

**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, 20 September 2023 via MS  
Teams**



**MATTERS DISCUSSED**

**11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS**

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

**Case No:** HWC23062306RG0626

**FURTHER REQUIREMENTS:**

A heritage agreement needs to be entered into with HWC. Revised drawings separating out contentious elements as per discussion held in BELCom and recommended by the heritage consultant are to be presented along with mitigation proposals to the unauthorised kitchen block. The Committee is of the opinion that landscaping which is complementary to the Strooidak Church is required.

**SJ**

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

**12.1** None

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

**13.1 Proposed Additions and Alterations on Erf 149979, 18 Campbell Road, Observatory: NM  
HM / CAPE TOWN METROPOLITAN / OBSERVATORY / ERF 149979**

**Case No:** HWC23021413CN0217

**RECORD OF DECISION:**

HWC cannot condone unauthorised work. The application as submitted is refused, no S.51 letter can be issued since heritage resources have been impacted. The additions, shape, form and scale are not acceptable within the heritage context.

**CN**

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

**Case No:** HWC22102503TZ1101

**RECORD OF DECISION:**

The Committee resolved to approve the application as indicated on drawings numbered 1052-B-151, 1052-B-152, 1052-B-153, 1052-B-154, 1052-B-201, 1052-B-301 and 1052-B-311 – Revision D dated 4 May 2023 prepared by Gideon J Nieuwoudt from Woud Architects as not negatively impacting heritage significance.

CN

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

**Case No:** HWC23070311CN0718

**FURTHER REQUIREMENTS:**

The Committee supports the proposal in principle. Recommendations as per the site inspection report can be adopted. Revised detail drawings are to be submitted to BELCom.

CN

**13.4 Proposed Restoration or Replacement of Mowbray Horse Fountain, Corner Campground and  
Durban - Klipfontein Road, Mowbray: NM  
HM / CAPE TOWN METROPOLITAN / MOWBRAY / ERF 29077-RE**

**Case No:** HWC23082112SJ0826

**FURTHER REQUIREMENTS:**

Further specialist investigative study is to be undertaken to determine to what extent the fountain can be repaired. The Committee supports in principle the future relocation of the fountain.

SJ

**13.5 Proposed Additions and Alterations on Erven 980, 979, 985, 986 & 987, Cloud Nine Boutique  
Hotel, 8-12 Kloofnek Road & 93-95 New Church Street, Tamboerskloof: MA  
HM / CAPE TOWN METROPOLITAN / TAMBOERSKLOOF / ERVEN 980, 979, 985, 986, 987**

**Case No:** HWC23052607RG0530

**FURTHER REQUIREMENTS:**

HWC's legal advisor has confirmed that a S.34 process is required for this application.

1. The Committee strongly advises that a suitably qualified architect to HWC's approval be appointed to prepare proposals for mitigation.

2. The applicant is to study the site inspection report prepared by the Committee and present responses/mitigations for consideration. Responses should be tabled at the BELCom meeting in November 2023.

SJ

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

**Case No:** HWC23060903RG0614

**FURTHER REQUIREMENTS:**

Proposal D is to be revised so that the double storey section is significantly set back from the street. The proposed box gutter detail is to be reconsidered.

The Committee reiterates its support for Sketch Design 3 as considered at BELCom on 30 August 2023.

SJ

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

**Case No:** HWC23071907SJ0726

**FURTHER REQUIREMENTS:**

The thatch roof is integral to the historic significance of the original T-shaped homestead building and must be retained. The Committee supports the proposed removal of insensitive additions, the proposed addition to the rear is acceptable. The Committee requires further detail on the intention to remove tie beams and other structural elements of the thatch roof.

SJ

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

**Case No:** HWC23022104RG0223

**FURTHER REQUIREMENTS:**

The Committee is in support of option B as presented with further exploration of balcony column sizes and number of columns. Final drawings with the desired column type are to be submitted for endorsement and inclusion in a heritage agreement.

Revised drawings can be submitted for consideration at the next BELCom meeting on 12 October 2023.

SJ

- 13.9 Proposed Additions and Alterations on Portions 4 & 6 of Farm 100, Morgenhof Wine Estate, Stellenbosch: MA**  
**HM/ CAPE WINELANDS/ STELLENBOSCH/ PORTIONS 4 AND 6 OF FARM 100**

**Case No:** HWC22053008CH0815

**HELD OVER:**

This item will be held over to the next BELCom meeting on 12 October 2023.

CH

- 13.10 Proposed Additions and Alterations on Erf 172010, Beach Road, Muizenberg, Empire West Building: NM**  
**HM / CAPE TOWN METROPOLITAN / MUIZENBERG/ ERF 172010**

**Case No:** HWC23083008CN0901

This item was removed from the agenda. The application is incomplete.

CN

- 13.11 Proposed Additions and Alterations on Erven 4774 & 4777, 96 Longmarket Street, Cape Town: MA**  
**HM / CAPE TOWN METROPOLITAN / CAPE TOWN / ERVEN 4774 & 4777**

**Case No:** 21012804ND0218E

**FURTHER REQUIREMENTS:**

The Committee agreed to grant RSA heritage consultants additional time to compile a thorough report. A progress report is to be submitted at the BELCom meeting on 9 November 2023.

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** None

**20 CONSERVATION MANAGEMENT PLAN**

**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