

**APPROVED MINUTES OF THE MEETING OF HERITAGE WESTERN CAPE,  
HERITAGE OFFICERS' MEETING**

**Held on Wednesday, 15 January 2025 at 08:30 via MS Teams**



**1. Opening and Welcome**

The Chairperson, Mr. Ruan Brand, officially opened the meeting at 08:30 and welcomed everyone present.

**2. Attendance**

**Members**

Mr. Ruan Brand	Chairperson, Specialist Heritage Officer	<b>RB</b>
Ms. Sneha Jhupsee	Specialist Heritage Officer	<b>SJ</b>
Ms. Chane Herman	Heritage Officer	<b>CH</b>
Ms. Chiara Singh	Heritage Officer	<b>CSI</b>
Ms. Corne Nortje	Heritage Officer	<b>CN</b>
Emily Jane Vowles	Heritage Officer	<b>EJV</b>
Ms. Sofia Briel	Heritage Officer	<b>SVB</b>
Ms. Xola Mlwandle	Heritage Officer	<b>XM</b>

**Staff**

Ms. Aneeqah Brown	Secretariat	<b>AB</b>
Ms. Yusrah Hoosain	Intern (I&AP Group)	<b>YH</b>
Ms. Nosiphiwo Tafeni	Secretariat (back up)	<b>NT</b>
Ms. Waseefa Dhansay	Assistant Director	<b>WD</b>

**Legal Advisor**

Ms. Penelope Meyer	Deputy Director: Legal Services	<b>PM</b>
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**Observers**

Aubrey Matthews	Potential New Conservation Body	
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**Visitors**

Johan Cornelius	Heritage Practitioner	Item No. 13.4
Warren van Niekerk	Architect	Item No. 13.17
Tom Schwerdtfeger	Owner	Item No. 13.17
Riad Davids	I&AP (Ward 53 Councilor)	Item No. 13.15
Nazeema Obaray	Architect	Item No: 13.29
Ron Martin	Heritage Practitioner	Item No. 13.20
Mike Silberbauer	I&AP (neighbour)	Item No. 13.25
Nicolene Jongens	Architect	Item No: 13.27
Henk Lourens	Durbanville Heritage Society	Item No: 13.35
Ursula Rigby	Heritage Practitioner	Item No: 14.8
Tali Bruk	Applicant	Item No: 14.13

**3. Apologies**

Ms. Stephanie Barnardt-Delport	Specialist Heritage Officer	<b>SB</b>
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**Absent**

None

#### 4. **Acceptance of the Code of Conduct**

Members and staff raised hands in the MS Teams platform to indicate acceptance of the Code of Conduct.

#### 5. **Approval of Agenda**

5.1. The Committee resolved to approve the agenda of 15 January 2025 with the following changes:

- **Item 13.20, Erf 79127, 9 Annandale Road, Diep River, S34 – Total Demolition**  
to be changed to:  
**Erven 79127, 79132, & 79133-RE, 9 & 11 Annandale Road, S34 – Total Demolition**
- **Item 13.23, Erven 79132 & 79133-RE, 11 Annandale Road, Diep River, S34 – Total Demolition**  
to be removed from the agenda.

CN moved to adopt the agenda and CH seconded.

#### 6. **Approval of Minutes of the Previous Meeting**

6.1. The Committee resolved to approve the minutes of 10 December 2024.

CH moved to adopt the minutes and XM seconded.

#### 7. **Disclosure of Conflict of Interest**

None.

#### 8. **Confidential Matters**

None.

#### 9. **Standing Items**

##### 9.1. **Site Inspections Undertaken**

None

##### 9.2. **Proposed Site Inspections**

9.2.1 Item 14.16 - Erf 2743, 3 Camps Bay Drive, Camps Bay, S34 – Additions, Alterations & Partial Demolition  
Case No: HWC24101007SVB0106

- The Committee resolved to conduct a site inspection and invite all interested and affected parties to HOMs on 29 January 2025 due to the nature of the received objections.
- The matter to be held over and not heard on this agenda.

##### 9.3. **Site Inspection Reports**

9.3.1 Erf 3863, 5 Protea Street, Paarl: 9 December 2024 (CN)

- The Committee noted the site inspection report.
- The application is on this agenda as item 14.41.

##### 9.4 **Preparation for Upcoming Committee Meetings**

9.4.1 Appeals Committee: 20 January 2025

9.4.2 IACom: 22 January 2025

9.4.3 BELCom: 27 January 2025

##### 9.5 **Tribunal Updates (Legal)**

9.5.1 16 Wisbeach Road, Sea Point: 17 December 2024

- The following ruling was made:
- 1) The Appeal was dismissed;
- 2) The HWC Appeal Committee's decision set out in the record of decision dated 22 July 2024 and referring to the HOMS decision of 28 May 2024 remains in force;
- 3) The First Respondent's permit issued to the Second Respondent in terms of Section 34 of the NHRA remains valid and enforceable.
- The Committee noted the ruling and the general comment/recommendation by the tribunal in that requests for reasons for decisions upon request should be provided within 10 days or less as per the HWC guidelines.

## 9.6 Interim and Close out Reports

9.6.1 Interim Report: Erf 837/510, Blaauwklippen Farm, S34 – Minor Works: HWC24070317CSI0711 (CSI)

- The Committee noted the interim report.

## 9.7 Incomplete Applications

Matters Arising 13.8; 13.11

New Matters 14.1; 14.3; 14.4; 14.6; 14.7; 14.9; 14.14; 14.18; 14.19; 14.20; 14.21; 14.22; 14.24; 14.26;  
14.27; 14.31; 14.33; 14.36; 14.39

## 9.8 Archaeological Matters

None.

## 9.9 Illegal Works Database: Stop Works Orders Issued

### 9.10 Permit Deadline:

16 January 2025 @ 16:00

## 10 Administrative Matters

### 10.1 Portion 9 of Farm 10, Middelburg, Robertson (RB)

- A potential applicant requested clarity from HWC in September 2024 about whether a new NID is required for a proposed alteration to 2015 granted EA, of HWC already approved the HIA with a ROD dated June 2012 and having no expiry date on the decision.
- HWC issued a letter in September 2024 requesting answers to the three main points indicated on the ROD from 2012.
- The applicant provided a response to these questions in a draft EIA report dated January 2025.
- The Committee noted that the applicant appears to have adhered to all the conditions except for the second condition, which states that, "Site 150 should be excluded from the plan and be fenced off."
- The Committee further noted concerns about whether this condition was included in the granting of the EA and whether this application would constitute a new DEADP application, and as such, require a new NID to be submitted to HWC.

### UNDER INVESTIGATION

### 10.2 Portion 8 of Farm 574, Kleinboschkop, Paarl (RB)

- The potential applicant was advised by Drakenstein municipality that they must first confirm with HWC whether the proposed manor house and manager's cottage on the farm might be S38 triggers.
- The Committee noted the provided building plans and heritage report.

### COMMENT

The proposal does not trigger the NHRA. A letter of no trigger to be issued.

### 10.3 APP Engagement – Pniel (WD)

- APP engagement scheduled to take place on 3 February 2024 (11:00-13:00)
- The Committee noted the request and discussed the order of presentations and deadlines.

## 11 Monitoring by practitioner

None.

## 12 Discussion of the Agenda

### 12.1 Item 13.8 - Erf 66637, 4 Durban Road, Wynberg, S27 – Minor Works

Case No.: HWC24102505CH1101

- The Committee confirmed that the applicant's explanation of churches being exempt from providing proof of ownership is not valid and a valid title deed must be provided.

**12.2** Item 14.34 - Farms 221/2-RE & 221/9, Botfontein Smallholdings, off Botfontein Road, Kraaifontein, S38(4) – NID

Case No: HWC24121012CSI0106

And

Item 14.35 - Farms 17/2-RE, 17/3-RE, & 17/26, Botfontein Smallholdings, off Botfontein Road, Kraaifontein, S38(4) – NID

Case No: HWC24121011CSI0106

- The Committee noted that there is an outstanding HIA for neighbouring farm portions, but the items will still be heard and assessed on their individual merits on this agenda.

## **MATTERS TO BE DISCUSSED**

**13**

### **MATTERS ARISING**

**13.1** **Erf 12547, 53 Chester Road, Walmer Estate, S34 – Additions & Alterations**

**Case No: HWC24102915CH1104**

Ms Chane Herman introduced the item.

#### **DISCUSSION**

- Outstanding information received on 21 December 2024.
- Graded IIIC.
- Inside HPO.
- Proposal is for internal alterations, an additional storey above the existing structure, addition of a double garage and alterations to the boundary wall.
- Work has not started.
- WERRA did not comment within 30 days.
- CoCT does not support because:
  - 1) The double garage on the street boundary results in a highly negative impact on the street interface. Mitigation is recommended to address the visual impact by means of two separate garage doors.
  - 2) The high and solid boundary wall further erodes the building's contribution to the context.
  - 3) The new built form at first floor level is problematic due to the positioning of the volume up to the street boundary; the style, format and placement of windows and the flat roof. All of these elements are stylistically contrary to the original building style of the area, to which new work should be sensitive to.
- The following was noted in the motivation letter:
  - 1) There is little street scape buildings left, the 3 opposite the road might have their facades intact but it does not mean that it gives the whole street a historical street scape.
  - 2) The reasons for the high wall enclosure is to protect the house against heavy wind in that areas of Cape Town.
  - 3) The city note that the building is on the front street boundary is incorrect the building façade cuts back, on the first floor. The first storey is situated exactly onto the ground storey. The same footprint is repeated. The front street boundary is at an angle. Which means the exact street interface distance has been kept on the ground storey as well as the first storey.
  - 4) Because the front street boundary sits at an angle and the house is very close to the street, that is the only place for a double garage can be situated. The distance is very tight, and a single garage door requires an additional 345 mm column in the centre or the opening.
  - 5) Most of the character of the area has been eroded over time, it would be unfair for my client to be subject to certain heritage criteria that exists opposite his existing property.

