

**Approved Minutes of the Meeting of Heritage Western Cape  
Built Environment and Landscape Permit Committee (BELCom)  
Commenced at 08:30 and held on Tuesday, 13 September 2022 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 Dennis Belter (DB)  
Ms Helene van der Merwe (HvdM)  
Prof Walter Peters (WP)  
Mr Shawn Johnston (SJ)  
Mr Graham Jacobs (GJ) (Chair)

**Members of Staff:**

Ms Penelope Meyer (PM)  
Ms Waseefa Dhansay (WD)  
Mr Olwethu Dlova (OD)  
Ms Cecilene Muller (CM)  
Ms Khanyisile Bonile (KB)  
Ms Chane Herman (CH)  
Ms Zikhona Sigonya-Ndongeni (ZSN)  
Ms Sneha Jhupsee (SJ)  
Ms Muneerah Solomon (MS)  
Mr Robin George (RG)  
Mr Thando Zingange (TZ)

**Visitors:**

Mr Johan Cornelius  
Ms Erica Lefson  
Ms Ann-Mari Da Silva  
Mr Jonathan Katz  
Ms Claire Abrahamse  
Mr Mike Scurr  
Ms Wendy Wilson  
Mr Philip Smith  
Mr Johan Slabber  
Mr Richard Summers  
Mr Alex Giardini

Mr Niel Franks  
Ms Ursula Rigby  
Mr Alexis van der Merwe  
Mr Joel Merris  
Mr Frank Daubenton  
Mr Charles Slabbert  
Ms Louise van Riet  
Ms Berendine Irrgang  
Mr Vusi Nando  
Mr Neil Schwartz  
Mr Sean Hyden

**Apologies**

None

**Absent**

None

**4. Approval of Agenda**

**4.1 Dated 13 September 2022.**

The Committee approved the agenda dated 13 September 2022.

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

**5.1 BELCom Minutes dated 31 August 2022**

The Committee reviewed the minutes dated 31 August 2022 and resolved to approve them with minor 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**

Nothing to report.

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

Nothing to report.

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

Nothing to report.

**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**

**9.5 Site Inspections Undertaken**

- Proposed Additions and Alterations on Erf 156275, 56 Chad Road, Retreat

**10. Appointments**

None

## MATTERS DISCUSSED

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

#### 11.1 Proposed Additions and Alterations on Erf 3507, St John's Estate, 9 Higgs Crescent, Oranjezicht: MA HM / CAPE TOWN METROPOLITAN / ORANJEZICHT / ERF 3507

Case No: 22060607SJ0606E

Application documents were tabled.

Ms Sneha Jhupsee introduced the case.

Mr Johan Cornelius (heritage consultant), Mr Niel Franks (architect) and Ms Erica Lefson (St Johns Homeowners) were present and took part in the discussions.

#### **DISCUSSION:**

Amongst other things, the following was discussed:

- The site is a PHS and is located inside an HPOZ.
- CoCT does not support the proposals.
- CIBRA does not support the proposals.
- Cape Town Heritage Foundation does not support the proposals.
- St John's Estate Homeowners Association did not comment within the commenting period.

#### **RECORD OF DECISION:**

The Committee resolved to approve the revised proposal as indicated on drawings numbered SP 100 Rev 02; SP 101 Rev 02; SP 102 Rev 02; SP 103 Rev 02; SP 104 Rev 02; SP 105 Rev 02; SP 106 Rev 02, dated August 2022 and prepared by Neil Franks Architecture as having met previous requirements on condition that work is monitored by a suitably qualified and experienced heritage architect, who will ensure the appropriate use of traditional mortars and renders as part of the work, and prepare a closeout report to be submitted to HWC within 30 days of practical completion.

SJH

**11.2 Proposed Additions and Alterations on Erf 457, 1 Rosebank Place, Oranjezicht: MA HM / CAPE TOWN METROPOLITAN / ORANJEZICHT / ERF 457**

**Case No:** 22020816KB0816E

Application documents were tabled.

Ms Khanyisile Bonile introduced the case.

Ms Ursula Rigby (heritage consultant) and Ms Ann-Mari Da Silva (architect) were present and took part in the discussions.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The site is a PHS and is located inside an HPOZ.
- CoCT does not support the proposals.
- CIBRA supports the proposals.
- SAHRA supports the proposals.
- That the roof light be reduced to the scale of the existing house.
- That the proposed balustrade of the new roof deck be detailed in a similar manner to the balustrade of the staircase extension.

