

**APPROVED MINUTES OF THE MEETING OF HERITAGE WESTERN CAPE,  
HERITAGE OFFICERS MEETING  
Held on Monday, 2 September 2024 at 08:30,  
via MS Teams**



**1. Opening and Welcome**

The Chairperson, Ms. Stephanie Barnardt-Delport officially opened the meeting at 08:30 and welcomed everyone present.

**2. Attendance**

**Members**

Ms. Stephanie Barnardt-Delport (SB)	(Chairperson)
Ms. Corne Nortje (CN)	(Heritage Officer)
Ms. Sneha Jhupsee (SJ)	(Specialist Heritage Officer)
Mr. Ruan Brand (RB)	(Specialist Heritage Officer)
Ms. Chane Herman (CH)	(Heritage Officer)
Ms. Chiara Singh (CSI)	(Heritage Officer)
Emily Jane Vowles (EJV)	(Heritage Officer)
Ms. Xola Mlwandle (XM)	(Heritage Officer)

**Staff**

Ms. Aneeqah Brown (AB)	(Secretariat)
Ms. Waseefa Dhansay (WD)	(Assistant Director: Professional Services)

**Legal Advisor**

None

**Observers**

None

**Visitors**

Ms Carina Wiggill  
Mr Clive Theunissen  
Ms Antonieta Jerardino  
Mr David Halkett

**3. Apologies**

Ms. Penelope Meyer (PM) (Deputy Director: Legal)

**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**

2 September 2024. The Committee resolved to approve the agenda with minor edits.

- EJV moves to adopt the agenda and CN seconds.

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

**6.1.** 26 August 2024. The Committee resolved to approve the minutes. SJ moves to adopt the agenda and CH seconds.

**7. Disclosure of conflict of interest**

None.

## 8. Confidential matters

## 9. Standing Items

### 9.1. Site inspections undertaken.

- 9.1.1 Erven 2434; 2435; 243-RE, Glencairn Expressway and Simons Town Main Road (EJV) 29 August 2024
- The Committee notes the site inspection undertaken on 29 August 2024.
- 9.1.2 Erven 737, 739, 9564, 9563, corner of Buitengracht Street, Riebeek Street, Waterkant Street, Cape Town (SB) 23 August 2024
- The Committee notes the site inspection undertaken on 23 August 2024.

### 9.2. Proposed Site Inspection

- None

### 9.3. Site Inspection Reports

#### 9.3.1 Erf 3269, 39 Dirkie Uys Street, Franschhoek (CN) 22 August 2024

- The Committee notes the site inspection undertaken on 22 August 2024
- Reason for Site Inspection:  
Heritage Western Cape (HWC) conducted a site visit on Thursday, 22 August 2024 upon receiving a complaint from Stellenbosch Municipality Building Inspector alterations being undertaken to the house and that they suspect that there is no permit for the work from HWC, and there is no approved building plan on municipal record.
- Findings and Discussion:  
The HWC official took a walkabout of the site and noted that extensive internal work was being undertaken to the property. The contractor provided the number of the site manager, Abu. Abu provided the contact number of the attorneys who represent the owner. The owner is an overseas national and was not in the country at the time of the inspection. The HWC official spoke telephonically to the attorney, Mr. Julio and explained the process and the application that is to follow the site inspection. All work on site was stopped and the site was secured and made safe.
- Applicant to submit an alterations and additions application.

#### 9.3.2 Erf 91062, 29 Durban Road, Wynberg (CN) 20 August 2024

- The Committee notes the site inspection undertaken on 20 August 2024.
- Reason for Site Inspection:  
Heritage Western Cape (HWC) conducted a site visit on Tuesday, 20 August 2024 upon receiving a complaint from Wynberg Residents and Ratepayers Association (WRRRA) and photographic evidence of alterations and additions being undertaken to the house and that WRRRA suspects that there is no permit for the work.
- Findings and Discussion:  
The HWC official took a walkabout of the site and noted that extensive work is being undertaken to the property. It was noted on site that the contractors were working from an Municipal Approved Plan with an HWC approved stamp dated 2013. The contractor manager arrived soon after and stated that according to him all approval were in place. The contractor called the owner and the HWC official spoke telephonically to the owner. It was confirmed that a permit was issued in 2013 and 2016, but that it has lapsed and that the work being undertaken was unauthorised. The HWC official has communicated the application process that is to follow to the owner. All work on site was stopped and the site was secured and made safe. Furthermore, it was noted that the City visited the site on 19 August and issued a Notice to Comply with Approval letter.
- Applicant to submit an alterations & additions application

#### 9.3.3 Erven 2434; 2435; 243-RE, Glencairn Expressway and Simons Town Main Road (EJV) 29 August 2024

- The Committee notes the site inspection undertaken on 29 August 2024.
- Official EJV, CSI and SB undertook a site inspection of Erven 2434; 2435; 243-RE, on the

shoulder of the Glencairn Expressway and Simons Town Main Road, Glencairn. We were joined on site by Philip Smith, Wamiq Salie, and Abubaker Sakildien of the City of Cape Town. HWC had been contacted by Mr. Salie of the Transport Planning and Network Management Branch of the City of Cape Town with regards to a proposal for the construction of a sidewalk to allow for improved beach access for pedestrians and specifically those who are differently abled that triggers S38 and NEMA. The site is ungraded, outside an HPO, and inside the Cape Peninsula Cultural Landscape. We undertook a walkover of the area. The existing path is clearly defined and has been significantly disturbed due to decades of use. It is surrounded by loose, finely textured dunes with some rocky outcrops, and succulent and grass groundcover. The dunes may be a result of wind deposition from the beach over the years, but appear in places to be deposited artificially during the construction of the expressway and main road. Any archaeological or palaeontological resources therein would be decontextualised and disturbed as a result. Surface finds of bleached bone, shell, and ceramic shards were noted but did not raise significant concern.

Recommendations:

1. The site inspection and report to be noted at HOMs on 2 September 2024.
2. For a Section 38(8) Notification for the Intent to Develop to be submitted by the City of Cape Town or their designated representative for the proposed walkway on a portion of the Glencairn Expressway and Simons Town Main Road to assess its potential impact on heritage resources and determine whether an HIA is required as a result.

- The Committee endorses the findings and report.

9.3.4 Erven 737, 739, 9564, 9563, corner of Buitengracht Street, Riebeek Street, Waterkant Street, Cape Town (SB) 23 August 2024

- Reason for Site Inspection: Heritage Western Cape (HWC) conducted a site inspection at Prestwich Place Memorial & Ossuary to assess the current condition of the building and ossuary's in preparation for the planned construction beginning in November 2025. The inspection was also to address the obligations of HWC, SAHRA, the City of Cape Town (CoCT), and IZIKO regarding the relocation of human remains.
- Findings and Discussion:  
Construction tender to be advertised in November 2024. Building vacating set for April 2025, with construction planned from August 2025 to November 2026.  
Critical issues identified include groundwater seepage, mold, and poor building maintenance. Urgent repairs are required due to structural deterioration, water damage, and soundproofing concerns.
- Recommendations: Temporary storage for the human remains must be arranged immediately due to the poor condition of the ossuary's.  
Ongoing engagement between HWC, CoCT, IZIKO, and SAHRA to address legal, logistical, and conservation challenges and finalize the Memorandum of Understanding (MOU).

#### **9.4. Preparation for upcoming Committee meetings**

#### **9.5. Tribunal updates (Legal)**

None

#### **9.6. Interim and Close out Reports**

None

#### **9.7. Incomplete Applications**

13.7, 13.10, 13.14, 13.15, 14.2, 14.3, 14.10, 14.11, 14.12, 14.14, 14.15, 14.16, 14.18, 14.23, 14.25, 14.27, 14.29, 14.30, 14.33, 14.34, 14.36, 14.40, 14.41, 14.42, 14.44, 14.45, 14.47, 14.48, 14.50, 14.52, 14.53, 14.54

#### **9.8. Archaeological Matters**

9.8.1 Erf 4291, Betty's Bay

- Any foundations may continue once additions is complete.

- HWC to be contacted and archaeologist is to be appointed and a site inspection to be undertaken to ascertain if there are any further archaeological concerns and if there's any mitigation required.

### **9.9. Illegal Works Database (Stop works orders)**

#### 9.9.1 Erf 2806, 16 Church Street, Tulbagh (CN)

- CN undertake a site inspection to issue a stop works order.