#### **FURTHER REQUIREMENTS**

The committee resolved to request further requirements:

1. The boundary wall and entrance feature, labelled South West Elevation, to be adequately detailed and annotated to indicate heights, materials etc.

CH

### 13.2 Erf 149794, 3 Clare Park, Avenue, Rondebosch, S34 – Additions & Alterations

Case No: HWC24100909CH0910

Ms Chane Herman introduced the item.

#### DISCUSSION

- Outstanding information received on 30 November 2024 and 12 December 2024.
- Graded IIIC.
- Proposal is for a boundary wall and porch.
- Work has not started.
- CoCT supports.
- GLCA supports.

#### DECISION

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

CH

### 13.3 Erf 166762, 9 Highgate Street, Maitland, S34 – Additions & Alterations

Case No: HWC24101004CH1017

Ms Chane Herman introduced the item.

#### DISCUSSION

- Outstanding information received on 24 December 2024.
- Graded IIIB.
- Inside proposed NHRA exemption area.
- Proposal is for alterations on the ground floor and for first floor extension (walk in closet, master bedroom, walk-in closet and staircase).
- Work has not started.
- CoCT supports.

#### DECISION

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

CH

### 13.4 Erf 25687-RE, 36 Scott Road, Observatory, S34 – Additions & Alterations

Case No: HWC24110643CH1120

Ms Chane Herman introduced the item.

Mr. Johan Cornelius was present and took part in the discussion.

#### DISCUSSION

- Outstanding information received on 6 January 2025.
- Graded IIIC.
- Inside HPO.
- Proposal is for internal alterations, demolition of the wall at bedroom 2, enclose the front verandah to create a bathroom and alterations to the boundary wall by inserting slatted panels. The window which previously fronted on the stoep was inserted in the solid enclosure wall.
- Work was completed by the previous owner and this application is for authorizing this work as well as some mitigation work.
- CoCT strongly objects to the enclosure of the front verandah given that open verandahs are

character-defining elements off these intact rows of houses. CoCT recommends that HWC refuse the application.

- OCA supports.
- SRHS supports.
- It must be noted that the application is to mitigate the impacts of the unauthorized verandah enclosure by removing the existing window at the verandah enclosure and replacing it with a wider window. The larger window displays a reinterpretation of a stoep i.e., the solid wall will create the openness of the stoep.
- The Committee cannot condone unauthorized work.
- The Committee supports the mitigation measures proposed to rectify the impacts of the unauthorized enclosure. The mitigation intervention provides an opportunity to create a precedent for future verandah enclosures.

#### **DECISION**

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

**CH**

### **13.5 Erf 578, Corner Park and Pine Street, Wellington, S34 – Additions & Alterations**

**Case No:** HWC24080618CH0626

Ms Chane Herman introduced the item.

#### **DISCUSSION**

- Outstanding information received on 26 June 2024, 6 August 2024, and 6 January 2025.
- Graded IIIC.
- Proposal is for additions to the structure (kitchen and bedrooms) and alterations to the boundary wall.
- Work has not started.
- Drakenstein Municipality supports.
- DHF stated that the plans do not accurately reflect the building however does not object to the proposal.
- The applicant provided revised drawings that accurately reflect the existing building.

#### **DECISION**

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

**CH**

### **13.6 Erf 860, 53 Dirkie Uys Street, Franschhoek, S34 – Additions & Alterations**

**Case No:** HWC24103107CH1101

Ms Chane Herman introduced the item.

#### **DISCUSSION**

- Outstanding information received on 20 November 2024.
- Ungraded.
- Proposal is for is to convert the existing garage into a bedroom and en-suite and the addition of a pergola in front of the proposed new bedroom.
- Work has not started.
- Stellenbosch Municipality supports.
- FHRA did not comment within 30 days.

#### **DECISION**

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

**13.7 Erf 1, Victoria Dam House, Jan Philips Mountain Drive, Paarl Mountain Nature Reserve Paarl, S27 – Restoration**

**Case No:** HWC23082107CH0108

Ms Chane Herman introduced the item.

**DISCUSSION**

- Outstanding information received on 12 December 2024.
- Graded II.
- Proposal is to restore the burnt waterworks house opposite the Victoria dam on Paarl mountain. The building was burnt in April 2021 and was used as an entry house to the nature reserve.
- Work has not started.
- Paarl300 Foundation supports in principle however states that no building plan was provided so the application could not be assessed as a complete application.
- DHF supports the restoration of the building but notes that the documentation refers to demolition which DHF strongly objects to.
- DHF raises further concerns with inaccuracies in the report (size of house, reference to moving the Paarl Rock canon, and use of timber as the base etc.)

**FURTHER REQUIREMENTS**

The committee resolved to request further requirements:

1. Applicant to confirm if Drakenstein Municipality (Drakenstein Heritage Advisory Committee) commented on the application.
2. Colored up plans or detailed methodology and materiality statement for the proposed interventions.
3. Applicant to respond in writing to concerns raised by DHF.

CH

**13.8 Erf 66637, 4 Durban Road, Wynberg, S27 – Minor Works**

**Case No.:** HWC24102505CH1101

**OUTSTANDING INFORMATION:**

Title deed required.

CH

**13.9 Erf 152116, 84 Rochester Road, Observatory, S34 – Additions & Alterations**

**Case No:** HWC24093012CN1017

Ms Corne Nortje introduced the item.

**DISCUSSION**

- Outstanding information received on 18 December 2024.
- Graded IIIC.
- Inside HPO.
- Proposal is for internal alterations to the kitchen and a family room extension.
- Work has started but has been halted.
- CoCT supports
- SRHS has no objections

**UNDER INVESTIGATION**

CN

**13.10 Erf 88327, 56 Main Road, St. James, S34 – Minor Works**

**Case No:** HWC24102923CN0810

Ms Corne Nortje introduced the item.

**DISCUSSION**

- Outstanding information received on 29 October 2024, 2 December 2024, and 7 January 2025.
- Graded IIIC.
- Inside HPO.
- Proposal was for internal alterations and to convert the internals for the establishment of a pizzeria.
- Work has been completed.
- Muizenberg Historical Conservation Society did not comment in 30 days.

**DECISION**

HWC cannot condone illegal work. The committee resolved to issue a Section 51 letter, as the proposed work did not negatively impact the heritage resource.

CN

**13.11 Erf 11560, 11 Disa Street, Fish Hoek, S34 – Additions & Alterations**

**Case No:** HWC24061006CSI0606

**OUTSTANDING INFORMATION**

Proof of payment with the correct reference number required.

CSI

**13.12 Erf 1352, 12 Hillside Road, Section 4, Tamboerskloof, S34 – Additions & Alterations**

**Case No:** HWC25010905CSI0819

Ms Chiara Singh introduced the item.

**DISCUSSION**

- Outstanding information received on 9 December 2024.
- Graded IIIC.
- Inside HPO.
- Proposal is for the removal of the kitchen door and replacing it with an enlarged glazed bay.
- Work has not started.
- CoCT supports.
- CIBRA supports.

**DECISION**

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

CSI

**13.13 Erf 49262, 4 Firdale Road, Newlands, S34 – Additions, Alterations & Deviation**

**Case No:** HWC24110614CSI1016

Ms Chiara Singh introduced the item.

**DISCUSSION**

- Outstanding information received on 7 January 2024.
- Graded NCW.
- Proposal is for an extension and additional storey to the existing dwelling with a deck.
- Work has not started.
- CoCT support.
- NRA support.



**DECISION**

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

CSI

**13.14 Erf 9208, 39 Parow Street, Parow, S34 – Additions & Alterations**

**Case No:** HWC24110634CSI1106

Ms Chiara Singh introduced the item.

**DISCUSSION**

- Outstanding information received on 10 December 2024.
- Graded NCW.
- Proposal is for the extension of the current dwelling to include a new bedroom, kitchen, storeroom, and garage with pitch roof
- Work has not started.
- CoCT support.

**DECISION**

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

CSI

**13.15 Erf 932, 27 Scouts Place, Pinelands, S34 – Additions & Alterations**

**Case No:** HWC24102903CSI1106

Ms Chiara Singh introduced the item.

Mr Riad Davids was present and took part in the discussion.

**DISCUSSION**

- Outstanding information received on 9 December.
- Graded NCW.
- Inside HPO.
- Proposal is for the extension of the current dwelling and the addition of a storey.
- Work has not started.
- CoCT support.
- PRRA support.

