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, 28 October 2026 via MS Teams

iLifa leMveli leNtshona Koloni
Erfenis Wes-Kaap
Heritage Western Cape

MATTERS DISCUSSED

11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS

11.1 Re 32564, Corner Bunga Avenue and N1, Kewtown (Athlone Power Station): MA HM / CAPE TOWN METROPOLITAN / ATHLONE / RE 32564

Case No: 28107SB0409

HELD OVER:
The Committee resolved to undertake a joint site visit with IACom members on Tuesday, 10 November 2026 at 10:00 (SJ, HB, SM, GJ, AM, JWH).

SB

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

Case No: 26961CN0106

FURTHER REQUIREMENTS:
1. A revised set of drawings to be submitted to HOMs showing:
   a. Parapet height to be reduced by a minimum of 200mm. No walling above the moulding line.
   b. A specification note dealing with the new first floor wall finish: this to be lime-based plaster (or similar to allow movement) onto an alkali-resistant mesh providing a homogenous, jointless face. Provide movement joints at floor lines and window openings. Detailing to be provided as part of the submission.
   c. All works to the original fabric to align with best heritage practise and be implemented by the monitoring heritage practitioner per thorough specifications and details during SACAP Stages 4 and 5
2. The Committee endorses the CV of the monitoring heritage practitioner. Appointment letter to be provided.
3. The engineer to be appointed for monitoring in consultation with the heritage practitioner. Appointment letter to be provided.

The following is further required in order for HWC to provide a permit and are deemed to be conditions of the permit:
1. Monitoring reporting providing collaborative engineering and architectural feedback by the above two practitioners to be submitted to HOMs:
   a. 48 hours after roof removal
   b. 14 days after first report

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c. Thereafter reporting to be every 4 weeks up to and including a closeout report.
d. The closeout report to be submitted within 4 weeks of practical completion.

CN

11.3 Proposed Alterations and Additions on Erf 9547, 160 Dorp Street, Stellenbosch: MA HM / CAPE WINELANDS / STELLENBOSCH / ERF 9547

Case No: 28672SVB0522

RECORD OF DECISION:
The Committee resolved to approve the proposal as shown on drawing numbered 101, 102 – Revision 0, 1000 – Revision CS5, 1001, 1002, 1003, 3001 – Revision CS4, 2001 – Revision CS1, 505, 506, 507, 508, 509, 510 prepared by Revel Fox & Partners, dated 16 April 2026, 8 September 2026 and 12 October 2026 as having met all requirements.

CN

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

12.1 Proposed Total Demolition on Erf 879, 15 Avenue De L'Hermite, Fresnaye: NM HM / CAPE TOWN METROPOLITAN / FRESNAYE / ERF 879

Case No: 29647SVB0806

HELD OVER:
The Committee resolved to undertake a site inspection on Thursday, 12 November 2026 (SJ, GJ, HB and KF).

SBr

12.2 Proposed Total Demolition on Erf 978, 7 Roseberry Avenue, Oranjezicht: NM HM / CAPE TOWN METROPOLITAN / ORANJEZICHT / ERF 978

Case No: 28824SVB0603

HELD OVER:
The Committee resolved to undertake a site inspection on Thursday, 12 November 2026 (SJ, GJ, HB and KF).

SBr

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12.3 Proposed Total Demolition on Erf 4150, 248 Buitengracht Street, Tamboerskloof: NM HM / CAPE TOWN METROPOLITAN / TAMBOERSKLOOF / ERF 4150

Case No: 29913SVB0825

HELD OVER:
The Committee resolved to undertake a site inspection on Thursday, 12 November 2026 (SJ, GJ, HB and KF).

SBr

12.4 Proposed Total Demolition on Erf 173773, 10 Meadow Road, Rosebank: NM HM / CAPE TOWN METROPOLITAN / ROSEBANK / ERF 173773

Case No: 29495XM0727

HELD OVER:
The Committee resolved to undertake a site inspection on Thursday, 12 November 2026 (SJ, GJ, HB and KF).

XM

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

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

Case No: HWC25090804SVB0909

FURTHER REQUIREMENTS:
The applicant has not fully attended to further requirements previously outlined by the Committee. The applicant is to ensure that all these requirements (for instance the 3D montages) are completely fulfilled and submitted in order for the Committee to be able to make fully informed final decisions. In the interim and to assist the applicant with progressing this application, the Committee provides the following notes that must be attended to before the resubmission:

1. The new box gutter to be substantially larger to allow full maintenance and repair. The Committee is of the opinion that it needs to be walkable gutter.
2. The new double story additions to the rear must be scaled down.
3. Any and all design attention that ensures that this proposal is well suited to heritage status and locale within the HPOZ still needs further attention.

The above comments do not constitute the Committee's full appraisal of this application as the full set of documentation is not yet before the Committee. The Committee still requires:

1. An analysis of the streetscape of both sides of Kloof Nek Road and Leeukop Road. The photographs submitted do not meet basic requirements as outlined in best practise internationally (written analysis to be added).

