

**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 Thursday, 12 August 2021 via  
Microsoft Teams**



**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 7669, 20 Main Road, Somerset West: MA  
HM/CAPE TOWN METROPOLITAN SOMERSET WEST/ERF 7669**

**Case No:** 20071401ND0716E

**FURTHER REQUIREMENTS:**

The Committee supports the reconfigured development on the property as indicated on drawing numbers 4486\_SKP.00/01/02/03/04/05/06/07/08/09 read in conjunction with images 10-19 of the applicant's motivation report, as having met its previous concerns, but subject to more detailed information regarding the interventions to the historic house being submitted to HWC for final approval.

The Committee notes that the property does not fall within either a proposed or declared HPOZ and therefore heritage impacts are considered to relate to the site rather than its broader context.

**KB**

**12.2 Proposed Total Demolition on Erf 53936, 24 Claremont Avenue, Claremont: NM  
HM/ CAPE TOWN METROPOLITAN/ CLAREMONT/ ERF 53936**

**Case No:** 21071209MS0712E

**FURTHER REQUIREMENTS:**

The Committee resolved to undertake a site inspection on Wednesday, 18 August 2021 at 10:00 (WP, HvdM and MC).

**MS**

**12.3 Proposed removal of cranes on Erf 10256, Tankir Basin Monument Road, Table Bay Harbour:  
NM  
HM/CAPE METROPOLITAN/ TABLE BAY HARBOUR / ERF 10256**

**Case No:** 21052709SB0528E

**FURTHER REQUIREMENTS:**

The Committee has insufficient information regarding the significance of these structures to make an informed decision. Consequently, it requires a heritage statement addressing the information deficiencies that must include, amongst others:

1. The historical context of these structures in relation to other cranes both within the port of Cape Town and other South African seaports.
2. The spatial significance of these structures in relation to their broader seaport surrounds.
3. The technological significance of the structures and their industrial archaeological potential.
4. The significance of the structures in relation to the Waterfront CMP.

The above heritage statement is to be prepared by a heritage practitioner with appropriate knowledge of industrial structures of this nature. It is strongly recommended that expertise from specialist maritime interest groups helps to inform this report.

The Committee recommends that these further requirements be submitted to APM for comment and thereafter referred back to BELCom.

**SB**

**12.4 Proposed Total Demolition on Erven 1299 & 1300, 77 & 79 Shortmarket Street, Cape Town:  
NM  
HM/CAPE TOWN METROPOLITAN/BO KAAP/ ERF 1299**

**Case No:** 21062805XM0712E

**UNDER INVESTIGATION:**

Before the Committee can consider this matter further, it needs the legal advisor to investigate the statutory context of this application which may, amongst others, trigger S.38 of the NHRA.

**XM**

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

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

**Case No:** 21031106SB0609E

**RECORD OF DECISION:**

The Committee resolved to lift the stop works order provided that the applicant enters into a heritage agreement in terms of which the proposal as indicated on drawing number 982/100/C1\_400 REV 1 dated 03 March 2021 is implemented, as it has met previous requirements.

The following further conditions to be included in the heritage agreement:

1. That the waterproofing aspects of detail 6 of this drawing be certified by a registered waterproofing contractor;
2. That improved support be provided along both the upper and lower edges of the fascia while enabling adequate rain water drainage to occur along the lower edge (include a functional drip line).
3. The heritage consultant is to ensure that all work including the details in 1 and 2 be appropriately resolved with a closeout report submitted to HWC within 30 days of practical completion. This to include a revised as-built detail 6.

The Committee strongly recommends that the aluminium protective strip be reconsidered as it acts as a water trap while being inappropriate in terms of appearance.

**SB**

**13.2 Proposed Additions and Alterations on Erf 19858, 70 Berlyn Street, Paarl: MA  
HM/CAPE WINELANDS/DRAKENSTEIN/PAARL/ERF19858**

**Case No:** 21062312KB0623E

**FURTHER REQUIREMENTS:**

1. While the committee notes the findings and recommendations of the site inspection report, there is reason to believe that the property may have been subjected to Group Areas Legislation which would add another aspect of significance to the property and its context.
2. If verified, this could make the site a surviving historical example, with a typology that is endemic to Paarl in general and this area in particular.
3. Therefore; the committee requires further information regarding the above which would include an examination of the *Paarl Town Planning Scheme* as held within the Drakenstein Municipality. The document is to be included within the submission to HWC.

**KB**

**13.3 Proposed Additions and Alterations on Erf 31888, Main Road, Paarl: MA  
HM/CAPE WINELANDS/ DRAKENSTEIN/PAARL/ERF 31888**

**Case No:** 21052006XM0527E

**FURTHER REQUIREMENTS:**

1. HWC cannot condone unauthorised work.
2. The Committee requires the current documentation (as per previous further requirements) to be circulated to Drakenstein Municipality, DHF and Paarl 300 before being referred back to BELCom.
3. Building no.3 (the house): The Committee requires clarity with regard to identifying internal doors and other joinery to be replaced/relocated. This should be done in the form of a floor plan linked to photographs that include all these significant joinery elements.

**XM**

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

**Case No:** 21050313KB0504E

**RECORD OF DECISION:**

The Committee resolved to approve the application with details and sections of the glazed cubicle as indicated on drawings numbered 202103D4aDE001 dated 12 August 2021 by Emerging Architecture as having met previous requirements. This includes the design rationale for the height of the glazed cubicle extension.

**KB**

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

**Case No:** 21041906KB0506E

**FURTHER REQUIREMENTS:**

The Committee resolved to conduct a site inspection on Wednesday, 18 August 2021 at 13:30 (GJ, SJ and DB).

**KB**

**13.6 Proposed Additions and Alterations on Erf 41855, 129 Main Road, Paarl: MA  
HM/ CAPE WINELANDS/ DRAKENSTEIN/PAARL/ERF 41855**

**Case No:** KB0513E

**FURTHER REQUIREMENTS:**

The Committee supports the revised proposal as currently submitted subject to further details regarding the interventions to the old house. These details include the following:

1. Boundary treatment including landscaping that retains the spatial connection between the building and the street which is typical of Main Street and with reference to height of boundary elements and impacts of these and proposed planting on historic fabric.
2. Details of the new frameless glass doors proposed to replace existing historic sash windows in the front façade, with security measures integrated as part of their design. The new doors are to be accommodated within the existing window openings taken down to floor level. Existing detailing to be matched and extended accordingly.
3. Proposed reuse and new locations of the sash windows and related joinery that these doors will replace.
4. The retention and/ or reuse of the old timber flooring in the building.
5. The configuration of the new partition walls to ensure the retention of the nibs adjacent to door reveals at both front and back of the building.
6. Specifications for mortars, renders and plaster work and other material to ensure compatibility with existing old fabric.

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 None

**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.