

**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, 19 November 2025 via MS
Teams**



MATTERS DISCUSSED

11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS

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

Case No: HWC24092613SJ0927

RECORD OF DECISION:

1. The Committee noted that the Marquee is an unauthorised structure as the extension granted in the previous decision until October 2025 has expired.
2. The document Landscape and Visual Assessment for the Introduction of Temporary Structures on the Vergelegen Heritage Site prepared by Bernard Oberholzer and Quinton Lawson and dated August 2025 does not comply with the requirements laid out in the RoD dated 4 March 2025.
3. A compliant document to be submitted within 6 months of the date of written notification of this decision.

SJ

**11.2 Erf 2231, 165 Main Road, Paarl: NM
HM/ CAPE WINELANDS/ DRAKENSTEIN/ PAARL/ ERF 2231**

Case No: HWC25100703CH1007

FURTHER REQUIREMENTS:

1. Revised drawings including the landscape design plan to be submitted and must show all the proposed work as required by the owner.
2. A detailed design drawing of the gate taking into account the balance between the existing Victorian house and the new buildings to the rear to be submitted.

CH

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

12.1 Erf 97983, 8 Kings Street, Newlands: NM HM / CAPE TOWN METROPOLITAN / NEWLANDS / ERF 97983

Case No: HWC25090328SVB0908

FURTHER REQUIREMENTS

The Committee resolved to request the following further requirements:

1. The applicant must appoint a suitably qualified consultant with the appropriate architectural heritage experience to oversee the proposed work.
2. HWC is to be provided with the details of the consultant and their CV to support their suitability to oversee the work.
3. The submitted CV includes similar projects undertaken and similar contexts.
4. A letter of appointment to be submitted to HWC.
5. A heritage statement is to be submitted to include the following:
 - a. Statement of significance.
 - b. An analysis of the streetscape of both sides of Kings Street.
 - c. Heritage indicators to be provided.
 - d. The proposed interventions to be placed within the streetscape and 3D studies e.g. photomontages to be provided.
6. The above must be circulated to I&APs for 30 days consultation period and comments for proof of consultation must be submitted to HWC.

SBr

12.2 Erf 7691-Re, 14 Lewes Street, Somerset West: NM HM / CAPE TOWN METROPOLITAN / SOMERSET WEST / ERF 7691-RE

Case No: HWC25072403SJ1013

RECORD OF DECISION:

The Committee resolved to approve the total demolition as there is no heritage significance to warrant retention.

SJ

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

**13.1 Erf 3035, 51 Bryant Street, Bo-Kaap: MA
HM / CAPE TOWN METROPOLITAN / BO-KAAP / ERF 3035**

Case No: HWC25062412SJ0625

RECORD OF DECISION:

The Committee resolved to approve the application as indicated on drawings numbered 2120 00_001 Rev B; 2120 20_201 Rev B; 2120 20_202 Rev B; 2120 21_201 Rev B; 2120 22_201 Rev A, dated 11 December 2024 and prepared by Objek Architecture-Interiors-Design on condition that:

1. The proposed re-use of the material of the historic stone plinth be reapplied in using similar techniques and expressed as a plinth, not as cladding.
2. The detailing of the street facing façade be retained and restored with special attention to existing plaster mouldings and patterns.
3. Lime plaster and renders be used on all historic clay fabric.
4. The project be monitored by an architect with heritage experience and that a closeout report be submitted to HWC within 30 days of practical completion.

SJ

**13.2 Erf 889, 54 Kloofnek Road, Tamboerskloof: MA
HM / CAPE TOWN METROPOLITAN / TAMBOERSKLOOF / ERF 889**

Case No: HWC25090804SVB0909

FURTHER REQUIREMENTS:

The Committee resolved to request the following further requirements:

1. The applicant must appoint a suitably qualified consultant with the appropriate architectural heritage experience, to oversee the proposed interventions.
2. HWC is to be provided with details of the consultant and their CV supporting suitability to oversee the work.
3. The submitted CV to include similar projects and similar contexts.
4. A letter of appointment to be submitted to HWC.
5. A heritage statement is to be submitted to include the following:
 - a. Statement of significance
 - b. An analysis of the streetscape of both sides of Kloof Nek Road and Leeukop Road.
 - c. Heritage indicators to be provided.
 - d. The proposed interventions to be placed within the streetscape and 3D studies e.g. photomontages to be provided.
6. The City's HPOZ guidelines and comments made by CoCT EHM are to be taken into account.
7. The above must be circulated to I&APs for 30 days consultation period and comments for proof of consultation must be submitted to HWC.

SBr

**13.3 Proposed Alterations and Partial Demolition on Erven 31328 & 31329, 3 & 3A Hermitage Road, Rosebank: MA
HM / CAPE TOWN METROPOLITAN / ROSEBANK / ERVEN 31328 AND 31329**

Case No: HWC25013103CN0212

COMMENT:

1. The Committee resolved to support the Heritage Maintenance Management Plan, Revision 1, as prepared by Kobus van Wyk dated 26 October 2025. The mitigation agreement may be entered between the owner and HWC.
2. Appropriate hard landscaping along with softening of landscaping to be considered to allow sufficient drainage and run off away from the structure, and to ensure the integrity of the landscape of the site.
3. The concerns regarding the shower installed above existing timber floors must be assessed on the top and bottom, at regular intervals. This is to be included in the mitigation agreement.

CA

**13.4 Erf 178928 (previously Erven 11121 & 11120), 78 Albert Road, Woodstock: NM
HM / CAPE TOWN METROPOLITAN / WOODSTOCK / ERF 178928**

Case No: HWC25091007SVB1028

RECORD OF DECISION:

The Committee resolved to approve the application indicated on drawing numbered Mun_01 Rev E, Mun01 Rev E, Mun_03 Rev E, Mun_04 Rev E, Mun_06 Rev E, Mun_05 Rev I, Mun_09 Rev E, Mun_10 Rev E, Mun_12 Rev H, TWON_01 Rev F, dated 21 & 22 June 2024, 07 August 2024, and 18 & 30 September 2025 and prepared by WILH+CO as the proposal does not negatively impact on heritage resources.

SBr

**13.5 Erf 9998, 13 Adderley Street, Cape Town City Centre: NM
HM / CAPE TOWN METROPOLITAN / CAPE TOWN CITY CENTRE / ERF 9998**

Case No: HWC24101603SVB1030

HELD OVER:

The Committee resolved to undertake a site inspection on Thursday, 15 January 2026 at 11:00 (HB, HvdM, SJ, GJ and KDS). Due to the heritage significance of the site and the assessment required in order to review the proposal, a report back will be provided at the BELCom meeting on 28 January 2026.

SBr

**13.6 Erf 4595, 55 St Georges Mall, SS Union Castle Building, Cape Town: MA
HM / CAPE TOWN METROPOLITAN / CAPE TOWN CBD / ERF 4595**

Case No: HWC24110609CSI1112

HELD OVER:

The matter is held over and will be tabled at the next BELCom meeting scheduled for 5 December 2025 to obtain specialist comment on the proposed methodology.

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.