

**Approved Minutes of the Meeting of Heritage Western Cape  
Built Environment and Landscape Permit Committee (BELCom)**

**Commenced at 08:30 and held on Wednesday, 30 June 2021 via  
Microsoft Teams**



**1. Opening and Welcome**

The Chair, Mr Graham Jacobs, officially opened the meeting at 08:30 and welcomed everyone present.

**2. Attendance**

**Committee Members:**

Mr Graham Jacobs (GJ) (Chair)  
Mr Dennis Belter (DB)  
Mr Shawn Johnston (SJ)  
Prof Walter Peters (WP)  
Ms Mishkah Collier  
Ms Helene van der Merwe (HvdM)

**Members of Staff:**

Ms Waseefa Dhansay (WD)  
Ms Cathy-Ann Potgieter (CAP)  
Ms Stephanie Barnardt (SB)  
Mr Olwethu Dlova (OD)  
Ms Zikhona Sigonya-Ndongeni (ZSN)  
Ms Ayanda Mdludlu (AM)  
Ms Mureerah Solomon (MS)  
Ms Nosiphiwo Tafeni (NT)  
Ms Xola Mlwandle (XM)  
Ms Penelope Meyer (PM)  
Ms Khanyisile Bonile (KB)

**Visitors:**

Ms Anthea Leonsins  
Mr Richard Summers  
Mr Danny Prinsloo  
Ms Berendine Irrgang  
Ms Anissia Kirney  
Mr Gary Gibble  
Ms Lize Malan  
Mr Helet Merkling  
Mr Gary George

Mr Mike Scurr  
Mr Philip Smith  
Mr Roger Bagshaw  
Mr Brain Swart  
Dr Stephen Townsend  
Ms Anissia Botha  
Mr Tertius Kruger  
Mr Deon Redman  
Mr Henry Aikman

**3. Apologies**

None

**Absent**

None

**4. Approval of Agenda**

**4.1 Dated 30 June 2021.**

The Committee approved the agenda dated 30 June 2021.

## **5. Approval of Minutes of Previous Meetings**

### **5.1 BELCom Minutes dated 10 June 2021**

The Committee reviewed the minutes dated 10 June 2021 and resolved to approve the minutes with minor amendments.

## **6. Disclosure of conflict of interest:**

### **6.1 Recusals**

- MS: items 11.1 and 13.5
- GJ: items 13.4 and 13.13

## **7. Confidential Matters**

See attached minutes

## **8. Administrative Matters**

### **8.1 Outcome of the Appeals and Tribunal Committees**

CAP provided the Committee with a report back on the outcomes of the following Appeals:

- Proposed Alterations and Additions, Erf 768, Clydebank Road, Green Point. CT. S 34, A&A
- Proposed Alterations and Additions, Erf 1444, 24 Davenport Road, Vredehoek, CI 34, A&A
- Letter Issued In terms of Section 51(1)(C) of the NHRA regarding illegal work on Erf 3083, 226 Buitengracht Street, Bo-Kaap
- Proposed Alterations and Additions, Erf 55, 850 Church Street, Elim. S27
- Notification of Intent to Develop: Proposed Rezoning on Erf 7614, Knysna. S38(11)

### **8.2 Report back on Stop Works Orders and Charges:**

- Erven 15594, 87311, 85952, 3 Royal Road, Muizenberg, Cape Town

### **8.3 Formal Protection of Buildings refused for Demolition**

Nothing further to report.

### **8.4 Proposed additions and alterations, Erven 155994 & 87311-RE 85352, 3 Royal Road, Muizenberg**

#### **HELD OVER:**

Due to the fact that the weather has seriously impacted connectivity which affected the Committee's ability to properly hear representations from the parties, this item is postponed to the meeting of 15th of July 2021.

**SB**

## **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**

- Proposed Additions and Alterations, Erf 2291,21 Dal Road, Camps Bay

## **9.5 Site Inspections Undertaken**

- Proposed Total Demolition, Erf 334, 21 Victoria Road, Bantry Bay
- Proposed Additions and Alterations on Erf 41855, 129 Main Road Street, Paarl
- Proposed Additions and Alterations on Erf 3774, 12 Pontac Street, Paarl

## **10. Appointments**

None.

## **MATTERS DISCUSSED**

### **11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS**

#### **11.1 Proposed Additions and Alterations, Erf 87011- Re 192, Main Road, Muizenberg: NM HM/CAPE TOWN METROPOLITAN/MUIZENBERG/ ERF 87011**

**Case No:** 21042303XM0603E

#### **HELD OVER:**

Due to the fact that the weather has seriously impacted internet connectivity which affected the Committee's ability to properly hear representations from the parties, this item is postponed to the meeting of 15th of July 2021.