#### 9.9.2 Erf 887, 3 Rawson Street, Montagu (CN)

- Stop works to be issued.

#### **a. Permit deadline.**

Wednesday @ 10

## **10. Administrative Matters**

### 10.1 Draft Management plan for the Southeast Atlantic Seamount Marine Protected Area

- Needs to be circulate to SAHRA for commenting as it out of HWC mandate.

### 10.2 Draft Management Plan for the Southwest Indian Seamount Marine Protect Area

- Needs to be circulate to SAHRA for commenting as it out of HWC mandate.

### 10.3 Erf 53267-Re, Livingstone High, Claremont

- Emergency permit with conditions was issued on 28 August 2024 under ASD delegation.

### 10.4 Farm 1450, Noord Agter Paarl Road, Paarl (CN)

- HOMS on 15 August 2024 requested that a practitioner be appointed within 7 days of the letter dated 21 Aug. The applicant wrote an email requesting extension, as the decision makers would only meet the week after. The owners sent a letter dated 26 August stating that the farm submitted an application in 2010 with environmental processes that was subsequently approved 2024 and due to the long delay, they now have to amend their cost and business model. CN replied to this letter stating that HWC's letter dating 21 August pertains to Section 34 of the act and not Section 38, as HWC is not concerned about the development but the buildings that need urgent maintenance and repair. CN then received a letter dating 27 August, stating that the owners are considering various SDP options for the precinct and the outcome of the investigation will inform the way forward and the appointment of a practitioner in November.
- HOMS stated that if the applicant don't comply with HOMS resolve, then Drakenstein Municipality must provisionally protect the site and there after a CMP can done. The property is to be dealt with by the Municipality though their problem buildings process.

### 10.5 Tygerberg Hospital Estate (SB)

- The Committee concurs with the findings of the letter prepared by Perception Planning, dated 12 August 2024, and makes the following recommendations:
- Specialist Studies: Additional specialist studies, including archival and oral history research, archaeological assessments (e.g., ground-penetrating radar to identify the extended of the Haardekraaljtjie cemetery, furthermore identify the location of human remains and appropriated location of memorialization of this cemetery), and assessments of architectural and local socio-historical cultural significance (such as oral histories associated with the cemetery), should be conducted.
- Townscape Assessment: A townscape assessment should be carried out to address accessibility and permeability concerns in the Tygerberg Estate redevelopment.
- Memorialization Alignment: The consultant should align the project with Stellenbosch University's memorialization process by reaching out to PHS Consulting, which has already engaged with HWC from the university's perspective. Collaboration between Stellenbosch University and the Western Cape Department of Health is recommended.
- Heritage and Economic Balance: It is essential to evaluate the balance between heritage preservation and economic benefits while ensuring that negative impacts of development are minimized.
- Public Consultation: Extensive public consultation is crucial, particularly with the Haardekraaljtjie community, who are key stakeholders. All parties involved in phase one should be given an opportunity to provide comments, including but not limited to these stakeholders.

- Architectural Study Integration: There will not be a separate Section 34 process, as the architectural study and consultation will be incorporated into phase two.
- Phase Two HIA: The phase two Heritage Impact Assessment (HIA) must be both concise and comprehensive, meeting the requirements of Section 38(8) of the National Heritage Resource Act.

## 11. Monitoring by practitioner

11.1 Farm 468 Portion 128, Welmoed Estate, Stellenbosch, S34 – Additions & Alterations (EJV)  
Case No: HWC24071209EJV0716

- The Committee endorses Ms Claire Abrahamse as the practitioner to monitor the work.

11.2 Erf 41855, 129 Main Road, Paarl, S34-Deviations (CH)

Case No.: HWC2407031CH0705

- The Committee requires a motivation and specifics as to heritage projects that Ms Schrueder has been involved with.
- Further information on the specific heritage experience is required.

## 12. Discussion of the agenda

## 13. MATTERS ARISING

13.1 Erf 1245, 25 Fabriek Street, Paarl, S34-Additions & Alterations

Case No: HWC24072911CH0806

Ms. Chane Herman introduced the item.

Mr. Clive Theunissen was present and took part in the discussion.

### DISCUSSION

- Outstanding information received on 19 and 24 August 2024... required drawings to reflect all as-built and proposed work, SG diagram and POP.
- Proposal is for the addition of a garage and verandah and for alterations to the boundary wall.
- Work has not started as confirmed via email.
- Drakenstein Municipality objects to the proposal and recommends that the front boundary wall be constructed with bricks and palisade or alternatively that the entire boundary wall be closed with palisade fencing.
- Two comments were provided by DHF (one on 10 May 2024 and on 22 August 2024). DHF objects to the unauthorised enclosed verandah and the positioning of the garage as it negatively affects the heritage value of the house. DHF stated their they will retract their comment regarding the enclosed verandah if proof is provided that it was approved. DHF states that the garage should be set back from the existing side veranda.
- Paarl300 Foundation has no comment on the application.
- The Committee noted that, according to the photographs, the verandah along the street facing façade has not been enclosed.

### FURTHER REQUIREMENTS

The Committee resolved to request further requirements:

1. Applicant to provide a response to objections received.
2. All parties to be invited to the next HOMs meeting.

**13.2 Erf 1477, 166 Main Road, Hout Bay, S34-Additions & Alterations**

**Case No:** HWC24070810CH0705

Ms. Chane Herman introduced the item.

**DISCUSSION**

- Outstanding information received on 22 August 2024.
- Proposal is for internal alterations and the addition of a goods receiving & holding area and storeroom.
- Graded NCW
- Outside HPO
- Work has not started.
- CoCT supports.
- HBRRA did not comment within 30 days.

**DECISION**

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

CH

**13.3 Erf 33078, 8 Trematon Road, Athlone, S34-Additions & Alterations**

**Case No:** HWC24080619CH0812

**OUTSTANDING INFORMATION**

Additional external photographs

CH

**13.4 Erf 52591, 30 Livingstone Road, Claremont, S34-Total Demolition**

**Case No:** HWC24081541CH0819

Ms. Chane Herman introduced the item.

**DISCUSSION**

- Outstanding information received on 26 August 2024.
- Proposal is to demolish the existing garage/staff quarters on site.
- Work has not started.
- Graded NCW
- Outside HPO
- CoCT supports.
- GLCA supports.

**DECISION**

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

CH

**13.5 Erf 55722, Kinkleway Close, Newlands, S34- Additions & Alterations**  
**Case No: HWC24073004CH0813**

Ms. Chane Herman introduced the item.

**DISCUSSION**

- Outstanding information received on 24 August 2024... required streetscape photographs and locality plan.
- Graded NCW
- Outside HPO
- Proposal is for internal alterations, renovations to the upstairs bathroom, create an open plan lounge and a outdoor toilet shower room.
- 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

**13.6 Erf 2597, 4 Milner Street, Mossel Bay, S34- Additions & Alterations**  
**Case No: HWC2407080117SB0717**

Ms Stephanie Barnardt-Delport introduced the item.

Ms Carina Wiggill was present and took part in the discussion.

**DISCUSSION**

- Outstanding information received on 15 August 2024.
- Work has not started, enclose and extend roof of the existing patio on the front façade. Heritage Mossel Bay support. Requested additional streetscape photographs as the ones provide are limiting.
- Ungraded
- Outside HPO

**DECISION**

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

SB

**13.7 Erf 3346, 40 Orpen Road, Constantia, S38(4)-NID**  
**Case No: HWC24052205SB0409**

**OUTSTANDING INFORMATION:**

Photographs of vacant area.

SB

**13.8 Erf 9245, 71 Waterkant Street, Cape Town, S27- Additions & Alterations**  
**Case No: HWC23080212SB0815**

**OUTSTANDING INFORMATION:**

Streetscape photographs.

SB

**13.9 Erf 47240, 2 Locarno Street, Rondebosch, S34- Additions & Alterations  
Case No: HWC24071505SB0722**

Ms Stephanie Barnardt-Delport introduced the item.

