

**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, 26 August 2026 via MS Teams**



MATTERS DISCUSSED

11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS

11.1 None

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

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

Case No: 28858EJV0604

HELD OVER:

The Committee resolved to undertake a site inspection on Wednesday, 9 September 2026 at 09:30 (SJ, KF, HB, KDS and GJ).

XM

**12.2 Proposed Total Demolition on Erf 208-RE, Webersvalley Road and Saleka Street,
Jamestown, Stellenbosch: MA
HM / CAPE WINELANDS / STELLENBOSCH / JAMESTOWN / ERF 208-RE**

Case No: 28924EJV0611

RECORD OF DECISION:

The Committee resolved to approve the demolition as the building has insufficient heritage significance to warrant its retention.

CSi

**12.3 Proposed Total Demolition on Erf 1749-RE, 17 Malherbe Street, Paarl: MA
HM / CAPE WINELANDS / DRAKENSTEIN / PAARL / ERF 1749**

Case No: 28772CN0529 <https://www.sahris.org.za/node/400362>

Ms Corne Alexander introduced the case.

FURTHER REQUIREMENTS:

The Committee resolved that, prior to determining the application for total demolition, further information is required to enable the Committee to adequately assess the implications of the proposed replacement development on the identified heritage resources and established heritage context of Malherbe Street and the surrounding area.

The following is required:

1. Heritage design indicators are to be prepared to guide the proposed replacement development, having particular regard to the cultural significance related to the forced removals, distinctive build, topographic and natural character of the area, the established scale and roofscape of Malherbe Street, and the relationship of the subject site to abutting and nearby heritage resources.
2. The heritage design indicators are to be prepared by a suitably qualified architectural practitioner with appropriate heritage expertise. A detailed CV demonstrating relevant qualifications and experience is to be submitted to BELCom for approval prior to the preparation of the heritage design indicators.
3. Revised development proposals, informed by the approved heritage practitioner, are to be submitted. The revised proposals are to demonstrate an appropriate response to the identified heritage context and are to address, amongst other matters, the overall scale, form, massing, height, roofscape, setbacks, orientation and street interface, as well as the relationship of the proposed development to the immediate built, natural and topographic context.
4. The revised proposal is to be supported by contextual elevational studies along Malherbe Street and the relevant adjoining street frontage(s), showing sufficient surrounding built context to clearly demonstrate the height, scale, massing, setbacks and roof characteristics of the proposed development in relation to the established streetscape and identified heritage resources.
5. Accurate contextual 3D views/renders are to be submitted illustrating the proposed development within its immediate built and natural environment. The 3D representations are to correspond accurately with the architectural drawings and clearly demonstrate the relationship of the proposal to the surrounding buildings, streetscape, topography and identified heritage resources.
6. The revised proposal, heritage design indicators and supporting heritage information are to be circulated to the registered Interested and Affected Parties (I&APs) for a 30-day commenting period prior to resubmission to BELCom. All comments received, together with the applicant's responses thereto, are to accompany the resubmission.
7. The application for total demolition is to remain pending until the above further requirements have been satisfactorily addressed, and the additional information has been submitted to and considered by BELCom.

CN

12.4 Proposed Total Demolition on Erf 23, 18 Kings Road, Sea Point: MA HM / CAPE TOWN METROPOLITAN / SEA POINT / ERF 23

Case No: 28807SVB0603 <https://www.sahris.org.za/node/401970>

RECORD OF DECISION:

The Committee resolved to approve the demolition as the building has insufficient heritage significance to warrant its retention.

SBr

12.5 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 matter was held over by consent of all parties to the next BELCom meeting, scheduled for 23 September 2026, at the request of the applicant.

RB

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: NM
HM / CAPE TOWN METROPOLITAN / CAPE TOWN CITY CENTRE / ERF 158516

Case No: 29185SVB0703

HELD OVER:

The Committee resolved to undertake a site inspection on Wednesday, 9 September 2026 at 11:30 (SJ, KF, HB, KDS, DS and GJ).

Due to the nature of the application, the Committee requires the ongoing attendance by Mr Dave Saunders when this item is considered because of his expertise in the matter.

SBr

13.2 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: 29040CN0622 <https://www.sahris.org.za/node/405104>

HELD OVER:

The Committee resolved to undertake a site inspection on Wednesday, 9 September 2026 at 13:30 (SJ, KF, HB, KDS and GJ).

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.