

**APPROVED MINUTES OF THE MEETING OF HERITAGE WESTERN CAPE,
HERITAGE OFFICERS MEETING
Held on Monday, 21 October 2024 at 08:30,
via MS Teams**



1. Opening and Welcome

The Chairperson, Ms. Corne Nortje officially opened the meeting at 08:30 and welcomed everyone present.

2. Attendance

Members

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

Staff

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

Legal Advisor

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

None

Visitors

Ms. Nazeema Obrey
Mr. Erwin Struwig
Mr. Clive Theunissen
Mr. David Krug
Mr. Stephen Forster
Mr. Wesley Saunders
Ms. Anne Marie Fick
Ms. Joné Kros
Ms. Nicolene Visser
Mr. Ashley Lillie
Mr. Bruce Wilson
Mr. Shay Nicols
Ms. Claire Abrahamse

3. Apologies

None

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

The Committee resolved to approve the agenda of 21 October 2024 with minor edits. EJV moves to adopt the agenda and RB seconds.

6. Approval of Minutes of the Previous Meeting

6.1. The Committee resolved to approve the minutes of 7 October 2024. RB moves to adopt the agenda and XM seconds.

6.2 The Committee resolved to approve the minutes of 14 October 2024. EJV moves to adopt the agenda and RB seconds

7. Disclosure of conflict of interest

SJ has recused herself from item 10.4. Erf 2160, 70 Loop Street, Cape Town - HWC24101005SJ1009 (CN)

8. Confidential matters

None.

9. Standing Items

9.1. Site inspections undertaken.

9.1.1. Erf 1894, 20 Upper Kloof Street, Gardens – 17 October 2024 (XM).

- The committee notes the site inspection undertaken on 17 October 2024.
- Stop works order was issued.

9.1.2. Erven 64, 65, 66, 67, Portion 4 of Verlorenvlei 8, 10 on Portion 8 of Verlorenvlei 8, Baboon Point, Elands Bay, Piketberg – 17 October 2024 (EJV & SB)

- The committee notes the site inspection undertaken on 17 October 2024 to well-known PHS, Baboon Point as part of the Q3 APP target related to PHS reporting.
- A more detailed account of the inspection will be included in the final report.
- Site inspection report to be tabled at following HOMS in due course.

9.1.3. Erven 739, 77-RE, Elands Bay, Piketberg – 17 October 2024 (SB, RB, CSI & EJV)

- The committee notes the Site inspection that was undertaken on the 17 October 2024.
- On the subject site, Erf 77-Remainder, where human remains, and a shell midden were discovered during a housing development earlier this year. Due to the site being closed for reconstruction at the time, a comprehensive survey was not initially conducted. Now that the site is accessible, HWC's archaeological team have surveyed the area and identified the midden as potentially significant.
- Site inspection report to be tabled at following HOMS in due course.

9.2. Proposed Site Inspection

None

9.3. Site Inspection Reports

9.3.1. Erf 1361, 37 Ocean View Drive, Green Point (CN)

- Reason for Site Inspection:
 - Heritage Western Cape (HWC) official, Corne Nortje conducted a site inspection on Thursday, 10 October 2024 upon a member of the public informing HWC via email of possible unauthorised work to the property.
- Findings on site:
 - The HWC official arrived on site and could not access the property, as the temporary access gate was locked and there was no work being undertaken, nor were any contractors or persons on site. No stop works order was issued due to no work being undertaken. The developer stated that a Heritage Practitioner has been appointed to submit a Total Demolition application to HWC. The application is currently

circulating to I&APs for comment and will be submitted in due course. The developer confirmed that the demolished garage was constructed in 1991. Thus, the work that was undertaken was not unauthorised in terms of the NHRA.

- The committee endorsed the recommendations of the report and HWC awaits the S34 application to be submitted.

9.3.2. Erf 1894, 20 Upper Kloof Street, Gardens (XM)

- Reason for Site Inspection:
 - HWC conducted a site inspection on Thursday, 17 October 2024 upon a member of the public informing HWC via email of unauthorised work to the property.
- Findings on site:
 - HWC officials arrived on site and met by builders on site who introduced us to the owner who currently occupies the property next to the site in question. There was work being undertaken and a stop works order was issued to the owner.
 - It was noted that some work had started, as parts of the building have been removed including the roof structure at the rear, internal demolition of the walls and a window opening on the front façade as noted on the photographs below.
- The committee endorsed the recommendations of the report and HWC awaits the S34 application to be submitted.

9.4. Preparation for upcoming Committee meetings

9.4.1. BELCom_23 October 2024

9.5. Tribunal updates (Legal)

None

9.6. Interim and Close out Reports

9.6.1. Erf 66528, 14 Main Road, Wynberg, S35 - Excavation, Recovery, and Use of detection equipment (EJV)

- The Committee resolved to endorse the interim report titled “Interim Archaeological Permit Report”, dated 11 October 2024, and prepared by Rennie Scurr Adendorff and recommendations on page 15, as having met the conditions of the HWC issued permit, dated 16 July 2024.

9.6.2. Erf 170615, 52 Main Road, Kalk Bay - HWC22121903MS1219 (SJ)

- The Committee resolved to endorse the close-out report titled “Close Out Report”, dated 5 October 2024, and prepared by Beauvida, as having met the conditions of the HWC issued permit, dated 18 January 2023.

9.7. Incomplete Applications

9.7.1. Matters Arising: 13.11, 13.19, 13.24, 13.25, 13.26, 13.32, 13.34, 13.37, 13,45

9.7.2. New Matters: 14.2, 14.3, 14.4, 14.7, 14.8, 14.12, 14.14, 14.18, 14.19, 14.22, 14.23, 14.24, 14.27, 14.31, 14.32, 14.36, 14.38, 14.39, 14.40, 14.41, 14.42, 14.43, 14.44, 14.45

9.8. Archaeological Matters

9.8.1. Bergriver walkdown (SB)

- Walkdown report has been submitted as fulfillment of condition of the revised layout of Bergriver WEF which was discussed and endorsed by HWC Impact Assessment Committee (IACom) dated 28 June 2022.
- Environmental Authorizations for both wind farms have received Environmental Authorizations (EAs) necessary for construction. The Bergriver WEF received its EA in July 2022, while the Zen WEF's authorization dates back to November 2016.
- Proposal: The Bergriver project will feature up to 16 turbines with a hub height of 150m and a tip height of 230m. The Zen project will have up to 17 turbines with similar height specifications but slightly different configurations.
- Location and Capacity: The Bergriver Wind Farm is authorized for 120 MW capacity, situated near

Gouda, while the Zen Wind Farm's capacity has been reduced to 120 MW from an initial 147 MW.

- Archaeological Assessment:
- Impact on Archaeological Resources: The walkdown report indicates that significant archaeological resources are unlikely to be impacted by the developments. However, any findings during construction must be reported to Heritage Western Cape (HWC)
- Findings: MSA Quartzite flakes, cobble and hand axe – graded NCW
- Methodology: An archaeologist conducted a field assessment to identify potential archaeological resources, documenting findings through photographs and GPS tracking.
- Mitigation Strategies: The report outlines strategies for mitigating potential impacts on archaeological sites, emphasizing the need for ongoing monitoring during construction.