**RECORD OF DECISION:**

The Committee resolved to approve the application as indicated on drawings numbered 1001,1002,1003, 2001,2002 and 2003 dated 20 January 2022 prepared by SwanSilva Architecture as not negatively impacting heritage significance. The Committee however recommends that the door at the head of the existing staircase not be bricked up but instead closed in a manner that allows the closure to be reversible.

**KB**

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

### **12.1 Proposed Total Demolition on Erf 55906, 43 Grove Avenue, Claremont: MA HM / CAPE TOWN METROPOLITAN / CLAREMONT / ERF 55906**

**Case No:** 22050318KB0504

Further requirements documentation was tabled.

Ms Khanyisile Bonile introduced the case.

Mr Alexis van der Merwe (Upper Claremont Ratepayers Residence Association), Mr Jonathan Katz (purchaser of the site), Mr Joel Merris (Claremont & Wynberg Hebrew Community), Ms Claire Abrahamse (Building Committee of Grove Primary School), Mr Frank Daubenton (Grove Primary School SGB), Mr Mike Scurr (heritage consultant), Mr Charles Slabbert and Ms Wendy Wilson (heritage consultant) were present and took part in the discussions.

#### **DISCUSSION:**

Amongst other things, the following was discussed:

- The building is a Grade IIIB resource adjacent to the Grade IIIA synagogue and located outside an HPOZ.
- CoCT has no objection to the proposed demolition.
- DOCOMOMO has no objection to the proposed demolition.
- Upper Claremont Ratepayers Residence Association objected to the proposed demolition.
- The Grove primary School objected to the proposed demolition.
- Eleven letters of objection to the demolition were received.

#### **RECORD OF DECISION:**

Having noted the additional information provided by the applicant as requested by BELCom, it is clear that there are currently no viable alternatives for retaining the building. Even though the committee would strongly recommend its continued use as a school, the building has insufficient heritage significance to warrant retention unless used as such. The demolition application is therefore approved.

The surrounding context also has insufficient heritage significance to warrant the application of the so-called Gees Judgement, which would otherwise require HWC approval of a replacement structure.

**KB**

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

**13.1 Proposed Additions and Alterations on Erf 156275, 56 Chad Road, Retreat: MA HM/ CAPE TOWN METROPOLITAN/ RETREAT/ ERF 156275**

**Case No:** 22052017MS0727E

Application documents were tabled.

The Committee reported back on the site inspection that was undertaken on 2 September 2022. See attached annexure SI1.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The site is a grade III C resource and situated outside an HPOZ.
- CoCT does not support the proposals.

**RECORD OF DECISION:**

The Committee cannot approve unauthorised work. However, it noted that both unauthorised and proposed work will not negatively impact heritage significance. Accordingly, the Committee recommends that charges not be laid and that the proposed work be approved as indicated on drawing numbered 156275/2 dated 15/11/21 and prepared by A. Fanie.

**MS**

**13.2 Proposed Additions and Alterations on Erf 87185, 13 York Road, Muizenberg: NM HM/ CAPE TOWN METROPOLITAN/ MUIZENBERG/ ERF 87185**

**Case No:** 22051310MS0825E

Application documents were tabled.

Ms Muneerah Solomon introduced the case.

Ms Louise van Riet (heritage consultant) and Mr Philip Smith (CoCT) were present and took part in the discussions.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The site is a grade IIIB resource and situated inside an HPOZ.
- The Committee noted the CoCT does recommendations.
- Muizenberg Historical Conservation Society supports the updated proposals.

**RECORD OF DECISION:**

The Committee resolved that the mitigation as indicated in the heritage report by Louise van Riet and dated 3 August 2022 and drawings by Ken Webster numbered T20- 201 Rev A, T20-(202,203) Rev C, dated February 2022 must form the basis of a Heritage Mitigation Agreement to be entered

into between the owner and HWC. This agreement should include a timeline in terms which the work must be implemented and completed within one year of final building plan approval. This time frame can be adjusted by HWC by an addendum to the agreement, on good reason being shown by the applicant. Monitoring is to be conducted by a suitably experienced heritage architect; and a close-out report is to be prepared and submitted to HWC within 30 days after practical completion.