**DISCUSSION**

- Outstanding information received on 29 August 2024.
- Graded NCW
- outside HPO
- Minor works, work has not started
- Proposal for a new kitchen extension, replacing deck, uniform floor finishes, aluminum doors/windows, new WC for Bedroom 4, new bathrooms, painting, landscaping, refurbishing shed.
- RCID had no objects
- City support and stamped plans.
- Outside GLCA area

**DECISION**

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

**SB**

**13.10 Remainder of the Farm Trakas Kuilen No 15, Portion 1 of the Farm Trakas Kuilen No 15, Remainder of the Farm Witpoortje No 16, (Heuveltjies Grid) Off N12, east of N12; south of Beaufort West, Central Karoo, Prince Albert, S38(8)-NID  
Case No: HWC24060517SB0530**

**OUTSTANDING INFORMATION:**

POP required.

**SB**

**13.11 Portion 5 of Farm 152, Proposed filling station, Ladismith, Kannaland, S38(8)-HIA  
Case No: 22090905AM0726**

Ms Stephanie Barnardt-Delport introduced the item.

Mr David Halkett was present and took part in the discussion.

**DISCUSSION**

- The proposed fuelling station outside Lady Smith, Portion 5 of 152, was previously reviewed, with the IACom Committee issuing final comments in August 2023, including several conditions.
- One of the key conditions was the resubmission of the required Architectural Townscape Guidelines and the Site Development Plan to HWC.
- These guidelines, along with updated plans and a Visual Impact Assessment (VIA), have now been received.
- The VIA indicated that although the site is located along a highly scenic route characterized by rural settings, the visual catchment area extends up to five kilometers.
- Mitigation measures, including light management and alternative design options, were discussed. The VIA recommended Alternative 2 as the most preferred option, which significantly reduces visual impact.
- The committee noted that the visual concerns appear to have been addressed through the proposed mitigations.
- The current proposal, with Alternative 2 having the least visual impact as adjustments have been made to move it further inland, with lighting changes and architectural modifications.



**COMMENT:**

The Committee endorsed the findings of the updated VIA prepared by Megan Anderson Landscape Architect date 12 March 2024 and the plans prepared by Jaco Booyen Architects dated 9 April 2024 as meeting the requirements of the final comment dated August 2023.

**SB****13.12 Erf 71230, 16 Garden Street, Plumstead, S34-Minor Works****Case No:** HWC24080622XM0815

Ms Xola Mlwandle introduced the item.

**DISCUSSION**

- Outstanding information received on 29 August 2024.
- The proposal is for Addition of boundary wall, stoep and internal changes
- The proposal few structural changes to our property, both internally and externally.
- The internal changes are as follows:
- Opening up some inside spaces to allow for better flow and light
- Create a fun family space
- Creating a small closet space
- The reason for the internal amendments is to provide more open spaces in the property.
- With these amendments, no changes have been made to the bathroom, the kitchen or dining room. external changes which are as follows:
- Extending the wall from the current garage to the boundary wall.
- Replacing the vibracrete wall with a brick wall and nutec boards
- Creating an opening on the right-hand side of the property with a timber trellis
- Installing a pedestrian gate
- Graded NCW
- Outside HPOZ

**FURTHER REQUIREMENTS**

The Committee resolved to request further requirements:

1. Updated plans and clarity from applicant if work has started or not.

**XM****13.13 Erf 8,32 Kings Road, Sea Point West, S34-Additions & Alterations****Case No:** HWC24071118XM0802

Ms Xola Mlwandle introduced the item.

**DISCUSSION**

- Outstanding information received on 29 August 2024.
- The proposal Building Renovation which mostly includes internal alterations to modernise the home by making it open plan for the living, dining & kitchen areas. As well as extending the boundary wall to make the property more
- secure, and adding two garage doors to the existing car ports.update the existing timber windows, which are showing signs of weathering, to aluminium ones.  
The work has not started
- Graded: NCW
- outside HPOZ
- Consultation comments: SFB has no objection, CoCT supports the proposal  
Sea Point for all has no objection

**DECISION**

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

heritage resources.

**XM**

**13.14 Erf 96950, 12 Dumbarton Road, Rondebosch, S34-Additions & Alterations**  
**Case No:** HWC24080126XM0813

**OUTSTANDING INFORMATION:**

Streetscape photographs

**XM**

**13.15 Erf 20393,23 Glenifer Street, Brooklyn, S34-Additions & Alterations**  
**Case No:** HWC24071906XM0802

**OUTSTANDING INFORMATION:**

internal photographs

**XM**

**13.16 Erf 438, 1 Burnside Road, Gardens, S34- Additions & Alterations**  
**Case No:** HWC23071701SJ0718

Ms Sneha Jhupsee introduced the item.

**DISCUSSION**

- Outstanding information received on 06, 07 and 26 August 2024.
- The work has not started.
- The proposal is for internal reconfiguration for the bathroom and minor brickwork.
- Graded IIIC
- Inside Upper Table Valley HPOZ
- CoCT EHM: support.
- CIBRA: support.

**DECISION**

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

**SJ**

**13.17 Block 30, CCT Masterplan, 21- 29 Mechau Street, Cape Town, S38(4)-HIA**  
**Case No:** HWC23060204SJ0822

Ms Sneha Jhupsee introduced the item.

**DISCUSSION**

- 'Block 30' is an earmarked site within the City of Cape Town (CCT) Foreshore Gateway Urban Design Framework.
- Proposed multi-level building that will accommodate retail and residential, and potentially vehicular parking (the inclusion of the parking depends on the preferred design option). Three design options have been developed that explore the full, partial or non-retention of the existing building, and therefore the size of the proposed building. The existing building is utilized as a pub and restaurant (Fireman's Arms) and holds high local significance.
- POP for HIA received with same HWC reference number as NID.
- RNID issued on 13 September 2023:  
HIA with specific specialist studies: Archaeological Impact Assessment, Townscape Assessment, Built Environment Assessment, Visual Impact Assessment and Socio-historic Study.

## **FURTHER REQUIREMENTS**

The Committee resolved to request further requirements:

1. Applicant to submit separate specialist studies as annexures/appendices, as per HWC guidelines as well as unabridged public participation comments.

**SJ**

### **13.18 Erf 4182-RE, 3 Church Street, Durbanville, S34-Total Demolition Case No: HWC24062610SJ0709**

Ms Sneha Jhupsee introduced the item.

#### **DISCUSSION**

- The work has not started.
- Style: Cape Revival.
- Graded IIIC
- Outside HPOZ
- Abuts IIIA and opposite PHS (NGK). T
- There has been evident layering over the years and the current structure is not fit for purpose.
- CoCT EHM: A final comment to be made after detailed assessment is undertaken and DHS comment obtained (06.06.24). Applicant provided a response: The heritage report sufficiently outlined case merits and sent to EHM twice with no further response.
- DHS: Treed character contributes to IIIC grading; support demolition however future development must recognise IIIC grading and impact on surrounding context; full survey of mature trees to be done and DHS to be informed. Applicant provided a response: HWC cannot implement tree conditions; not within HPOZ thus replacement structure may not be monitored to that extent; LUMs process will address these concerns; agrees with tree survey.
- SvdS: no comment received.
- ClfA: no comment received.
- Cllr Theresa Uys: no comment received.
- Notices placed at the local library and around the site for the 30-day commenting period.
- Outstanding information (demo plan) received on 27 August 2024.

#### **DECISION**

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

**SJ**

### **13.19 Erf 2141, Old Inorganic Chemistry Block, Bosman Street, Stellenbosch University Central Campus, Stellenbosch, S34-Minor Works Case No: HWC24072504SJ0805**

Ms Sneha Jhupsee introduced the item.

#### **DISCUSSION**

- Outstanding information received on 22 August 2024.
- The work has not started.
- Graded IIIC
- Inside the Stellenbosch Historic Core
- Proposal is for the alteration of the interior of the old laboratory wing of the Old Inorganic Chemistry Building to accommodate the offices and staff of University Administration Block A, while the Admin Block is being altered and refurbished.
- HOMs is to provide a written response to applicant.

## **DECISION**

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

**SJ**

### **13.20 Erf 1212-RE, Weltevreden Road, Strandfontein, S38(4) - NID**

**Case No:** HWC24080628CSI0819

Ms Chiara Singh introduced the item.

## **DISCUSSION**

- Outstanding information received on the 28th of August for the title deed and SG diagram
- The proposed development includes the installation of 3 front end toilet blocks in shipping containers (+20 m2 each) connected to a treatment plant (+ 100 m2), consisting of a membrane biological reactor and an UV disinfecting process to treat the waste water to acceptable standards
- There are no impacts to any historic buildings or the cultural landscape expected.
- There are no known archaeological resources. The palaeo sensitivity is moderate according to the SAHRIS palaeo map however, the environment has already been occupied for several years.

