

**Approved Minutes 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**



**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 Helene van der Merwe (HvdM)  
Ms Mishkah Collier (MC)

**Members of Staff:**

Ms Waseefa Dhansay (WD)  
Ms Penelope Meyer (PM)  
Ms Stephanie Barnardt (SB)  
Mr Olwethu Dlova (OD)  
Ms Zikhona Sigonya-Ndongeni (ZSN)  
Ms Khanyisile Bonile (KB)  
Ms Muneerah Solomon (MS)  
Ms Xola Mlwandle (XM)

**Visitors:**

Mr Johan Cornelius  
Mr Richard Duckitt  
Mr Henry Aikman  
Mr Julien Perreard  
Ms Janine Cloete  
Ms Anissia Botha  
Mr Eugen da Silva  
Mr Albie Olivier  
Mr Rouan Theart

Mr Sean May  
Ms Cindy Postlethwayt  
Ms Debbie Wall-Smith  
Ms Tamar Shem-Tov  
Ms Jacky Poking  
Mr Philip Smith  
Ms Lize Malan  
Ms Doryn Schreuder  
Mr Leon Brugman

**3. Apologies**

None

**Absent**

None

**4. Approval of Agenda**

**4.1 Dated 12 August 2021.**

The Committee approved the agenda dated 12 August 2021.

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

### **5.1 BELCom Minutes dated 28 July 2021**

The Committee reviewed the minutes dated 28 July 2021 and resolved to approve them with amendments.

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

### **6.1 Recusals**

None

## **7. Confidential Matters**

None

## **8. Administrative Matters**

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

CAP reported back on the outcomes of the following appeals matters:

- Proposed Alterations and Additions, Erf 55, 85 Church Street, Elim
- Tribunal: Proposed Development and Consolidation of Erven 28900-28902, 1, 3 & 5 Strubens Road, Mowbray
- Proposed Alterations and Additions, Erf 2911, 38 Huguenot Road, Franschoek
- Proposed Total Demolition, Erf 223, 4 Weir Road, Milnerton
- Proposed Alterations and Additions, Erf 12255, 230 Victoria Street, Woodstock
- Proposed Minor Works, Erf 88273, 14 Main Road, St James

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

Nothing to report.

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

None.

### **8.4 Erf 8731, Droomers Garage, Main Street, Paarl**

Discrepancies were noted between the drawings as approved by the Committee at the 26 May 2021 meeting, and certain structures actually on site. The case officer is currently requesting clarity from the applicant and will report back in due course.

### **8.5 Tracking of cases**

The Committee appreciates the dating by staff of uploaded documentation and introduction of cases which helps to make the review of these cases much easier.

## **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 Total Demolition on Erf 53936, 24 Claremont Avenue, Claremont
- Proposed Additions and Alterations, Erf 178, 32 Church Street, Tulbagh

**9.5 Site Inspections Undertaken**

- 108 St George's Street, Simons Town on 29 July 2021.
- Erf 19858, 70 Berlyn Street, Paarl on 4 August 2021.

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

**Case No:** 20071401ND0716E

Application documentation was tabled.

Ms Khanyisile Bonile introduced the case.

Mr Johan Cornelius (heritage consultant) and Mr Sean May (architect) were present and took part in the discussions.

**FURTHER REQUIREMENTS:**

The Committee supports the reconfigured development on the property as indicated on drawings numbered 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

Application documents were tabled.

Ms Muneerah Solomons introduced the case.

Ms Cindy Postlethway (heritage consultant), Mr Richard Duckitt (I&AP), Ms Debbie Wall-Smith (I&AP) and Mr Julien Perreard (I&AP) were present and took part in the discussions.

**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

Application form and relevant documentation prepared by Carlos De Mendonca were tabled.

Ms Stephanie Barnardt introduced the case.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The structure is grade IIIC and located outside an HPO.
- City of Cape support the proposal.

