

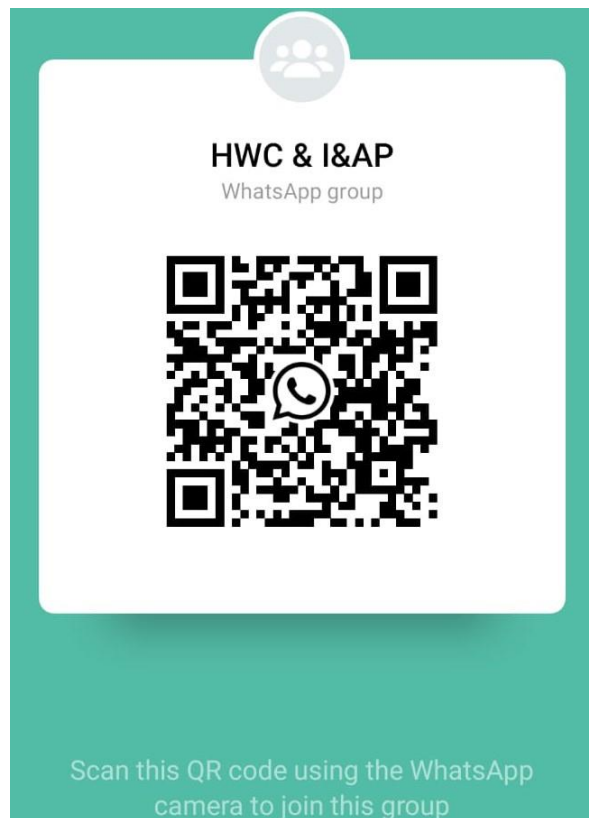


# MEETING OF HERITAGE WESTERN CAPE'S BUILT ENVIRONMENT AND LANDSCAPE PERMIT COMMITTEE (BELCOM) DATE: FRIDAY, 6 DECEMBER 2024 TIME: 08:30

The meeting will be held online via *Microsoft Teams* (<https://teams.microsoft.com/downloads>)

To be a participant in the meeting, kindly email the agenda item number and the contact details (email address and cellphone number) of the attendee to [ceoheritage@westerncape.gov.za](mailto:ceoheritage@westerncape.gov.za) no later than 24hrs ahead of the scheduled meeting.

In order to be updated with agenda proceedings, please use the following QR code or link to access the HWC *Whatsapp* group on the day:



Follow this link to join the WhatsApp group:  
<https://chat.whatsapp.com/IJzuikP4jtt4fmPW7fA5X6>

**It is your responsibility to join the respective group to be kept up to date on the meeting proceedings – HWC officials will not be contacting individuals in order to advise them when to join.**

# RULES FOR HERITAGE WESTERN CAPE COUNCIL & COMMITTEE MEETINGS



- 1) **Engage in productive discussions:** The Chairperson will guide the meeting, and all questions and comments must be directed through the Chairperson, who will give permission to speak.
- 2) **Respect the time limit:** Parties should limit their oral representations to the time set by the Chairperson, unless the committee agrees to extend the period.
- 3) **Stay focused on the topic:** The members of the committee have already familiarized themselves with the written representations, so there's no need to repeat this information. The Chair will ask parties to focus on new information.
- 4) **Ask and answer of questions:** Members of the committee may ask questions to parties, and all responses should be made through the Chair.
- 5) **Maintain a positive atmosphere:** No cross-examination of parties by other parties is allowed, and parties should refrain from repeating information, using unbecoming language, making irrelevant or personal attacks, and focus on the heritage merits of the matter.
- 6) **Show proper conduct:** If an individual engages in misconduct, obstructs the business of a meeting, declines to withdraw any expression when asked to do so by the Chair, indulges in repetition, unbecoming language or remarks, or commits any breach of the rules, the Chair may direct them to behave properly.
- 7) **Respect the chair's decision:** If a member or non-member disregards the Chair's directions, the Chair may ask them to leave the meeting for a specified period or have them removed from the meeting.
- 8) **Encourage good behavior:** If the Chair fails to act, any member may move a motion to require the Chair to enforce proper behavior.
- 9) **Follow the Code of Conduct:** The entire Code of Conduct applies to all HWC meetings, and everyone should be mindful of their behavior and language.
- 10) **Let's work together:** The Heritage Western Cape Committee Meetings are an opportunity to work together towards building social cohesion. Let's work towards a productive and respectful meeting.