## **COMMENT**

No trigger letter to be issued with the HWC chance finds procedure attached.

**CSI**

### **13.21 Erf 127, 10 Narsing Street, Dwarskersbos, S34 - Total Demolition**

**Case No:** HWC24080617CSI0812

Ms Chiara Singh introduced the item.

## **DISCUSSION**

- Outstanding information received on the 27th of August for the demolition plan
- Work applied for has not started
- Not graded
- HPO unknown
- Proposed work is for total demolition of the structures present including the main dwelling and outbuilding.
- Motivation is to subdivide the erf after demolition of the structures to create two functional erven which has already been approved by the municipality.
- Bergrivier Municipality provided comment and support the subdivision of the erven but stated that the structures on the erf have to be demolished before the subdivision. Velddrif Heritage Foundation provided comment stating that the exact age of the main dwelling is not known but that they would have no objection to the proposed demolition of the structures.

## **DECISION**

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

**CSI**

### **13.22 Erf 2408-RE, Main Road, Hout Bay, S38(8) - NID**

**Case No:** HWC24052718CSI0725

Ms Chiara Singh introduced the item.

#### **DISCUSSION**

- Outstanding information received on the 27th of August for comment from a palaeontologist stating the palaeontological significance of the development area
- Proposed development is for tourist facilities and a wellness facility including a wolf sanctuary, reception area, restaurant, veterinary practice and managers office. The wellness facility will comprise of medical consulting rooms (6) and a yoga studio and parking area.
- No impact is expected on any historic settlements or the landscape.
- There are no known archaeological resources present on site
- Palaeo sensitivity is green on the SAHRIS palaeo map however Dr Almond indicated that a palaeontological study would not be necessary

#### **DECISION**

The Committee resolved that no further studies are required, as heritage resources will not be impacted upon. Chance Finds Protocol to be included into the approval.

CSI

### **13.23 Erf 26473, 20 Barrington Road, Observatory, S34 - Additions & Alterations**

**Case No:** HWC24071705CSI0812

Ms Chiara Singh introduced the item.

#### **DISCUSSION**

- Outstanding information received on the 23rd of August for additional external and streetscape photographs
- Work applied for has not started
- Graded IIIC
- Inside HPO
- Proposed work is for the addition of a storey to the current dwelling
- CoCT provided comment and support the application. Observatory Civic Association 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.

CSI

### **13.24 Erf 318, 79 Beach Road, Gordons Bay, S34 - Additions & Alterations**

**Case No:** HWC24071213CSI0718

Ms Chiara Singh introduced the item.

#### **DISCUSSION**

- Outstanding information received on the 26th of August for all photos
- The applicant stated that the second page of the deed has a stamp with proof that the property belongs to Peter Venter Inv., all the Deed records also indicate that Peter Venter is the registered owner.
- Work applied for has not started
- Graded IIIB
- Outside HPO

- Proposed work is for a new braai area and pool
- CoCT and HRF provided comment and support the application.

#### **DECISION**

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

CSI

#### **13.25 Erven 88542-RE & 88543, 9 Ley Road, St James, S34 – Additions & Alterations, Minor Works Case No: HWC24072214CSI0812**

Ms Chiara Singh introduced the item.

#### **DISCUSSION**

- Additional information received on the 28th of August for proof of payment
- Work applied for has not started
- Graded III C
- Inside HPO
- Proposed work is for internal alterations

#### **DECISION**

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

CSI

#### **13.26 Farm 327, Ptn 1 of Farm 327, Farm 458-RE, Farm 331, Ceres, Witzenberg, S38(8) – HIA Case No: HWC24032511CSI0819**

Ms Chiara Singh introduced the item.

Mr Jonathan Kaplan was present and took part in the discussion.

#### **DISCUSSION**

- Outstanding information received on the 28th of August for a separate AIA study and unabridged comments
- The proposal comprises the development of a 240 MWp Utility Scale Solar Photo-Voltaic Power Station in the Koue Bokkeveld, to the north of Ceres and the Waboomsberg. The development initially comprised the proposed Nooitgedacht Hydroelectric Pump Storage Scheme, that included two reservoirs, a small substation, pipelines, and turbine and generator house, on the Farm Nooitgedacht No. 322 and Long Acres No. 430. However, the specialist animal species report (Collville & Cohen 2023) recommended that the Pump Storage Scheme (specifically an access road to the upper reservoir on Farm No. 430), be excluded from the development proposal, as the identified impacts could not be conclusively mitigated for both the preferred Alternative and other non-preferred Alternatives

#### **DECISION:**

The Committee has resolved to endorse the Heritage Impact Assessment (HIA), titled “Proposed Development of SPVR 8 – A 240 MWp Solar Photo – Voltaic Power Station and Appurtenant Works on Remainder of the Farm Driefontein No. 327, Portion 1 of the Farm Driefontein No. 327, Remainder of the Farm Goudmyn No. 458 and Portion 2 of the Farm Vrystaat No. 331, Witzenberg Local Municipality, Ceres, Western Cape”, dated June 2024, and prepared by ACRM, as having met the provision of Section 38(3) of the National Heritage Resources Act (NHRA), with specific reference to the following recommendations on page 32:

1. Archaeology

A two day walkdown survey of the final layout of the proposed project (SPVR 6, 7, and 8) was conducted. There were no stone tools present on SPVR 6. A small number of ESA and MSA lithics were recorded on SPVR 7 and 8 but nothing of note and were thus graded NCW by the archaeologist. There were no graves recorded.

#### Palaeontology

According to Professor Bamford, SPVR 7 and 8 lie on the potentially sensitive 'Dwyka Group and Swartruggens Formation. SPVR 6 lie on non-fossiliferous rocks of unknown sensitivity (White) 'as well as 'potentially highly sensitive' rocks of the Bokkeveld Group (Red) in the southern section. However, Prof. Bamford stated that 'the route is already very disturbed from agriculture and road servitudes and no fossils would likely remain'.

#### Built Environment

There are no buildings or structures present in the development area.

#### Visual Impact

The proposed development will have a light industrial character and will, to some degree stand out in the dryland agriculture landscape. However, its isolated location, and distance from any scenic routes or visitor accommodation, means that overall, visual intrusion 'is deemed moderate'.

#### Public Consultation

No comments were received by the commenting period deadline which was the 7th of August.

#### Mitigation and Recommendations

##### Archaeology

1. No archaeological mitigation is required prior to construction excavations commencing.
2. No archaeological monitoring is required during construction excavations.
3. If any graves, or unmarked human remains are uncovered or exposed during site preparations, or excavations, work must immediately stop, and an archaeologist alerted to the finds. Human remains, and graves must not be altered or removed until inspected by a professional archaeologist.

##### Palaeontology

1. No further palaeontological mitigation is required.
2. The Fossil Find Procedure (Appendix A) must form part of the Environmental Management Plan (EMP) for the proposed development.

##### Visual Impact

1. Buildings / infrastructure should be as low as practicably possible and partially sunken below ground. Articulated, simple rectangular forms are characteristic of rural / industrial buildings, and this typology should inform the development proposal.
2. The development layout should respond to existing landform and contours.
3. No precast concrete walls should be allowed on the site. Visually transparent fencing such as 'ClearVu' or similar, but not steel palisade, should be used.
4. Tree planting similar to windbreaks found on nearby farms / in between orchards should be considered for specifically the southern boundary (to screen the power plant from the DR1470) and along the western boundary to mitigate the impact on existing farms with tourist facilities and those who might consider developing tourist facilities on their farms in the future.
5. To preserve the wilderness quality as far as possible, lighting may be permitted at the entrance gateways only – but not along the length of the outer perimeter security fence.

The above recommendations must be included in the Environmental Management Plan (EMP) for the development and must be monitored by the Environmental Control Officer (ECO).

**13.27 Erf 1096, Claradave Mansions, 33 Rugley Road, Vredehoek, S34 - Additions & Alterations**  
**Case No: HWC24061306EJV0603**

Emily Jane Vowles introduced the item.