Recommendation: Endorsement of the Archaeological Walkdown Report, in fulfillment of the HIA requirements, prepared by CTS Heritage dated May 2023. Findings and geographical data to be uploaded to SAHRIS.

9.8.2. Erven 739; 77-RE, Elands Bay, Piketberg (SB)

- The committee notes the Site inspection that was undertaken on the 17 October 2024.
- On the subject site, Erf 77-Remainder, where human remains, and a shell midden were discovered during a housing development earlier this year. Due to the site being closed for reconstruction at the time, a comprehensive survey was not initially conducted. Now that the site is accessible, HWC's archaeological team have surveyed the area and identified the midden as potentially significant.
- Dr. Orton had previously noted the importance of this area during his work on a nearby Heritage Impact Assessment (HIA) earlier this year but had not been able to access the site until now. Fortunately, no further development has taken place, and there are still salvageable sections of the midden that could be protected.
- The site is designated for single residential development. Immediate action is needed to prevent further loss of this important heritage resource, which contains significant palaeo and archaeological materials.
- **Recommendation:** Depending on the ownership of the site, mitigation measures such as a heritage agreement or Archaeological Conservation Management Plan (ACMP) might be considered and be discussed with the local authority.

9.9. Illegal Works Database (Stop works orders)

9.9.1. Erf 1894, 20 Upper Kloof Street, Gardens – 17 October 2024 (XM)

9.10. Permit deadline.

9.10.1. 22 October 2024 @ 12h00

10. Administrative Matters

10.1. Erf 1236, 41 Rottingdean Road, Bakoven, Camps Bay - Plan Revision (HWC23120803SJ0124):

- The plan revision is not substantially in accordance with the previous HWC approval.
- Therefore, a deviation application required.

10.2. Erf 77, 10 Church Street, Stanford - Plan Revision (HWC24070310SJ0703):

- The plan revision will be processed as a deviation application that has been submitted on Monday, 21 October 2024.

10.3. Erf 55860, 5 Bishoplea Road, Claremont – Mitigation Agreement - HWC22102601TZ1209 (CN)

- Item removed from the agenda

10.4. Erf 2160, 70 Loop Street, Cape Town - HWC24101005SJ1009 (CN) - SJ to be recused

- The email decision is ratified.
- The Committee supports the conditions of the permit.
- The Committee endorses the appointment of Mr John Wilson Harris to monitor the work and the decision is ratified.

10.5. Farm 1796, C'est La Vie, 1 Olyvenbosch Road, Wellington, S38(1) – Advice (EJV)

- The NID is not appropriate at this stage
- Carry on process with Drakenstein Municipality

- The Committee cannot comment on work already taken place.
- A letter to be issued – PM to assist

11. Monitoring by practitioner

None

12. Discussion of the agenda

12.1. 13.28. Erf 37464, 7 Riesling Street, Bellville (SB)

12.2. 13.47. Erf 96988, 4 Leith Street, Rondebosch (XM)

MATTERS TO BE DISCUSSED

13. MATTERS ARISING

13.1 Erf 52516-RE, 38 Cook Road, Claremont, S34-Additions & Alterations

Case No: HWC24081524CH0913

Ms. Chane Herman introduced the item.

DISCUSSION

- Outstanding information received on 15 and 16 October 2024
- Proposal is for internal alterations, alterations to windows and doors, new boundary wall and extending the main bedroom.
- Work has not started.
- CoCT supports.
- GLCA has no objection.
- Graded IIIC
- Outside HPO

DECISION

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

CH

13.2 Erf 96170, 14 Wandel Street, Gardens, S27-Minor Works

Case No: HWC23101105CH1026

Ms. Chane Herman introduced the item.

DISCUSSION

- Further requirements received on 11 October 2024
- Minor works application to repair cracks by inserting helical pins as proposed by the structural engineer and to paint walls, windows and the roof. The work has not started. The Structural engineer surveyed the building to determine the extent and cause of the cracks in the division walls between the various units and the north facing facade wall as well as to provide remedial recommendations.
- Graded II
- Inside HPO
- Structural engineer's findings:
 - The cracks of concern are between the divisional walls and the northern facade wall.
 - These cracks were most probably caused by differential settlement of the internal and external "foundations" which could have been caused by changes in the moisture content of underlying soils.
 - The cracks in the walls are not of such an extent that the north wall under wind load is in

danger of collapse. However, if the cracks were to migrate downward towards the ground-floor then the situation changes significantly and stability under wind load cannot be assured.

- The settlement of the rear of Units 22 and 24 is probably due to leakage or blockage of
- the sewer and/or stormwater pipes on that side of the building.
- The structural engineer recommends that the connection of the north facade wall to the cross walls be reinstated. This should be done by means of pins inserted from the outside of the building into the cross walls. These pins shall be "Thor Helical" 12mm diameter stainless steel structural ties. Trial holes should be dug adjacent to the walls at the rear corners of Units 22 and 24 to establish the nature of the soils below foundation level. The internal cracks in the walls can be repaired in the conventional manner using proprietary fillers.
- CIBRA supports the proposal.
- The applicant has written to HWC motivating for a compulsory repair order. The reason for this motivation is due the delay of maintenance since 2018 and non-compliance from trustees and owners to undertake the required repair work.
- On 13 November 2023, the HOMs Committee resolved that a site inspection be undertaken to determine the following:
 1. The extent of the work required as proposed in the structural engineer's report dated 23 January 2023 i.e., the condition of the division walls between the various units and the north facing façade wall.
 2. Inspect all units on site as the Committee (HOMs) was informed of possible unauthorized work without approval from HWC.

HOMs site inspection findings:

- Internal: Each unit/section was inspected. It is evident that the sections have been modernized to accommodate the owners' desired use. No internal cracks were noted in the division walls as this may have been masked by plaster and paint work. Not all owners of the various sections were present on the day of the site inspection. The staff employed in the retail/business spaces could not confirm if any internal work was done. Only one owner (section 18) confirmed that HWC approval was obtained for internal alterations and renovations.
- External: The more severe cracks have emanated from the first-floor units and are noticeable on the northern façade walls, the pillars and balconies. Due to cracks within the front pillars, the pillars have started to separate from the northern wall. The exterior of the units is painted in a two-toned neutral stone colour. Regarding the condition of the northern wall, as stated by the structural engineer, the wall is currently not in danger of collapsing. It must be noted that the maintenance to the façade/exterior of the building is the responsibility of the body corporate.

On 25 January 2024, HOMs had FR:

- A heritage statement to be compiled assessing the proposed interventions and its impacts to the fabric and condition of the building. The heritage statement must include a list of any previous HWC approvals and provide an assessment of any unauthorized work on Erf 97160. The heritage statement must be compiled by a suitably qualified architect with heritage experience.
- The heritage statement/report provided an assessment of the current state of each unit as well as highlighting any unauthorized work that must be regularized. With regards to the facade wall, a number of units are affected by the facade wall that is pulling away. The report notes that the work must be implemented as soon as possible, the work is of a specialist nature and therefore only qualified and experienced contractors are to be used and the work must be monitored by a structural engineer. "

REFERRAL

The Committee resolved to refer the application to BELCom on 23 October 2024 for advice on the proposed interventions from a structural perspective.

