

**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, 29 July 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 <https://www.sahris.org.za/node/399185>

RECORD OF DECISION:

The Committee does not support the proposal in its current form.

FURTHER REQUIREMENTS:

1. The proposal must respond more appropriately to the immediate streetscape and the broader historic context of Stellenbosch, as well as to the significance and layered development of this Provincial Heritage Site.
2. The rooflight alterations at Oude Leeskamer, referenced by the applicant as a precedent, are unauthorised and have not been approved by the Stellenbosch Municipality. Accordingly, the Committee did not accept these alterations as an appropriate precedent in assessing the current application.
3. An alternative to the roof reconstruction proposal for the Andringa Street wing to be provided that does not require rooflights on Andringa Street or the use of congregated iron instead of thatch.
4. The Committee acknowledge the need to bring more natural light into the ground floor of the Andringa Street wing. However, an alternative means of doing this rather than using very large windows must be provided. The fact that the Andringa and Dorp Streets facades read together as a whole from a wide view corridor must be taken into account. The Committee are of the opinion that further attention must be given to retaining the Dorp Street facade as the primary facade while the Andringa Street facade must be more convincingly treated as the secondary facade. This is a matter of dealing with the resource as a contributor to its immediate and broader context which is the historic core of Stellenbosch rather than only a matter of the material heritage authenticity of the resource itself.
5. The location of the new Andringa Street front door on axis to the courtyard is acknowledged as a useful functional change in planning. However, its design must take into account the points raised at 4 above.

CN

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

Case No: 28107SB0409

This matter was discussed under item 9.3.1.

SB

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

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

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

HELD OVER:

The Committee resolved to undertake a site inspection on Wednesday, 5 August 2026 at 11:00 (KDS, KF, SJ and HB).

SVB

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

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

HELD OVER:

The Committee resolved to undertake a site inspection Thursday, 13 August 2026 at 12:00 (SM, KF, SJ and HB).

CN

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

Case No: 28924EJV0611

HELD OVER:

The Committee resolved to undertake a site inspection Thursday, 13 August 2026 at 11:00 (SM, KF, SJ and HB).

EJV

**12.4 Replacement Structure Evaluation on Erf 168487, 124 Waterkant Street, De Waterkant:
NM
HM / CAPE TOWN METROPOLITAN / CAPE TOWN / ERF 168487**

Case No: HWC24102411CH1122

RECORD OF DECISION:

The Committee resolved to endorse the replacement structure as indicated on drawings numbered 03 – DD – A.1, 03 – DD – A.2, 03 – DD – A.3, 03 – DD – A.4, 03 – DD – A.5, 03 – DD – A.6, 03 – DD – A.7, 03 – DD – A.8, 03 – DD – A.9, 03 – DD – A.10, 03 – DD – A.11 Revision L, and 03 – DD – A.12, 03 – DD – A.13, 03 – DD – A.14, 03 – DD – A.15, 03 – DD – A.16 Revision P, dated 11 June 2026, as prepared by Theo Kruger and Andre Krige from TwoFiveFive Architects.

RB

**12.5 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>

RECORD OF DECISION:

The Committee resolved that there is insufficient heritage significance to warrant the retention of the structure. The application for demolition is approved.

SVB

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

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

Case No: 28508EJV0512

FURTHER REQUIREMENTS:

1. The proposal must be substantially revised to respond more appropriately to the heritage significance, architectural character, spatial qualities and material integrity of the Pius Pahl-designed dwelling.
2. While the Committee has no objection in principle to a double-storey addition above the existing garage, its massing, scale, proportions and architectural expression must be reconsidered to ensure that it remains appropriately subordinate to the existing dwelling and does not overwhelm the low-profile Welgevallen Road elevation.
3. The relationship between the existing building and the new work must be more successfully resolved. The revised proposal must establish a clear yet sensitive distinction between old and new, while responding appropriately to the proportions, compositional logic and architectural language of the original dwelling.

4. All surviving Modernist fabric and Pius Pahl-designed detailing must be retained and appropriately conserved, including the fireplace and chimney, existing timber and steel fenestration, built-in timber joinery (not including bedroom cupboards) and seating, timber ceilings, staircases and balustrades, entrance foyer elements, face-brickwork, off-shutter concrete, characteristic window and skirting details, floor finishes, etc. Where this is not possible an appropriate motivation for alternative to be provided.
5. The revised proposal must be circulated to I&APs for 14 days prior to resubmission to BELCom.

EJV

**13.2 Erf 29077-RE, Corner Campground and Durban - Klipfontein Road - Mowbray Horse Fountain, Mowbray: NM
CAPE TOWN METROPOLITAN / MOWBRAY / ERF 29077-RE**

Case No: HWC23082112SJ0826

RECORD OF DECISION:

The Committee endorsed the submitted Method Statement prepared by Dennes Engineering dated May 2026 for the full restoration of the Mowbray Horse Fountain, and approved the application on the following conditions:

1. All restoration work must be undertaken strictly in accordance with the endorsed Method Statement, with maximum retention and conservation of the fountain's original historic fabric. Any deviation from the endorsed methodology, including the replacement of original components found during the works, must be referred to HWC for approval before implementation.
2. The fountain whether in dismantled or restored form to be kept in safe storage by the applicant throughout the restoration and relocation process.
3. Two closeout reports to be submitted by the applicant to BELCom:
 - a. Closeout of restoration of the fountain itself.
 - b. Closeout on relocation on site.

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.