**XM**

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

#### **12.1 Proposed Total Demolition, Erf 334, 21 Victoria Road, Bantry Bay: NM HM/CAPE TOWN METROPOLITAN/BANTRY BAY/ERF 334**

**Case No:** 21030408XM0422E

Ms Anthea Leonsins (applicant), Mr Mike Scurr (architect) and Mr Richard Summers (attorney) were present.

#### **HELD OVER:**

The matter was deferred and will be tabled at the next BELCom meeting to be held on 15 July 2021.

**XM**

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

**13.1 Proposed Additions and Alterations on Erf 41855, 129 Main Road, Paarl: NM HM/DRAKENSTEIN/PAARL/ERF 41855**

**Case No:** KB0513E

**HELD OVER:**

Due to the fact that the weather has seriously impacted connectivity which affected the Committee's ability to properly hear representations from the parties, this item is postponed to the meeting of 15th of July 2021.

**KB**

**13.2 Proposed Additions and Alterations on Erf 3774, 12 Pontac Street, Paarl: NM HM/DRAKENSTEIN/PAARL/ERF 3774**

**Case No:** 21050307KB0514E

**HELD OVER:**

Due to the fact that the weather has seriously impacted connectivity which affected the Committee's ability to properly hear representations from the parties, this item is postponed to the meeting of 15th of July 2021.

**KB**

**13.3 Proposed Additions and Alterations, Erven 439, 440 & 442, 47 & 49 Napier Street & 13 Jarvis Street, The Village Lodge, De Waterkant: MA HM/ CAPE TOWN METROPOLITAN/ DE WATERKANT/ ERVEN 439, 440 & 442**

**Case No:** 19080507LB0807E

**HELD OVER:**

Due to the fact that the weather has seriously impacted connectivity which affected the Committee's ability to properly hear representations from the parties, this item is postponed to the meeting of 15th of July 2021.

**SB**

**13.4 Proposed Partial Demolition, Addition and Alterations at Erf 155675, 232 Sir Lowry Road, Woodstock: MA  
HM/CAPE TOWN METROPOLITAN/WOODSTOCK/ERF 155675**

**Case No:** 19030505HB0603E

**HELD OVER:**

Due to the fact that the weather has seriously impacted connectivity which affected the Committee's ability to properly hear representations from the parties, this item is postponed to the meeting of 15th of July 2021.

**WD**

**13.5 Proposed Additions and alterations on Erf 56309, 6 Paradise View, Claremont: MA  
HM/CAPE METROPOLITAN/CLAREMONT/ERF 56309**

**Case No:** 20112412KB1209E

**HELD OVER:**

Due to the fact that the weather has seriously impacted connectivity which affected the Committee's ability to properly hear representations from the parties, this item is postponed to the meeting of 15th of July 2021.

**SB**

**13.6 Proposed Additions and Alterations, Erf 2486, George Road, Wilderness, George: NM  
HM/EDEN/GEORGE/ERF 2486**

**Case No:** 21052006XM0527E

**HELD OVER:**

Due to the fact that the weather has seriously impacted connectivity which affected the Committee's ability to properly hear representations from the parties, this item is postponed to the meeting of 15th of July 2021.

**XM**

**13.7 Proposed Additions and Alterations, Erf 31888, 376 Main Road, Paarl: NM  
HM/CAPE WINELANDS / DRAKENSTEIN/PAARL/ERF 31888**

**Case No:** 21052006XM0527E

**HELD OVER:**

Due to the fact that the weather has seriously impacted connectivity which affected the Committee's ability to properly hear representations from the parties, this item is postponed to the meeting of 15th of July 2021.

**XM**

**13.8 Proposed Additions and Alterations, Erven 982, 974, 978, 108 St George's Street, Simons Town: NM  
HM/ CAPE TOWN METROPOLITAN / SIMONS TOWN / ERVEN 982, 974, 978**

**Case No:** 21031106SB0609E

Application documents were tabled.

Ms Stephanie Barnardt introduced the case.

Mr Philip Smith (CoCT), Mr Gary Gible (GCUBED Property Services) and Ms Anissia Botha (manager of the property) were present and took part in the discussions.

**FURTHER REQUIREMENTS:**

HWC cannot condone unauthorised work. It can only approve work that has yet to commence.

The Committee notes that the applicant intends to undertake the remedial work including replacements on a like for like basis where such replacements are necessary. Given the significance of the building, it is particularly important that the proposed work is of a nature that heritage significance will in fact not be negatively impacted. Consequently, the Committee requires that the work be monitored by an appropriately qualified and experienced heritage architect to the approval of HWC. The heritage architect will be required to do the following amongst others:

1. Prepare an accurate record of the structure in its current state identifying elements to be retained, elements to be removed and reinstated, and elements to be replaced.
2. Ensure that all elements to be retained are properly protected and that elements to be replaced are accurate reflections of what previously existed.

