

**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 Friday, 6 December 2024 via MS Teams**



MATTERS DISCUSSED

11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS

**11.1 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

HELD OVER:

That the matter be held over to 27th of January 2025 to allow the parties to consider the amendment of the CMP to permit temporary structures to be erected for up to six months and the conditions under which this may occur.

SJ

**11.2 Proposed Additions and Alterations on Erf 4849, 82 Ryneveld Street (Section 2), Stellenbosch:
MA
HM / CAPE WINELANDS / STELLENBOSCH / ERF 4849**

Case No: HWC24081920CN0819

RECORD OF DECISION:

The Committee resolved to approve the revised proposal as per drawings no House Brody – 82 Ryneveld St. – Revision B, Pages 1 to 5 dated 15 October 2024 and prepared by Richard Perfect + Hailey Tippet Architects as having met previous requirements.

CN

**11.3 Proposed Additions and Alterations on Farm 34, Elsenburg, Muldersvlei Road, Stellenbosch:
NM
HM/ CAPE WINELANDS/ STELLENBOSCH/ FARM 34**

Case No: HWC24100901CH1011

RECORD OF DECISION:

The Committee resolved to approve the proposal subject to the following:

1. Interventions to be reversible to minimise impacts on historic fabric.
2. Details at the interface between old and new to be provided.
3. That lime plasters, mortars and renders be used for all masonry interventions.
4. That the interior door openings to be bricked up have recessed infill panels.
5. That the new temporary partitions avoid the ceiling rafters.

CH

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

Case No: HWC23100223KB0116

FURTHER REQUIREMENTS:

1. The Committee requires revised proposals informed by heritage indicators addressing, amongst others, overall scale, form, massing, orientation and the relationship with the existing streetscape.
2. These are to be prepared by a suitably qualified architect with heritage expertise.
3. The revised proposal is to include all elevations, sections, plans and site plan.
4. The revised proposal and heritage indicators are to be distributed to I&AP's for the 30 days consultation period prior to resubmission to HWC.

SB

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

**12.1 Proposed Total Demolition on Erf 1061 RE, 12 Main Road, Hout Bay: MA
HM / CAPE TOWN METROPOLITAN / HOUT BAY / ERF 1061 RE**

Case No: HWC24091804EJV0818

RECORD OF DECISION:

1. The Committee resolved not to approve the demolition of the old house (house with the green roof) as it has sufficient significance to warrant retention and be included on the provincial heritage register as a Grade IIIB heritage resource.
2. The adjacent night club building has insufficient significance to warrant retention.
3. The Committee requires amended development proposals that take this factor into account before a permit for the night club building can be issued.
4. The revised proposal to be circulated to I&AP's for 30 days excluding the HWC closure period.

EJV

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

Case No: HWC24091804EJV0818

HELD OVER:

The Committee resolved to undertake a site inspection on Monday, 20 January 2025. Matter to be heard in the next BELCom meeting schedule for 27 January 2025.

SB

**12.3 Proposed Total Demolition on Erf 158504, 2 Lyle Road, Rosebank: NM
HM / CAPE TOWN METROPOLITAN / GREEN POINT / ERVEN 340, 341-RE**

Case No: HWC24092610CN0927

HELD OVER:

The Committee resolved to undertake a site inspection on Monday, 20 January 2025. Matter to be heard in the next BELCom meeting scheduled for 27 January 2025.

CN

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

Case No: HWC24031207CN0411

FURTHER REQUIREMENTS:

1. The Committee requires revised proposals informed by heritage indicators addressing, amongst others, overall scale, form, massing, orientation and the relationship with the immediate natural context.
2. These are to be prepared by a suitably qualified architect with heritage expertise.
3. The revised proposal is to include all elevations, sections and plans.
4. The revised proposal and heritage indicators are to be distributed to I&AP's for 30 days consultation excluding the HWC closure period and prior to resubmission to HWC.