**DECISION**

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

CSI

**13.16 Erf 97575, 58 Main Street, Newlands, S34 – Additions & Alterations**

**Case No:** HWC24102209CSI1023

Ms Chiara Singh introduced the item.

**DISCUSSION**

- Outstanding information received on 8 December 2024.
- Graded IIIB.
- Proposal is for the addition of a new building to the existing building.
- Work has been completed.
- CoCT support.
- NRA provided comment stating that they do not condone the unauthorised and completed work.

## DECISION

HWC cannot condone illegal work. The committee resolved to issue a Section 51 letter, as the proposed work did not negatively impact the heritage resource.

CSI

### 13.17 Erf 105, 51 Peninsula Road, Zeekoevlei, S34 – Partial Demolition, Additions & Alterations

**Case No:** HWC24021908EJV0523

Emily Jane Vowles introduced the item.

Mr Warren van Niekerk and Mr Tom Schwerdtfeger were present and took part in the discussion.

## DISCUSSION

- Outstanding information received on 31 August 2024, 21 September 2024, 29 November 2024, and 13 December 2024.
- Graded IIIC.
- Inside the False Bay Vlei System Cultural Landscape.
- Proposal is for demolition of the outbuilding to the rear of the property to accommodate a new structure, as well as additions to the structure being retained on the streetfacing portion of the property to introduce a new story.
- Work has not started.
- CoCT do not support as they state that the IIIC structure is considered conservation worthy given its heritage significance (early 20th century wooden cottage facing onto the vlei, possibly prefabricated. Good example of a typology with intact Oregon pine flooring in some parts of the dwelling).
- In response to the City's comments, the applicant motivates that the context is characterised by a wide variety of architectural styles ranging from traditional, ad hoc suburban to contemporary and do not present a cohesive character. The proposal provides for environmental integration with the vlei landscape, making reference to the natural fall of the land, the materiality of the surroundings, and drawing reference to the original building.
- The case officer motivates that the building to the rear of the property is not visible from the street, and does not contribute to the streetscape which is the basis of a IIIC grading. The streetscape is itself devoid of a cohesive character, and this is the only graded property in the immediate area. The additional storey being proposed to the streetfacing structure would also further conceal any structures on the vlei-facing portion.

## DECISION

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

EJV

### 13.18 Erf 14902, 100 Main Street, Paarl, S34 – Additions & Alterations

**Case No:** HWC24082705EJV1018

Emily Jane Vowles introduced the item.

## DISCUSSION

- Outstanding information received on 24 December 2024.
- Graded IIIC.
- Inside HPO.
- Proposal is for bricking up internal openings, replacing an existing door, inserting a new staircase, unauthorised rebuilding of the boundary wall following damage which is indicated on the revised plan.
- Work has started.
- Drakenstein municipality has no objection.
- DHF have no objection.
- Paarl 300 did not support the application stating:
- The photographs do not indicate the detail of the internal doors to be bricked up. Old doors must be

- left in place and kept closed as a principle.
- The impact of the stairs and ceiling beams is not analyzed and is not clear.
- The use of the loft space and future planning are not illustrated.
- Upon receiving revised plans, Paarl 300 stated in an email response that no comment was necessary.

#### **DECISION**

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

**EJV**

#### **13.19 Erf 351, 67 Main Road, Mamre, S34 – Total Demolition**

**Case No:** HWC24083008EJV0902

Emily Jane Vowles introduced the item.

#### **DISCUSSION**

- Outstanding information received on 17 October 2024 and 3 December 2024.
- Graded IIIC.
- Proposal is for total demolition of the structure on site due to structural concerns
- Work has not started.
- CoCT support on the condition that the replacement structure adheres to the form, character and typology associated with the original dwelling and to the City's Guideline for Building Works in the Mamre Heritage Area.
- FoBCA did not respond to comment within 30 days.

#### **DECISION**

The Committee resolved to approve the total demolition as there is insufficient heritage significance to warrant retention.

**EJV**

#### **13.20 Erven 79127, 79132, & 79133-RE, 9 & 11 Annandale Road, S34 – Total Demolition**

**Case No:** HWC24112018EJV1122

Emily Jane Vowles introduced the item.

Mr Ron Martin was present and took part in the discussion.

#### **DISCUSSION**

- Outstanding information received on 8 and 10 December 2024.
- Ungraded.
- Outside HPO.
- Proposal is for total demolition of the dwellings on site.
- Work has not started.
- CoCT support.

#### **DECISION**

The Committee resolved to approve the total demolition as there is insufficient heritage significance to warrant retention.

**EJV**

#### **13.21 Erf 964, 43 Upper Tree Road, Camps Bay, S34 – Total Demolition**

**Case No:** HWC24102122EJV1119

Emily Jane Vowles introduced the item.

#### **DISCUSSION**

- Outstanding information received on 11 December 2024.
- Ungraded.

- Outside HPO.
- Proposal is for total demolition of the dwelling on site.
- Work has not started.
- CoCT support
- CBCRA have no objection to the demolition but raised concerns about the replacement structure.

#### **DECISION**

The Committee resolved to approve the total demolition as there is insufficient heritage significance to warrant retention.

**EJV**

#### **13.22 Erven 65054, 65053-RE, 65057, 65058, 65080, Columbia Park, 26 Gibson Road, Kenilworth, S38(4) – NID**

**Case No:** HWC24111914EJV1122

Emily Jane Vowles introduced the item.

#### **DISCUSSION**

- Outstanding information received on 9 December 2024.
- Ungraded.
- Inside HPO.
- Triggers s38(1)(c)(i);(ii). The proposal is for the consolidation of the erven to allow for the demolition of the two existing NCW apartment blocks on site and the construction of new apartment blocks with improved efficiency and design, maximised capacity, parking, and landscaping.
- The SAHRIS Palaeo-Map indicates insignificant sensitivity
- Work has not started.
- Dr. Melanie Attwell recommends NFS.

#### **DECISION**

The Committee resolved that no further studies are required, as heritage resources will not be impacted upon.

**EJV**

#### **13.23 Erven 79132 & 79133-RE, 11 Annandale Road, Diep River, S34 – Total Demolition**

**Case No:** HWC24112018EJV122

**REMOVED FROM AGENDA**

**EJV**

#### **13.24 Farm 486 Portion 74, Gokoue River Road, Stillbaal, S34 – Additions & Alterations**

**Case No:** HWC24110630EJV1107

Emily Jane Vowles introduced the item.

#### **DISCUSSION**

- Outstanding information received on 2, 4, and 15 December 2024.
- Ungraded.
- Proposal is for the restoration of the farm cottage including replacing of the thatch roof and rafters, replastering, and reflooring, and the addition of a bedroom wing and further living space.
- Work has not started.
- SBCT have no objection.
- The municipality did not respond to request for comment within 30 days.
- S.v.d.S did not respond to request for comment within 30 days.

## **DECISION**

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

**EJV**

### **13.25 Erf 7600, 36 Hillside Road, Fish Hoek, S34 – Deviation**

**Case No:** HWC24120912RB1122

Mr Ruan Brand introduced the item.

Mike Silberbauer was present and took part in the discussion.

## **DISCUSSION**

- Outstanding information received on 9 December 2024.
- Graded NCW.
- Proposal that was approved and plans that were stamped by HWC in Jan 2024 do not match the plans that were submitted to the CoCT and as such they have asked us to stamp the new plans instead.
- So, this is a deviation application for the new plans to be stamped.
- After scrutiny of the plans, the deviations are summarized as follows:
  - 1. Different internal arrangements, and
  - 2. Removal of some of the originally proposed stone cladding and having concrete coping and paint and plaster instead.
- This second change aligns somewhat more with an issue highlighted by the CoCT HRS comment on the original plans that stated that if this were within an HPO then they would have issues with the contemporary character of the proposed structure, specifically that the area consists mainly of pitched and hipped roofs with plastered and painted masonry.

## **DECISION**

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

**RB**

### **13.26 Erf 8956, 15A Ottawa Street, Paarl, S34 – Minor Works**

**Case No:** HWC24111432RB115

Mr Ruan Brand introduced the item.

## **DISCUSSION**

- Outstanding information received on 5 December 2024.
- Ungraded.
- Inside HPO.
- Proposal is for several internal alterations and bricking up of a door.
- Work has been completed.
- Drakenstein municipality offered no objection.
- DHF offered no objection.
- Paarl 300 support.

## **DECISION**

HWC cannot condone illegal work. The committee resolved to issue a Section 51 letter, as the proposed work did not negatively impact the heritage resource.

**RB**

**13.27 Erf 943-RE, 10 Trafalgar Square, Sea Point, S34 – Additions & Alterations**

**Case No:** HWC25010607RB1122

Mr Ruan Brand introduced the item.

Nicolene Jongens was present and took part in the discussion.

**DISCUSSION**

- Outstanding information received on 7 January 2025.
- Graded IIIC.
- Proposal is to substantially enlarge the house on the ground floor and to construct a double storey section above, beyond the existing ridge line.
- Outbuildings will be demolished.
- A new garage will be constructed.
- The existing facebrick pillars will be replaced by thin steel posts with frameless glass infill.
- Work has not started.
- SFB did not respond to request for comment within 30 days.
- SFA does not support the proposed alterations to the roof ridge and the visible clerestory window above the ridge but finds the other additions and alterations acceptable.
- CoCT HRS supports overall, but in their comment, it is noted that the CoCT recommended a design revision with the precast concrete columns on the front stoep being reinstated. The designer declined this recommendation by the CoCT and the CoCT still supported the current proposal.
- The applicant has responded to note that it is only a minor part of the glazing that will be visible (referring to the clerestory window of which the non-supportive comments mention).