AGENDA					
Item	Case No	Subject	Reference	Case Officer	Matter
1	<b>Opening</b>				
2	<b>Attendance</b>				
3	<b>Apologies</b>				
4	<b>Approval of the agenda</b>				
4.1	Dated 6 December 2024				
5	<b>Approval of the previous minutes</b>				
5.2	Dated 23 October 2024				
6	<b>Disclosure of conflict of interest and acceptance of the code of conduct</b>				
6.1	Rescusals				
7	<b>Confidential Matters</b>				
8	<b>Administration Matters</b>				
8.1	Outcome of the Appeals and Tribunal Committees				
8.2	Report back on Stop Works Orders and Charges				
8.3	Formal Protection of Buildings refused for Demolition				
8.4	Compulsory Repair Orders follow up				
8.5	Erf 6314 (Portion of Erf 2751), Ou Landbousaal, 1 Noordwal-Wes Road, Stellenbosch (HWC24061201SJ0612): Johann Bester				
8.6	Casa Maris Estate CMP (X111019JB17) (SB)				
8.7	Erf 334, 21 Victoria Road, Bantr Bay (PM)				
9	<b>Standing Items</b>				
9.1	Report back on Closeout Reports				
9.1.1	18120514HB0306E	Erf 177506, Stonehenge, 36 Main Road, St James	HM / CAPE TOWN METROPOLITAN / ST JAMES / ERF 177506	Sneha Jhupsee	Matter Arising
9.1.2	19102335SB1106E	8 Cheviots Place, Green Point, CT	HM / CAPE TOWN METROPOLITAN / GREEN POINT / ERF 754	Stephanie Barnardt	Matter Arising
9.2	Report back on Council Meetings				
9.3	Discussion of Agenda				
9.4	Proposed Site Inspections				
9.5	Site Inspections Undertaken				
10	<b>Appointments</b>				
10.1	None				
<b>MATTERS TO BE DISCUSSED</b>					
<b>PROVINCIAL HERITAGE SITE: SECTION 27 PERMIT APPLICATIONS</b>					
<b>TIME SLOT: 09:00 - 09:20</b>					
11.1	HWC24092613SJ0927	Unauthorised Addition on Farm 744-Re, Marquee, Vergelegen Estate, Lourensford Road, Somerset West	HM / CAPE TOWN METROPOLITAN / SOMERSET WEST / FARM 744-RE	Sneha Jhupsee	Matter Arising
<b>TIME SLOT: 09:20 - 09:40</b>					
11.2	HWC24081920CN0819	Proposed Additions and Alterations on Erf 4849, 82 Ryneveld Street (Section 2), Stellenbosch	HM / CAPE WINELANDS / STELLENBOSCH / ERF 4849	Corne Nortje	Matter Arising
<b>TIME SLOT: 09:40 - 10:00</b>					
11.3	HWC24100901CH1011	Proposed Additions and Alterations on Farm 34, Elsenburg, Muldersvlei Road, Stellenbosch	HM/ CAPE WINELANDS/ STELLENBOSCH/ FARM 34	Chane Herman	New Matter
<b>STRUCTURES OLDER THAN 60 YEARS: SECTION 34 PERMIT FOR TOTAL DEMOLITION</b>					
Item	Case No	Subject	Reference	Case Officer	Matter
<b>TIME SLOT: 10:00 - 10:20</b>					
12.1	HWC24091804EJV0818	Proposed Total Demolition on Erf 1061 RE, 12 Main Road, Hout Bay	HM / CAPE TOWN METROPOLITAN / HOUT BAY / ERF 1061 RE	Emily-Jane Vowles	Matter Arising
<b>STRUCTURES OLDER THAN 60 YEARS: SECTION 34 PERMIT FOR TOTAL DEMOLITION</b>					
<b>TIME SLOT: 10:20 - 10:40</b>					

