

**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 September 2026 via MS
Teams**



MATTERS DISCUSSED

11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS

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

Case No: 28672SVB0522

FURTHER REQUIREMENTS:

1. All of the requirements listed in the previous minutes have been met.
2. The new design proposal while accepted in principle lacks full structural information. The Committee requires a further submission that includes this information in particular:
 - a. The detailing of glazing, roof sheeting and gable wall junctions where glazing is proposed as a gasket element.
 - b. Detailing of new timber trusses.

CN

**11.2 Proposed Additions and Alterations on Ptn 2 of Farm 496, Forest Hall Estate, The Craggs,
Plettenberg Bay: NM
HM / GARDEN ROUTE / BITOU / PLETTENBERG BAY / PTN 2 FARM 496**

Case No: 29391SVB0720

FURTHER REQUIREMENTS:

The Committee resolved that the applicant must:

1. Provide design indicators that take into account the nature of the double storey structure and the manner in which it was permitted to be altered by the addition of a wide clip-on veranda which allowed much of the original architectural massing to remain visible.
 - a. Design indicators must address alternatives for providing the new covered areas using differing spatial configurations and materiality.
2. In line with the above, provide conceptual design alternatives for Committee consideration.

SBr

**11.3 Proposed Alterations and Additions on Erf 237, 8 Sand Straat, Elim: NM
HM / OVERBERG / CAPE AGULHAS / ELIM / REMAINDER OF FARM VOGEL STRUIS KRAAL
237**

Case No: 29289CN0709

Ms Corne Alexander introduced the case.

FURTHER REQUIREMENTS:

The Committee resolved that Elim guidelines need to be followed. In light of this:

1. The applicant is to revise the submission and provide new design drawings
2. Additional accommodation must be prioritised for the roof space rather than extending beyond the existing street frontage. Head height in the roof can be achieved by using a steeper pitch for the proposed new roof.

CN

**11.4 Proposed Alterations on Farm 276-RE, Polkadraai Road - Neethlingshof, Stellenbosch: NM
HM / CAPE WINELANDS / STELLENBOSCH / FARM 276**

Case No: 29554CN0729

HELD OVER:

The Committee resolved to undertake a site inspection on Monday, 05 October 2026 (KF, HB and GJ), and is to be heard the Special BELCom meeting, scheduled for 15 October 2026.

CN

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

**12.1 Proposed Demolition of Structure on Erf 302, 1 Langalibalele Drive, Langa: NM
HM / CAPE TOWN METROPOLITAN / LANGA / ERF 302**

Case No: 29397SB0728

RECORD OF DECISION:

The National Heritage Resources Act (Act 25 of 1999) does not make provision for the condonation of illegal work (i.e. Work done without obtaining a permit in terms of the same Act PRIOR to start the proposed work).

Undertaking work without a permit constitutes a criminal offence in terms of section 51(1)c of the same Act.

In this instance, there is no heritage resource that has been affected by the unauthorized work. Please note that this matter has been recorded for future reference and should any further illegal work be undertaken, HWC will consider laying charges.

HWC requires no further actions in terms of the National Heritage Resources Act (Act 25 of 1999).

SB

**12.2 Proposed Total Demolition, Additions and Alterations on Farm 10154, Weltevrede Road, Prince Albert: NM
HM/ CENTRAL KAROO/ PRINCE ALBERT/ FARM 10154**

Case No: HWC25070304CH0801

HELD OVER:

The Committee resolved to undertake a site inspection on Monday, 19 October 2026 (HB, KF, SJ and KDS).

RB

**12.3 Proposed Total Demolition on Erf 921-RE, 122 Main Road, Constantia: MA
HM / CAPE TOWN METROPOLITAN / CONSTANTIA / ERF 921-RE**

Case No: 28858EJV0604

HELD OVER:

The matter was held over to the Special BELCom meeting, scheduled for 15 October 2026.

XM

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

**13.1 Proposed Additions and Alterations on Erf 158516, Adderley Street Flower Market, Trafalgar Street, Cape Town City Centre: MA
HM / CAPE TOWN METROPOLITAN / CAPE TOWN CITY CENTRE / ERF 158516**

Case No: 29185SVB0703

HELD OVER:

The matter was held over to the Special BELCom meeting, scheduled for 15 October 2026.

SBr

**13.2 Erf 921, 4 Welgevallen Road, Stellenbosch: MA
HM / CAPE WINELANDS / STELLENBOSCH / ERF 921**

Case No: 28508EJV0512

HELD OVER:

The matter was held over to the Special BELCom meeting, scheduled for 15 October 2026.

XM

13.3 Proposed Additions and Alterations on Erf 14415, 124 Main Road, Hoog-En-Droog, Paarl: NM

H HM / CAPE WINELANDS / DRAKENSTEIN / PAARL / ERF 14415

Case No: 27805RB0313

HELD OVER:

The Committee resolved to undertake a site inspection on Monday, 05 October 2026 (KF, HB and GJ), and is to be heard the Special BELCom meeting, scheduled for 15 October 2026.

RB

13.4 Proposed Alterations and Additions, Revised Plans on Erf 266-RE, 1 Surf Road - Avalon Apartment Block, Sea Point: NM

HM / CAPE TOWN METROPOLITAN / SEA POINT / ERF 266-RE

Case No: 28508EJV0512

HELD OVER:

The matter was held over to the Special BELCom meeting, scheduled for 15 October 2026.

CN

13.5 Proposed Alterations and Additions on Erf 46023, 23 Lovers Walk, Rondebosch: NM

HM / CAPE TOWN METROPOLITAN / RONDEOSCH / ERF 46023

Case No: 28190CH0415

HELD OVER:

The matter was held over to the Special BELCom meeting, scheduled for 15 October 2026.

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

22. OTHER

22.1 None

22. ADOPTION OF RESOLUTIONS AND DECISIONS

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