**DECISION**

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

**RB**

**13.28 Erf 1199, 39 Main Road, Greyton, S34 – Additions & Alterations**

**Case No:** HWC24101604RB1107

Mr Ruan Brand introduced the item.

**DISCUSSION**

- Outstanding information received on 20 November 2024 and 9 January 2025.
- Graded IIIC.
- Falls within the Greyton's Urban Conservation Overlay Zone, of which the declaration status is unclear.
- Proposal is to extend a back section to incorporate a hall at the upper level with a parking area underneath on the ground level. This will be completely invisible from the street.
- Work has not started.
- TWK Municipality did not respond to comment within 30 days but they now have a heritage overlay zone committee (HOZAC) that provided support.
- Greyton Conservation Society did not provide comment within 30 days.
- Ward 2 Forum, despite being on our conservation body map, is no longer an active commenting body for the Greyton area.

**DECISION**

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

**RB**

**13.29 Erf 12166, 104 Queens Road, Woodstock, S34 – Additions & Alterations**

**Case No:** HWC24110610SJ1108

Ms Sneha Jhupsee introduced the item.

Nazeema Obaray was present took part in the discussion.

**DISCUSSION**

- Outstanding information received on 12 December 2024.
- Graded IIIB.
- Inside HPO.
- Proposal is a deviation from a previous approval to add two floors to the building.
- Work has not started.
- CoCT EHM: do not support - the internal position of new stair is undesirable addition over the existing historic portion of the building; proposed plastered brick balustrade behind the existing decorative parapet wall is not supported and it should be set back from the existing decorative parapet wall. A response is provided.
- WRA: "IIIA grading; ground floor elevations, particularly the Victoria Street elevation, should be restored to match the heritage character; Queens Rd side façade will need be evaluated in its entirety by HWC; matter has been dealt with in previously approved plan".
- WAAC: no responses received in 30-day period.

**FURTHER REQUIREMENTS**

The Committee resolved to request further requirements:

1. Applicant to submit contextual analysis of streetscape to inform heritage indicators.
2. Set back on existing structure to be detailed in relation to new extension including balustrade.

**SJ**

**13.30 Erf 1080-RE, 12 Liberty Court, 1 Military Road, Tamboerskloof, S34 – Minor Works**

**Case No:** HWC224082903XM0902

Ms Xola Mlwandle introduced the item.

**DISCUSSION**

- Outstanding information received on 9 December 2024.
- Graded NCW.
- Inside HPO.
- Proposal is for internal alterations to create an open plan apartment.
- Work has not started.
- Body corporate signed the plans.

**DECISION**

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

**XM**

**13.31 Erf 1202084, 58B Weltevreden Road, Rondebosch, S34 – Additions & Alterations**

**Case No:** HWC24102909XM1030

Ms Xola Mlwandle introduced the item.

**DISCUSSION**

- Outstanding information received on 12 December 2024.
- Graded IIIC.
- Proposal is for additions and alterations including the pool, internal alterations ceilings, doors and windows
- Work has not started.
- CoCT support.

**DECISION**

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

**XM**

**13.32 Erf 140304, 3 Polo Road, Observatory, S34 – Additions & Alterations**

**Case No:** HWC24110608CSI112

Ms Xola Mlwandle introduced the item.

**DISCUSSION**

- Outstanding information received on 2 December 2024.
- Graded IIIC.
- Inside HPO.
- Proposal is for additions and alterations including conversion of attic into a mezzanine loft studio space with roof windows on the street facing elevation, addition of a pergola and built in furniture in the back courtyard.
- Work has not started.
- CoCT support.
- Salt River Heritage Society support.

**DECISION**

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

**XM**

**13.33 Erf 1698, 25 Pinewoods Road, Somerset West, S34 – Additions & Alterations**

**Case No:** HWC24103002XM1114

Ms Xola Mlwandle introduced the item.

**DISCUSSION**

- Outstanding information received on 3 December 2024.
- Graded NCW.
- Proposal is for renovations on the property including the following minor changes to the existing house:
- Adding a pergola structure in the existing courtyard to create a more friendly outside entertainment area.
- New Study space opens out onto the Courtyard with tip up window.
- Existing Patio doors replaced with new, Existing window in New Study blocked
- Work has not started.
- HRF support.
- CoCT support.

**DECISION**

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

**XM**



**13.34 Erf 19720, 241 Koeberg Road, Brooklyn, S34 – Additions & Alterations**

**Case No:** HWC24101515XM1030

Ms Xola Mlwandle introduced the item.

**DISCUSSION**

- Outstanding information received on 11 December 2024.
- Graded NCW.
- Proposal is for ground floor and first floor additions for retail purposes on the existing property.
- Work has not started.
- CoCT supports.

**DECISION**

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

**XM**

**13.35 Erf 455-RE, 26 Boland Way, Durbanville, S38(4) – NID**

**Case No:** HWC24102303XM1030

Ms Xola Mlwandle introduced the item.

Henk Lourens was present and took part in the discussion.

**DISCUSSION**

- Outstanding information received on 5 December 2024.
- Graded IIIC.
- Proposal is for clear view fencing installation at Boland Park, focusing on the presence of indigenous plants in the vicinity of the planned fence.
- The clear view fencing is planned to be installed along the streets bordering Boland Park, as indicated in the annexed survey map. This strategic placement is intended to protect the park's ecological integrity and enhance visitor safety while preventing unauthorized access and activities that could cause damage
- Work has not started.
- Palaeosensitivity is blue/low.
- Applicant recommends NFS.

**DECISION**

The Committee resolved that no further studies are required, as heritage resources will not be impacted upon.

**XM**

**13.36 Erf 52541, 19 Markham Road, Claremont, S34 – Total Demolition**

**Case No:** HWC24112015XM1121

Ms Xola Mlwandle introduced the item.

**DISCUSSION**

- Outstanding information received on 19 December 2024.
- Graded NCW.
- Proposal is for total demolition of the existing building for a replacement structure in keeping with the existing neighboring structures.
- Work has not started.
- CoCT support.
- GLCA support.

### **DECISION**

The Committee resolved to approve the total demolition as there is insufficient heritage significance to warrant retention.

**XM**

### **13.37 Erf 54904, 14 Riveira Road, Claremont, S34 – Additions & Alterations**

**Case No:** HWC24111111XM1111

Ms Xola Mlwandle introduced the item.

### **DISCUSSION**

- Outstanding information received on 3 December 2024.
- Graded IIIC.
- Proposal is for a new first floor suit to be added above the existing garage.
- Work has not started.
- CoCT supports.
- The UCRRRA believes that the proposal will have a noticeable and negative impact on the heritage significance and value of the property.
- The applicant provided a response claiming that the proposal does not detract from any heritage significance in the area as is evidenced in streetscape images, neighbouring properties have done the same.

### **DECISION**

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

**XM**

### **13.38 Erf 60721, 40 Holderness Road, Lansdowne, S34 – Additions & Alterations**

**Case No:** HWC24111421XM1115

Ms Xola Mlwandle introduced the item.

### **DISCUSSION**

- Outstanding information received on 3 December 2024.
- Graded NCW.
- Proposal is for a new storage, bedroom extension, carport and proposed 2nd dwelling.
- Work has not started.
- CoCT support.

### **DECISION**

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

**XM**

### **13.39 Erf 654, 52A Camps Bay Drive, Camps Bay, S34 – Total Demolition**

**Case No:** HWC24101009XM1011

Ms Xola Mlwandle introduced the item.

### **DISCUSSION**

- Outstanding information received on 3 December 2024.
- Graded IIIC
- Proposal is for total demolition with intention to redevelop the property into a more upmarket and contemporary building.
- Work has not started.
- CoCT support.
- CBCRA did not provide comment within 30 days.

#### **DECISION**

The Committee resolved to approve the total demolition as there is insufficient heritage significance to warrant retention.

**XM**

#### **13.40 Erf 681, 1 Vaal Road, Milneron, S34 – Additions & Alterations**

**Case No:** HWC24040310XM1022

Ms Xola Mlwandle introduced the item.

#### **DISCUSSION**

- Outstanding information received on 11 December 2024.
- Graded NCW.
- Proposal is for an addition of office space to accommodate the change of use from residential to office purposes
- Work has not started.
- COCT support.
- FoBCA did not provide comment within 30 days.

#### **DECISION**

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

**XM**

#### **13.41 Erf 7745, Unit 4, Castle Mews, 6 Russel Street, Woodstock, S34 – Minor Works**

**Case No:** HWC24100917XM1111

Ms Xola Mlwandle introduced the item.

#### **DISCUSSION**

- Outstanding information received on 3 December 2024.
- Graded IIIB.
- Inside HPO.
- Proposal is for additions and alterations including internal drywalling and minor internal changes related to access and circulations
- Work has not started.
- CoCT support.

