

**Approved Minutes of the Meeting of Heritage Western Cape
Built Environment and Landscape Permit Committee (BELCom)
Commenced at 08:30 and held on Wednesday, 25 January via
Microsoft Teams**



1. Opening and Welcome

Note: Due to the Chairperson, Mr. Graham Jacobs being unable to attend the meeting, and tendering apologies. Ms Waseefa Dhansay presided over the election of an Acting Chairperson in terms of the rule 12(5) of the Rules of Order and Conduct at Meetings of HWC. The Committee elected Mr Dennis Belter to chair the meeting.

The Acting Chair, Mr Dennis Belter, officially opened the meeting at 08:30 and welcomed everyone present.

2. Attendance

Committee Members:

Mr Dennis Belter (DB)
Ms Helene van der Merwe (HvdM)
Mr Shawn Johnston (SJ)
Prof Walter Peters (WP)

Members of Staff:

Ms Penelope Meyer (PM)
Ms Aneeqah Brown (AB)
Mr Olwethu Dlova (OD)
Ms Waseefa Dhansay (WD)
Ms Cecilene Muller (CM)
Mr Yaseen Samodien (YS)
Ms Khanyisile Bonile (KB)
Ms Chane Herman (CH)
Ms Corne Nortje (CN)
Ms Sneha Jhupsee (SJ)
Mr Robin George (RG)
Mr Thando Zingange (TZ)
Ms Muneerah Solomon (MS)
Ms Ayanda Mdludlu (AM)

Visitors:

Mr Ashley Lillie
Ms Heidi Boise
Mr Kevin Beswick
Ms Lindsay Morris
Ms Cindy Postlethwayt
Ms Adelaide Combrink

Mr Abubaker Ederies
Ms Jacqueline Beswick
Mr James Hallinan
Mr Shameel van der Schyff
Mr Justin Betts
Ms Elize Mendelsohn

Apologies

Mr Graham Jacobs (GJ) (Chair)

Absent

None

4. Approval of Agenda

4.1 Dated 25 January 2023.

The Committee approved the agenda dated 25 January 2023.

5. Approval of Minutes of Previous Meetings

5.1 BELCom Minutes dated 30 November 2022

The Committee reviewed the minutes dated 30 November 2022 and resolved to approve them with minor amendments.

6. Disclosure of conflict of interest:

6.1 Recusals

- DB item 13.6 – SJ agreed to chair the item

7. Confidential Matters

None

8. Administrative Matters

8.1 Outcome of the Appeals and Tribunal Committees

PM reported back on the following appeals matters:

- Proposed redevelopment of Erven 3080 and 3081, 220-222 Upper Buitengracht Street, Bo-Kaap
- Proposed Additions & Alterations and Partial Demolition on Erf 3035, 51 Bryant Street, Bo-Kaap
- Proposed Alterations to the Atlantis on Re of Erf 194, 331A and 331B Beach Road, Bantry Bay

8.2 Report back on Stop Works Orders and Charges:

Nothing to report.

8.2.1 Erf 149294-Re, Union Castle Building, Dock Road, V&A Waterfront

Submission of the Close Out Report related to the site protection works to be requested.

SJ

8.3 Formal Protection of Buildings refused for Demolition

Nothing to report.

8.4 Compulsory Repair Orders follow up

For noting.

8.4.1 Moravian Church management i.t.o. the response for Wupperthal

For noting.

8.4.2 Palace Barracks, Simon's Town

For noting

9. Standing Items

9.1 Report back on Close-Out Reports

Nothing to report.

9.2 Report back on HWC Council Meetings

Nothing to report.

9.3 Discussion of agenda

Noted

9.4 Proposed Site Inspections

- Porterville Museum (CN)
Given the request for assistance by the Museum, the Committee will undertake a site inspection in February 2023, (DB, GJ, SJ, WP, HvDM), pending appointment of the new Committee.
- Proposed Additions and Alterations on Erf 14563, 270 Main Street, Paarl
- Proposed Additions and Alterations on Erf 94992, 101 Kloof Street, Gardens

9.5 Site Inspections Undertaken

- Proposed Additions and Alterations on Erf 7477, 13 Schilpadvlei Road, Constantia
- Proposed Additions and Alterations on Erf 179757, 3 Royal Road, Muizenberg

10. Appointments

None

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 155802, 5 Victoria Road, Foreshore: NM HM/ CAPE TOWN METROPOLITAN/ FORESHORE/ ERF 155802

Case No: 22061315CH1115

Application documents were tabled.

Ms Chane Herman introduced the case.

Mr Ashley Lillie (Heritage practitioner) was present and took part in the discussions.

The matter was not concluded given the technical interruptions.

HELD OVER:

The matter is held over until the next special BELCom meeting to be held on 31st January 2023.