13.3 Erf 12902, 37 Nerina Avenue, Fish Hoek, S34-Additions & Alterations

Case No: HWC24092007CN0923

Ms. Corne Nortje introduced the item.

DISCUSSION

- Outstanding information received on 14 October 2024
- The proposal is for extensions to the south of the property, internal alterations and changes to doors and windows. All internal work has been completed
- FHVRRRA supports
- CoCT supports
- Recommendation is for a Section 51 letter to be issued, as the majority of the work has been completed, as per the plan indicating the completed work.
- Ungraded (NCW CoCT Comment)
- Outside HPO
- Work started, but not complete

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

13.4 Erf 9944, 12 6th Avenue, Boston, Bellville, S34-Additions & Alterations

Case No: HWC24072523CN0827

Ms. Corne Nortje introduced the item.

DISCUSSION

- Outstanding information received on 4 and 10 October 2024.
- The proposal is for maintenance, repairs and laundry extension and changes to windows.
- CoCT did not comment in 30 days
- Graded NCW
- Outside HPO
- Work has been completed.

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

13.5 Erf 10419, 38a Beach Road, Fish Hoek, S34-Additions & Alterations

Case No: HWC24091202CSI0913

Ms. Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received on the 10th of October for external and internal photographs
- Work applied for has been completed
- Graded NCW
- Outside HPO
- Completed work is for internal alterations and additions
- CoCT provided comment stating that an application must be submitted to HWC

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

13.6 Erf 118240, 9 Frank Robb Street, Brooklyn, S34–Additions & Alterations

Case No: HWC24091814CSI0919

Ms. Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received on the 10th of October for CoCT comment and locality map
- Work applied for has not started
- Graded NCW
- Outside HPO
- Proposed work is for the addition of a second dwelling to the existing dwelling
- CoCT 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

13.7 Erf 14179, 103 Chamberlain Street, Woodstock, S34–Additions & Alterations

Case No: HWC24061324CSI0606

Ms. Chiara Singh introduced the item.

Mr. Erwin Struwig were present and took part in the discussion.

DISCUSSION

- BELCom further requirements received on the 9th of October
- The further requirements stated that “the Committee supports the mitigation measures as proposed by Woodstock Aesthetics Advisory Body. The applicant is to consult WAAB and amend drawings accordingly. The revised drawings and details to 1:20 are to be submitted to HOMs for consideration”.
- Graded IIIB
- Outside HPO
- Work applied for has not started
- Proposed addition is for a garage
- WAAB and the applicant have worked together to revise the drawings according to BELCom’s requirements.
- CoCT still has objections to the application stating that “E&HM’s position remains one of non-support. The further detailing is noted; this does not however address the fundamental principles as outlined in comment above with regard to the impact of the garage on the building as a heritage resource as well as the streetscape. The replication of wrought iron detailing is stylistically in keeping with the building design, but as an inauthentic element it does not sufficiently mitigate the impact of the garage and sterilisation of streetscape. It appears that the existing boundary wall will be raised, although this is not coloured up on the elevation. The cumulative impact of height and permeability of this aspect will be assessed in the HPOZ application.
- The architect Mr Struwig was present for the item and stated that the boundary wall to the left of the property (when facing it) will not be raised and will be kept in its original built form. Also to be noted that all the original wrought iron work is to be kept and reused as per the drawings. Plaster mouldings are to follow the original line and form of the boundary wall on the new

garage facade.

DECISION

The Committee resolved to approve the application as meeting the requirements of BELCom.

CSI

13.8 Erf 23223, 1 Triton Street, Kuils River, S38(4)–NID
Case No: HWC24093002CSI0930

Ms. Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received on the 11th of October for the title deed and SG diagram
- Proposed development is for a new courier distribution warehouse with administration component and hardstand yard
- There are no visual impacts expected, the area is industrial with similar warehouses on the surrounding land
- There are no anticipated impacts expected for any archaeological resources
- The palaeo sensitivity on the SAHRIS palaeo map is blue – low

DECISION

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

CSI

13.9 Erf 28767, Unit 405, La Roche, 156 Main Road, Paarl, S34–Minor Works
Case No: HWC24080615CSI0930

Ms. Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received on the 14th of October for bathroom renovations to be reflected in colour on the plans
- Work applied for has not started
- Not Graded
- Outside HPO
- Proposed work is for internal alterations to the kitchen area and bathrooms, including the removal of walls

DECISION

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

CSI

13.10 Erf 3342, Model Villa, 4 Hiddingh Avenue, Oranjezicht, S34–Minor Works
Case No: HWC24091805CSI0919

Ms. Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received on the 10th of October for body corporate letter with all member names and signatures, materials to be used for repair, maintenance, and replacement to be clearly stated
- Work applied for has not started

- Graded IIIB
- Inside HPO
- Proposed work is for the repair of the Grade IIIB fragment of the street elevation of the building. The verandah roof, verandah pressed metal ceiling, and wrought iron lattice are amongst some of the items that have suffered degradation requiring replacement and/or repair.
- Applicant has not submitted plans, only as built as they believe the photographic record and report would suffice for the maintenance and repair work proposed
- HOMS to note that any future applications for this building must include plans to ensure that the building has been properly surveyed.

FURTHER REQUIREMENTS

The Committee resolved to request further requirements:

1. Applicant to submit a more detailed methodology statement.
2. Methodology to include better photographs of area of work to take place.

CSI

13.11 Erf 489, 5 Church Street, Prince Albert, S34–Minor Works, Restoration Case No: HWC24101110CSI0930

OUTSTANDING INFORMATION:

Simon Van De Stel Foundation and Municipality comment required

CSI

13.12 Erf 52521, 30 St Michaels Road, Claremont, S34–Additions & Alterations Case No: HWC24082208CSI0829

Ms. Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received on the 15th of October for additional photographs and SG diagram
- Work applied for has not started
- Graded NCW
- Outside HPO
- Proposed work is for extending the existing gazebo and connecting it to the lounge area and adding a verandah space
- CoCT and GLCA 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

13.13 Erf 718, 4 Bond Street, Tamboerskloof, S34-Minor Works Case No: HWC24092615CSI0722

Ms. Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received on the 10th of October for the internal alterations to be coloured on the plans
- Work applied for has not started
- Graded IIIB

- Inside HPO
- Proposed work is for a new pool, balcony to the rear of the property, and internal alterations
- CoCT and CIBRA 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

13.14 Portion 1 of Farm 1766, Vendome Farm, Jan van Riebeeck Drive, Paarl, S34–Total Demolition Case No: HWC24081532CSI0930

Ms. Chiara Singh introduced the item.

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

DISCUSSION

- Outstanding information received on the 11th of October for demolition plan and comment from Paarl 300
- Work applied for has not started
- Not Graded
- Outside HPO
- Proposed work is for a total demolition of the historic structure which is in a ruinous state due to a fire which had occurred on the farm. The structural integrity has been compromised and the building cannot be restored. The structure is believed to have been constructed in the 1940s according to the farm owner
- Drakenstein, DHF, and Paarl 300 support the application.

DECISION

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

CSI

13.15 Erf 1061-RE, 12 Main Road, Hout Bay, S34-Total Demolition Case No: HWC24091804EJV0818

Emily Jane Vowles introduced the item.