#### **DECISION**

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

**XM**

### **14 NEW MATTERS**

#### **14.1 Erf 114836, 39 Greatmore Street, Woodstock, S34 – Deviation**

**Case No:** HWC24120913CN0106

#### **OUTSTANDING INFORMATION**

Both owners to sign application form, SG diagram and plan indicating work that has started, required.

**CN**

#### **14.2 Erf 17965-RE, 2 Natal Street, Paarden Eiland, S34 – Additions & Alterations**

**Case No:** HWC24120404CN0106

Ms Corne Nortje introduced the item.

## **DISCUSSION**

- Ungraded.
- Proposal is to demolish a substation and construct internal walls.
- Work has been completed.
- CoCT confirm the applicant can proceed to submit to HWC.
- CTHF has no objection.

## **DECISION**

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

CN

### **14.3 Erf 20013-RE, 5 Justin Street, Brooklyn, S34 – Total Demolition**

**Case No:** HWC24090211CN0106

#### **OUTSTANDING INFORMATION**

Locality Plan, internal, external, and streetscape photos, motivation and SG diagram required.

CN

### **14.4 Erf 20014, 7 Justin Street, Brooklyn, S34 – Total Demolition**

**Case No:** HWC24090212CN0106

#### **OUTSTANDING INFORMATION**

Locality Plan, internal, external, and streetscape photos, CoCT comments, motivation and SG diagram required.

CN

### **14.5 Erf 311, 1B Harlem Avenue, Langa, S34 – Total Demolition**

**Case No:** HWC24090214CN0106

Ms Corne Nortje introduced the item.

## **DISCUSSION**

- Graded IIIB.
- Proposal is to demolish all 3 structures on site. The structures proposed for demolition has been partially demolished and currently consists of walls and floor structures only.
- The 'Special Quarters' site was one of a number of areas identified and approved for housing development in 2013. HWC approved the proposed residential development on Erf 311 (former Special Quarters site) on condition that the two structures facing King Langalibalele Drive was retained, restored and reused as part of the redevelopment process.
- CoCT supports and notes that the proposed demolition due to the current lack of heritage significance represented by these structures and that any future development of the site should respond to the remaining relevant conditions of the previous s38 approval.
- The HP recommends approval of the demolition, that CoCT submit plans of any future development on the site, if the plans do not conform to the HWC ROD dated 02.06.2015; and any future development of the site should respond to the remaining relevant conditions of the previous HWC S38 approval.
- Recommendation is for approval as the buildings do not warrant retention, as there is only walls and floors left. However, intangible significance might be lost with the demolition of these buildings OR we refer to IACOM (decision making authority for previous HIA) due to the HIA recommendation stating that the building should be retained.

### UNDER INVESTIGATION

1. Confirmation required regarding the comment from the heritage practitioner indicating that the proposed structures for demolition in this application are to be retained.
2. Confirmation required if the trees which are to be retained as per the ROD are still existing.
3. Confirmation of any development changes in relation to the approved HIA.

CN

#### 14.6 Erf 5092-RE, 17 Gustrouw Road, Strand, S34 – Total Demolition

Case No: HWC24090213CN0106

### OUTSTANDING INFORMATION

Locality Plan, internal, external, and streetscape photos, CoCT & HRF comments, motivation and SG diagram required.

CN

#### 14.7 Erf 68785, 42 Ottery Road, Wynberg, S34 – Additions & Alterations

Case No: HWC24110639CN1107

### OUTSTANDING INFORMATION

WECA comments and SG diagram required.

CN

#### 14.8 Erf 1901-RE, Rosedene Guest House, 28 Upper Kloof Street, Gardens, S34 – Additions & Alterations

Case No: HWC24091144SJ0106

Ms Sneha Jhupsee introduced the item.

Ursula Rigby was present and took part in the discussion.

### DISCUSSION

- Graded NCW.
- Inside HPO.
- Proposal is to alter the existing free-standing guest suite from a single-story structure on Upper Kloof Street, to a double story structure to create an additional guest unit.
- Work has not started.
- CIBRA: support
- CoCT EHM: do not support - addition and pitched roof supported however, proposed choice in materials and the retaining of the hard interface of the ground storey is not supported. Current proposed metal cladding detracts from the streetscape of Upper-kloof Street and in particular, the highly significant architectural and aesthetical terrace grouping adjacent to the site.
- CoCT recommended that blank wall is punctured/vertically proportioned fenestration/plastered masonry.
- Comments have been responded to via email.

### DECISION

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

SJ

#### 14.9 Erf 2321, 96 Merriman Road, Universiteit Oord, Stellenbosch, S34 – Additions & Alterations

Case No: HWC24121010SJ0106

### OUTSTANDING INFORMATION

Streetscape photographs, local municipality comment, conservation body comment required.

SJ

**14.10 Erf 30811, Garradale, 11 Rhodes Avenue, Mowbray, S34 – Additions & Alterations**

**Case No:** HWC24110619SJ0106

Ms Sneha Jhupsee introduced the item.

**DISCUSSION**

- Graded IIIC.
- Inside HPO.
- Proposal is for internal reconfiguration and bathroom retrofitting, the replacement of all windows with aluminum, a new carport and a new brick and palisade boundary wall.
- Work has not started.
- CoCT support.
- RAMPAC provided no response within the 30-day commenting period.

**DECISION**

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

**SJ**

**14.11 Erf 394, 11 Morton Street, Stanford, S31 – Additions & Alterations**

**Case No:** HWC25010605SJ0106

Ms Sneha Jhupsee introduced the item.

**DISCUSSION**

- Ungraded
- Inside Stanford Heritage Area.
- Proposal is for the addition of a toilet and shower to the back of the existing double garage and adjacent to the existing covered porch, and the changing of the double garage into a single garage.
- Work has not started.
- OHAC: support with recommendation - bricked up garage door opening to allow for similar reveal to new double door condition.
- SHC: support.

**DECISION**

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

**SJ**

**14.12 Erf 4476, 36 Fourth Avenue, Kleinmond, S34 – Additions & Alterations**

**Case No:** HWC24112022SJ0106

Ms Sneha Jhupsee introduced the item.

**DISCUSSION**

- Ungraded.
- Previous permit: 25 September 2024 - proposed addition to the outbuilding (HWC24082003RB0903).
- The work has started on the previous permit but not on the proposed work for the current application.
- Proposal is for the main house with the reconfiguration of the bathroom and kitchen layouts, a new pergola structure and timber deck as well as window and door updates.
- OHAC support.

**DECISION**

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

**SJ**

**14.13 Erven 149294-RE & 158570-RE, Breakwater Lane (Breakwater North Phase 1A), S38(4) – NID**

**Case No:** HWC24121110SJ0106

Ms Sneha Jhupsee introduced the item.

Tali Bruk was present and took part in the discussion.

**DISCUSSION**

- Site graded, NCW, V&A Waterfront IIIA.
- Proposal is new residential development on a site currently used for surface parking, north of the Table Bay Hotel. It will consist of two development parcels Q and R/S as noted in the approved HIA.
- 1) Parcel Q will comprise a range of apartment types, varying in size between 30-70m<sup>2</sup>. There will be approximately 135 residential units, with facilities such as a gym, recreational rooms, etc. The proposed maximum building height is 31m EGL.
- 2) Parcel R/S will be aimed at the retirement ('later living') market. It is to contain studio, 1, 2 and 3 bedroomed apartments with a maximum height of 31m EGL and approximately 160 units.
- 3) Retail services and facilities, primarily for local residents will be located on the ground floor facing onto a landscaped pedestrian walkway between the two proposed buildings.
- 4) The pedestrian walkway extends to a new public space, Atlantic Square, on the north side of the repositioned Breakwater Street, ultimately connecting to the existing coastal walkway.

**DECISION**

The Committee resolved to require an HIA which complies with S38 (3) of the NHRA, and which includes the following:

1. Visual Impact Assessment
2. Townscape Assessment

SJ

**14.14 Erf 2720, Unit A, 46 High Street, Mossel Bay, S34 – Minor Works**

**Case No:** HWC24110641SJ0107

**OUTSTANDING INFORMATION**

Streetscape photographs required.

SJ

**14.15 Erf 2520-RE, 8 Spaanschemat River Road, Constantia, S34 – Total Demolition**

**Case No:** HWC24111912SVB0106

Ms Sofia Briel introduced the item.

**DISCUSSION**

- Graded NCW.
- According to the application work has not started, however, the City of Cape Town (CoCT) says that work has started, as "the property has been severely cleared of significant trees..." and "the building has also been allowed to be stripped and dismantled, to the point where little remains but the masonry walls"
- The site is a dilapidated residential dwelling and proposed for complete demolition.
- According to the applicant and the CoCT only masonry walls remain of the building.
- The applicant is applying for the total demolition of the building as they believe the current state of the building makes any restoration or re-use impractical.
- CoCT support.
- CRRA offered no objection. It should be noted that CRRA submitted a signed copy of the site plan as their response.

## DECISION

The Committee resolved to approve the total demolition as there is insufficient heritage significance to warrant retention.

SVB

**14.16 Erf 2743, 3 Camps Bay Drive, Camps Bay, S34 – Additions, Alterations & Partial Demolition**  
**Case No:** HWC24101007SVB0106

## HELD OVER

The Committee resolved to conduct a site inspection and invite all interested and affected parties to HOMs on 21 January 2025.