CN

**12.5 Proposed Total Demolition on Erf 510, 7 Cavalcade Road, Green Point: MA
HM / CAPE TOWN METROPOLITAN / GREEN POINT / ERF 510**

Case No: HWC23101820CN1020

FURTHER REQUIREMENTS

The Committee requires the submission of revised proposals taking into account the following:

1. The building should meet the ground at the front elevation.
2. All drawings and 3D renderings to be consistent with one another and have the correct dimensions as reflected in the updated Heritage report titled Supplementary Report Addressing BELCOM Further requirement by ARCON Conservation Architects & Spatial Heritage Consultants dated 30 November 2024.
3. The revised proposal to be circulated to all I&APs for 10 days consultation excluding HWC closure period and prior to submission to HWC.

CN

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

13.1 Proposed Additions and Alterations on Erf 3236, 154 Bree Street, Cape Town: MA HM / CAPE TOWN METROPOLITAN / CAPE TOWN CITY CENTRE / ERF 3236

Case No: HWC24022305SB0319

RECORD OF DECISION:

The Committee resolved to approve the proposal indicated on drawings numbered 2404 001 Rev B, dated 21 October 2024, prepared by Gabriel Fagan Architects, with the condition that monthly monitoring reports and a close out report 30 days after practical completion are to be submitted to HWC.

SJ

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

Case No: HWC24102411CH1125

HELD OVER:

The Committee resolved to undertake a site inspection on Monday, 20 January 2025. Matter to be heard in the next BELCom meeting scheduled for 27 January 2025.

CH

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

Case No: HWC24100916CH1011

HELD OVER:

The Committee resolved to undertake a site inspection on Monday, 20 January 2025. Matter to be heard in the next BELCom meeting scheduled for 27 January 2025.

CH

13.4 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 applicant has once again not attended the meeting which the Committee regards in serious light.

2. The Committee requires the outstanding information to be submitted by the 17th of January 2025 and the applicant attend that meeting failing which the Committee will have no other option but to refuse the application.

SB

**13.6 Proposed Additions and Alterations on Portions 4 & 6 of Farm 100, Morgenhof Wine Estate, Stellenbosch (Draft Mitigation Agreement): MA
HM/ CAPE WINELANDS/ STELLENBOSCH/ PORTIONS 4 AND 6 OF FARM 100**

Case No: HWC22053008CH0815

RECORD OF DECISION:

The Committee resolved to approve the draft mitigation agreement subject to the amendment of the time frames mentioned in Section 4 to run from the date of signature of the agreement.

CH

**13.7 Proposed Restorations on Erf 5943, 8 Thomas Street, Simons Town: MA
HM/CAPE TOWN METROPOLITAN/SIMONS TOWN/ERF 5943**

Case No: 19051708AS0517E

RECORD OF DECISION:

The Committee cannot authorise the illegal work that has been completed.

The Committee does however approve the proposed work subject to:

1. The missing annotations on the plans being included,
2. The work being executed in accordance with the specifications provided by Ms Claire Abrahamse dated November 2024 and the drawings numbered 1000, revision B, dated 30 November 2024 as prepared by Joshua Conrad Architects.
3. The submission of details regarding the proposed new roof slab over the toilets.

CH

**13.8 Proposed Additions and Alterations on Erf 12907, 27 Walmer Road, Woodstock: NM
HM/CAPE TOWN METROPOLITAN/WOODSTOCK/ERF 12907**

Case No: HWC24093011RB0930

FURTHER REQUIREMENTS:

The Committee notes the work undertaken is unauthorised and does not recommend charges to be laid on condition that the following mitigation measures be met:

1. The infill panel replacing the lost cast iron work is to be recessed back from the columns and the horizontal wall base to enable the earlier wall configuration to remain legible.
2. The revised drawings to accurately correspond with what is proposed both in elevation and plan, including wall returns on the common boundaries.
3. There is an opportunity for plaster work of the new infill panels to be expressed in a decorative manner referencing the lost cast iron.

4. The revised proposal to be circulated to I&AP's for 30 days excluding the HWC closure period.

RB

13.9 Unauthorised Work on Erf 15292, Salt River Market, 15 Voortrekker Road, Salt River: NM HM / CAPE TOWN METROPOLITAN / SALT RIVER / ERF 15292

Case No: HWCSJ

REMOVED FROM AGENDA:

Item has been removed from the Agenda.

SJ

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

23. ADOPTION OF RESOLUTIONS AND DECISIONS

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