

**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, 18 September 2024 via MS
Teams**



MATTERS DISCUSSED

11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS

11.1 Deviation from previous approval on Farm 774-RE, Rose Garden, Vergelegen Estate, Lourensford Road, Somerset West (unauthorized demolition): MA HM/ CAPE TOWN METROPOLITAN/ SOMERSET WEST/ FARM 744-RE

Case No: HWC24041609SJ0423

RECORD OF DECISION:

The Committee resolved to revoke the permit issued for additions and alterations as approved on 3 June 2024. The applicant is to submit a new application, this application is to include mitigation arguments to address illegal demolition of the building.

SJ

11.2 Proposed Addition on Farm 237, 48 Boom Street, Elim: NM HM / OVERBERG / CAPE AGULHAS / ELIM / FARM 237

Case No: HWC24080125SJ0717

FURTHER REQUIREMENTS:

1. The forward facing gable is a foreign element in Elim, the precedent is for flat roof extensions to the front façade.
2. Clarification as to the number of similar extensions to Boom Street is to be presented. These dwellings should be marked on the layout plan of Elim. Annotated photographs to be provided.
3. Revised drawings and requested information to be submitted to HOMs for consideration.

SJ

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

Case No: HWC24081920CN0819

FURTHER REQUIREMENTS:

1. Ground floor: while the Committee is concerned about the extent of demolition of the internal and rear walls, the remodelling would be acceptable provided that overall structural stability will not be affected.

2. The structural engineer's report is required.
3. The front façade should not be altered in any way.
4. The rear façade first floor modifications are not consistent with the character of the row houses.
5. Compatible materials to be used throughout including lime renders and mortars.
6. Revised drawings must be circulated to I&APs for comment when submitted to BELCom.

CN

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

**12.1 Proposed Total Demolition on Erf 922, 34 Durbanville Avenue, Durbanville: NM
HM/ CAPE TOWN METROPOLITAN/ DURBANVILLE/ ERF 922**

Case No: HWC24072215CH0813

HELD OVER:

The Committee resolved to undertake a site inspection Thursday, 10 October 2024 at 12:30.

CH

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

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

Case No: HWC24022305SB0319

HELD OVER:

The Committee resolved to undertake a site inspection Thursday, 10 October 2024 at 11:00.

SB

**13.2 Proposed Addition on Farm 950-Re, Vrede & Lust Farm, Simondium: MA
HM / CAPE WINELANDS / DRAKENSTEIN / SIMONDIUM / FARM 950-RE**

Case No: HWC24071907SJ0726

RECORD OF DECISION:

The application is refused, and the Committee recommends HWC press charges.

SJ

**13.3 Proposed Additions and Alterations on Erf 19, 10 The Bend Road, Pinelands: MA
HM / CAPE TOWN METROPOLITAN / PINELANDS / ERF 19**

Case No: HWC23040304RG0425

RECORD OF DECISION:

The Committee resolved to approve the application as detailed on drawings numbered 2021013 Pages 1 and 2, prepared by S.M.W Consulting, dated July 2024 as not negatively impacting heritage resources.

EJV

**13.4 Proposed Additions and Alterations on Erf 179757, 3 Royal Road, Muizenberg: MA
HWC/ CAPE TOWN METROPOLITAN/ MUIZENBERG/ ERF 179757**

Case No: HWC2408131SJ0729

FURTHER REQUIREMENTS:

The Committee acknowledges the large amount of work done to the design however certain design refinements are required. The staircase on Royal Road remains a contentious issue. The applicant is requested to consider I&APs comments, incorporate changes, if necessary and submitted to BELCom.

SJ

**13.5 Proposed Alterations, Additions and Partial Demolition on Erf 16489, 25 Shannon Street, Salt River: MA
HM / CAPE TOWN METROPOLITAN / SALT RIVER / ERF 16489**

Case No: HWC24041607CN0408

RECORD OF DECISION:

The Committee resolved to approve the application as detailed on drawings numbered A101, A102 - Revision A, prepared by AC from ACG Architects dated 29 June 2023 as not negatively impacting the heritage resources.

CN

**13.6 Erf 5789, 34 Jan Van Riebeeck, Wellington: NM
HM / CAPE WINELANDS / DRAKENSTEIN / WELLINGTON / ERF 5789**

Case No: HWC24072501SB0726

RECORD OF DECISION:

HWC cannot condone illegal work however considers that there has been no impact on heritage resources with the enclosure of the patio and construction of the fireplace. The vertical extension applied for and detailed on drawings numbered 1084 Rev A prepared Andre Carstens Architecture dated 26 October 2023 is approved as not negatively impacting heritage resources.

SB

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.