**FURTHER REQUIREMENTS:**

The Committee has insufficient information regarding the significance of this structure 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 this structure in relation to other cranes both within the port of Cape Town and other South African seaports.
2. The spatial significance of this structure in relation to their broader seaport surrounds.
3. The technological significance of this structure and their industrial archaeological potential.
4. The significance of this structure in relation to the Waterfront CMP.

The above heritage statement is to be prepared by a heritage practitioner with appropriate knowledge of industrial structure 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

Application documents were tabled.

Ms Xola Mlwandle introduced the case.

Ms Jacky Poking (Bo-Kaap Civic Association), Ms Tamar Shem-Tov (CoCT) and Mr Henry Aikman (heritage consultant) were present and took part in the discussions.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The building is graded IIIIC and is located within an HPOZ.
- Bo-Kaap Youth Movement and CoCT did not comment within the 30 day commenting period.
- Bo-Kaap Civic and Ratepayers Association objects.

**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

The Committee reported back on the site inspection that was undertaken on 29 July 2021. See attached annexure SI1.

Mr Johan Cornelius (heritage consultant) and Ms Anissia Botha (owner) were present and took part in the discussions.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The site is graded IIIB and is located within the Simon's Town HPO.

**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

The Committee reported back on the site inspection that was undertaken on 4 August 2021. See attached annexure SI2.

Ms Lize Malan (heritage consultant) was present and took part in the discussions.

**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 Municipality Civic Survey* 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

Application documents were tabled.

Ms Xola Mlwandle introduced the case.

Mr Henry Aikman (heritage consultant) was present and took part in the discussions.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The building is graded IIIB and is located within the Special Character Protected Overlay Zone of Paarl.
- The DHF stated that they do not wish to comment on unauthorised work but nevertheless felt that the windows on the east façade of Building 02 were inappropriate.
- Paarl 300 did not support the application and stated that the aluminum fenestration negatively affects the character of the building and that the window proportions and design of the opening sections should be reconsidered.
- ACTAEM stated that the alteration to the fenestration and reconfiguration of the internal layout was inappropriate to the significance of the dwelling.
- Drakenstein Municipality objects to the proposal.

**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

Application documents were tabled.

Ms Khanyisile Bonile introduced the case.

Mr Eugene da Silva (architect) and Ms Albie Olivier (architect) were present and took part in the presentation and discussions.

**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

Application documents were tabled.

Ms Khanyisile Bonile introduced the case.

**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

Application documents were tabled.

Ms Khanyisile Bonile introduced the case.

Ms Doryn Schreuder (architect), Mr Rouan Theart (architect) and Mr Leon Brugman (Bouwen Properties) were present and took part in the discussions.

**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.

**23. CLOSURE**

The meeting closed at 16:30

**24 DATE OF NEXT MEETING:**

25 August 2021

**MINUTES APPROVED AND SIGNED BY:**

CHAIRPERSON \_\_\_\_\_

DATE \_\_\_\_\_

SECRETARY \_\_\_\_\_

DATE \_\_\_\_\_

## Annexure S11

UNAUTHORISED ALTERATIONS ito Section 34:

108 ST GEORGE'S STREET SIMON'S TOWN, Erven 974, 978 & 982 CAPE TOWN

Submitted by Graham Jacobs, Dennis Belter, Walter Peters,

HWC Case Number: 21031106SB0609E

Erven No.: Erven 974, 978 & 982

Street Address: 108 St George's Street, Simons Town

Nature of Application: Stop works

Date of Site Visit: Thurs, 29 July 2021, 15:00

HWC BELCom Representatives: Graham Jacobs, Walter Peters, Dennis Belter

HWC Staff: Ms Penelope Meyer

Met on site by: Heritage practitioner, Johann Cornelius, engineer and contracting staff.

Grading: Grade III B; within Simon's Town HPOZ

### Photographs



Whytes Building by architect John Parker, 1910 (courtesy Graham Jacobs). Following a fire, the building was reduced to two storeys, when the upper floor of the veranda was added, the restoration of which is the subject of this inspection.