SVB

**14.17 Erf 66528, 14 Main Road, Wynberg, S34 – Total Demolition**  
**Case No:** HWC24121013SVB0106  
Ms Sofia Briel introduced the item.

## DISCUSSION

- Graded IIIA.
- Work has not started.
- The owner of the property, the CoCT, proposes to construct a Municipal Court on Erf 66528. This will require, inter alia, the demolition of the ruins on the site.
- The applicant advised that the adjacent Erf 66526 and Erf 66527-RE are not included in this application. However, the applicant confirmed that there is proposed to be an operational relationship with neighboring Erven 66526 (La Plaisance) and 66527-RE. The subject property Erf 66528 is already at present open to these neighboring Erven 66526 and 66527-RE and share an access.
- In 2013 a S35 application was submitted to HWC. In response HWC requested an archaeological report.
- In 2024 a S35 Archaeological permit application for geotesting was submitted to HWC, who issued a record of decision with conditions 16 July 2024.
- This was followed by an archaeological report submitted to HWC, which was endorsed on 11 October 2024.
- Wynberg Ratepayers & Residence Association did not respond to the applicants request for comment.
- CoCT does not support the proposal for the following reasons:
  - At the time of the previous report the proposal only involved erf 66528. The applicants have since decided to incorporate both adjacent erven (66527 & 66526) so it is possible that this application should be considered into section 38 since the very large municipal court building will change the character of the site and surrounds.
  - The City states that the proposed court building, and particularly its Main Road façade and interface, is entirely foreign in its massing and architectural language and that it responds poorly both to the adjacent 3A graded La Plaisance building as well as the broader context of the Main Road corridor.
  - The City says there are problems with the Main Road fronting portion of the building, such as its monolithic form, monopitch roof, no covered walkway/colonnade (which are typical Main Rd features), that the building is set back from Main Road but fenced off therefore inaccessible creating a general poor interface with pedestrians and the streetscape.
  - As a result, the building is not considered to fit comfortably with its context and is thus not supported.
- The Section 35 permit dated 16 July 2024 stipulates as a condition that "Should the well be located, and assessed to be of archaeological potential and significance: it must either be retained as a feature of the redevelopment, if possible; or; stratigraphic excavation of the well deposit must be undertaken."



- The Interim Archaeological Report findings indicated that the remains of the well are likely underneath the concrete slabs identified in sector 3 of the site, however this remains inconclusive. Given the robustness of these slabs, and the limitations of the Section 35 permit - which does not provide for demolition of the structure - the slabs were left in place.
- The interim archaeological report findings indicated that further investigation will be possible once the demolition permit is secured - as the design will, at that point, be approved, it would not be feasible to incorporate the well into the building.
- The archaeological report recommended that:
  - This Section 34 submission be endorsed as fulfilling the requirements of Section 35 of the NHRA.
  - The concrete slabs identified in sector 3 be lifted under archaeological supervision once the demolition permit is in place. Should the well be located, and assessed to be of archaeological potential and significance, stratigraphic excavation of the well deposit should be undertaken.
  - Monitoring of earthworks in the area of the historic dump should be undertaken, and collection made of archaeological materials within it; this is only required should the well be located and found to contain artefactual material.
  - Should any significant archaeological finds or burials be uncovered during works, HWC should be notified, and work in that area should cease until an appropriate course of action has been determined
- The Section 35 permit dated 16 July 2024 states that "In principle support be provided for the proposed demolition of the structural remains on site to allow for redevelopment, contingent on the approval of the proposed replacement building plans in terms of further submissions to be made in terms of S34."
- The Committee notes that there is no Section 38 trigger.

#### **REFERRAL**

The Committee resolved to refer the application to BELCom on 27 January 2025 due to the discussion points as provided above requiring specialized expertise.

**SVB**

**14.18 Erf 69302, 17 Bute Road, Wynberg, S34 – Additions, Alterations & Partial Demolition**  
**Case No:** HWC24120420SVB0106

#### **OUTSTANDING INFORMATION**

Conservation body comment required.

**SVB**

**14.19 Erven 4105-RE & 4330, 21 Juniper Way & 4 Lekkerwater Road, Noordhoek, Section 38(4) – NID**  
**Case No:** HWC24091617SVB0106  
 Ms Sofia Briel introduced the item.

#### **OUTSTANDING INFORMATION**

Completed application form required.

**SVB**

**14.20 Erven 4105-RE & 4330, 21 Juniper Way & 4 Lekkerwater Road, Noordhoek, S34 – Total Demolition**  
**Case No:** HWC24101509SVB0106

#### **OUTSTANDING INFORMATION**

S38 application is to be processed before the S34 application.

**SVB**

**14.21 Erven 91324-RE & 91325, 33 & 35 Wolfe Street, Wynberg, S27 – Additions & Alterations**  
Case No: HWC24100712SVB0107

**OUTSTANDING INFORMATION**

Conservation body comment required.

SVB

**14.22 Erf 1122, 41 Avenue Fresnaye, Fresnaye, S34 – Additions & Alterations**  
Case No: HWC24111430XM0106

**OUTSTANDING INFORMATION**

Conservation body comment required.

XM

**14.23 Erf 144493, 19 Lower Collingwood Road, Observatory, S34 – Minor Works**  
Case No: HWC24112010XM0106  
Ms Xola Mlwandle introduced the item.

**DISCUSSION**

- Graded IIIB.
- Inside HPO.
- Proposal is for alterations that include removing internal walls, fencing, replacement of windows and doors and installation of a water tank.
- Work has not started.

**DECISION**

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

XM

**14.24 Erf 1685, 25 Clovelly Avenue, Vredehoek, S34 – Minor Works**  
Case No: XM0106

**OUTSTANDING INFORMATION**

POP, title deed, SG Diagram, Streetscape photographs, and heritage motivation required.

XM

**14.25 Erf 1764, 2 Eighth Avenue, Grassy Park, S34 – Additions & Alterations**  
Case No: HWC24112007XM0106  
Ms Xola Mlwandle introduced the item.

**DISCUSSION**

- Graded NCW.
- The application is for partial demolition and development of additional facilities on the existing school campus property.
- The existing buildings are not worthy of retention in its current form.
- Work has not started.
- CoCT support.

**DECISION**

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

XM

**14.26 Erf 1939, 34 Lourensford Road, Somerset West, S34 – Minor Works**  
Case No: HWC24121032XM0107

**OUTSTANDING INFORMATION**

Status of work, internal photographs, and streetscape photographs required.

**XM**

**14.27 Erf 759, 9 Marmion Road, Oranjezicht, S34 – Minor Works**  
Case No: HWC24121302XM0107

**OUTSTANDING INFORMATION**

SG diagram required.

**XM**

**14.28 Erf 85995, 7 Uxbridge Road, Lakeside, S34 – Minor Works**  
Case No: HWC25010601XM0107  
Ms Xola Mlwandle introduced the item.

**DISCUSSION**

- Graded NCW.
- Proposal is for alterations to the existing boundary wall.
- Work has not started.

**DECISION**

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

**XM**

**14.29 Erf 1412, 41 Wandel Street, Malmesbury, S34 – Additions & Alterations, Deviation**  
Case No: HWC25010612CSI0107  
Ms Chiara Singh introduced the item.

**DISCUSSION**

- Graded IIIC.
- Work applied for has not started
- The previous case (HWC23100908CN1016) was referred to BELCom on the 11th of December 2023 due to the heritage related concerns raised by Swartland Municipality namely the flat concrete roof with parapet walls and the scale of the proposed work which would compromise the character of the dwelling and negatively impact the streetscape.
- The application has since been heard at BELCom on four occasions (11.12.2023, 30.05.2024, 31.07.2024, 28.08.2024). The Committee resolved to approve the application on the 28 August 2024 as having met the previous requirements.
- This proposed work is for deviations from the previously approved BELCom plans. The deviations include changes to the internal layout and a change in the scale of the garage from the previously approved plans. The garage width and street elevation are to be reduced.

**DECISION**

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

**CSI**

**14.30 Erf 149, Plein Street, Riebeek Kasteel, S34 – Additions & Alterations**

**Case No:** HWC25010609CSI0107

**OUTSTANDING INFORMATION**

Clarification regarding if permeability of boundary wall has been resolved, company resolution required.

CSI

**14.31 Erf 86444, 7A Belvedere Road, Muizenberg, S34 – Additions & Alterations**

**Case No:** HWC24102911CSI0106

**OUTSTANDING INFORMATION**

Internal, external, and streetscape photographs required.

CSI

**14.32 Erven 298 & 1249, off DR 1154, Riebeek Kasteel, S38(8) – NID**

**Case No:** HWC24121301CSI0106

Ms Chiara Singh introduced the item.

**DISCUSSION**

- Proposed development is for the subdivision of Erf 298, into two portions and subsequently accommodated by a rezoning application of Portion A from Agricultural Zone 2 (Agricultural Industry) to Industrial Zone 2 (General Industry). The existing designated zoning of erf 298 is for agricultural industry purposes and is currently utilized as such. Riebeek Valley Wine Co. will continue to operate on the remainder of Erf 298, continuing with agricultural industrial activities.
- The subdivision is proposed in order for a fruit processing plant with associated infrastructure to be established.
- There is no negative impact on the landscape expected as the proposed development is situated on the urban edge and the current land use is industrial.
- There are no archaeological impacts expected due to the agricultural land use.
- The palaeo sensitivity on the SAHRIS palaeo map is low.