CH

**12.2 Proposed Total Demolition on Erf 688, 32 Belladonna Avenue, Vredehoek: NM
HM/CAPE TOWN METROPOLITAN/VREDEHOEK/ERF 688**

Case No: 20220822CM0822E

Application documents to be tabled.

HELD OVER:

The matter is held over until the next special BELCom meeting to be held on 31st January 2023.

CM

**12.3 Proposed Total Demolition on Erf 45532, 8 Nursery Road, Rondebosch: NM
HM/ CAPE TOWN METROPOLITAN/ RONDEBOSCH/ ERF 45532**

Case No: HWC22102710MS1027

Application documents to be tabled.

HELD OVER:

The matter is held over until the next special BELCom meeting to be held on 31st January 2023.

MS

**12.4 Proposed Total Demolition of Erf 68301, 1 Country Club Road, Kenilworth: NM
HM/CAPE TOWN METROPOLITAN/KENILWORTH/ERF 68301**

Case No: 20073002TZ0831E

Application documents to be tabled.

HELD OVER:

The matter is held over until the next special BELCom meeting to be held on 31st January 2023.

TZ

**12.5 Proposed Total Demolition on Erf 452, 30 Main Road, Hermanus: MA
HM/OVERBERG/OVERSTRAND/HERMANUS/ERF 452**

Case No: 22040410SJ0405E

Revised proposal to be tabled.

HELD OVER:

The matter is held over until the next special BELCom meeting to be held on 31st January 2023.

SJ

**12.6 Proposed Total Demolition on Erf 15098, 8 Coetzee Avenue, Paarl: MA
CAPE WINELANDS / DRAKENSTEIN / PAARL / ERF 15098**

Case No: HWC22112105SJ1123

Application documents to be tabled.

HELD OVER:

The matter is held over until the next special BELCom meeting to be held on 31st January 2023.

SJ

**12.7 Proposed Total Demolition on Remainder Erf 3379, 26 Soetvlei Avenue, Constantia: NM
HM/ CAPE TOWN METROPOLITAN/ CONSTANTIA/ REMAINDER ERF 3379**

Case No: HWC22121913CH1219

Application documents to be tabled.

HELD OVER:

The matter is held over until the next special BELCom meeting to be held on 31st January 2023.

CH

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

**13.1 Proposed Additions and Alterations on Erf 13677, 103 Upper Balfour Street, Salt River: MA
HM/ CAPE TOWN METROPOLITAN/ SALT RIVER/ ERF 13677**

Case No: 22031803AM0322

Application documents to be tabled.

HELD OVER:

The matter is held over until the next special BELCom meeting to be held on 31st January 2023.

AM

**13.2 Proposed Additions and Alterations on Erf 165350, 21 Sussex Road, Observatory: NM
HM/ CAPE TOWN METROPOLITAN/ OBSERVATORY / ERF 165350**

Case No: HWC22110904CN1114

Application documents to be tabled.

HELD OVER:

The matter is held over until the next special BELCom meeting to be held on 31st January 2023.

CN

**13.3 Proposed Additions and Alterations on Erf 116120, 36C Burg Street, Cape Town: NM
HM/ CAPE TOWN METROPOLITAN/ CAPE TOWN CBD / ERF 116120**

Case No: HWC22112213CN1123

Application documents to be tabled.

HELD OVER:

The matter is held over until the next special BELCom meeting to be held on 31st January 2023.

CN

**13.4 Proposed Additions and Alterations on Erf 131320 ,16 Roberts Road, Woodstock: NM
HM/ CAPE TOWN METROPOLITAN/ WOODSTOCK / ERF 131320**

Case No: HWC22112210CN1122

Application documents to be tabled.

HELD OVER:

The matter is held over until the next special BELCom meeting to be held on 31st January 2023.

CN

**13.5 Proposed Additions and Alterations on Erf 4849, Ryneveld Street, Unit 112, Protea Hof
Complex, Stellenbosch: NM
HM/ CAPE WINEANDS / STELLENBOSCH / ERF 131320**

Case No: HWC22112202CN1122

Application documents to be tabled.

HELD OVER:

The matter is held over until the next special BELCom meeting to be held on 31st January 2023.

CN

**13.6 Proposed Additions and Alterations on Erf 14563, 270 Main Street, Paarl: NM
HM/CAPE WINELANDS/ DRAKENSTEIN/PAARL/ERF 14563**

Case No: HWC22111801KB1121

Application documents were tabled.

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection on Friday, 27 January 2023 at 11:30 (DB, WP, SJ and HvdM).

KB

**13.7 Proposed Additions and Alterations on Erf 3505, 9 St Johns Estate, Oranjezicht: NM
HM/ CAPE TOWN METROPOLITAN/ ORANJEZITCH/ ERF 3505**

Case No: HWC22111806KB1121

Application documents to be tabled.

HELD OVER:

The matter is held over until the next special BELCom meeting to be held on 31st January 2023.