MS

**13.3 Erf 149294, 3 Dock Road, V&A Waterfront: MA  
HM/CAPE TOWN METROPOLITAN/V&A WATERFRONT/ERF 149294**

**Case No:** None

Application documents were tabled.

Mr Thando Zingange introduced the case.

Ms Berendine Irrgang (CoCT), Mr Johan Slabber (Project Manager) , Mr Vusi Nando (Development executive at the V&A Waterfront), Mr Richard Summers (V&A Waterfront) and, Mr Neil Schwartz (Town Planner) Mr Mike Scurr (Heritage Practitioner) were present and took part in the discussion.

**RECORD OF DECISION:**

The Committee resolved to withdraw the HWC permit dated 2 July 2021 in terms of regulation 4(3) of the regulations dated 29 August 2003, as published in Provincial Notice 298.

TZ

**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 West Coast National Park: VOC Beacon: NM  
HM/WEST COAST/ WEST COAST NATIONAL PARK/ GEELBEK / FARM 360 / VOC BEACON**

**Case No:** 22082301

Site inspection report and concept plans were tabled.

**HELD OVER:**

The matter is held over to the next BELCom meeting to be held on 28 September 2022.

**SB**

**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 12:16

**24 DATE OF NEXT MEETING:**

28 September 2022

**MINUTES APPROVED AND SIGNED BY:**

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

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

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

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

## Annexure S11

### S.34 Application for Additions and Alterations – Erf 156275 – 56 Chad Road, Retreat

Submitted by H el ene van der Merwe & Shawn Johnston

**HWC Case Number:** 22052017

**Erven No.:** 156275

**Street Address:** 56 Chad Road, Retreat, Western Cape, Republic of South Africa

**Nature of Application:** NHRA S.34 Application for Alterations and Additions

**Date of Site Visit:** Friday, 02 September @ 10h00-11h00

**HWC BELCom Representatives:** H el ene van der Merwe & Shawn Johnston

**HWC Staff:** None

#### Met on site by:

The committee members met the landowner Mr. Ashraf Arendorff by chance as he happened to be outside his house at the time of the inspection. The committee members did not interact with the co-owner, Ms. Robyn-Lee Bowers.

**Grading:** No 56 – Grade IIIC

However, the CoCT proposed a grading of IIIB for the grouping of early 20<sup>th</sup> century railway houses of which No 56 forms a part and did not support the application. Refer CoCT EHM comment sheet dated 2022-02-04.

#### Reasons for Site Inspection:

This application was tabled at the BELCom meeting on 31 August 2022 for additions and alterations. The proposed grading of IIIB for the railway housing context was questioned by the committee, who decided to do a site visit to clarify the state and potential grading of the old railway properties. The committee was also not sure of the state and nature of the application property itself and whether a grading of IIIC would be applicable.

#### Findings of Site Inspection:

No 56 Chad Road

The application property was viewed from the street only and a series of photographs were taken. Alterations and additions to 56 Chad Road have been partially completed and clarified in the discussion with the owner. The reason for incremental building is to build in small steps as resources become available. The parts of the works already completed comprise the street boundary wall, the wall in front of the proposed carport, the forward bedroom extension up to the front edge of the veranda and the swimming pool excavation. The owner confirmed that the side return of the original veranda was removed to make way for the future carport. Lake View Context Upon inspection it was found that the area in which the application property is situated has changed drastically from its beginnings as an isolated railway village with an associated semi-rural typology, as large open spaces between the semidetached houses were initially dedicated to gardening and crop growing. A significant change occurred when the railway village properties were subdivided and low-cost Reconstruction and Development Plan (RDP) Housing was inserted into the previously open spaces of Lake View. This inserted mix of new housing built to a different pattern changed the density and character of the entire railway village on the eastern side of Retreat Railway Station. The full series of semi-detached railway houses on Chad and Nyasa Roads were

viewed during the inspection. It was found that most, if not all, of the railway houses have been altered at some point within its history, especially with regard to boundary treatment, and some altered to a much greater extent than the few examples that yet retain an original character.

### Conclusion

The committee members find no grounds for a grading of IIIB as proposed by the CoCT for a supposedly intact context of early 20<sup>th</sup> century railway houses. The typology of old railway houses has been overshadowed by the modern RDP insert sand by all kinds of alterations and additions to the railway houses over time. The nature of the alteration and addition work being undertaken at No 56 Chad road is not unusual in the area. The committee members cannot condone the fact that building work has taken place prior to a permit being issued, however would not recommend that charges be laid.