**FINAL COMMENT**

The Committee resolved that no further studies are required, as heritage resources will not be impacted upon.

CSI

**14.33 Erven 35323-RE & 5083-RE, Onverwacht Road, Strand, S38(4) – NID**

**Case No:** HWC24112113CSI0107

**OUTSTANDING INFORMATION**

Site photographs and title deed required.

CSI

**14.34 Farms 221/2-RE & 221/9, Botfontein Smallholdings, off Botfontein Road, Kraaifontein, S38(4) – NID**

**Case No:** HWC24121012CSI0106

Ms Chiara Singh introduced the item.

**DISCUSSION**

- Proposed development is for an overarching Development Framework has been prepared to guide development of the greater Botfontein smallholding area, which will in turn direct the parameters for individual re-development applications (see HWC23092010CN0921). The Development Framework seeks to establish a mixed use (including industrial) area, in line with the CCT District Plan. The entire smallholding area is within the Urban Edge.
- The entire Botfontein smallholdings area has also been graded IIIC, having high contextual and

environmental significance.

- There are two structures present on Portion 2, a shed and derelict dwelling which have been deemed NCW. There is a largely demolished residence on Portion 9 which has also been deemed NCW.
- Portion 2 of Farm 221 is considered to be of low visual sensitivity while Portion 9 is considered to be of moderate visual sensitivity as it is part of the transitional area immediately adjoining the urban edge.
- There are no archaeological impacts expected as both portions are currently used for agricultural purposes.
- The Palaeo sensitivity on the SAHRIS Palaeo map is low.
- The heritage consultant has recommended NFS and stated that the only heritage resource that could be deemed to be impacted by the proposed development is the Stellenbosch Cultural Landscape along the eastern border of Portion 9. However, because of the small area size and the approval needed from CoCT for the development framework and the development framework guidelines, it would be difficult to justify a full HIA.
- The HIA outstanding for portions 4, 5, 11, and 14 is currently in the public participation phase. The consultant however indicated that the outcome of the VIA was that there is minimal visual impact expected.

#### **DECISION**

The Committee resolved that no further studies are required, as heritage resources will not be impacted upon.

CSI

#### **14.35 Farms 17/2-RE, 17/3-RE, & 17/26, Botfontein Smallholdings, off Botfontein Road, Kraaifontein, S38(4) – NID**

**Case No:** HWC24121011CSI0106

Ms Chiara Singh introduced the item.

#### **DISCUSSION**

- Proposed development is for an overarching Development Framework has been prepared to guide development of the greater Botfontein smallholding area, which will in turn direct the parameters for individual re-development applications (see HWC23092010CN0921). The Development Framework seeks to establish a mixed use (including industrial) area, in line with the CCT District Plan. The entire smallholding area is within the Urban Edge.
- The Botfontein Smallholdings area has a grading of IIIC
- There are two mid-century labourers cottages present on Portion 2 which have been deemed NCW. There is a dwelling and shed dating to circa 1945 on Portion 3 which have been deemed NCW.
- The consultant has indicated that the properties concerned are situated at some distance from the urban edge and development thereon will not impact upon the Stellenbosch winelands cultural landscape.
- There are no archaeological impacts expected as the current land use is agricultural.
- The palaeo sensitivity on the SAHRIS palaeo map is low.
- The consultant has recommended NFS

#### **DECISION**

The Committee resolved that no further studies are required, as heritage resources will not be impacted upon.

CSI

**14.36 Erf 279, Clanwilliam, S38(8) – HIA**  
**Case No:** HWC24051407EJV0618

**OUTSTANDING INFORMATION**

Public participation evidence required.

EJV

**14.37 Erf 6961, 17 Walloon Road, Constantia, S34 – Additions & Alterations**  
**Case No:** HWC24121024EJV0106  
Emily Jane Vowles introduced the item.

**DISCUSSION**

- Ungraded.
- Proposal is for first floor extension above and around the existing garage, covered terrace installation, and internal reconfiguration of the living area as well as an addition of a garden cottage
- Work has not started.
- CoCT support.
- CRRA stamped the plans with no objection

**DECISION**

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

EJV

**14.38 Erf 69983, 23 Constantia Main Road, Plumstead, S27 – Additions & Alterations**  
**Case No:** HWC24120405EJV0106  
Emily Jane Vowles introduced the item.

Ursula Rigby was present and took part in the discussion.

**DISCUSSION**

- Graded II.
- Proposal is for addition of a weather-proof conservatory to accommodate functions at the historic homestead and linked to the homestead by a lightweight transparent roof.
- The homestead is a PHS as a result of being declared a NM in 1997, but the CoCT note it as a IIIA and a 2016 study and Ursula Rigby's report conclude that a IIIB grading is more appropriate given the extensive changes to the historic fabric undertaken between 1977 and 2015.
- Work has not started.
- CoCT support subject to HWC being satisfied with the details regarding the fixing and flashing at the connecting covered area (which the applicant provides).
- WRRRA did not respond to request for comment within 30 days.
- Ward Councillor Langenhoven supports.
- GRAPA (a neighboring property) supports.

**DECISION**

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

EJV

**14.39 Erf 70929, 5 Thirlmere Road, Plumstead, S34 – Additions & Alterations**  
**Case No:** HWC24111203EJV0106

**OUTSTANDING INFORMATION**

SG diagrams: plan indicating work completed as distinct from work proposed; additional externals; non-

Google streetscapes; consultation comments (as the steps expand the footprint and therefore the application can't be considered MW) required.

EJV

**14.40 Farms 1674/24, 1674/10-RE, 1674/11, 1730 & 1674/13, Boschendal Village, Stellenbosch, S38(8) – NID**

**Case No:** HWC25010710EJV0106

Emily Jane Vowles introduced the item.

**DISCUSSION**

- Triggers s38(1)(a). The proposal is for the installation of bulk infrastructure within the east precinct of Boschendal. The east precinct is comprised of farmland and the vacant site of the Thembalethu Hostel, Bertha Retreat, the farm creche, and the Lanquedoc settlement.
- This precinct is distinct from Boschendal in that it is less intensively cultivated, more exposed to natural elements, and spatially separated from the historic core of the estate.
- The Boschendal Village Development was subject to an HIA endorsed by HWC in 2010. The municipality granted approval for the development subject to bulk engineering services in accordance with the approved master plan being installed to support any new development.
- The upgrades proposed in this NID include a pump station alongside the existing Kylemore pump station, pipelines, reservoir, and sewerage infrastructure.
- This heritage resources potentially impacted by the development include the Lanquedoc Cemetery which is an informal graveyard and the visual resources present in the historic scenic route network, the valley setting, and the landscape setting.
- Katie Smuts determined that the location of the reservoirs did not reveal any archaeological material, and that the trenching required for the installation of the pipelines will not disturb the cemetery as it had been strategically aligned to avoid the graves and to be confined to the existing gravel roads around the two grave clusters.
- As such no archaeological studies are required; however, Katie recommends the implementation of CF and AF procedures.
- Sarah Winter determined that visual impact will also be minimal as the pipelines will be located below ground and the location of the reservoirs has been carefully considered with viewshed analysis to ensure their visibility is negligible when viewed from strategic points and scenic routes.
- SAHRIS Palaeo-Map indicates low to moderate sensitivity.
- Sarah Winter and Katie Smuts recommend NFS

**FINAL COMMENT**

The Committee resolved that no further studies are required, as heritage resources will not be impacted upon.

EJV

**14.41 Erf 3863, 5 Protea Street, Paarl, S34 – Additions & Alterations**

**Case No:** HWC24112214EJV0107

Emily Jane Vowles introduced the item.

**DISCUSSION**

- Graded IIIA.
- Inside HPO.
- Work has started.
- Proposal is for the installation of a garage and carport, timber deck and swimming pool, covered patio, braai, aluminum windows where required, perimeter fencing, rebuilding of the boundary wall, and internal conversions and reconfigurations.
- Paarl 300 support.
- DHF have no objection besides the placement of the garage which they believe to be insensitive.
- Drakenstein Municipality object stating that the dwelling is an intact and unique example of the Art & Crafts architectural movement in Paarl.