### Reasons for Site Inspection:

On 28 April 2021 a notice was served by the City of Cape Town in regard to the unsafe condition of the balcony, stating that it holds a serious risk to public safety. Work on site commenced and reached an advanced stage when a Stop Works Order was issued by HWC dated 4<sup>th</sup> June. The matter was then discussed at the BELCom meeting held on 30 June 2021, of which the following was minuted:

A heritage architect is required inter alia to do the following:

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 (1), above, was 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.

#### Findings of Site Inspection:

The problems pertained to the veranda of double storey where weathering had taken its toll.

Aspects of concern were:

- (1) the ceiling on the upper floor, in the process of being replaced with sheets of Nutec, which grooves ran at right angles to the building, contrary to tradition, and the possibility of the hipped return thereof colliding with the plastered surrounds and lintols to the windows.
- (2) the fixing of the balustrade to the cast iron posts, and the respective finishes.
- (3) waterproofing of the floor; &
- (4) finishes of cast iron and Burmese Teak of the shopfronts on the ground floor.

#### Replacement/Repair Proposal

- (1) It was agreed that the Nutec boards to the ceiling would be skim-finished to cover all grooves, and that care would be taken that the plane of the hipped return follows the original alignment and meets the wall without damaging the plastered window surrounds.
- (2) The balustrade lengths had been removed and safely stored and could be inspected. Contrary to assumption, these were of mild steel, which prompted the method of fixing to the cast iron posts, which BELCom members were told was possible by specialist welding. Because this would result in a permanent arrangement, members would prefer the consideration of a method of bolting, much like a bracket to a downpipe.
- (3) The details proposed for concealing the beam that spanned the posts along the roadside required further consideration, as too the waterproof sheeting across the angle of floor and beam, and any puncturing of the surface by the balusters.
- (4) Special paints were to be applied to the cast iron components to manufacturer's specifications, as too to the shopfronts.

#### Recommendations

A partial or conditional lifting of the Works Stop Order was issued on 30<sup>th</sup> July. Proposals for attending to the above queries served at the BELCom meeting of 12<sup>th</sup> August 2021.

## Annexure S12

### Application for Demolition – Erf 19858 - 70 Berlyn Street Paarl

Submitted by Graham Jacobs, Dennis Belter, H el ene van der Merwe,

**HWC Case Number:** 21062312KB0623E

**Erven No.:** 19858

**Street Address:** 70 Berlyn Street

**Nature of Application:** Application for demolition

**Date of Site Visit:** Wednesday 05 August 2021 @ 14h30

#### **HWC Belcom Representatives:**

H el ene van der Merwe, Graham Jacobs, Dennis Belter

**HWC Staff:** none

**Met on site by:** Estate Agent and Owner

**Grading:** No official grading, III C

#### **Reasons for Site Inspection:**

This item was tabled at the BELCom meeting of 28 July 2021 for total demolition.

- The following I&APs opposed the demolition:
  - Drakenstein Municipality
  - Paarl 300
  - Drakenstein Heritage Foundation

#### **Findings of Site Inspection:**

- The building has undergone numerous additions and alterations that have not been architecturally sympathetic. While many of those alterations are reversible and it is possible to restore the structure to its original state, whether that would be a worthwhile exercise on heritage grounds is, however, questioned.
- The building does contain various surviving latter 19th/early 20th C period elements. These include a characteristic pine double front door; three large-pane pine double sliding sash windows (two flanking the front door); two stripped pine four-panel internal doors with architraves; and an intact dark stained period boarded ceiling supported on quirk and bead profiled rafters. Timber floorboards and period skirtings have been replaced with tiles on a solid base (presumably a concrete slab). The surviving period features are not considered of sufficient significance to warrant retention of the building on architectural heritage grounds.
- The louvred timber loft vents and single loft dormer door facing south are architecturally typical of the sub-region and their period. In fact, many such examples exist along Paarl Main Street alone.
- The property does not fall within either a declared or proposed HPO. We agree that the surrounding area has insufficient significance to warrant being regarded as a heritage resource and, therefore, inclusion in such an area.
- The Drakenstein Municipality’s recommended grading of the building as Grade IIIC is supported. We do not believe that the property is of sufficient significance to warrant the building being included in HWC’s heritage register.

