

**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 Monday, 27 January 2025 via MS Teams**



MATTERS DISCUSSED

11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS

**11.1 Proposed Additions and Alteration on Erf 501, 8 Long Street, McGregor: MA
HM/CAPE WINELANDS/LANGEBERG/MCGREGOR/ERF 501**

Case No: HWC23100223KB0116

FURTHER REQUIREMENT:

The Langeberg Municipality together with HWC to conduct a site inspection and report back to the next BELCom meeting scheduled 26 February 2025 regarding the unauthorised work that has already taken place. A stop works order to be issued by HWC in terms of the NHRA.

SB

**11.2 Erf 2246-RE, 163 Main Road, Strooidak Kerk, Paarl: MA
HM / CAPE WINELANDS / DRAKENSTEIN / PAARL / REMAINDER OF ERF 2246**

Case No: HWC23092717KB0928

FURTHER REQUIREMENTS:

1. The Committee considers that the proposals for mitigation do not meet its previous requirements in respect of negative impacts on the Provincial Heritage Site.
2. The applicant is to consider
 - a. An alternative position,
 - b. The total removal of the play gym equipment
 - c. Introduction of play equipment made of more suitable materials and colours to blend with the context.
3. The applicant to include the appointed archaeologist Mr John Gribble comment on the report by Ms Anne-Marie Fick titled "Heritage Report Strooidak Kerk play equipment JAN 2025".
4. The revised mitigation proposal to be circulated to the I&APs including the Church communities and to be submitted to BELCom within 60 days of receipt of these further requirements.

CN

**11.3 Unauthorised Addition on Farm 744-Re, Marquee, Vergelegen Estate, Lourensford Road, Somerset West: MA
HM / CAPE TOWN METROPOLITAN / SOMERSET WEST / FARM 744-RE**

Case No: HWC24092613SJ0927

The matter was removed from the agenda as per request of the applicant.

SJ

**11.4 Integrated Heritage and Development Framework for Erf 377, Alphen Estate, 1 Peter Cloete Avenue, Constantia: MA
HM / CAPE TOWN METROPOLITAN / CONSTANTIA / ERF 377**

Case No: 22011709SJ0120E

HELD OVER:

1. The Committee resolved to undertake a site inspection on 10 February 2025 at 14:00 to 16:00.
2. Case officer to request from the CEO that IACom members be co-opted to attend the site visit.

SJ

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

**12.1 Proposed Total Demolition on Erven 340, 341-RE, 10 and 12 Braemar Road, Green Point: MA
HM / CAPE TOWN METROPOLITAN / GREEN POINT / ERVEN 340, 341-RE**

Case No: HWC24092610SB0930

RECORD OF DECISION:

The Committee resolved to approve the total demolition of the existing structures located on Erven 340, 341-RE, at number 10 and 12 Braemar Road Greenpoint as they do not have sufficient heritage significance to warrant retention.

SB

**12.2 Proposed Total Demolition on Erf 158504, 2 Lyle Road, Rosebank: MA
HM / CAPE TOWN METROPOLITAN / ROSEBANK / ERF 158504**

Case No: HWC24092610CN0927

RECORD OF DECISION:

The Committee resolved to approve the total demolition of the existing structures situated at Erf 158504, 2 Lyle Road Rosebank. as they do not have sufficient heritage significance to warrant retention.

CN

**12.3 Proposed Total Demolition on Erf 56314, 64 Newlands Road, Claremont: NM
HM / CAPE TOWN METROPOLITAN / CLAREMONT / ERF 56314**

Case No: HWC24071820CN1122

RECORD OF DECISION:

The Committee resolved to refuse the application.

CN

**12.4 Proposed Total Demolition on Erf 66528, 14 Main Road, Wynberg: NM
HM / CAPE TOWN METROPOLITAN / WYNBERG / Erf 66528**

Case No: HWC24121013SVB0106

HELD OVER:

The Committee resolved to undertake a site inspection Monday, 10 February 2025 at 12:30.

SVB

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

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

Case No: HWC24022305SB0319

FURTHER REQUIREMENTS:

1. The previous further requirements dated 3 July 2024 have not been met.
2. Referring to the revised drawings numbered SK-01.02.02; SK-02.02.01; SK-03.01.01; SK-03.02.00 prepared by HGSH Architecture & Design and dated 7 & 8 February 2024 the roof line shown as a link between the house and the garage should not exceed the height of the house ridge line.
3. The structural drawings and architectural drawings must be consistent with each other and reflect all existing and new structures.
4. Annotations must differentiate between existing work that was pre-existing, existing work that is unauthorised and proposed new interventions not yet built.
5. The revised proposals to be submitted to BELCom within 60 days of receipt of these further requirements.