- They object on the basis that the contrast between old and new fenestration will degrade the existing facades and either the original fenestration must be retained or reutilised or must be replaced with fenestration that matches the existing and is date stamped.
- The new fenestration must continue the character, proportions and composition of the existing facades.
- The new pergola and braai chimney must be subservient to the composition and scale of the structure.
- The division of rooms Ensuite 1 and E-S2 must be reconsidered to align the dividing wall with the existing fenestration.
- Window W8.1 and door D7.2 are not supported and must be removed.
- The reconstructed boundary wall must incorporate additional columns to break up the facade and details of the palisade fence must be provided.
- All original doors must be reutilised. T
- The single garage door must be replaced with two separate garage doors and their colour should match the existing timber storeroom doors.
- The back boundary fence must match the material and finish of the front boundary fence.
- 'Beta fence' must be dark grey or charcoal.
- All front boundary steel work must match the colour of the existing timber gate.
- In response to the municipality, the applicant motivates that the original timber fenestration on the east and north facades will be retained, while the more recent fenestration likely dating to the mid-90s on the west and south facades will be replaced. Attempting to do so in the same style as the timber would be prohibitively expensive as the timber is Burmese teak, and inappropriate as the architect prefers to contrast the old and new material rather than imitate it.
- The pergola has been omitted from the final plans, and the chimney reworked to be devoid of detail and placed on the opposite facade to the existing one so as to be subservient.
- The dividing wall in the en-suite bathrooms cannot be moved as it will make the one en-suite too small and unfit for purpose and is also aligned with the mullion of the window so as to have no effect on the fenestration.
- W8.1 and D7.2 have been omitted from the final plans.
- The architect does not agree with introducing additional columns to the boundary wall as it would add unnecessary clutter and draw attention away from the dwelling.
- Additional detailing has been added to the revised drawing re the palisade fence.
- The meranti doors dating to the 90s will not be reutilized as they are inter alia not original, none of the Burmese teak doors are being removed, and all of the original internal doors will be reutilized.
- The single garage door is simpler than a double and does not detract focus from the dwelling.
- Additionally, the garage door is not street facing and will have very little visual impact. The garage doors will be the same colour as the added fenestration so as to distinguish old from new.
- Betafence is being used on three of the boundaries to replace the existing fence and cannot be replaced with additional palisade fencing as that would be too costly at the required height, and is therefore limited to the front boundary only.
- The betafencing will be black in accordance with Drakenstein municipality's comment.
- The front boundary steel work will be painted a rust colour to match the existing Burmese teak elements.
- In response to the DHF, the applicant states that the new garage makes use of the existing driveway, and cannot be set back further without interfering with the existing landscape features and necessitating a new driveway.
- It is as discreet as possible and a respectful distance from the existing dwelling while also not being street facing so as to reduce its impact on the facade.

#### **FURTHER REQUIREMENTS**

The committee resolved to request further requirements:

1. The applicant to submit revised plans clearly indicating the work that has been started/completed as distinct from the work still to be undertaken.



**14.42 Erf 48811, 7 Kent Road, Newlands, S34 – Additions & Alterations**

**Case No:** HWC25010610EJV0107

Emily Jane Vowles introduced the item.

**DISCUSSION**

- Graded IIIC.
- Proposal is for the extension of the staff quarters to accommodate a new kitchen
- Work has not started.
- CoCT did not respond to comment within 30 days.
- NRA did not respond to comment within 30 days

**DECISION**

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

EJV

**15 OTHER MATTERS**

**16 ADOPTION OF RESOLUTIONS & DECISIONS**

EJV moved to adopt and CN seconds the adoption of resolutions and decisions of the meeting of 15 January 2025.

**17 CLOSURE**

The chairperson, Mr Ruan Brand, officially closed the meeting at 14:00.

**18 DATE OF NEXT MEETING:**

**21 JANUARY 2025**

**MINUTES APPROVED AND SIGNED BY:**

**CHAIR:** \_\_\_\_\_

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

## Annexure A – HWC: Heritage Officers’ Meetings

### Abbreviations

<b>APHP</b> - Association of Professional Heritage Practitioners	<b>ASAPA</b> - Association of Southern African Professional Archaeologists
<b>AHP</b> - Agulhas Heritage Society	<b>ABHC</b> - Associated Bibbys Hoek Conservancy (Knysna)
<b>BKCA</b> -Bo-Kaap Civic Association	<b>BELCOM</b> - Built Environment and Landscapes Committee
<b>BKYM</b> - Bo-Kaap Youth Movement	<b>CBCRA</b> -Camps Bay Clifton Ratepayers Association
<b>CIBRA</b> - City Bowl Ratepayers ' & Residents Association	<b>CSDBOA</b> - Clifton-On-Sea & District Bungalow Owners Association
<b>CoCT</b> – City of Cape Town	<b>CTHF</b> - Cape Town Heritage Foundation
<b>CTHT</b> – Cape Town Heritage Trust	<b>CRRA</b> - Constantia Ratepayers & Residents Associations
<b>CRM</b> - Cultural Resources Management	<b>CMP</b> – Conservation Management Plan
<b>DRHCA</b> - De Rust Heritage Conservation Association	<b>DWCA</b> - De Waterkant Civic Association
<b>Docomomo</b> South Africa	<b>DHF</b> - Drakenstein of Heritage Foundation
<b>DHS</b> -Durbanville Heritage Society	<b>EMPr</b> - Environmental Management Program
<b>EHM</b> – Environmental Heritage Management department	<b>FHRA</b> -Franschhoek Heritage and Ratepayer Association
<b>FoBCA</b> - Friends of Blaauwberg Conservation Area	<b>FoCVGB</b> - Friends of Constantia Valley Green Belts
<b>FE</b> - Friends of Elim	<b>GBRM</b> - Great Brak River Museum
<b>GLCA</b> - Greater Lynfrae Civic Association	<b>GVHAG</b> - Greater Vredehoek Heritage Action Group
<b>GPRRA</b> - Green Point Ratepayers & Residents Association	<b>GCS</b> - Greyton Conservation Society
<b>HVA</b> - Harfield Village Association	<b>HRF</b> - Helderberg Renaissance Foundation
<b>HMB</b> - Heritage Mossel Bay	<b>HOMs</b> - Heritage Officers Meeting
<b>HVTA</b> - Hex Valley Tourism Association	<b>HPO</b> – Heritage protects overlay.
<b>HBRRRA</b> - Hout Bay & Ratepayers and Residents Association	<b>HWC</b> – Heritage Western Cape
<b>HIA</b> - Heritage Impact Assessment	<b>IACom</b> - Impact Assessment Committee
<b>ILASA</b> - Institute for Landscape Architecture in South Africa	<b>IGIC</b> - Inventories, Gradings and Interpretations Committee
<b>KBHA</b> - Kalk Bay Historical Association	<b>KHS</b> - Kommetjie Heritage Society
<b>KBSJRR</b> - Kalk bay-St James Ratepayers & Residents Association	<b>MGHS</b> - McGregor Heritage Society
<b>LKID</b> - Lower Kenilworth Improvement District	<b>NHC</b> - Napier Heritage & Conservation
<b>MHCS</b> - Muizenberg Historical Conservation Society	<b>NASDB</b> - Nelspoort Agency of Sustainable Development body
<b>NCW</b> – Not Conservation Worthy	<b>NHRA</b> - National Heritage Resources Act (No. 25) of 1999
<b>NEMA</b> - National Environmental Management Act (No. 107 of 1998)	<b>NRA</b> - Newlands Residents Association
<b>NID</b> - Notification of Intent to Develop	<b>OCA</b> - Observatory Civic Association
<b>NCOA</b> - Noetzie Conservancy Owners Association	<b>OHAC</b> - Overstrand Heritage and Aesthetics Committee
<b>OH</b> - Oudtshoorn Heritage	<b>PPP</b> - Public Participation Process
<b>Paarl300</b> Foundation	<b>PHCT</b> - Pniel Heritage and Cultural Trust
<b>PRRA</b> - Pinelands Ratepayers & Residents Association	<b>RMCA</b> - Rosebank and Mowbray Planning & Architectural Committee
<b>PACF</b> - Prince Albert Cultural Foundation	<b>SAHRIS</b> - South African Heritage Resources Information System
<b>SAHRA</b> - South African Heritage Resources Agency	<b>SPFA</b> - Sea Point for All Group
<b>SRHS</b> - Salt River Heritage Society	
<b>SFB</b> - Sea Point, Fresnaye & Bantry Bay Ratepayers & Residents Association	
<b>SvDSF</b> - Simon van der Stel Foundation Cape Town	
<b>STHS</b> - Simon's Town Historical Society	<b>SHC</b> - Stanford Conservation Trust & Stanford Heritage Committee
<b>SHF</b> - Stellenbosch Heritage Foundation	<b>SIG</b> - Stellenbosch Interest Group
<b>SHCT</b> - Stillbaai Heritage Conservation Trust	<b>SHA</b> - Swellendam Heritage Association
<b>GHT</b> - George Heritage Trust	<b>OWVS</b> - Old Wynberg Village Society
<b>RVRA</b> - Rustenburg Valley Residents Association	<b>TVHF</b> - Tulbagh Valley Heritage Foundation
<b>TRHCS</b> - Touws River Heritage and Conservation Society	<b>UCRRA</b> - Upper Claremont and Residents and Ratepayers Association
<b>VASSA</b> - Vernacular Architecture Society of South Africa	<b>WERRA</b> - Walmer Estate Ratepayers and Residents Association
<b>WUECAG</b> - Walmer/University Estate Conservation Action Group	Ward 2 Forum
<b>WCAC</b> - West Coast Aboriginal Council	<b>WCC</b> - Whale Coast Conservation
<b>WAAC</b> - Woodstock Aesthetic Advisory Committee	<b>WRA</b> - Woodstock Residents Association
<b>WHCS</b> - Worcester Heritage & Conservation Society	<b>WECA</b> - Wynberg East Civic Association
<b>WRRRA</b> - Wynberg Residents and Ratepayers Association	