**DISCUSSION**

- Outstanding information received on 12 and 24 June and 26 August.
- Construction of an enclosed external staircase and balcony, insertion of a door for direct private garden access, insertion of new windows that better complement the rear façade.
- Graded IIIB
- Inside Proposed Vredehoek HPO
- Work has not started
- CoCT support

**DECISION**

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

**EJV**

**13.28 Farm RE 646, Kleinrivier, Stanford, S34 – Additions & Alterations**  
**Case No: HWC24082212EJV0715**

Emily Jane Vowles introduced the item.

**DISCUSSION**

- Outstanding information received on 22 and 23 August
- The proposed renovation includes a comprehensive repair of the building which functions as a wine tasting room and two-bedroom cottage. The envelope will be preserved with the exception of a slightly widened terrace, but extensive internal changes will be made to the layout to facilitate the installation of bathrooms, kitchen and scullery. The work also includes replacing the roof sheeting with Victorian Profile Corrugated sheeting on new trusses. Replastering and repainting the external and internal walls where required. Demolishing the existing floors and replacing them with new Oak floors and tiles in the bathroom and kitchen. Replacing the timber doors and windows.
- Graded IIIC
- Outside HPO
- Work has not started
- Stanford Conservation supports; OHAC supports

**DECISION**

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

**EJV**

**13.29 Erf 33083, 31 Trematon Road, Athlone, S34 – Additions & Alterations**  
**Case No: HWC24071712EJV0816**

Emily Jane Vowles introduced the item.

**DISCUSSION**

- Outstanding information received on 29 August 2024.
- Extension to accommodate a lobby, ensuite, additional bathroom and patio
- IIIC/NCW
- Outside HPO



- Work has not started
- CoCT support

#### **DECISION**

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

**EJV**

#### **13.30 Erf 135, 50 Long Street, Montagu, S27-Rezoning** **Case No: HWC24081930CN0614**

Ms. Corne Nortje introduced the item.

#### **DISCUSSION**

- Further requirements received on the 27 August 2024
- The proposal is to rezone the PHS from Residential 1 to Business 1.
- Langeberg Municipality recommends the applicant to submit to HWC.
- MHA raised concern and stated that before any recommendation could be made by MHA, they need more context as to where the very old historical house fits into the bigger picture of your master plan, as it is felt that this building is currently being isolated.
- Further Requirements - The applicant confirmed that MHA's comment was provided on the rezoning application and not the previous proposal that included the consolidation.
- Graded II
- Outside HPO
- Work has not started.

#### **DECISION**

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

**CN**

#### **13.31 Erf 722, 86 Avenue St Charles, Fresnaye, S27-Additions & Alterations** **Case No: HWC24071206CN0814**

Ms. Corne Nortje introduced the item.

#### **DISCUSSION**

- Outstanding information received on 26 & 28 August 2024
- Graded IIIC
- Outside HPO
- Work has not started.
- CoCT supports the proposal.
- SFA and SFB supports the proposal.

#### **DECISION**

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

**CN**

**13.32 RE of Farm Ezels Bank 299, Eselbank, Clanwilliam S31-New Build**

**Case No:** HWC24042304CN0424

Ms Corne Nortje introduced the item.

**DISCUSSION**

- Outstanding information received on 22 August 2024
- Ungraded
- Outside HPO
- The proposal is to construct a new house on a vacant property in the Section 31 area.
- Cederberg Municipality supports
- Work has not started.

**DECISION**

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

**CN**

**14. NEW MATTERS**

**14.1 Erf 2193, Mosselbank Road (housed at Iziko), Paternoster, S35-Dating**  
**Case No:** HWC24082012SB0822

**OUTSTANDING INFORMATION:**

Photographs of all samples

Minimally invasive techniques may not always provide sufficient material for all types of analyses, potentially limiting the scope or accuracy of the results. Sample size and total percentage that will be destroyed.

**SB**

**14.2 Erf 769 9 Monterey Drive, Belombre, Constantia, S34- Additions & Alterations**  
**Case No:** HWC24081901SB0823

**OUTSTANDING INFORMATION:**

Conservation body comments, more streetscape

**SB**

**14.3 Erf 90092, 210 Main Road, Kalk Bay, S34-Additions**  
**Case No:** HWC24052208SB0823

**OUTSTANDING INFORMATION:**

updated photographs, indications of completed work on plans, conservation body comments, locality plan

**SB**

**14.4 Erf 94453,2 Park Road Gardens, S34-Alteration**  
**Case No:** HWC24080604SB0823

Ms Stephanie Barnardt-Delport introduced the item.

**DISCUSSION**

- Work has not started,
- Proposed remodeling of existing restaurant which will require internal work, new Victorian-profile corrugated roof material, plaster, and painting of pre-2000 roof addition are supported. New external doors, windows, and pergola at rear of site are also supported to maintain

architectural significance.

- CIBRA support, City supports, The heritage consultant argues that although the city audit grades the site 3B, the site should be 3C since gutted when converted to a restaurant in 2000.

#### **DECISION**

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

**SB**

#### **14.5 Farm 348, Farm Theefontein, Darling & Hopefield, S38(4)-NID Case No: HWC24082216SB0823**

Ms Stephanie Barnardt-Delport introduced the item.

#### **DISCUSSION**

- Proposed facilities for chicken raise, structures to be 93x9m, 10 buildings over 5 sites and pipeline to supply gas. No heritage identified and likely to be impacted by the nature of the proposal.
- Consultant recommends NFS

#### **DECISION**

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

**SB**

#### **14.6 Remainder of Farm 145 (Ou de Kraal), the remainder of Farm 147 (Stinkfonteins Berg), the remainder of Farm 172 (Stinkfontein) Farm 173 (Driehoek), the remainder of Farm 174 (Presents Kraal) and Portion 9 of Farm 148 (Helpmekaarr) i"Proposed Hugo wind energy facility on multiple properties between Touwsriver and Montagu, Touwsriver and Montagu, S38(8)-HIA Case No: HWC23102514SB1124**

#### **OUTSTANDING INFORMAITION:**

Unabridged comments and clearly defined recommendations required.  
Matter to be referred to IACom on 16 September 2024.

**SB**

#### **14.7 Portions 1, 2 and 11 of Farm 38 (Eendragt), Farm 193 and the remainder of Farm 37 (Eendragt)," Proposed Khoe wind energy facility on multiple properties between Touwsriver and Montagu Touwsriver and Montagu, S38(8)-HIA Case No: HWC23110807SB1124**

#### **OUTSTANDING INFORMAITION:**

Unabridged comments and clearly defined recommendations required.  
Matter to be referred to IACom on 16 September 2024.

**SB**

#### **14.8 Remainder of Erf 464 as well as portions of the farms Gwayang 208/44, 45, 53, 65, 68, 96, 102, 112, 113, 132, 131 & 139, along R102 (Airport Rd, George), George, S38(8)-NID Case No: HWC24051424SB0823**

Ms Stephanie Barnardt-Delport introduced the item.

#### **DISCUSSION**

- The proposed development involves upgrading 3.8 km of the bulk water pipeline along R102 (Airport Road) in George. The pipeline will pass through portions of Erf 464 (George

Commonage) and the farm Gwayang 208, with various diameter pipelines and valve chambers to be installed. The historical background of the area dates back to 1910, with no highly significant heritage sites along the route, and any potential archaeological findings are not expected to be significant. According to SAHRIS Palaeontologically low. Overall, the proposed pipeline upgrade is unlikely to impact any significant heritage resources based on current information.

#### **DECISION**

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

**SB**

**14.9 Portion 18, 16 & RE/14 of Farm 362, Schrywershoek, Southeast of the hamlet of Churchhaven, West of the Langebaan Estuary and East and North of the West Coast National Park. Access to the property is g, Saldanha S38(8)-NID  
Case No: HWC24042203SB0823**

Ms Stephanie Barnardt-Delport introduced the item.