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2. Heritage indicators to be expanded. Indicators submitted do not meet basic requirements as outlined in best practise internationally.
3. The proposed interventions to be shown within the streetscape using 3D studies e.g. photomontages are outstanding and still need to be provided.

SBr

13.2 Proposed/Completed Additions and Alterations on Farm 10154, Scholtzkloof Homestead, between Weltevrede Road and R328, Prince Albert: MA
HM/ CENTRAL KAROO/ PRINCE ALBERT/ FARM 10154

Case No: HWC25070304CH0801

INTERIM FURTHER REQUIREMENTS:
HWC cannot condone unauthorised work. The applicant/owner to enter into a mitigation agreement in consultation with HWC. This must extend beyond the mitigation measures proposed by the applicant.

1. The mitigation agreement is to be structured to address heritage significance at three tiers:
    a. Impacts on the valley setting
    b. Impacts on the buildings related to each other within the werf
    c. Impacts on details and materiality

Suggested Mitigation Measures (to be expanded through a consultative process with the PACF and to be submitted to BELCom for comment and approval):

1. Reconfigure the Front Canopy: The front canopy extension and columns must be redesigned. Three columns or a cantilever are not supported.
2. The large glazing panels on the pool house and on the east facade of the homestead facing pool area must be provided with pergolas and planting.
3. The sash windows and doors recovered from the homestead must be reinstated on the north facade.
4. All structures and planting related to the werf be recorded including contemporary structures and walling. This to be reflected on the site plan.
5. Remedial work should only be allowed to commence after a formal mitigation agreement between the property owner and HWC has been concluded.
6. The owner and the heritage practitioner must keep the HWC Case Officer and the PACF duly updated regarding the progress of implementing these mitigation measures to HWC's satisfaction.

RB

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13.3 Proposed Alterations and Additions on Erf 46023, 23 Lovers Walk, Rondebosch: MA HM / CAPE TOWN METROPOLITAN / RONDEOSCH / ERF 46023

Case No: 28190CH0415

FURTHER REQUIREMENTS:

1. Boundary treatment:
    a. Three-dimensional studies showing the subject property and at least its two neighbours and incorporating the street are required to resolve the many design issues that are at play here. The insertion of the new boundary treatment into the grouping of the existing stone wall, existing plantings and existing building forms must be integrated together. This includes the carport.
    b. The existing stone wall where it cannot be retained to be rebuilt using the existing stones and the existing coursing pattern, although mortar and pointing can be improved in line with the way the wall was originally assembled. Any stones removed must be carefully retained on the site for reuse.
    c. The entire design to be revised to in line with the City of Cape Town heritage pamphlets for boundary walls including palisade fencing in a vertical format and in keeping with the architecture of the house. The existing cast iron pedestrian gate to be restored and retained/ reinstated.
2. Ground floor material:
    a. The proposal to replace timber flooring with concrete is not accepted. Any timber floors must be retained throughout with the structure supplemented or replaced under engineer's guidance. All underfloor vents to be cleaned any missing underfloor vents to be replaced, flooring to be replaced like for like as needed or restored.

CN

13.4 Proposed Additions and Alterations on Erf 578, 10 Dysart Road, Green Point: MA HM / CAPE TOWN METROPOLITAN / GREEN POINT / ERF 578

Case No: 28065CSI0407

FURTHER REQUIREMENTS:

The Committee notes that further requirements as outlined in BELCom minutes of 24 June 2026, item 13.3, have not been met. These are repeated here:

The application includes unauthorised work as well as proposed work. The requirements below take this into account:

1. A new set of full drawings to be submitted clearly differentiating between:
    a. Existing building components prior to unauthorised work.
    b. Existing building components that are unauthorised.
    c. Proposed alterations and additions (i.e. not yet built).
2. New drawings must address the following mitigations:
    a. Enclosure of the stoep with “unframed” glass in lieu of brick work, set within existing column openings.

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b. Careful attention to retention of as much of the existing building fabric as possible. For example, the use of lintels instead of in-situ concrete, retention of timber structure, flooring and details etc.
c. Interface between historic and new materials to be carefully detailed and detailed drawings to form part of submission.
d. All building components to be clearly annotated.

3. CoCT submission for unauthorised work to be included in the HWC application.
4. In light of the above having not been attended to, the Committee requires that the applicant engage an architectural practitioner with heritage experience regarding unauthorised works and working in conservation areas to prepare the revised documentation. A CV to be submitted to HOMs for approval prior to any further architectural work going ahead.

CSi

13.5 Alterations on Erf 2292, 21 Dal Road, Camps Bay: NM
HM / CAPE TOWN METROPOLITAN / CAMPS BAY / ERF 2292

Case No: 29679CN0811

RECORD OF DECISION:
The Committee resolved not to approve the application.

CN

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

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22. OTHER

22.1 None

22. ADOPTION OF RESOLUTIONS AND DECISIONS

The Committee resolved to adopt the resolutions and decisions as minuted. SJ adopted and KF supported.

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