Ms. Nazeema Obrey and Mr David Krug were present and took part in the discussion.

DISCUSSION

- Outstanding information received on 11 October 2024
- Total demolition of the four structures on site (dwelling, restaurant, garage, staff quarters). Motivation from the project manager states that the poor structural conditions of the building, safety hazards, and untenable ground conditions (located on a slope prone to earthmoving) necessitates demolition. The financial burden of restoration is unjustifiable given the minimal architectural significance of the building and lack of historical context. Community support for the development and potential economic benefits further justify the demolition.
- Ungraded
- Inside proposed Hout Bay HPO
- Work has not started
- HBRRA have no objection; CoCT partially support, as they support the demolition of the outbuildings, they consider NCW but not the dwelling structure they grade IIIB and consider to have landmark qualities and thus warrants retention, they also do not support the replacement structure given that it is excessive and imposing in terms of scale and bulk

REFERRAL

The Committee resolved to refer the application to BELCom on 23 October 2024 due to objections raised and concerns regarding the replacement structure.

EJV

13.16 Erf 17408, 48 Marine Drive Service Road, Paarden Eiland, S34-Additions & Alterations Case No: HWC24091902EJV0923

Emily Jane Vowles introduced the item.

DISCUSSION

- Outstanding information received on 11 October 2024.
- Additions of a staff facility to the first floor and office space to the second floor
- Graded NCW
- Outside HPO
- Work has not started
- CoCT internal memorandum states the applicant can proceed without formal comment as property is NCW

DECISION

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

EJV

13.17 Farm 758 Portion 9, Goedehoop, Tierfontein Road, Malmesbury, S38(8)–NID Case No: HWC24092614EJV0927

Emily Jane Vowles introduced the item.

DISCUSSION

- Outstanding information received on 11 October 2024.
- Trigger s38(1)(c)(i) and NEMA. Proposal is for the clearance of over 1 hectare of vegetation for the construction of 4 farm packing sheds, a covered loading area, a machinery storage building, and admin building with parking to serve the agricultural activities of the farm. The site is located in an agricultural area with varying levels of industrialisation, but there are similar structures on the neighbouring farms especially the farm opposite and those further up Tierfontein Road away from the N7. The site has a history of transformation through the agricultural activities involving annual crops and past infrastructure. Archaeological and cultural heritage sensitivity is low, and palaeontological sensitivity is low
- Grading and HPO status unknown
- Work has not started
- Bianca Gilfillan (EAP) recommends no further studies

DECISION

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

EJV

13.18 Erf 183 Portion 0, Distillery Road, Stellenbosch, S38(8)-NID

Case No: HWC24091102EJV0912

Emily Jane Vowles introduced the item.

DISCUSSION

- Outstanding information received on 16 October 2024.
- Triggers NEMA as an amendment to the EA is required for the Kayamandi Northern Extension Water Supply project as the original application omitted the installation of a 887m MV cable to provide power to the existing Papegaaiberg Reservoir thus requiring amended comments. The cable will be installed along the road through the Onder Papegaaiberg Cemetery. The cemetery was established in the mid-19th century and is now at full capacity. It is formal, well-organised, and managed by the Municipality. As such, the laying of the cable is not expected to disturb any unmarked graves as it will be installed within the existing and road through the cemetery. Caution however is advised. The SAHRIS palaeo-sensitivity map indicates insignificant sensitivity.
- Ungraded, outside HPO
- Work has not started
- Wouter Fourie (ASAPA) recommends NFS

DECISION

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

EJV

13.19 Farm 8 portion 40, 21 Klaasvoogds Farm, Robertson, S34-Restoration & Maintenance

Case No: HWC24071910SB0903

OUTSTANDING INFORMATION:

Streetscapes required.

SB

13.20 Erf 1195, 806 Unit, 275 Beach Road, Sea Point, S34-Additions & Alterations

Case No: HWC24091607SB0917

Ms. Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Outstanding information received on 9 October 2024.
- Proposed roof canopy to be replaced, along with proposing minor internal changes such as demolishing existing internal walls to open up kitchen, bricking up of a bathroom door, changing entrance of the bathroom and some minor changes to the balcony. This is minor works application and not an emergency as indicated on the form.
- Graded IIIC
- Outside HPO
- Work has not started.
- The proposal is considered Minor Works

DECISION

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

SB

13.21 Erf 11188, 112 Dorp Street, Stellenbosch, S27-Minor Works

Case No: HWC24081517SB0904

Ms. Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Outstanding information received on 4 October 2024.
- Minor works application for the removal of internal walls and removal of concrete floors to be replaced of kitchen, bathroom to be replaced with Oregon pine. Built in 1798 as single-story building, raised to double storey around 1890.
- SIG has no objection.
- Trustees of Merweda Wag n Bietjie Body Corporate supports.
- Municipality and SHF did not comment in 30 days.
- Graded II
- Inside historic core of Stellenbosch.
- Work has not started.

DECISION

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

SB

13.22 Erf 1194, 3 Kloof Street, Greyton, S34-Additions & Alterations

Case No: HWC24082902SB0919

Ms. Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Outstanding information received on 11 October 2024
- Minor works application.
- Proposed removal of internal walls to open the lounge kitchen and a new staircase – minor works.
- Ungraded
- Work has not started.

DECISION

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

SB

13.23 Erf 1493, 1 Grant Avenue, The Boulders, Simons Town, S34- Additions & Alterations

Case No: HWC24032516SB0910

Ms. Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Outstanding information received on 9 October 2024.
- Proposed additional sunroom, replace current thatch roof and replaced with mazista slate.
- Previous application (21100105 – further requirement). The decision was that the committee was of the opinion that it would be unfair to insist on the retention of a thatched roof given the fire risks. Since several other options could be considered, it was requested that the various alternatives should first be thoroughly investigated. The current proposed alterations include retaining the hipped roof, adding a modern extension to the north with distinctive materials and design, visually separating it from the original structure with a concrete box gutter

- Simon's Town Civic Association stamped – no objection (email from historical society of no objection)
- City does not support, external additions to a historical property in Simon's Town centres around the incompatibility of the new design with the existing architectural character of the site. The Heritage Resources Section (HRS) has expressed that the proposed guest rooms and studio, connected only via a laundry, exhibit a design that is "so foreign and completely ignores the character of the historical structure on site"
- Additionally, concerns were raised about specific elements of the proposal, including:
- Awkward placement and form: The proposed laundry addition was described as awkwardly placed and elongated, extending beyond the main dwelling, which detracts from the overall aesthetic
- Lack of detail in design: While HRS does not object to a sunroom addition per se, they criticized its current utilitarian design as lacking detail and not reflecting the fine craftsmanship typical of Arts and Crafts architecture
- Visibility issues: The proposed sunroom is expected to be prominently visible from various surrounding areas, raising concerns about its visual impact on the historical context 1
- Overall, HRS concluded that the proposal does not complement or maintain neutrality towards the significance and character of the existing graded dwelling, leading them to not support the application in its current form
- Graded IIIB
- Concluded: city does not support current design and form.

HELD OVER:

The application is held over to the Heritage Officers' Meeting (HOMs) on 28 October 2024 due to CoCT's objection. All parties to be invited.