#### **DISCUSSION**

- The applicant plans to establish a private nature reserve and develop six tourist accommodation units on Portion 18, 16 & RE/14 of Farm 362, Schrywershoek, near the Langebaan Lagoon. Four of the developments will be within 100m of the lagoon's High Water Mark (HWM). The area is rich in archaeological history, with an archaeological survey uncovering pre-colonial and historical stone features on the site. The tourist units will be off-grid, with solar panels for electricity and conservancy tanks for water, possibly connected to the existing water supply or borehole. Solid waste will be disposed of responsibly. The properties are within the Coastal Protection Zone, providing protection against potential flooding. The development will require rezoning to Open Space Zone 3 and will have minimal impact on the environment. Overall, the project aims to enhance the area's appeal while respecting its natural and historical significance.
- Anticipated impact on known heritage resource:
- Landscapes and natural features of cultural significance include a pristine stretch of coastal land and conserved inland spaces. It holds intrinsic value. The proposed development, with only 6 houses on 47.7ha, will not diminish the area's value. The area will become a private nature reserve. One pre-colonial archaeological site and one possible historical stone feature have been recorded in the proposed development area. Other archaeological material may be found during development. The West Coast has a history of use by nomadic groups, and the proposed properties may contain remains of fishing expeditions. The site has Very High paleontological sensitivity. The impact of development on sensitive geological deposits is uncertain.
- Consultant recommends NFS
- According to screener: Archaeology and cultural landscape low, palaeontology very high.
- Personal input, sandy bay but dense vegetation, leaning towards HIA – PIA & AIA

#### **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. Archaeological Impact Assessment
3. Palaeontological Impact Assessment

**SB**

<b>14.10</b>	<b>Erf 154, 19 Saldhana Road, Strand, S34 - Additions &amp; Alterations</b> <b>Case No:</b> HWC24080129CSI0822	<b>OUTSTANDING INFORMATION:</b> Comment from HRF required.	CSI
<b>14.11</b>	<b>Erf 167, 12 Maynard Street, Gardens, S34 - Additions &amp; Alterations</b> <b>Case No:</b> HWC24081932CSI0822	<b>OUTSTANDING INFORMATION:</b> CIBRA, external and streetscape photographs	CSI
<b>14.12</b>	<b>Erf 49056, 37 Ravensberg Avenue, Newlands, S34 - Additions &amp; Alterations</b> <b>Case No:</b> HWC24082014CSI0822	<b>OUTSTANDING INFORMATION:</b> NRA comment	CSI
<b>14.13</b>	<b>Erf 65085, 5 Bray Road, Kenilworth, S34 - Additions &amp; Alterations</b> <b>Case No:</b> HWC24082005CSI0822	Ms Chiara Singh introduced the item.  <b>DISCUSSION</b> <ul style="list-style-type: none"> <li>• Work applied for has not started</li> <li>• Graded IIIB</li> <li>• Inside HPO</li> <li>• Proposed work is for an extension to the current dwelling</li> <li>• CoCT and Lower Kenilworth Improvement District provided comment and support the application</li> </ul> <b>DECISION</b> The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.	CSI
<b>14.14</b>	<b>Erf 655, 15 Brompton Avenue, Bantry Bay, S34 – Total Demolition</b> <b>Case No:</b> HWC24082211CSI0822	<b>OUTSTANDING INFORMATION:</b> Streetscape photographs	CSI
<b>14.15</b>	<b>Erf 715, 70 Ladies Mile Service Road, Bergvliet, S34 - Additions &amp; Alterations</b> <b>Case No:</b> HWC24071813CSI0822	<b>OUTSTANDING INFORMATION:</b> CoCT comment	CSI

**14.16 Erf 95744-RE, 4 Scott Street, Gardens, S34 - A&A, Minor Works**  
**Case No:** CSI0823

**OUTSTANDING INFORMATION:**

PoP, comment sheet from CoCT, more streetscape photographs

CSI

**14.17 Erven 322-RE, 326-RE, 327, 328, 329-RE, 17, 19, 21, 23 Bickley Road, Sea Point, S38(4) - NID**  
**Case No:** HWC24080801CSI0821

Ms Chiara Singh introduced the item.

**DISCUSSION**

- Proposed consolidation of the erven into one consolidated site for a Boutique Hotel. In order to provide enough accommodation, vehicular parking and hotel facilities, new buildings and structures are proposed and existing buildings are proposed to be altered, extended and demolished.
- Buildings are graded IIIA and IIIC within an HPO
- Various historic structures dating from pre-1836 and the 1930s. Oldest structures on the site are rare and unique within Sea Point, despite alterations that have occurred. Alterations and additions to the historic structures, and new buildings replacing non-conservation worthy buildings on the site will result in changes to the historic structures, layouts and their settings.
- There are no notable visual concerns in terms of height, the area of the proposed consolidation is residential with a similar height as the proposed development
- No notable archaeology or palaeo resources, sensitivity is low on the SAHRIS palaeo map.

**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

CSI

**14.18 Farms 139-RE,176-RE, 6139-RE Klipfontein, Driehoeksfontein, Hopeville, Saldhana Bay, S38(8) – NID**  
**Case No:** CSI0821

**OUTSTANDING INFORMATION:**

PoP required

CSI

**14.19 Portion 16 of Farm 216, Farm Uitzigt, Knysna, S38(8) - NID**  
**Case No:** HWC24082106CSI0822

Ms Chiara Singh introduced the item.

**DISCUSSION**

- Proposed development is for a medium density residential estate including business site and associated services. The proposal also includes the establishment of regenerative (sustainable) agriculture on the property, which will include removal of alien invasive vegetation and allow for a small game component. Regenerative farming techniques will be applied and promoted as part of skills development and sustainable farm use.
- There are no historical buildings or landmarks older than 60 years in the proposed development area.
- There are no anticipated negative impacts on the cultural landscape.

- The closest archaeological survey undertaken to the study area, was by Halkett (2004) who examined an area approximately 253ha immediately to the south of the study area, on Portion 176 of the Farm Uitzigt 216 of which the most notable finds were scattered ESA and MSA lithics and recommended a grading of NCW. There were no graves noted.
- The palaeo sensitivity is recorded as being very high on the SAHRIS palaeo map. Dr Bamford was appointed to conduct a PIA of the site and noted that, “Most of the site lies on potentially very highly sensitive rocks of the Enon Formation (Uitenhage group) of early Cretaceous age, and on stabilised sand dunes of unknown sensitivity. The Enon Formation is incorrectly indicated as very highly sensitive for palaeontology. The fossil record is based on one repeated record of abraded and poorly preserved silicified wood, bones and teeth that have been transported and deposited. Nonetheless, a Fossil Chance Find Protocol should be added to the EMPr.

#### **DECISION**

The Committee resolved that no further studies are required, as heritage resources will not be impacted upon. Chance Finds Protocol to be included into the approval

CSI

**14.20 Farm 847; Portions 31 and 37 of Farm 844; Erven 93284-RE; 1834-RE; 263-RE; 260; 261 Zeekoevlei and Rondevlei, S38(8) - NID  
Case No: HWC24061805EJV0621**

Emily Jane Vowles introduced the item.

#### **DISCUSSION**

- Triggers 38(1)(a) and (1)(c)(i) as well as NEMA. Due to a long history of urban pollution, the False Bay Nature Reserve Rehabilitation Plan, directed by the CoCT and DEADP, intends to dredge the organic sediment from Zeekoevlei, redesign and replace the Zeekoevlei weir, investigate and if feasible, implement a fish ladder in the Zeekoevlei canal, repair and/or redesign the Rondevlei weir, and investigate and if feasible, implement a fish ladder in the Rondevlei channel. The site is within the False Bay Nature Reserve with a well-documented history of anthropogenic impact. The site is home to the reserve, endangered bird species and small mammals and reptiles, private residences, and the yacht club (founded in 1932). The SAHRIS palaeosensitivity map indicates moderate sensitivity; however, Dr Bamford has stated that the proposed development will take place on the Witzand Formation of the Strandveld Group that has already been highly disturbed by the existing weirs and the creation of the existing canals, and any small, fragmented fossils from this formation would be indistinguishable from modern invertebrate fauna and do not warrant protection. A site visit conducted by TerraMare Archaeology for the 2023 NID (HWC23092102 NFS) yielded no archaeological or other cultural resources.
  - Protected Area
  - Within the False Bay Nature Reserve and False Bay Vlei System Cultural Landscape
  - Work has not started
  - John Gribble recommends No Further Studies

#### **DECISION**

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

EJV

**14.21 Erf 1020, 21 Camp Road, Pinelands, S34 – Additions & Alterations**  
**Case No:** HWC24081542EJV0820

Emily Jane Vowles introduced the item.

**DISCUSSION**

- Significant expansion of the dwelling to accommodate a new bedroom, kitchen, lounge, en-suite and storage space
- Graded IIIC
- Inside Pinelands HPO
- Work has not started
- PRRA stamped the plans with no objection
- CoCT support

**DECISION**

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

EJV

**14.22 Erf 104, Inverness Building, Grimsby and Camberwell Roads, Sea Point, S34 – Minor Works**  
**Case No:** HWC24081923EJV0820

Emily Jane Vowles introduced the item.

