

**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, 23 July 2025 via MS Teams**



MATTERS DISCUSSED

11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS

**11.1 Proposed Alterations and Additions on Portion 1 (Witplaas) of the Farm Vrolykheid No. 177, Prince Albert: MA
HM / CENTRAL KAROO / PRINCE ALBERT / PPORTION 1 OF THE FARM VROLYKHEID NO. 177**

Case No: HWC25031701SVB0328

FURTHER REQUIREMENTS:

The Committee requests the following before the application can proceed:

1. Revised proposals including a comprehensive preservation and conservation methodology, technical specifications, and detailed drawings of all proposed interventions to the historic homestead, water feature, and surrounding landscape.
2. A site plan indicating the extent of the proposed development area (in square metres) to accurately assess the scope and impact of the intervention.
3. Appointment of a suitably qualified heritage consultant with demonstrable experience in:
 - a. Traditional building construction and early 19th-century materials.
 - b. Conservation principles informed by international charters (e.g. Burra and Riga Charters).
 - c. Preparation of detailed specifications to ensure physical and material compatibility.
 - d. Assessing when repair and retention are appropriate over replacement.
4. Submission of the mentor's CV, clearly outlining:
 - a. Relevant built heritage experience.
 - b. Role in the project (lead or support).
 - c. Frequency of site visits and whether their involvement is on-site or off-site.
 - d. Nature of site inspections, reporting, and follow-up actions.
5. Due to the remote location of this site the proposed heritage monitoring process can be facilitated by the historian assisted by the mentor. A schedule of timing and content of monitoring reports to be submitted to HWC during the course of the works. Monitoring is to include reporting provided remotely by mentor and a series of site inspections.
6. A letter of appointment signed by both the applicant and the selected consultant, confirming the consultant's scope of work and oversight responsibilities.

SMBR

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

Case No: HWC24092613SJ0927

COMMENT:

The requirements of the BELCom RoD dated 4 March 2025 are still pending. The Committee approved the request made by the applicant for extension of time:

1. The temporary structure may remain for a further six months from the date of written notification of this decision to be extended from September 2025 to October 2025.
2. A policy which deals with potential sites for this and other temporary structures to guide, inter alia, future placement, definitions, materiality and number of structures at any one time and which analyses the impact on heritage resources to be drafted and submitted by the HOC to HWC for approval within 3 months of the date of written notification of this decision to be extended from June 2025 to September 2025.

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 Deviation Application on Erf 3035, 51 Bryant Street, Bo-Kaap: NM
HM / CAPE TOWN METROPOLITAN / BO-KAAP / ERF 3035**

Case No: HWC25062412SJ0625

HELD OVER:

The Committee resolved to undertake a site inspection on Tuesday, 29 July 2025 at 11:00 (GJ, HvdM, HB, SJ and KDS).

SJ

**13.2 Development Application on Erf 2152, The Bailey, 91 Bree Street, Cape Town: NM
HM / CAPE TOWN METROPOLITAN / CENTRAL CITY / ERF 2152**

Case No: HWC25070108SJ0702

HELD OVER:

The Committee resolved to undertake a site inspection Tuesday, 29 July 2025 at 12:00 (GJ, HvdM, HB, SJ and KDS).

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

22. ADOPTION OF RESOLUTIONS AND DECISIONS

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