The work in no.1 above to be submitted to HWC with a method statement for the work yet to be completed; all for HWC's approval before proceeding further. The heritage architect will be required to submit a closeout report to HWC within 30 days of practical completion.

**SB**

**13.9 Proposed Additions and Alterations, Erf 111, 35 Dennehof Street, Riebeeck West: MA  
HM/WEST COAST/SWARTLAND/ RIEBEEK WEST/ERF 111**

**Case No:** 21050313KB0504E

**HELD OVER:**

Due to the fact that the weather has seriously impacted connectivity which affected the Committee's ability to properly hear representations from the parties, this item is postponed to the meeting of 15th of July 2021.

**KB**

**13.10 Proposed Additions and Alterations, Erf 2291,21 Dal Road, Camps Bay: MA  
HM/CAPE TOWN METROPOLITAN/ CAMPS BAY/ERF 2291**

**Case No:** 20071608KB0303E

**FURTHER REQUIREMENTS:**

The Committee resolved to undertake a site inspection on Wednesday, 7 July 2021 at 15:00 (GJ, WP, HvdM, MC and DB).

**KB**

**13.11 Proposed Additions and Alterations, Erf 178,32 Church Street, Tulbagh: MA  
HM/CAPE WINELANDS/ WITZENBERG/ TULBAGH/ERF 178**

**Case No:** 21041906KB0506E

**HELD OVER:**

Due to the fact that the weather has seriously impacted connectivity which affected the Committee's ability to properly hear representations from the parties, this item is postponed to the meeting of 15th of July 2021.

**KB**

**13.12 Proposed Additions and Alterations, Erf 19240, 1 Squirrels Road, Land en Zeezicht  
Estate, Somerset West: NM  
HM/SOMERSET WEST/ERF 192040**

**Case No:** 21051913KB0524E

**HELD OVER:**

Due to the fact that the weather has seriously impacted connectivity which affected the Committee's ability to properly hear representations from the parties, this item is postponed to the meeting of 15th of July 2021.

**KB**

**13.13 Proposed Additions and Alterations, Estate Mobile Bottling Farm, Farm 1796,1 Olyven  
Road, Wellington: NM  
HM/CAPE WINELANDS/ DRAKENSTEIN/ WELLINGTON/FARM 1796**

**Case No:** 20081209KB0818E

**HELD OVER:**

Due to the fact that the weather has seriously impacted connectivity which affected the Committee's ability to properly hear representations from the parties, this item is postponed to the meeting of 15th of July 2021.

**KB**

**13.14 Proposed Alterations and Additions, Erf 1468, 13 Florida Road, Vredehoek: MA  
HM/CAPE TOWN METROPOLITAN/VREDEHOEK/ ERF 1468**

**Case No:** 21030410XM0430E

**HELD OVER:**

Due to the fact that the weather has seriously impacted connectivity which affected the Committee's ability to properly hear representations from the parties. This item is postponed to the meeting of 15th of July 2021.

**XM**

**13.15 Proposed Alterations and Additions, Erf 90017, 173A Main Road, Kalk Bay: MA  
HM/CAPE TOWN METROPOLITAN/KALK BAY/ERF 90017**

**Case No:** 21051709XM0518E

**HELD OVER:**

Due to the fact that the weather has seriously impacted connectivity which affected the Committee's ability to properly hear representations from the parties, this item is postponed to the meeting of 15th of July 2021.

**XM**

**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 Erf 16190, 84 Fenton Road, Dryden Street Primary, Salt River: MA  
HM/CAPE TOWN METROPOLITAN/SALT RIVER/ERF16190**

**Case No:** 20110907WD1109E

**HELD OVER:**

Due to the fact that the weather has seriously impacted connectivity which affected the Committee's ability to properly hear representations from the parties, this item is postponed to the meeting of 15th of July 2021.

**WD**

**20 OTHER MATTERS**

**20.1** None

**21. NON-COMPLIANCE**

**21.1** None

**22. ADOPTION OF RESOLUTIONS AND DECISIONS**

The Committee resolved to adopt the resolutions and decisions as minuted.

**23. CLOSURE**

The meeting closed at 11:30

**24 DATE OF NEXT MEETING:**

15 July 2021

**MINUTES APPROVED AND SIGNED BY:**

**CHAIRPERSON** \_\_\_\_\_

**DATE** \_\_\_\_\_

**SECRETARY** \_\_\_\_\_

**DATE** \_\_\_\_\_