**DISCUSSION**

- Restoration of the groundfloor reception area into an apartment in the same style as the storeys above
- Graded NCW
- Inside Sea Point HPO
- Work has not started

**DECISION**

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

EJV

**14.23 Erf 1061, 12 Main Road, Hout Bay, S34 - Partial Demolition**  
**Case No:** EJV0820

**OUTSTANDING INFORMATION:**

Proof of payment; locality; formal comment from the CoCT's Bewin September

EJV

**14.24 Erf 11045, 3 Oranje Street, Paarl, S34 - Additions & Alterations**  
**Case No:** HWC24081909EJV0820

Emily Jane Vowles introduced the item.

Mr Clive Theunissen was present and took part in the discussion.

**DISCUSSION**

- Installation of a new staircase and conversion of a double garage into a single garage and domestic quarters
- Graded IIIB



- Inside Special Character Protected Area Overlay Zone of Paarl
- Work has not started
- Drakenstein Municipality have no objection; DHF have no objection; Paarl 300 support

#### **DECISION**

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

**EJV**

**14.25 Erf 124501, 15 Tarentaal Road, Bridgetown, S34 - Additions & Alterations**  
**Case No: HWC24081511EJV0820**

#### **OUTSTANDING INFORMATION:**

Streetscape images required.

**EJV**

**14.26 Erf 13824, 6 Listowell Road, Salt River, S34 - Additions & Alterations**  
**Case No: HWC24071510EJV0820**

Emily Jane Vowles introduced the item.

Ms Ursula Rigby, Ms Jana Van Dalen and Mr Kevin Fellingham were present and took part the discussion.

#### **DISCUSSION**

- Reconfiguration of the roof to accommodate a new loft space, replacement of the roof on the front part of the dwelling with corrugated sheeting, and internal reconfigurations. Kevin Fellingham describes the design strategy as building upon work carried out by the practice in previous projects in Cape Town, particularly the Taproom and Brewery at 35 Sussex Street , Woodstock which was recently awarded an award of Merit by CiFA. It has been designed to avoid adding bulk, to create a more unified and integrated roofscape, to maintain the ground level streetscape view, to create a more integrated and materially compatible streetscape contribution, to produce layering while also targeting the awkward height difference currently visible, to retain of heritage-related indicators, greenery, and visual permeability. In response the CoCT: the verandah enclosure is required to ensure security, and will consist of glass frameless folding stacking doors inset from the existing columns; the timber slats above the boundary wall maintain a visual link from the street to the house and comply with the CoCT visual permeability regulations. In response to WAAC: The proposed dormer does not alter the form of the original dwelling but acts as a unifying elements being the two existin incongruent forms together which was noted by CoCT as having a positive effect; the corrugated sheeting reads as part of the rconfigured roofscape to integrate the two roofs as one element; the balcony issue, timber screen, and bulk are not heritage-related issues; and the boundary wall design complied with the CoCT visual permeability regulations
- IIIC (front portion) / NCW (rear extension)
- Inside proposed Extended Woodstock HPO
- Work has not started
- Salt River Heritage Society has no objections; WAAB rejects the proposal due to the visibility of the triangular dormer on over bedroom 1, the large amount of corrugated sheeting on the extension, dormer windows in general where none have previously been part of the roofline, the roof deck overlooking neighbours, the height of the slatted timber screen to the rear of the property, the bulk of the W15 triangular roof windows, and the height and solidarity of the street boundary wall; the CoCT generally support the proposal with the following exceptions: EHM objects to the enclosure of the front verandah. Retaining the open front verandah will not impact the use or layout of the dwelling. EHM supports the raising of the front boundary wall on condition that the fencing panels are more visually permeable, preferably with metal fencing panels similar to the neighbouring properties.

- All parties were invited to the meeting

**DECISION**

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

EJV

**14.27 Erf 3326, 76 Geneva Drive, Camps Bay, S34 - Additions & Alterations**

**Case No:** HWC24082306EJV0823

**OUTSTANDING INFORMATION:**

both Werner and Ute Hoffmeier to sign the application form; title deed for erf 3326 rather than erven 811 and 812; photographs; CBCRA comment

EJV

**14.28 Farm 1305-RE, Schoongezicht, Winery Road, Stellenbosch, S34 – Minor Works**

**Case No:** HWC24082203EJV0822

Emily Jane Vowles introduced the item.

**DISCUSSION**

- Like-for-like repair and/or replacement of the iron roof sheeting, trusses, and floorboards after storm damage to the cellar as confirmed by the structural engineers report
- Ungraded
- Outside HPO
- Work has not started

**DECISION**

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

EJV

**14.29 Erf 125978, 34 De Mist Street, Brooklyn, S34 - Additions & Alterations**

**Case No:** KB1206

**OUTSTANDING INFORMATION:**

internal and streetscape photographs; the City of Cape Town comment; a locality map; confirmation as to how much work has been started and clear illustration of the started work on the plans; proof of payment with correct reference number

EJV

**14.30 Erf 11244, 7 Berg En Dal Street La Concorde, Somerset West, S34-Additions & Alterations**

**Case No:** HWC24082007CN0821

**OUTSTANDING INFORMATION:**

Title Deed, Locality Plan, all photos, HRF comment and SG diagram required.

CN

**14.31 Erf 114336, 62 Florence Avenue, Observatory, S34-Additions & Alterations**  
**Case No: HWC24080105CN0821**

Ms. Corne Nortje introduced the item.

**DISCUSSION**

- The proposal is for a first-storey addition (a loft) to the existing Victorian style single-storey building.
- CoCT supports after the proposal was amended in response to EHM's concerns regarding appropriate form, materiality and design.
- OCA did not provide comment within 30 days.
- Graded IIIB
- Inside HPO
- Work has not started

**DECISION**

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

CN

**14.32 Erf 123334, 22 Lothian Road, Rondebosch, S34-Minor Works**  
**Case No: HWC24082213CN0823**

Ms. Corne Nortje introduced the item.

**DISCUSSION**

- The proposal is for a deviation from the previously approved deviation application. The deviation relates to changing the lounge area in the house.
- Graded IIIA
- Inside HPO
- Work has not started

**DECISION**

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

CN

**14.33 Erf 1270, 42 Rose Street, Porterville, S34-Additions & Alterations**  
**Case No: HWC24082011CN0821**

**OUTSTANDING INFORMATION:**

2023 Application form, correct plans and all photos required.

CN

**14.34 Erf 13461-RE, 54 Van Der Riet Street, Oudtshoorn, S34-Total Demolition**  
**Case No: HWC24082101CN0821**

**OUTSTANDING INFORMATION:**

Company Resolution, Demolition Plan and SG diagram required.

CN

**14.35 Erf 1686, 41 Van Der Stel Street, Stellenbosch, S34-Total Demolition**  
**Case No: HWC24082105CN0821**

Ms. Corne Nortje introduced the item.

Mr. Stuart was present and took part in the discussion.

**DISCUSSION**

- The proposal is for total demolition of the house and outbuildings.
- Stellenbosch Municipality Due to the nature of the street context, the Committee would like to see what the proposed replacement structure looks like prior to making a final decision.
- The applicant states that, in our view, Stellenbosch Municipality is not authorised to request a replacement building as this is the prerogative of HWC. Further, the property is not in a declared or potential Heritage Area and thus Gees cannot be invoked.
- Graded IIIC
- SIG does not object
- SHF did not comment in 30 days.
- Work has not started.

**DECISION**

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

**CN**

**14.36 Erf 2024, 23 Myburgh Street, Somerset West, S34-Additions & Alterations**  
**Case No: HWC24082113CN0821**

**OUTSTANDING INFORMATION:**

CoCT and HRF comments required

**CN**

**14.37 Erf 614 8 Hall Road - Unit 405, Dawlish Court, Sea Point, S34-Minor Works**  
**Case No: HWC24082004CN0821**

Ms. Corne Nortje introduced the item.

**DISCUSSION**

- The proposal is for internal alterations to the apartment.
- Graded IIIC
- Outside HPO
- Work has not started

**DECISION**

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

**CN**

**14.38 Erf 7642, 10 Queen Street, Durbanville, S34-MW Deviation & Extension**  
**Case No: HWC24082214CN0823**

Ms. Corne Nortje introduced the item.