#### **Replacement/Repair Proposals**

Whilst it may be a ‘nice to have’ for the dwelling to be integrated into the future development as recommended by Drakenstein Municipality, we do not believe that this could be sufficiently justified on heritage grounds based on the abovementioned factors. The application for demolition is therefore

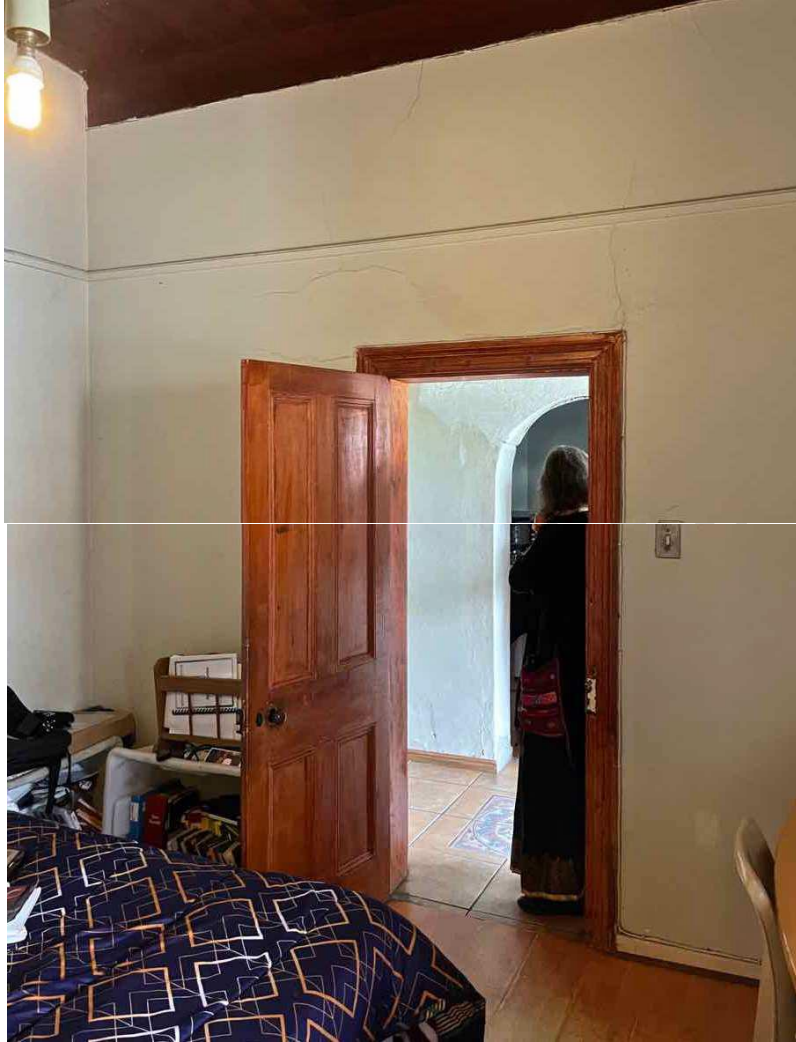
supported. However, we would encourage that the surviving period elements be recovered and placed in safekeeping for re-use in a replacement building on this site, or in other buildings of similar period that may require repair or refurbishment.

### Photographs

#### Intact interior period features:

Boarded ceiling on quirk and bead profiled rafters Four-panel internal doors with architraves





**Context:**



View from corner Berlyn & Bosch Str, showing nearest intact period building, & No 70 behind



corner Berlyn & Optenhorst Street, Paarl Mountain in background



View from NW back corner of the No 70 property