

**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 Thursday, 9 November 2023 via MS Teams**



MATTERS DISCUSSED

11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS

**11.1 Proposed Emergency Roof Replacement on Erf 1427, Voortrek Street, Swellendam: NM
HM/ OVERBERG/ SWELLENDAM/ ERF 1427**

Case No: HWC23090502CH0915

RECORD OF DECISION:

Given the negative affects of the proposal on the heritage structure the Committee does not support the application.

CH

**11.2 Proposed Additions and Alterations on Erf 2231, 165 Main Road, Paarl: MA
HM / CAPE WINELANDS / DRAKENSTEIN / PAARL / ERF 2231**

Case No: HWC23062306RG0626

FURTHER REQUIREMENTS:

The Committee supports the proposal as shown on drawing numbered 23003-D-001 Rev A; 23003-D-002 Rev A; 23003-D-003 Rev A; 23003-D-004 Rev A, dated 20 October 2023 and prepared by Stone Projects. The Committee requires that the kitchen block cladding to be changed from IBR to a S profile sheeting. This change can be submitted to the case officer and HOMs for endorsement and inclusion into the heritage agreement.

SJ

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

**12.1 Proposed Total Demolition on Erven 977 and 978 , 11 and 13 Virginia Avenue, Vredehoek: NM
HM/CAPE TOWN METROPOLITAN/ VREDEHOEK/ ERVEN 977 AND 978**

Case No: HWC23091515KB0905

RECORD OF DECISION:

The Committee resolved to approve the demolition on condition that the replacement development is substantially in accordance with the SDP drawings SK01, SK02, SK03, SK04, SK05, SK06, SK08, SK09, SK10, SK011, SK12, SK13, SK16, SK17, SK19 dated 17 March 2022 and prepared by MLB Architecture Urban Design.

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.

KB

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

13.1 Proposed Additions and Alterations on RE of Erf 48164, 7 Hampton Avenue, Newlands: MA HM / CAPE TOWN METROPOLITAN / NEWLANDS / ERF 48164

Case No: HWC23070311CN0718

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawings numbered 01, 201, 301 - Revision 0 dated 21 October 2023 prepared by JA from Anderson Perry Partnership Architects as having met the previous requirements.

CN

13.2 Proposed Additions and Alterations on Erf 1283, 290 Main Street, Voelklip, Hermanus: MA HM/ OVERBERG/ OVERSTRAND/ HERMANUS/ ERF 1283

Case No: HWC23032311CH0329

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawings numbered TZ-1501, Revision 2, dated 19 October 2023 prepared by Tim Ziehl Architects as having met the previous requirements.

CH

13.3 Proposed Additions and Alterations on Erf 66083, 16 Alexandra Avenue, Wynberg: NM HM/CAPE TOWN METROPOLITAN/ WYNBERG/ ERF 66083

Case No: HWC23092706CH1005

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection Thursday, 23 November 2023 at 10:00 (DB, SJ, HB and HvdM).

CH

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

Case No: HWC23090213CM0209

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawings 22012 04.CD-1,2,3,4,5,6,7,8,9,10 & 11 dated 4 September 2023 and prepared by TwoFiveFive Architects as having met previous requirements.

CM

**13.5 Proposed Additions and Alterations on Erven 567 and 568, 31 Belvedere Avenue, Oranjezicht: MA
HM/CAPE TOWN METROPOLITAN/ ORANJEZICHT/ ERVEN 567 AND 568**

Case No: HWC23072707MS0806

FURTHER REQUIREMENTS:

Further requirements have not been met. The item will be held over until all information required has been submitted.

CH

**13.6 Proposed Additions and Alterations on Erf 88223, 3 Carisbrooke Steps, St James: NM
HM / CAPE TOWN METROPOLITAN / ST JAMES / ERF 88223**

Case No: HWC23091310SJ0914

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection The Committee resolved to undertake a site inspection Thursday, 23 November 2023 at 11:00 (DB, SJ and HB).

SJ

**13.7 Proposed Additions and Alterations on Erf 13943, 79 Fairview Avenue, Woodstock: NM
HM / CAPE TOWN METROPOLITAN / WOODSTOCK / ERF 13943**

Case No: HWC23022309SJ0224

HELD OVER:

This item will be held over to the next BELCom meeting on 11 December 2023. The applicant is to be present at the meeting failing which a decision will be taken in their absence.

SJ

**13.8 Proposed Additions and Alterations on Erf 95039, Ashanti Lodge, 11 Hof Street, Gardens: MA
HM / CAPE TOWN METROPOLITAN / GARDENS / ERF 95039**

Case No: HWC23070610SJ0720

FURTHER REQUIREMENTS:

Revisions to the façade, fenestration and roofing elements as discussed are to be explored.
Revised proposals are to be submitted to BELCom for further deliberation.

SJ

**13.9 Proposed Additions and Alterations on Erf 1276, Corner of Berg and Dirkie Uys Street,
Franschhoek: MA
HM / CAPE WINELANDS / STELLENBOSCH / ERF 1276**

Case No: HWC23060903RG0614

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawing titled "Scheme E" indicating two Plans and three Elevations and one drawing titled "Detail Box Gutter", dated 17 October 2023 and prepared by Graham Goosen Architects as having met previous requirements. The technical details of the box gutter are to be endorsed by the Stellenbosch Municipality.

SJ

**13.10 Proposed Additions and Alterations on Erf 4907, Pearl Mountain, Uitkyk Farm, Bo Lang Street,
Groenvlei, Paarl: MA
HM / CAPE WINELANDS / DRAKENSTEIN / PAARL / ERF 4907**

Case No: HWC23071907SJ0726

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawings numbered 1101 Rev C; 1102 Rev C; 1200 Rev C; 1201 Rev C; 1202 Rev C; 1301 Rev C; 1302 Rev C; 1501 Rev C; 1601 Rev C; 1602 Rev C; 1603 Rev C; 1604 Rev C, dated 1 November 2023, prepared by Malherbe Rust Architects as having met previous requirements. The Committee requires a closeout report to be submitted within 30 days.

SJ

14 HERITAGE AREAS: SECTION 31 CONSENT APPLICATIONS

**14.1 Proposed New Dwelling on 17 Middle Street, Wupperthal: MA
HM / WEST COAST / CEDERBERG / WUPPERTHAL / FARM 168**

Case No: 21062302MS0706

RECORD OF DECISION:

The Committee resolved to approve the application on condition that the new window proportions match existing windows proportions. Lime mortars and renders are to be used on all heritage fabric.

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.