

**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, 22 August 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

RECORD OF DECISION:

1. The Further requirements of BELCom RoD dated 29 July 2025 have been met.
2. The work must be monitored by a suitably qualified architect with heritage experience. The Committee endorsed the appointment of Mr Andre Vercueil to monitor the proposed work.
3. The frequency of the monitoring report to be submitted at the discretion of Mr Andre Vercueil.
4. A close-out report, compiled by Mr Andre Vercueil, must be submitted to HWC within 30 days of practical completion.
5. The Committee supports the emergency propping of the end gable as determined by the structural engineer.
6. The first interim report to include revised mortar specifications and stainless-steel mesh offset of minimum of 600mm to either side of structural tracks to be submitted to the case officer.
7. The Committee resolved to approve the drawings numbered W01 Rev.3, W02 Rev.1, W03 Rev.0, W04, W05 Rev.1, and W06 Rev.1 prepared by Brian Stokes Mkhize Architects & Landscape Architects and dated 23 June 2025.

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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: MA
HM / CAPE TOWN METROPOLITAN / BO-KAAP / ERF 3035**

Case No: HWC25062412SJ0625

FURTHER REQUIREMENTS:

1. Appointment of a suitably qualified heritage architect or consultant to assist the architect. The appointed consultant to have 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.
2. Submission of the appointed heritage architect's or consultant's CV to be submitted to HWC for approval, 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.
3. The existing heritage resource is to be immediately protected in the following manner:
 - a. The brick exposed by the wall collapse as well as other parts of the existing coping of the front facade to be protected from further water ingress by covering with a damp proof membrane (DPM) anchored in place without damaging the surviving decorative features on the facade. The DPM to be draped minimum 1m below exposed areas.
4. The engineer and architect and consultant as appointed at 1 above always to follow standard heritage practises as established per application of the NHRA.
5. The following drawings are to be submitted to HWC for approval:
 - a. Measured drawing of the existing building to include a full set of as built documentation reflecting the current condition of the structure.
 - b. Revised design drawings clearly differentiating between existing and proposed.
 - c. Detailed drawings of the front facade at scale 1 and 50 with 1 and 20 details to differentiate between existing and proposed

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

Case No: HWC25070108SJ0702

RECORD OF DECISION:

The Committee resolved to refuse the proposal.

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.