SB

13.24 Erf 180, 21 Clinic Street, Pacaltsdorp, George, S38(4)-NID
Case No: HWC24061807SB0828

OUTSTANDING INFORMATION:

Company resolution required.

SB

13.25 Erf 25158, 30 Product Street, Ndabeni, S34-Alterations
Case No: SB0909

OUTSTANDING INFORMATION:

Proof of payment with correct HWC reference number is required.

SB

13.26 Erf 31364, Cecilia Street, Paarl, S34-Additions
Case No: HWC24091124SB0919

OUTSTANDING INFORMATION:

Plans or methodology statement, Company Resolution, SG diagram and locality plan required.

SB

13.27 Erf 3346, 40 Orpen Road, Constantia, S38(4)-NID

Case No: HWC24052205SB0409

Ms. Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Outstanding information received on 9 October 2024.
- The proposed changes for Remainder Erf 3346, Constantia include spot rezoning a portion of the site to allow for tourist facilities, continuing its use as a place of entertainment (functions and wedding venue), and adding a restaurant and padel courts. The application seeks to regularize the existing use with minor additions, specifically the construction of a maximum of six padel courts on a vacant area of the property. No alterations to existing buildings are proposed.
- Current Use: Conference facilities, entertainment venue, luncheon market.
- Heritage Considerations: Potential impact on the Stone Church; no significant heritage value identified.
- Palaeontological: low sensitivity

DECISION

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

SB

13.28 Erf 37464, 7 Riesling Street, Bellville, 35-Analysis, Excavation, Collection

Case No: HWC24062603SB0719

Ms. Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Outstanding information received on 9 October 2024.
- Proposed analysis, excavation and collection
- The site was once a 17th century colonial farm called De Oude Westhof. It was later converted into a residential neighbourhood in the late 1990s. The site will undergo test pit excavations along the ruined structures to collect artifacts for analysis. This data will be used for academic research and to determine the heritage value of the site. The motivation for the excavation is to inform future preservation efforts and to present the cultural heritage of the site. The process will involve clearing grass and debris before determining the number of test pits to be excavated. Overall, the goal is to learn more about the site's history and significance.
- There is S34 application in process (23052503CN0908)
- Historical Significance: The De Oude Westhoff farm is one of the earliest colonial farms established in the Tygerberg region of the Western Cape, dating back to the beginning of the 18th century. It is significant for understanding the early phases of colonial expansion in the region.
- Archaeological Potential: The ruin, known as the farm's wine cellar, has been identified as a "problem building" by the City of Cape Town's Recreation and Parks' Facilities Maintenance & Project Management Office. It requires a thorough archaeological assessment before any decisions are made regarding its future.
- Conservation Concerns: The ruin is in a derelict state and has been recommended for a thorough archaeological assessment to understand its historical and archaeological value. The adjacent farmhouse, currently used as a restaurant, shows signs of significant alterations.
- Research Context: The permit application is part of a broader heritage study conducted by Marius Breytenbach, who is researching the establishment of the earliest colonial farms in the Tygerberg region as part of his Ph.D. project at the University of South Africa.
- Methodology: The proposed archaeological study includes archival research, cleaning of the

site, archaeological survey, test pit excavations, analysis of artifacts, and the involvement of volunteers.

- Local Significance: The ruin has been graded IIIA (High Local significance) by the City of Cape Town due to its association with the De Oude Westhoff farmhouse, which is of high local significance.
- These insights highlight the importance of preserving and understanding the historical and archaeological value of the De Oude Westhoff farm, particularly in the context of the early colonial history of the Tygerberg region.

FURTHER REQUIREMENTS

The Committee resolved to undertake a site inspection to assess the repository and requested recognised and registered repository letter.

SB

13.29 Erf 501, 8 Long Street, McGregor, S34-Additions & Alterations Case No: HWC23100223KB0116

Ms. Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Outstanding information received on 10 October 2024.
- Langeberg Municipality supports and notes that the resource is a suggested IIIB.
- Proposed additions of double story, keeping the gable ends, pitch the same,
- Langeberg Municipality had no objections.
- Inside HPO
- Work has not started

REFERRAL

The Committee resolved to refer the application to BELCom on 20 November 2024 given the nature of the application and negative visual impact the proposal will have on the streetscape. HOMS requires the expertise of BELCom committee.

SB

13.30 Farm 34 Stellenbosch Elsenburg Agricultural College, S27- Minor works Case No: HWC24082803SB0828

Ms. Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposed ablation facilities at the hostel buildings at Elsenburg require updating. In addition, general maintenance and compliance with legislation is required. The library which adjoins the hostel, requires compliance with universal access requirements.
- Graded PHS
- HPO outside
- Work not started

FURTHER REQUIREMENTS

The Committee resolved to request further requirements:

1. Applicant to submit Comments from I&APs.

SB

13.31 Farm 811, Portion 32, R45, Simondium, Wilderer Distillery, Paarl, S38(4)-NID

Case No: HWC24090218SB0910

Ms. Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Outstanding information received on 9 October 2024.
- Converting family farm to tourism accommodation along a scenic route.

FURTHER REQUIREMENTS:

The Committee resolved to request further requirements:

1. Applicant to submit site images, more information on full extent of the rezoning and locality plan.

SB

13.32 Erf 1273, Van Ryn's Distillery, Van Ryn Road, Vlottenburg, Stellenbosch, S34-Additions & Alterations

Case No: HWC23082501SJ0901

OUTSTANDING INFORMATION:

Locality Plan; Response to comments.

SJ

13.33 Erf 13727, 79 Zwaanswyk Road, Tokai, S34-Additions & Alterations

Case No: HWC23111314SJ1128

Ms. Sneha Jhupsee introduced the item.

DISCUSSION

- Outstanding information received on 09 October 2024.
- Proposed carport, outbuilding with staff quarters (does not touch existing fabric). The existing structure will receive living area and kitchen extensions as well as the conversion of stoep areas into enclosed areas. The first floor will receive an extension for a bathroom and lounge.
- Graded NCW
- Outside HPO
- Work has not started.
- CoCT: support
- CRRA: falls outside boundary.

DECISION

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

SJ

13.34 Erf 52152, 5 Basset Road, Claremont, S34-Total Demolition

Case No: HWC24012307SJ0124

OUTSTANDING INFORMATION:

Streetscape photographs; motivation for unauthorised work.

SJ

13.35 Erf 14441, 99 Ritchie Street, University Estate, Cape Town, S34-Additions & Alterations

Case No: HWC24061002SJ0715

Ms. Sneha Jhupsee introduced the item.

DISCUSSION

- Outstanding information received on 6, 12, 16 August and 2, 14, 25 September 2024.
- The work has not started.
- Proposal is to raise the boundary wall on top of existing, reduction of hallway to create en-suite bathrooms, consolidate rear portion of house into open plan living area/kitchen and create third en-suite bedroom, demolish and reconstruct reoriented stairs to garden with addition of new wooden deck.
- Graded NCW
- Outside HPO
- Work has not started.
- CoCT EHM: no objection.
- Walmer/University Estate Conservation Action Group: no response
- 101 Ritchie: no objection.
- 97 Ritchie: concerns - "sunlight, visibility onto the street from my kitchen window as most of my windows are on that side of the house".