12.2	HWC24092610SB0930	Proposed Total Demolition on Erven 340, 341-RE, 10 & 12 Braemar Road, Green Point,	HM / CAPE TOWN METROPOLITAN / GREEN POINT / ERVEN 340, 341-RE	Stephanie Barnardt	New Matter
<b>TIME SLOT: 10:40 - 11:00</b>					
12.3	HWC24092610CN0927	Proposed Total Demolition on Erf 158504, 2 Lyle Road, Rosebank	HM / CAPE TOWN METROPOLITAN / ROSEBANK / ERF 158504	Corne Nortje	New Matter
<b>TIME SLOT: 11:00 - 11:20</b>					
12.4	HWC24031207CN0411	Proposed Total Demolition on Erf 19, via R301, Bainskloof	HM / CAPE WINELANDS / DRAKENSTEIN / BAINSKLOOF / ERF 19	Corne Nortje	Matter Arising
<b>TIME SLOT: 11:20 - 11:40</b>					
12.5	HWC23101820CN1020	Proposed Total Demolition on Erf 510, 7 Cavalcade Road, Green Point	HM / CAPE TOWN METROPOLITAN / GREEN POINT / ERF 510	Corne Nortje	Matter Arising
<b>13</b>	<b>STRUCTURES OLDER THAN 60 YEARS: SECTION 34 PERMIT FOR PARTIAL DEMOLITION/ ALTERATIONS AND ADDITIONS</b>				
<b>Item</b>	<b>Case No</b>	<b>Subject</b>	<b>Reference</b>	<b>Case Officer</b>	<b>Matter</b>
<b>TIME SLOT: 11:40 - 12:00</b>					
13.1	HWC24041001SJ0409	Proposed Additions & Alterations on Erf 3236, 154 Bree Street, Cape Town	HM / CAPE TOWN METROPOLITAN / CAPE TOWN CITY CENTRE / ERF 3236	Sneha Jhupsee	Matter Arising
<b>TIME SLOT: 12:00 - 12:20</b>					
13.2	HWC24102411CH1125	Proposed Additions and Alterations on Erf 168487, 124 Waterkant Street, De Waterkant	HM/ CAPE TOWN METROPOLITAN/ DE WATERKANT/ ERF 168487	Chane Herman	New Matter
<b>LUNCH TIME SLOT: 12:20 - 12:40</b>					
<b>TIME SLOT: 12:40 - 13:00</b>					
13.3	HWC24100916CH1011	Proposed Additions and Alterations on Erf 1397, 19 Van Riebeeck Street, Stellenbosch	HM/ CAPE WINELANDS/ STELLENBOSCH/ ERF 1397	Chane Herman	New Matter
<b>TIME SLOT: 13:00 - 13:20</b>					
13.4	HWC23100223KB0116	Proposed Additions and Alteration on Erf 501, 8 Long Street, McGregor	HM/CAPE WINELANDS/LANGEBERG/MCGREGOR/ERF 501	Stephanie Barnardt	New Matter
<b>TIME SLOT: 13:00 - 13:20 - 13:40</b>					
13.5	HWC24022305SB0319	Proposed Additions and Alteration on Erf 232, 134 Beach Road, Gordons Bay	HM/CAPE TOWN METROPOLITAN/GORDONS BAY/ERF 232	Stephanie Barnardt	Matter Arising
<b>TIME SLOT: 13:40 - 14:00</b>					
13.6	HWC22053008CH0815	Proposed Additions and Alterations on Portions 4 & 6 of Farm 100, Morgenhof Wine Estate, Stellenbosch (Draft Mitigation Agreement)	HM/ CAPE WINELANDS/ STELLENBOSCH/ PORTIONS 4 AND 6 OF FARM 100	Chane Herman	Matter Arising
<b>TIME SLOT: 14:00 - 14:20</b>					
13.7	19051708AS0517E	Proposed Restorations on Erf 5943, 8 Thomas Street, Simons Town	HM/CAPE TOWN METROPOLITAN/SIMONS TOWN/ERF 5943	Chane Herman	Matter Arising
<b>TIME SLOT: 14:20 - 14:40</b>					
13.8	HWC24093011RB0930	Proposed Additions and Alterations on Erf 12907, 27 Walmer Road, Woodstock, Cape Town	HM/CAPE TOWN METROPOLITAN/WOODSTOCK/ERF 12907	Ruan Brand	New Matter
<b>TIME SLOT: 14:40 - 15:00</b>					
13.9	HWC SJ	Unauthorised Work on Erf 15292, Salt River Market, 15 Voortrekker Road, Salt River	HM / CAPE TOWN METROPOLITAN / SALT RIVER / ERF 15292	Sneha Jhupsee	New Matter
<b>14</b>	<b>HERITAGE AREAS: SECTION 31 APPLICATIONS</b>				
<b>Item</b>	<b>Case No</b>	<b>Subject</b>	<b>Reference</b>	<b>Case Officer</b>	<b>Matter</b>
14.1	None				
<b>15</b>	<b>PROVINCIAL PROTECTION: SECTION 29 PERMIT</b>				
<b>Item</b>	<b>Case No</b>	<b>Subject</b>	<b>Reference</b>	<b>Case Officer</b>	<b>Matter</b>
15.1	None				

16	PROVINCIAL PROTECTION: SECTION 29 REFUSAL				
Item	Case No	Subject	Reference	Case Officer	Matter
16.1	None				
17	HERITAGE REGISTER: SECTION 30 PROCESS				
Item	Case No	Subject	Reference	Case Officer	Matter
17.1	None				
18	PUBLIC MONUMENTS & MEMORIALS: SECTION 37 PROCESS				
Item	Case No	Subject	Reference	Case Officer	Matter
18.1	None				
19	REQUEST FOR OPINION / ADVICE				
Item	Case No	Subject	Reference	Case Officer	Matter
19.1	None				
20	OTHER				
Item	Case No	Subject	Reference	Case Officer	Matter
20.1	None				
21	ADOPTION OF DECISIONS AND RESOLUTIONS			Formal adoption of decisions and resolutions taken at the meeting	
22	DATE OF NEXT MEETING			27-Jan-25	
23	CLOSURE				