SB

13.2 Proposed Additions and Alterations on Erf 168487, 124 Waterkant Street, De Waterkant: MA HM/ CAPE TOWN METROPOLITAN/ DE WATERKANT/ ERF 168487

Case No: HWC24102411CH11259

RECORD OF DECISION:

1. The Committee resolve to approve the current proposals with drawing numbers 02 – B, 02 – C, 02 – D, 02 – E, 02 – F, 02 – G, 02 – H, 02 – I, 02 – J, 02 – K, 02 – L, 02 – M, 02 – N, 02 – O, 02 – P, 02 – Q, 02 – R, 02 – S – Revision K, dated 12 December 2024, as prepared by Theo Kruger from TwoFiveFive Architects, subject to the following conditions:
 - a. Final drawings which show the detail resolution of the interface between old and new fabric, or any other impacts on historic fabric, to be submitted to HWC for approval prior to final plan submission.
 - b. To observe the recommendations contained in the heritage report as prepared by Chris Snelling dated 22 November 2024 on page 42:
 - i. Plans reflecting concerns that have been addressed, or issues clarified, must be submitted to Heritage Western Cape for endorsement prior to final building plan submission. Such concerns include resolution of the portion of the structure above the indicative solid massing height, the refinement or finessing of the use of material and in particular the integration of existing fabric and treatment to the Rawbone lane façade.
 - ii. A methodology statement from a Structural Engineer which indicates how the identified existing fabric is being retained and secured, and that appropriate measures to accommodate any difference in structural movement between old and new work is addressed.
 - iii. All groundwork and work done to secure the existing fabric being retained within the development must be monitored and recorded by an archaeological historian, the findings of which could be used to better understand the historic morphology of the building or perhaps even inform further resolution of detail.
 - iv. That plaster stripping is permitted in order to better understand the phasing of the building and inform final detail design changes on condition that such work is overseen and recorded by the archaeological historian.

CH

13.3 Proposed Additions and Alterations on Erf 1397, 19 Van Riebeeck Street, Stellenbosch: MA HM/ CAPE WINELANDS/ STELLENBOSCH/ ERF 1397

Case No: HWC24100916CH10119

FURTHER REQUIREMENTS:

1. The Committee with reference to the site inspection undertaken supports the IIIA grading.
2. The Committee does not support the current proposal as illustrated in drawings numbered CS-24-07-01, CS-24-07-02, CS-24-07-03 – Revision 0, prepared by 2adspace Architects and requires the following information:
 - a. SIG comment dated November 2024 to be circulated to the Committee.
 - b. Details regarding how the existing pressed metal ceilings would interface with new partition walls;

- c. Methodologies for relocating the dining room fireplace;
- d. The removal and relocation of the existing timber dining room floor;
- e. Mortars and renders to be used for new masonry added to old fabric; and
- f. Details and sections that indicate how the replacement of existing suspended floors with new solid floors on fill will not result in rising damp in abutting walls in later years.
- g. Street boundary treatment to be reconsidered.

CH

13.4 Proposed Development on Erf 173153, Farbers Building, 1 Bree Street, Cape Town: MA HM / CAPE TOWN METROPOLITAN / CITY CENTRE CBD / ERF 173153

Case No: HWC23072611SJ0213

RECORD OF DECISION:

1. The Committee resolved to approve the proposal as currently illustrated in drawings drawing set Rev P1: 2219; 2200; 2201; 2202; 2203; 2204; 2205; 2206; 2207; 2208; 2209; 2210; 2211; 2212; 2213; 2213M; 2214; 2215; 2216; 2217; 2218; 2221; 2231; 2232, dated 18 November 2024 and prepared by Vivid Architects as generally accordance with scheme 15B Revision P2.
2. The further design development of the Farbers Building as per condition 3 of the RoD issued March 2024 detail documentation to be submitted to HWC as a new application.

SJ

13.5 Proposed Additions and Alterations on Erf 557, 18 Alexandra Avenue, Oranjezicht: NM HM/ CAPE TOWN METROPOLITAN/ ORANJEZICHT/ ERF 557

Case No: HWC24110642CSI1120

RECORD OF DECISION:

The Committee resolved to conduct the site inspection on Monday, 10 February 2025 at 11:00

CSI

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. OTHER

22.1 None

22. ADOPTION OF RESOLUTIONS AND DECISIONS

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