue,
Claremont: MA
HM / CAPE TOWN METROPOLITAN / CLAREMONT / ERF 56345**

Case No: 17110810KR1108E

HELD OVER:

The Committee resolved to undertake a site inspection on Tuesday, 13 August 2024 at 11:00.

EJV

**12.2 Proposed Total Demolition on Erf 19, via R301, Bainskloof: NM
HM / CAPE WINELANDS / DRAKENSTEIN / BAINSKLOOF / ERF 19**

Case No: HWC24031207CN0411

FURTHER REQUIREMENTS:

The Committee has no objections to the total demolition of the buildings on the site. Heritage indicators are required for the replacement site development, picking up the distinct built, topographic and natural character of this special rural area. The application is to include comprehensive photos and 3D renders showing the proposed buildings within their environment.

CN

**12.3 Proposed Total Demolition of the Barn Building on Erf 4269, 13 Main Road, Aan die Weg, Somerset West: MA
HM / CAPE TOWN METROPOLITAN / SOMERSET WEST / ERF 4269**

Case No: HWC24041203CN0521

RECORD OF DECISION:

The Committee visited the site and they are of the opinion that the free standing barn can be retained and repurposed. The application for total demolition of the barn is therefore refused.

The Committee recommends the site be placed on the heritage register.

CN

**12.4 Proposed Total Demolition on Erf 37464, 7 Riesling Street, Oude Westhof, Bellville: NM
HM / CAPE TOWN METROPOLITAN / BELLVILLE / ERF 37464**

Case No: HWC23052503CN0908

The matter has been withdrawn from the agenda at the request of the applicant.

CN

**12.5 Proposed Total Demolition on Erf 52671, 20 Stanley Road, Claremont: NM
HM / CAPE TOWN METROPOLITAN / CLAREMONT / ERF 52671**

Case No: HWC24060513CN0614

HELD OVER:

The Committee resolved to undertake a site inspection on Tuesday, 13 August 2024 at 12:00.

CN

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

13.1 Proposed Remodelling of the Mall on Erf 11238, Rembrandt Mall, Lady Grey Street, Paarl: NM HM / CAPE WINELANDS / DRAKENSTEIN / PAARL / ERF 11238

Case No: HWC24061107EJV0619

RECORD OF DECISION:

The Committee resolved to approve the application shown on drawings titled "Demolition Plan" and "Leasing Plan" and prepared by MBK Architects as not negatively impacting heritage resources.

EJV

13.2 Proposed Alterations and Additions on Erf 1177, 49 Buxton Avenue, Oranjezicht: MA HM / CAPE TOWN METROPOLITAN / ORANJEZICHT/ ERF 1177

Case No: HWC23101603CSI0527

RECORD OF DECISION:

The Committee resolved to approve the application as shown on drawing numbered 100 and 200, prepared by JS and dated 12 July 2024 as having met the previous requirements.

CSI

13.3 Proposed Alterations, Additions and Partial Demolition on Erven 48697 & 97410, 2 & 2A Paterson Street, Newlands: MA HM / CAPE TOWN METROPOLITAN / NEWLANDS / ERVEN 48697 & 97410

Case No: HWC24042201CN0423

RECORD OF DECISION:

The Committee resolved to approve the application as shown on drawing Revision set 2 numbered A(PR)1000; A(PR)1001; A(PR)1002; A(PR)1003; A(PR)1004; A(PR)1005; A(PR)1006; A(PR)1007; A(PR)1009, dated 13 June 2024, prepared by Bruce Wilson Architects as having met the previous requirements.

CN

**13.4 Proposed Alterations, Additions and Partial Demolition on Erf 14052, 41 Salisbury Street, Woodstock: NM
HM / CAPE TOWN METROPOLITAN / WOODSTOCK / ERF 14052**

Case No: HWC24012601CN0131

FURTHER REQUIREMENTS:

The Committee is in support of the alterations and additions to the rear of the building. Further exploration with relation to the setback and shape of the dormer on the front façade is required, this is to ensure that the triangular gable remains the prominent feature of the front façade. The revisions can be sent to HOMs for approval.

CN

**13.5 Proposed Alterations and Additions on Erf 1412-Re, 41 Wandel Street, Malmesbury: MA
HM / WEST COAST / SWARTLAND MUNICIPLAITY / MALMESBURY / ERF 1412-RE**

Case No: HWC23100908CN1016

FURTHER REQUIREMENTS:

Previous further requirements regarding information concerning the potential heritage significance of the barn have not been met. This application cannot continue without the information as requested on 30 May 2024.

CN

**13.6 Proposed Additions and Alteration on Erf 232, 134 Beach Road, Gordons Bay: MA
HM / CAPE TOWN METROPOLITAN / GORDONS BAY / ERF 232**

Case No: HWC24022305SB0319

HELD OVER:

The matter to be held over for next BELCom meeting to be held on 18 September 2024, in order for the owner to be present.

SB

14 HERITAGE AREAS: SECTION 31 CONSENT APPLICATIONS

**14.1 Proposed Additions and Alterations on Erf 77, 10 Church Street, Stanford: NM
HM / OVERBERG / OVERSTRAND / STANFORD / ERF 77**

Case No: HWC24070310SJ0703

RECORD OF DECISION:

The Committee resolved to approve the application as shown on drawings numbered 77/01 and 77/02, dated May 2024, prepared by J.C.Biernacki as having met the previous requirements.

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 None

21. NON-COMPLIANCE

21.1 None

22. OTHER

22.1 None

22. ADOPTION OF RESOLUTIONS AND DECISIONS

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