**DISCUSSION**

- The proposal is to extend the permit, including the proposal of a deviation that relates to internal doors being moved. Ownership has changed from the previous permit dated 2021. Thus, an extension will not be possible, as a permit is not transferable. The applicant has submitted a revised application form indicating the application a minor works and a deviation, and not an extension.
- Graded IIIB
- Outside HPO
- Work has not started

**DECISION**

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

**CN**

**14.39 Erf 857, 70 Regent Road, Sea Point, S34-Minor Works**  
**Case No: HWC24050305CN0821**

Ms. Corne Nortje introduced the item.

**DISCUSSION**

- The proposal is for internal alterations to allow for a KFC fast food restaurant in a section of the building.
- Graded NCW
- Outside HPO
- Work has not started

**DECISION**

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

**CN**

**14.40 Erf 1417, 102 Beach Road, Mouille Point, S34- Additions & Alterations**  
**Case No: HWC24080115XM0820**

**OUTSTANDING INFORMATION:**

Title Deed  
SG Diagram  
Coloured up plans  
Annotated Internal, External & Streetscape photographs  
Motivation

**XM**

**14.41 Erf 150036,124 Sussex Road, Wynberg, S34- Additions & Alterations**

**Case No:** HWC24082002XM0823

**OUTSTANDING INFORMATION:**

Power of Attorney

Streetscape photographs

Consultation comments: Wynberg East Civic Association

**XM**

**14.42 Erf 1820,19 Bellevue Road, Sea Point, S34- Additions & Alterations**

**Case No:** HWC24080106XM0823

**OUTSTANDING INFORMATION:**

Consultation comments: Conservation body comment

Motivation

**XM**

**14.43 Erf 2418,10 Sillery Avenue, Constantia, S34- Additions & Alterations**

**Case No:** HWC24081929XM0820

Ms Xola Mlwandle introduced the item.

**DISCUSSION**

- "Work has not started
- The proposal is for additions and alterations as follows -
  - • a new entrance foyer with new entrance door under covered porch on the north façade
  - • new living area created by demolishing internal walls in the northeastern corner of the existing house, new library / theatre room, a new study leading off the living area, new guest bathroom between foyer and study, new semi-circular internal stair to lead to upper-level gallery overlooking double volume reception space and bedroom wings x 2
  - • new living room and dining room fireplaces on opposite ends of the existing east wing, new braai spaces associated with new fireplaces, new south facing patio and apron patio linking to existing north covered patio, new domestic quarters with en-suite and added bay window interleading to main dwelling with kitchenette and bathroom
  - • new basement storage space beneath kitchen (access underneath counter)
  - • existing stair to become storeroom and inverter room off garage
- Additions to the ground floor footprint to enable / create: -
  - • extensions to the existing kitchen space
  - • new scullery space
  - • new southeast covered patio with braai
  - • new study (off the kitchen /dining room)
  - • new garden bedroom with en-suite
- NEW WORK TO EXISTING WEST WING FIRST FLOOR (SECOND STOREY)
  - Internal alterations to create: -
    - • New en-suite shower and WC to Bedroom 2 (where existing stair is)
- NEW WORK TO EAST WING TO CREATE NEW FIRST FLOOR (SECOND STOREY)
  - Additions above the ground floor footprint to enable / create: -
    - • new semi-circular internal stair access from ground floor area to lead to upper level gallery overlooking double volume reception space
    - • new main bedroom with en-suite bathroom
    - • new bedrooms 3 and 4 with shared bathroom
    - • new pajama lounge.
- Graded NCW, Outside HPOZ

- CoCT supports
- Friends of Constantia Valley Greenbelts stated that they do not give comments for S34 applications only S38 applications
- Constantia Ratepayers' & Residents' Association CRRA has No Objection

**DECISION**

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

**XM**

**14.44 Erf 2431,8 Treurnicht Street, Paarl, S34- Additions & Alterations**

**Case No:** HWC24081521XM0820

**OUTSTANDING INFORMATION:**

Annotated Internal, Streetscape photographs  
Motivation

**XM**

**14.45 Erf 29360,16 Twickenham Road, Mowbray, S34- Additions & Alterations**

**Case No:** HWC24081924XM0820

**OUTSTANDING INFORMATION:**

Consultation comments: Conservation body comment

**XM**

**14.46 Erf 50309,8 Colinton Road, Newlands, S34- Additions & Alterations**

**Case No:** HWC24082001XM0820

Ms Xola Mlwandle introduced the item.

**DISCUSSION**

- Work has not started
- The proposal is for a first-floor addition- extension and evolution of a single storey building to a double storey house.
- Graded IIIC
- Outside HPOZ
- CoCT supports

**DECISION**

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

**XM**

**14.47 Erf 66582, Corner Main Road & Church Street, Wynberg, S34-Minor Works**

**Case No:** HWC24081540XM0820

**OUTSTANDING INFORMATION:**

Streetscape photographs  
Motivation

**XM**

**14.48 Erf 96988,4 Leith Street Rondebosch, S34- Additions & Alterations**  
**Case No:** HWC24072914XM0820

**OUTSTANDING INFORMATION:**

Motivation

**XM**

**14.49 Erf 98774, 3 Ian Road, Rondebosch, S34- Additions & Alterations**  
**Case No:** HWC24061318XM0820

Ms Xola Mlwandle introduced the item.

**DISCUSSION**

- Work has not started
- New bathroom, garage extension and boundary wall addition
- Graded IIIIC
- Outside HPOZ
- CoCT supports
- No Conservation bodies in the area
- Recommend: support

**DECISION**

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

**XM**

**14.50 Erf 10059, 32 Justice Walk, Zonnebloem, S34- Additions & Alterations**  
**Case No:** HWC24081538CH0822

**OUTSTANDING INFORMATION:**

SG diagram and CIBRA comment.

**CH**

**14.51 Portion 54 of Erf 222, 11 Crimmax Road, Brackenfell, S38(4)-NID**  
**Case No:** HWC24080108CH0821

Ms. Chane Herman introduced the item.

**DISCUSSION**

- NID submitted for the proposed trenching, directional
- drilling across public road crossings, and the installation of 11 kV cable. The trenching will be 1 m deep and 1 m wide.
- Work will be done mostly along Crammix Road and Kruis Road in Brackenfell South.
- Extent of cable is 400m and will be in the public road reserve.
- The area is adjacent the Doornkop Farm and Bottelary Cultural Landscape and near the Hazendal Wine Farm (PHS). It is not anticipated that the proposed work will impact on structures, places of oral traditions and cultural landscapes.
- The site is situated in an orange (high) and blue (low) palaeo sensitive area.
- It is not anticipated that archaeological resources will be impacted upon by the proposed work.
- Heritage professional recommends NFS

**DECISION**

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



CH

- 14.52 Erf 2475, 5 Glen Avon Close, Constantia, S34- Additions & Alterations**  
Case No: HWC24082108CH0821

**OUTSTANDING INFORMATION:**

Locality plan, SG diagram, internal photographs, additional external photographs, streetscape photographs, UCRRA comments and confirmation is work has started/has been completed.

CH

- 14.53 Erf 52357-RE, 22 Selous Road, Claremont, S34 -Additions & Alterations**  
Case No: HWC24082104CH0821

**OUTSTANDING INFORMATION:**

GLCA comment

CH

- 14.54 Erf 5349, 1 Viola Road, Chamhall, Parow, S34- Additions & Alterations**  
Case No: HWC24081520CH0821

**OUTSTANDING INFORMATION:**

SG diagram, CoCT comment, additional external photographs

CH

- 14.55 Erf 6036, 256 Main Road, Hermanus, S34-Total Demolition**  
Case No: HWC24082210CH0822

**OUTSTANDING INFORMATION:**

Streetscape photographs

CH

**3. OTHER MATTERS**

**4. ADOPTION OF RESOLUTIONS AND DECISIONS**

EJV moves to adopt and CSI seconds the adoption of resolutions and decisions.

**5. CLOSURE**

13:45

**6. DATE OF NEXT MEETING**

9 September 2024

**MINUTES APPROVED AND SIGNED BY:**

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

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

## Annexure A – HWC Heritage Officer 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 Bibbeys 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>HBRRA</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	