

**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, 24 June 2026 via MS Teams**



MATTERS DISCUSSED

11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS

**11.1 Proposed Freestanding Building on Erf 237, 4 Kerk Street, Elim: NM
HM / OVERBERG / CAPE AGULHAS / ELIM / REMAINDER OF FARM VOGEL STRUIS KRAAL
237**

Case No: 27510CN0223 <https://sahris.org.za/node/389890>

RECORD OF DECISION:

The Committee resolved to refuse the application as indicated on drawings numbered 01_01_1047 - Revision 1, prepared by Tyrone Engel and dated July 2023 on the basis that the proposal in its current form negatively impacts the surrounding area as a heritage resource, especially given that the subject property occupies a strategic gateway position into Elim. The information provided is also insufficient for determining the full impact of the proposal in this highly sensitive area.

A new application must be submitted.

CN

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

Case No: 28672SVB0522 <https://www.sahris.org.za/node/399185>

HELD OVER:

The Committee resolved to undertake a site inspection Tuesday, 7 July 2026 at 10:00 (KDS, HB, GJ, SW and KF)

CN

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

Case No: 28107SB0409

HELD OVER:

1. The Committee agreed to hold this matter over for input by HWC's legal advisor.
2. The Committee requested that two members of IACom who are familiar with the matter attend when this item is tabled.

3. Matters around access to the interior have yet to be resolved. A site inspection date is yet to be confirmed.

SB

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

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

Case No: HWC23041914MS0425

FURTHER REQUIREMENTS:

Revised plans to be submitted illustrating particular attention given to the following:

1. Roofscape: design devices for reducing the scale of the roof and its overall massing
2. Street interface: reconsidered setback, scale and veranda elements
3. Materiality: S-profile corrugated sheeting must be used instead of high-profile sheeting.

EJV

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

Case No: 27944SVB0324 <https://sahris.org.za/node/394304>

INTERIM COMMENT:

The Committee supports the proposed demolition of the buildings on Erf 258, Avenue De Longueville Avenue, Fresnaye as having insufficient significance to warrant retention.

Having heard the arguments of both the applicant and objectors which focus on the significance of the surrounding area as a heritage resource and related legal case studies that were quoted, the Committee is referring this application for legal opinion before making a decision.

SVB

12.3 Proposed Total Demolition on Erf 9013, 29 Morgenster Avenue, Somerset West: NM HM / CAPE TOWN METROPOLITAN / SOMERSET WEST / ERF 9013

Case No: 28422SVB0506 <https://sahris.org.za/node/397674>

HELD OVER:

The Committee agreed to hold this matter over for input by HWC's legal advisor.

SVB

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

**13.1 Erf 921, 4 Welgevallen Road, Stellenbosch: NM
HM / CAPE WINELANDS / STELLENBOSCH / ERF 921**

Case No: 28508EJV0512

HELD OVER:

The Committee resolved to undertake a site inspection Tuesday, 7 July 2026 at 09:00 (KDS, HB, SW and KF)

EJV

**13.2 Proposed Alterations and Additions on Erf 1637-RE, 34 Jonkershoek Way, Stellenbosch: NM
HM / CAPE WINELANDS / STELLENBOSCH / REMAINING EXTENT OF ERF 1637**

Case No: 28141CN0411 <https://sahris.org.za/node/395934>

HELD OVER:

The Committee resolved to undertake a site inspection Tuesday, 7 July 2026 at 10:45 (KDS, HB, GJ, SW and KF)

CN

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

Case No: 28065CSI0407 <https://sahris.org.za/node/395653>

FURTHER REQUIREMENTS:

The Committee noted that 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.
 - 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 details 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.

RECOMMENDATIONS:

The Committee strongly recommends that the applicant engage an architectural practitioner with heritage experience to prepare the revised documentation.

CSi

13.4 Proposed Additions on Erf 5125, 109 Plein Street, Cape Town City Centre: NM HM / CAPE TOWN METROPOLITAN / CAPE TOWN CITY CENTRE / ERF 5125

Case No: 28441SVB0508 <https://sahris.org.za/node/397733>

RECORD OF DECISION:

The Committee resolved to approve the proposals as shown on drawings numbered A1.1, A1.2, A1.3, A1.4, A1.5, A1.6, A1.7, A1.8, A1.9, A1.10, A1.11, A1.12, A1.13, A2.1, A2.2, A2.3, A3.1, A4.1, A4.2, A4.3, A4.4, A4.5, A4.6, A4.7, A4.8, and A4.9, prepared by Head & Long Architects and dated 07 October 2019 as not negatively impacting the heritage resources. The condition as per permit dated 23 January 2020 with Case No. 18052305AS0220E remains viz.

The glass "gasket" between the existing former bank building and the new addition include a "break" in this gasket as per the consultant's recommendation indicated on page 14 of his report dated November 2019.

SVB

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.