

**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, 27 May 2026 via MS Teams**



MATTERS DISCUSSED

11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS

**11.1 Proposed Additions on Erf 497, 19 Cavalcade Road, Green Point: MA
HM / CAPE TOWN METROPOLITAN / GREEN POINT / ERF 497**

Case No: 26961CN0106

FURTHER REQUIREMENTS:

The Committee supports the proposal for the footprint and 3-dimensional envelope as per option 2B in the Supplementary Heritage Statement, De Goede Verwachting, Erf 497, 19 Cavalcade Road, Green Point, dated April 2026, as prepared by Patrimoine Concepts. The following is required:

1. A photographic condition report with drawings as needed which identifies key architectural and structural issues both those needing repair and those which will be impacted by the proposed alterations. Areas which may need invasive forensic investigation to be identified.
2. Longitudinal and a lateral section through the building with particular emphasis on where the new extension interfaces with the old fabric to retain as much of the significant old fabric as possible.
3. Plans indicating the structural relationship between the new extension and the existing floor plan.
4. Stage 4.1 structural engineering drawings.
5. Specifications focusing on the physical compatibility of the new fabric with the old and specifications for repairs.
6. The works will require monitoring by a suitably qualified and experienced architect. Detailed CV showing relevant experience to be submitted for approval.

RECOMMENDATIONS:

1. It is recommended that the owner appoint an arborist to ensure that trees remain in good health.

CN

**11.2 Proposed Additions and Alterations on Erf 377-RE, The Pressing Cellar, The Alphen Estate, Peter Cloete Avenue, Constantia: NM
HM / CAPE TOWN METROPOLITAN / CONSTANTIA / ERF 377-RE**

Case No: 28172EJV0414

RECORD OF DECISION:

The Committee resolved to approve the proposal as indicated on drawings numbered SK.01, dated 21 April 2026, as prepared by MLH Architects & Planners as not negatively impacting the heritage resources.

EJV

**11.3 Proposed Additions and Alteration on Erf 501, 8 Long Street, McGregor: MA
HM/ LANGE BERG / MCGREGOR / ERF 501**

Case No: HWC23100223KB0116

RECORD OF DECISION:

The Committee resolved to approve the revised proposal as indicated on drawings numbered D1_001, D1_100, D1_201, D1_301 Rev 4 dated 6 May 2026 and prepared by Oward Jabobs as meeting the previous further requirements.

SB

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

**12.1 Proposed Total Demolition on Erf 258, 4 Avenue De Longueville Avenue, Fresnaye: NM
HM / CAPE TOWN METROPOLITAN / FRESNAYE / ERF 258**

Case No: 27944SVB0324

HELD OVER:

The Committee resolved to undertake a site inspection on Thursday, 4 June 2026 at 11:45 (KDS, KF, GJ and HB).

SVB

**12.2 Proposed Total Demolition and Replacement Structure on Erf 1170, 1 Dorp Street, Paarl: MA
HM / CAPE WINELANDS / DRAKENSTEIN / PAARL / ERF 1170**

Case No: HWC23041914MS0425

HELD OVER:

The Committee resolved to undertake a site inspection on Thursday, 4 June 2026 at 10:00 (KDS, KF, GJ and HB).

EJV

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

13.1 None

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.