DECISION

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

SJ

13.36 Erf 237, 48 Boom Street, Elim, S27-Additions & Alterations

Case No: HWC24080125SJ0717

Ms. Sneha Jhupsee introduced the item.

DISCUSSION

- Outstanding information received on 29 August 2024.
- The work has not started.
- Grading: II
- HPOZ: Elim is PHS
- Proposal is to extend the lounge area at the front of the house. The house falls within the transitional zone of Elim (Zone 2).
- The Elim regulations stipulate that house extensions must not alter the character of Elim and should maintain the types of windows, roofs, and doors originally used.
- Cape Agulhas Municipality: support with comments - The windows on the new addition remain the same as the existing (in size and material). The Gable roof also retains that uniform look.
- Friends of Elim: non-support with comments: the house has limited historical value as there have been alterations undertaken. They deem the proposed changes unsympathetic in terms of the Elim Guidelines, and this will negatively affect the front of the house and streetscape.
- Moravian Church - no title deed.
- BELCom 18 September 2024: FURTHER REQUIREMENTS
 1. The forward-facing gable is a foreign element in Elim, the precedent is for flat roof extensions to the front façade.
 2. Clarification as to the number of similar extensions to Boom Street is to be presented. These dwellings should be marked on the layout plan of Elim. Annotated photographs to be provided.
 3. Revised drawings and requested information to be submitted to HOMs for consideration.

DECISION

The Committee resolved to approve the application as meeting the requirements of BELCom.

SJ

13.37 Erf 4173-Re, 50 Hout Street, Cape Town, S34-Minor Works

Case No: HWC24071915SJ0722

OUTSTANDING INFORMATION:

Methodology statement.

SJ

13.38 Farm 572-Re, Alto Wine Estate, Annandale Road, Stellenbosch, S34-Additions & Alterations

Case No: HWC24091917SJ0926

Ms. Sneha Jhupsee introduced the item.

Ms. Anne Marie Fick and Ms. Nicolene Visser were present and took part in the discussion.

DISCUSSION

- Outstanding information received on 15 October 2024.
- The work has not started.
- Proposal is for additions to existing cellar, which is comprised of older core portion (1919) and a modern portion. There have been modern additions to the cellar after 2007.
- 2 previous HWC applications:
S34 Additions (22091603SB0915E) to the modern section of the cellar – approved.
S38 (21121408CN1215E) for construction of new cellar higher up on site behind the existing cellar - did not progress any further than NID level.
- Stellenbosch Municipality: "In principle, the proposed alteration and additions is supported, however, the height of the proposed building in relation to the original structure is a concern. It is suggested that the height of the new building be reduced to line up with the original building to not overshadow the building".
- SIG: no comment provided in 30-day period.
- SHF: no comment provided in 30-day period.
- Response provided on page 27 of report.
- Werf graded IIIB
- Inside Helderberg Historic Enclave & Annandale Scenic Route

DECISION

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

SJ

13.39 Portion 3 of Farm 1602, Bontehoek/Blyhoek Farm, Annandale Road, Stellenbosch, S34-Additions & Alterations

Case No: HWC24091918SJ0926

Ms. Sneha Jhupsee introduced the item.

Ms. Anne Marie Fick and Ms. Nicolene Visser were present and took part in the discussion.

DISCUSSION

- Outstanding information received on 15 October 2024.
- The work has not started.
- Proposal is for maintenance by removing and replacing modern alterations and/or additions to restore the historic cellar to authenticity.
- Graded IIIC

- Inside Helderberg Historic Enclave & Annandale Scenic Route
- Stellenbosch Municipality: approved.
- SIG: supports.
- SHF: no comment provided in 30-day period.

DECISION

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

SJ

13.40 Erf 2334, 20 Church Street, Prince Albert, S27-Deviation

Case No: HWC24092006SJ1003

Ms. Sneha Jhupsee introduced the item.

DISCUSSION

- Previous case HWC22102603SJ1026: permit issued 25 November 2022.
- The Committee resolved to approve the application on condition that:
 1. Work be monitored by an a suitably qualified architect with heritage expertise.
 2. A close out report to be submitted within 30-days of practical completion of the work. Mr. Peter Buttgens was appointed as monitoring architect.
- The work has started on the previous permit and is being done in stages. The outbuilding work has been carried out and the document provided is a close-out for the outbuilding and motivates for minor changes in scope for the main house.
- Deviations to outbuilding: different veranda column positions, a new brick braai and a veranda glass door.
- Proposed deviations to the main house: retain the en-suite bathroom on the rear veranda and a more appropriate agterwerf landscape design with pool.
- No consultation undertaken for the deviation.

FURTHER REQUIREMENTS

The committee resolved to request further requirements:

1. Applicant to submit plans indicating what work has been completed and what must still be completed, for both the outbuilding and main house.
2. Additionally, the plans must annotate approved work and deviations.
3. A locality plan, internal & streetscape photographs required.
4. A close-out report is to be submitted once all work has been completed, i.e. A close out report to be submitted within 30-days of practical completion of the work. HWC cannot accept partial close-out reports.

SJ

13.41 Erf 938, 15 Trafalgar Square, Sea Point, S34-Additions & Alterations

Case No: 21061109XM0618E

Ms. Sneha Jhupsee introduced the item.

DISCUSSION

- Outstanding information received on 19 July and 8 October 2024.
- The work has not started.
- Grading: IIIC
- Outside HPOZ
- The proposal is for a first-floor extension toward the rear of the property.
- CoCT EHM: support but notes that better integration with the resource would have been preferred (2024).

- CTHF / SFA: "although the proposed double storey section is over-scaled and therefore has a negative impact, this addition will not be highly visible from the street. Taking the above into consideration, the CTHF approves the revised plans" (2024).
- SFB: no objection (2024).
- Further requirements (2021): Applicant to circulate the revised drawings including 3D rendering drawings to I&APs and provide two weeks for I&APs to comment. (as per the minutes)

DECISION

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

SJ

13.42 Erf 23-RE, 79 Voortrekker Street, McGregor, S34-Minor Works Case No: HWC24092509RB0926

Mr. Ruan Brand introduced the item.

DISCUSSION

- Outstanding information received on 18 October 2024.
- Work has not started.
- Structure is a proposed IIIB outside of any HPOZ.
- HOMs graded IIIB
- It is a well-positioned typical Victorian double storey parapeted building from the late 19th century that has undergone some alterations in the early 20th century.
- Application is for the installation of a glass screen and supports on a balustrade wall.
- The heritage consultant provided good motivation that this minor works does not impact the heritage as the entire installation has been designed in a way that it can be removed in the future. I.e., with a vertical post being installed to reduce fixing the new layer to the older mud brick wall.
- Although it is minor works, the applicant sought comment from MHS, who dually supported and have stated that Langeberg municipality does not have the expertise to comment on heritage applications.

DECISION

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

RB

13.43 Erf 999, 28 Musson Street, Hermanus, S34-Total Demolition Case No: HWC24100114RB1002

Mr. Ruan Brand introduced the item.

DISCUSSION

- Outstanding information received on 16 October 2024.
- Work has not started.
- Property is ungraded and falls outside of any HPOZ.
- Application is for total demolition.
- In terms of heritage value, the structure is older than 60 years as there are some plans from 1949.
- However, several alterations in the 1970s resulted in most of that original fabric being removed or altered, with today the only original features being some suspended timber floors, and potentially 2 small windows at the rear of the house.
- OHAC supports.

