iLifa leMveli leNtshona Koloni
Erfenis Wes-Kaap
Heritage Western Cape

FINAL MINUTES THE MEETING OF HERITAGE WESTERN CAPE, APPEALS COMMITTEE HELD ON WEDNESDAY, 3RD SEPTEMBER 2025, MICROSOFT TEAMS, AT 08:30

1. Opening and Welcome
The Chairperson, Mr Gregory Ontong, officially opened the meeting at 08:36 and welcomed everyone present.

2. Attendance

Committee Members:
Mr Gregory Ontong (GO)
Ms Corlie Smart (CS)
Dr Andre van Graan (AvG)
Ms Claire Abrahamse (CA)
Mr Mike Scurr (MSc)

Members of Staff:
Ms Nosiphiwo Tafeni (NT)
Ms Penelope Meyer (PM)
Ms Colette Scheermeyer (CSc)
Ms Sneha Jhupsee (SJ)
Ms Chiara Singh (CSI)
Ms Chané Herman (CH)
Ms Stephanie Barnardt (SB)
Emily Vowles (EJV)
Ms Sofia Vy Menell Briel (SVMB)
Mr Ruan Brand (RB)
Ms Xola Mlwandle (XM)
Mr Jonathan Windvogel (JW)

Visitors:
Ms Annemie Vermeulen
Ms Claire Erasmus
Mr Annemie Kotze
Mr David Gibbs
Ms Lize Malan

3. Apologies
None

4. Acceptance of the Code of Conduct
Members re-affirmed their commitment to the Code of Conduct

5. Approval of Agenda dated 3rd September 2025.
5.1 The Committee resolved to approve the agenda dated 3rd September 2025. CA moved to adopt the approval of the agenda and CS seconded.

6. Disclosure and Conflicts of Interest
6.1 None

7. Approval previous of Minutes dated 2nd July 2025
7.1 The Committee resolved to approve the Minutes dated 2nd July 2025. CS moved to adopt the approval of the minutes and AvG seconded.

8. Confidential Matters
Appointment of additional member.

9. Administrative Matters

9.1 Outcome of the Tribunal and Recent Court Decisions

PM

9.2 Report back from HWC Council

None.

9.3 Site Visits undertaken/Site Inspection Report(s)

9.3.1 None

9.4 Potential Site Visit

9.4.1 None

9.5 Discussion of attendance at any upcoming Tribunal meetings

9.5.1 C.S is to attend Napier Inventory matter to be heard on the 12th September 2025.

9.5.2 G.O is to attend the Erf 922, 34 Durbanville Avenue, Durbanville matter to be heard on 26 September.

9.6 Discussion of the Agenda

9.6.1 None

9.7 Appointments

9.7.1 None

MATTERS TO BE DISCUSSED

10 Matters Arising

10.1 **Proposed Additions and Alterations on Erf 1397, Bonne Esperance Boutique Guest House, 19 Van Riebeeck Street, Stellenbosch.**
HM/CAPE WINELANDS/STELLENBOSCH/ERF 1397
Case No: HWC24100916CH1011

Appeal against BELCom's decision.

Ms Chané Herman introduced the item.

A site inspection was previously undertaken by the Committee members on the 23rd of May 2025.

Ms Annemie Vermeulen, Mr David Gibbs and Ms Claire Erasmus, were present and took part in the discussion

DISCUSSION

- The item was previously heard at the Appeals Committee meeting of the 2nd of July 2025.
- The Committee had the following further requirements:
  In order to mitigate impacts to the relationship of the Victorian villa to its garden and street edge, the committee requires a landscape plan prepared by a landscape architect for the front garden showing:
  a. Minimal destruction of the greenery (vegetation) in front of the house;
  b. The retention of all mature trees; and
  c. An indication of the materiality of hard surfacing and edge conditions.

In order to achieve this, the respondent must explore the reduction of the parking requirement(s).

- The landscape plan prepared by David Gibbs was submitted, and the requirements were met.

DECISION
The appeal is upheld.

The Committee commends the applicant and the interested and affected parties for their active participation and engagement on the proposal

The decision of BELCom is replaced with the following:

1. The Committee approves the following plans as per the drawings:
   1.1 SDP as prepared by 2AD Space Architects, dated 21 July 2025, drawing number: SDP-24-07.
   1.2 Landscape plans as prepared by David Gibbs, dated 4th August 2025, drawing number: DG VRS-WS3-LDP-301, Revision A.
   1.3 Building plans as prepared by 2AD Space Architects, drawing number CS-24-07-01, CS-24-07-02, CS-24-07-03 and CS-24-07-04, dated 21 July 2025.

2. Lime mortar specified being based on a one-part hydrated lime to three parts coarse sand. No Portland cement is to be included in the mix.
3. The building work to be strictly in accordance with the HWC stamped plans.

CH

12. Other Matters: For Noting
12.1 None

13. Proposed next date of the meeting to be held online: 1st of October 2025

14. Adoption of decisions and resolutions
The Committee unanimously adopted the decisions and resolutions, with CA proposing and AvG seconding the proposal.

Closure: The meeting was adjourned at 10:13

MINUTES APPROVED AND SIGNED BY:

CHAIRPERSON______________________________**DATE** 1 October 2025

Nosiphiwo Tafeni
Digitally signed by Nosiphiwo Tafeni
Date: 2025.10.06 13:54:27 +02'00'
SECRETARY______________________________**DATE**________ 2025