KB

**13.8 Proposed Additions and Alterations on Erf 45, 8 Onsebaai, Kleinbaai: NM
HM/OVERBERG/ ONSEBAAI/KLEINBAAI/ERF 45**

Case No: HWC22111102KB1115

Application documents to be tabled.

HELD OVER:

The matter is held over until the next special BELCom meeting to be held on 31st January 2023.

KB

**13.9 Proposed Additions and Alterations on Old Power Station & Pump House Building, Dock Road,
V&A Waterfront: MA
HM / CAPE TOWN METROPOLITAN / WATERFRONT / ERF 149294-RE**

Case No: HWC22110105SJ1102

Application documents to be tabled.

HELD OVER:

The matter is held over until the next special BELCom meeting to be held on 31st January 2023.

SJh

**13.10 Proposed Additions and Alterations on 3 Royal Road, Muizenberg: MA
HM / CAPE TOWN METROPOLITAN / MUIZENBERG / ERF 179757**

Case No: HWC22100311SJ1107

Site inspection report to be tabled.

HELD OVER:

The matter is held over until the next special BELCom meeting to be held on 31st January 2023.

SJh

**13.11 Proposed Additions and Alterations on Erf 28910, 23 Koning Street, Paarl: NM
HM/CAPE WINELANDS/DRAKENSTEIN/PAARL/ERF 28910**

Case No: HWC22102503TZ1101

Application documents to be tabled.

HELD OVER:

The matter is held over until the next special BELCom meeting to be held on 31st January 2023.

TZ

**13.12 Proposed Additions and Alterations on Erf 1740, 39 High Level Road, Green Point: NM
HM / CAPE TOWN METROPOLITAN / GREEN POINT / ERF 17973**

Case No: HWC22110401KB1104

Application documents to be tabled.

HELD OVER:

The matter is held over until the next special BELCom meeting to be held on 31st January 2023.

KB

**13.13 Proposed Additions and Alterations on Erf 7477, 13 Schilpadvlei Road, Constantia: MA
HM/ CAPE TOWN METROPOLITAN/ CONSTANTIA/ ERF 7477**

Case No: 22092303RG0923E

Site Inspection report to be tabled.

HELD OVER:

The matter is held over until the next special BELCom meeting to be held on 31st January 2023.

RG

**13.14 Proposed Additions and Alterations on Erf 4118, 261 Bree Street, Gardens: NM
HM / CAPE TOWN METROPOLITAN / GARDENS/ ERF 4118**

Case No: 22030901MS0317E

Application documents to be tabled.

HELD OVER:

The matter is held over until the next special BELCom meeting to be held on 31st January 2023.

MS

**13.15 Proposed Additions and Alterations on Erf 51664, 136 Milner Road, Claremont: NM
HM / CAPE TOWN METROPOLITAN / CLAREMONT/ ERF 51664**

Case No: HWC2112310MS1125

Application documents to be tabled.

HELD OVER:

The matter is held over until the next special BELCom meeting to be held on 31st January 2023.

MS

**13.16 Proposed additions and alterations on Erf 12193, 192 Main Road, Hermanus: NM
HM/ OVERSTRAND/ OVERBERG/ HERMANUS/ ERF 12193**

Case No: HWC22120808MS1208

Application documents to be tabled.

HELD OVER:

The matter is held over until the next special BELCom meeting to be held on 31st January 2023.

MS

**13.17 Proposed Additions and Alterations on Erf 94992, 101 Kloof Street, Gardens: NM
HM/CAPE TOWN METROPOLITAN/GARDENS/ERF 94992**

Case No: 22092201KB0922E

Application documents to be tabled.

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection on Friday, 27 January 2023 at 13:30 (DB, WP, SJ and HvdM).

KB

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 Proposed Conservation Management Plan of Drostdy Museum Complex, Swellendam: NM HM/OVERBERG/SWELLENDAM/ERF 2920

Case No: None

Conservation Management Plan documents to be tabled.

HELD OVER:

The matter is held over until the next special BELCom meeting to be held on 31st January 2023.

TZ

20 OTHER MATTERS

20.1 Due to unforeseen circumstances causing interruptions in the operating of the Committee scheduled to take place on Wednesday 25 January 2023 has been postponed. The matters that were due to be tabled will be heard at a special BELCom meeting next week. To ensure that there are no unforeseen technical interruptions this meeting will be hosted in person. The meeting is open to all parties wishing to attend. The meeting will be held on Tuesday 31 January 2023 in the first-floor boardroom Protea Assurance Building, Green Market Square.

21. NON-COMPLIANCE

21.1 None

22. ADOPTION OF RESOLUTIONS AND DECISIONS

23. CLOSURE

The meeting closed at 10:15

24 DATE OF NEXT MEETING:

31 January 2023

MINUTES APPROVED AND SIGNED BY:

CHAIRPERSON _____

DATE _____

SECRETARY _____

DATE _____