DECISION

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

RB

13.44 Portion of Erf RE/1, Hermitage, off Hermitage N Ave, Swellendam, S38(4)-NID Case No: HWC24091618RB0926

Mr. Ruan Brand introduced the item.

DISCUSSION

- Outstanding information received on 16 October 2024.
- Swellendam Municipality is the applicant.
- This is a rezoning 38(1)(d) trigger, which is for the subdivision of 27.1ha of Municipal owned land for the purpose of regularizing the cadastral boundaries of various municipal infrastructure, community facilities and to generate 8 new smallholding erven for sale on public auction, as per Council Resolution.
- SAHRIS palaeo-sensitivity is a mix of unknown, green (moderate), and red (very high).
- The area that is red (very high) has been allocated to be rezoned mainly to a residential zone with 6 smallholdings of about 2.7ha in extent.
- Each smallholding will require a conservancy tank, which will entail some potentially deeper earthworks as well as things like water pipe connections.
- However, when these happen, it will trigger S38(1) of the act with pipelines longer than 300m or changing the character of a site greater than 5000sqm.
- An aim of the rezoning is to retain the area's rural character, which is why the smallholdings are 2.7ha in extent.
- The application mentions nothing of the archaeology of the area although there is an existing community cemetery that will be formally zoned for as a "community and Institutional Zone".
- The municipality, being the applicant, supports the application.

DECISION

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

RB

13.45 Erf 1964, 3 Main Road, Rosebank, S34-Alterations & Additions Case No: HWC24042403XM0913

OUTSTANDING INFORMATION:

University resolution required.

XM

13.46 Erf 41591, Vosmaar Street, Paarl, S34-Minor Works Case No: HWC24040413XM0906

UNDER INVESTIGATION

Confirmation required if this is a deviation from the previous S51.

XM

13.47 Erf 96988, 4 Leith Street, Rondebosch, S34-Additions & Alterations

Case No: HWC24072914XM0820

HELD OVER

The application is held over to the Heritage Officers' Meeting (HOMs) on 28 October 2024 due to applicant's request.

XM

14. NEW MATTERS

14.1 Erf 158504, 2 Lyle Road Rosebank, S34-Total Demolition

Case No: HWC24092610CN0927

Ms. Corne Nortje introduced the item.

Mr. Bruce Wilson and Ms. Jone' Kros was present and took part in the discussion.

DISCUSSION

- The proposal is for Total Demolition of the buildings on site.
- CoCT does not support and state that the associated significance of the resource itself which includes Arts and Crafts design elements and details, externally as well as internally and that the resource is part of a significant pairing with the neighbouring 3B resource, erf 45518, is such that HRS does not support the proposed total demolition. Furthermore, In terms of the applicant suggesting that HWC should not request the submission of a proposed replacement building as part of the submission for the proposed total demolition, HRS is of the opinion that a submission of a proposed replacement building should indeed be a requirement by HWC, the reasons being:
- HRS does not believe that the applicant, Bruce Wilson Architects, is suitably qualified in terms of heritage management and related processes, not being a Professional Heritage Practitioner with APHP, to suggest that a proposed replacement building should not be for consideration by HWC, because the Geese Judgment is not applicable. The Geese Judgment aside, a closer example of not only the complexity of the receiving environment and collection of heritage resources, is the protracted Nursery Road case 160m to the south on erf 179228 which is within the same Proposed HPOZ. HRS believes that, should HWC support the proposed total demolition, a proposed replacement building should indeed be requested by HWC as part of the total demolition application.
- RAMPAC did not comment in 30 days
- CTHF did not comment in 30 days
- Graded IIIC
- Outside HPO
- Work has not started

REFERRAL

The Committee resolved to refer the application to BELCom on 20 November 2024 due to CoCT raising heritage concerns in that the building warrants retention for its associated heritage significances.

CN

14.2 Erf 3332 (previously Erf 576), 37 Central Drive, Camps Bay, S34-Total Demolition

Case No: HWC24092609CN0927

OUTSTANDING INFORMATION:

Clarity on properties applicable, Locality Plan, Streetscape photos, CoCT and CBCRA comments, motivation and SG diagram required.

CN

14.3 Erf 38, 6 Bennington Road, Tamboerskloof, S34-Deviation

Case No: HWC24092517CN0927

OUTSTANDING INFORMATION:

All photos and locality plan required.

CN

14.4 Erf 4210, 19 Dundas Crescent, Ruyterwacht, S34-Additions & Alterations

Case No: HWC24091710CN0927

OUTSTANDING INFORMATION:

Title Deed, all photos, motivation and SG diagram required.

CN

14.5 Erf 53772-RE, 60 Loch Road, Claremont, S34-Total Demolition

Case No: HWC24092605CN0927

Ms. Corne Nortje introduced the item.

DISCUSSION

- The proposal is for total demolition of the buildings on site.
- CoCT supports
- Graded NCW
- Outside HPO
- Work has not started.

DECISION

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

CN

14.6 Erf 58215, 58 Loch Road, Claremont, S34-Total Demolition

Case No: HWC24092604CN0927

Ms. Corne Nortje introduced the item.

DISCUSSION

- The proposal is for total demolition of the buildings on site.
- CoCT supports
- Graded NCW
- Outside HPO
- Work has not started.

DECISION

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

CN

14.7 Erf 47669, 57 Sandown Road, Rondebosch, S34-Additions, Alterations & Partial Demolition

Case No: HWC24100204CSI1003

OUTSTANDING INFORMATION:

Applicant signature on application form, CoCT comment, plans need to be coloured up to reflect proposed work and the partial demolition needs to be annotated accordingly required.

14.8 Erf 11582, 1 Protea Avenue, Fish Hoek, S34-Additions & Alterations
Case No: HWC24091920CSI1001

OUTSTANDING INFORMATION:

Streetscape photographs, comment from CoCT required.

CSI

14.9 Erf 1257, 12 Clairwood Avenue, Vredehoek, S34-Minor Works
Case No: HWC24093003CSI1001

Ms. Chiara Singh introduced the item.

DISCUSSION

- Work applied for has not started
- Graded IIIC
- Outside HPO
- Proposed work is for a new double carport, internal reconfiguration of rooms, new braai area, replacement of windows, repair and replacement of roof and ceilings, new pedestrian gate

DECISION

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

CSI

14.10 Erf 165469, 57 Chatham Road, Observatory, S34-Additions & Alterations
Case No: HWC24093006CSI1001

Ms. Chiara Singh introduced the item.

DISCUSSION

- Work applied for has not started
- Graded IIIC
- Inside HPO
- Proposed work is for a new recreation room with balcony to the rear
- CoCT provided comment saying they cannot determine whether the building is older than 60 years and referred the application to HWC.

DECISION

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

CSI

14.11 Erf 17747, 8 Auckland Street, Paarden Eiland, S34- Total Demolition
Case No: HWC24100109CSI1003

Ms. Chiara Singh introduced the item.

DISCUSSION

- Work applied for has not started
- Not graded – as per map viewer
- Outside HPO
- Proposed work is for the total demolition of the industrial structure
- CoCT 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.

