

**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, 28 September 2022 via
Microsoft Teams**



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 None

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

**13.1 Proposed Additions and Alterations on Erf 15679, 24 Kingsley Street, Salt River: MA
HM/ CAPE TOWN METROPOLITAN/ SALT RIVER/ ERF 15679**

Case No: 22042008CH0512E

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawings numbered W-01, Revision A, dated July 2022 and prepared by Joshua Conrad as substantially having met previous requirements.

CH

**13.2 Proposed Additions and Alterations on Erf 875, 11 Piet Retief Street, Stellenbosch: MA
HM/ CAPE WINELANDS/ STELLENBOSCH/ ERF 875**

Case No: 22012801CH0225E

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawings numbered 2021/14-002 to 2021/14-007, Revisions 1, 2 and 3, dated March 2021 and prepared by Andre Franzsen and Associated – Consulting Engineering Services as having met previous requirements.

CH

**13.3 Proposed Additions and Alterations on Erf 3671, 33 Belmont Avenue, Oranjezicht: MA
HM/ CAPE TOWN METROPOLITAN/ ORANJEZICHT/ ERF 3671**

Case No: 22051916MS0531E

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawings numbered 01,02,03,04 Rev 03 dated 23 August 2022 drawn by Gerd Weideman Architects as having met the Committee's earlier concerns. This approval is conditional on the new timber fenestration and doors being matched like for like with the existing (with the exception of accommodating double glazing) and that this work be monitored by an architect with appropriate heritage experience. A closeout report by this architect is to be submitted to HWC within 30 days of practical completion.

MS

**13.4 Proposed Additions and Alterations on Erf 158, 22 Beach Road, Melkbosstrand: NM
HM/ CAPE TOWN METROPOLITAN/ MELKBOSSTRAND/ ERF 158**

Case No: 22061328RG0823E

RECORD OF DECISION:

The Committee cannot approve unauthorised work. However, this unauthorised work has not been of a nature that has impacted what remains of the heritage significance of this building. Consequently, the Committee recommends that charges not be laid for this work.

The Committee resolved to approve the proposed work as indicated on drawings numbered 000158/01/01 & 000158/01/02, dated 12 June 2022 and prepared by Lynette Schoonwinkel as not negatively impacting heritage significance.

RG

**13.5 Proposed Additions and Alterations on Erf 1000, 29 Marmion Road, Oranjezicht: MA
HM/ CAPE TOWN METROPOLITAN/ ORANJEZICHT/ ERF 1000**

Case No: 22071303TZ0714E

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawings numbered CIOO/ C200 & C201 Rev 02 dated 16 May 2022 prepared by VDMMA as having met previous requirements.

TZ

**13.6 Erf 149294, Union Castle Building, 3 Dock Road, V&A Waterfront: MA
HM/CAPE TOWN METROPOLITAN/V&A WATERFRONT/ERF 149294:**

Case No: 22071303TZ0714E

RECORD OF DECISION:

The Committee resolved to approve the emergency application as indicated in the Method Statement dated September 2022 and on drawings numbered SK2022-09-01-001 & SK20220901-002, dated 1 September 2022 and prepared by LH Consulting Engineers as having met HWC requirements stipulated on 31 August 2022. This approval is conditional on the following:

1. That a meeting is held on site with members of HWC's BELCom and the independent monitoring consultants prior to the emergency work commencing.
2. That Mr Mike Scurr representing RSA Architects and Mr L. Naidoo representing Henry Fagan Consulting Engineers monitor this work. The input of Mr Roger Joshua of Joshua Conrad Architects will not be necessary.
3. That regular interim monitoring reports by the independent monitoring consultants are submitted to HWC to keep it fully informed of the work as it proceeds.
4. That should any deviation from the approved documentation be required, that the independent monitoring consultants immediately inform HWC accordingly.

TZ

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 West Coast National Park: VOC Beacon: NM

HM/WEST COAST/ WEST COAST NATIONAL PARK/ GEELBEK / FARM 360 / VOC BEACON

Case No: 22082301

ADVICE:

The Committee suggest that the proposals tabled for feedback are pre-emptive, in that they form part of a much larger picture that as yet to be properly understood and addressed holistically. It would also need to be clearly shown that the condition of the beacon warrants protection in the form of a shelter that would inevitably have an impact on a sensitive environment.

The Committee supports the ongoing engagement that the park rangers have with WCNP management to address these points especially regarding the recording and interpretation of the Park's heritage resources. The Committee agrees that these are currently unrepresented and need to form part of a more comprehensive overarching management plan.

SB

**19.2 Wenga Farm, Erf 17763 RE Kommetjie: NM
HM/KOMMETJI/WENGA FARM**

Case No: None

COMMENT:

Applicant to submit a heritage application for the demolition of the building. Check whether a new development would trigger NHRA Section 38.

PM

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.