### Photographs of the Structure and Surrounding Typologies:

No 56 Chad Road

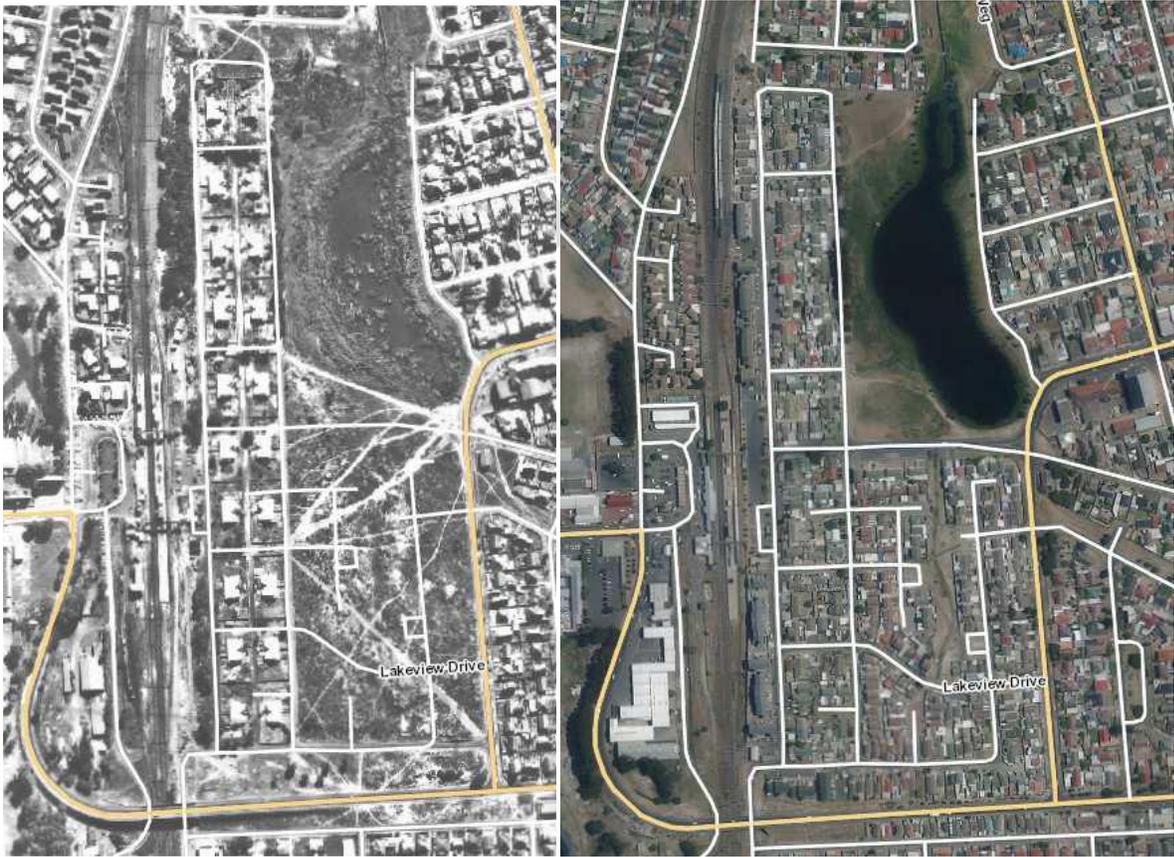


View from the station parking area across the road, the boundary wall with steel gate and railings already in place.



Part of veranda enclosed, new carport wall.

Aerial views



The differences in density and pattern of the railway housing area can clearly be

seen when comparing aerial views from 1980 to the present



The railway houses are in the centre of the block, everything else has been built at a later date.

Aerial view of 2022 shows the side of the veranda at No56 removed.

Source of aerial views – City Map Viewer

Example of an intact railway house:



Example of little altered house – note mature trees and garden, enclosure of the side veranda return to add another room is a common alteration.



Examples of houses altered more extensively:



RDP houses, most with subsequent alterations, inserted into the context:  
Nyasa



Nyasa Road as seen from Tana Road across the open space next to Langvlei.



APPROVED