CSI

14.12 Erf 18467, 19 Verster Avenue, Somerset West, S27-Minor Works
Case No: HWC24092513CSI1003

OUTSTANDING INFORMATION:

Streetscape photographs required.

CSI

14.13 Erf 27879, 2 Wesley Street, Observatory, S34-Additions & Alterations
Case No: HWC24053113CSI0909

Ms. Chiara Singh introduced the item.

DISCUSSION

- Work applied for has been completed
- Graded IIIC
- Inside HPO
- Completed work was for a kitchenette, bathroom, and connecting roof
- CoCT provided comment and support the application. OCA did not provide comment within 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.

CSI

14.14 Erf 3212, 3 Robindale Way, Pinelands, S34-Additions & Alterations
Case No: HWC24100301CSI1003

OUTSTANDING INFORMATION:

Comment from CoCT, streetscape photographs required.

CSI

14.15 Erf 72875, 106 Chudleigh Road, Plumstead, S34-Additions & Alterations
Case No: HWC24100105CSI1001

Ms. Chiara Singh introduced the item.

DISCUSSION

- Work applied for has not started
- Graded NCW
- Outside HPO
- Proposed work is for a new boundary wall, new garage, pool, entrance, doors, and windows
- CoCT provided comment and support the application

DECISION

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

- 14.16 Erf 86852, 11 Alexander Road, Muizenberg, S34-Additions & Alterations**
Case No: HWC24093014CSI1001

OUTSTANDING INFORMATION:

Coloured up plans showing all the work proposed required.

CSI

- 14.17 Erf 175, 3 Avenue La Croix, Fresnaye, S34-Additions & Alterations**
Case No: HWC24091120EJV0930

Emily Jane Vowles introduced the item.

DISCUSSION

- Graded NCW
- Outside HPO
- Work has not started
- CoCT support without providing formal comment; SFA have no objection; SFB have no objection
- Expansion of the footprint to accommodate a new study and bedroom terrace; minor internal reconfigurations

DECISION

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

EJV

- 14.18 Erf 6740, 39 Beach Road, Gordons Bay, S34–Minor Works**
Case No: EJV0930

OUTSTANDING INFORMATION:

PoP, additional externals and streetscapes required.

EJV

- 14.19 Erf 76071, 241 Victoria Road, Southfield, S34-Additions & Alterations**
Case No: HWC24091708EJV0930

OUTSTANDING INFORMATION:

Additional streetscapes, Ursula Josephs must also sign the application form; SG diagram required.

EJV

- 14.20 Erf 826, 9 Days Walk, Pinelands, S34-Additions & Alterations**
Case No: HWC24093004EJV0930

Emily Jane Vowles introduced the item.

DISCUSSION

- Graded NCW
- Inside Pinelands HPO
- Work has not started
- CoCT support; PRRA stamped the no objection letter
- Extension of the playroom and addition of a pergola and pool terrace

DECISION

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

EJV

14.21 Erf 96930, 10 Argyle Road, Rondebosch, S34-Additions & Alterations Case No: HWC24072308EJV0930

Emily Jane Vowles introduced the item.

DISCUSSION

- Graded IIIB
- Inside Proposed Sandown HPO
- Work has started
- CoCT support; GLCA have no objection
- Expansion of the dining and kitchen area and replacement of the existing carport with a garage. All the work on the main dwelling has been completed, the remaining work is the construction of the garage.

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.

EJV

14.22 Erf 12907, 27 Walmer Road, Woodstock, S34-Additions & Alterations Case No: HWC24093011RB0930

OUTSTANDING INFORMATION:

Coloured up plans, internal, external, and more streetscape photographs, and, as this is not minor works, local authority comment is also required.

RB

14.23 Erf 30313, CPUT Barkly Davis Campus, Station Road, Mowbray, S34- TBC Case No: HWC24090417RB0930

OUTSTANDING INFORMATION:

Application form, power of attorney, company or trust resolution, clear locality plan or map, internal, external, and streetscape photographs, local authority comment, conservation body comment, and heritage motivation required.

RB

14.24 Erf 36012, 38 Torrid Road, Athlone, S34- Additions & Alterations Case No: HWC2407080101RB1004

OUTSTANDING INFORMATION:

Internal and external photographs, local authority comment, and heritage motivation required.

RB

14.25 Erf 8961, 18 Chesterfield Road, Oranjezicht, S34- Minor Works Case No: HWC24100104RB1004

Mr. Ruan Brand introduced the item.

DISCUSSION

- Work has started.
- Property is ungraded and lies outside of any HPOZ.

- The application is for internal alterations and the addition of a staircase, so it is minor works.
- The internal work has already started but has not had a negative impact to the heritage resource.
- The applicant sought comment from CIBRA and the CoCT despite it being minor works.
- CoCT issued a memo stating that it is minor works but is supported.
- CIBRA supported.

FURTHER REQUIREMENTS

The Committee resolved to request further requirements:

1. Applicant to submit plan indicating work that has started/been completed and work yet to be completed.

RB

14.26 Erf 334 21 Victoria Road, Bantry Bay, S34-Total Demolition Permit Extension Case No: HWC24082616SB0930

Ms. Stephanie Barnardt-Delport introduced the item.
Mr. Ashely Lillie was present and took part in the discussion.

DISCUSSION

- TD permit extension, previous date 12 November 2021 (Still valid).
- This application for the extension of the demolition permits only.
- Outside HPO
- Graded IIIC
- Work has not started.

DECISION

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

SB

14.27 Erf 54317, 3 Chaucer Road, Claremont, S34-Minor Works Case No: HWC24092611SB0930

OUTSTANDING INFORMATION:

New application form and all support documents required.

SB

14.28 Erven 340 & 341-RE, 10 & 12 Braemar Road, Green Point, S34-Total Demolition Case No: HWC24092610SB0930

Ms. Stephanie Barnardt-Delport introduced the item.
Mr. Bruce Wilson and Ms. Joné Kros were present and took part in the discussion.

DISCUSSION

- Proposed total demolition and replacement of structures at 10 and 12 Braemar Road in Green Point, Cape Town. The existing houses are over 60 years old. The proposed replacement is an apartment block, aligning with the high-density residential buildings in the area. The design aims to blend with the surrounding high-rises and lower-scaled buildings, enhancing the streetscape with visual permeability and landscaping. The architectural features include face brick, arches, steel, plaster, and paint, while considering setbacks and window placements in relation to neighbouring properties.
- 10 Braemar Road – IIIC
- 12 Braemar Road – NCW

- City of Cape Town- Unconditional Demolition Not Supported: Proposed height does not adequately transition between high-rise and low residential structures; The massing drawing inaccurately represents adjacent developments.
- Green Point Rate Payers & Residents Association:
- Commented on the transformation of the streetscape and requested more information on the replacement structure before approval.
- Response indicated that no additional comments were received during the consultation period.
- Cape Town Heritage Foundation:
- Stated a policy not to comment until final plans are available.
- No response was received after the proposed structure was issued.
- Individual Comment (Eben Tucker):
- No feedback received following the issuance of the proposed structure to interested parties.
- All parties to be invited.
- Proof of correspondence on replacement structure to be submitted.

HELD OVER:

The application is held over to the Heritage Officers' Meeting (HOMs) on 28 October 2024. All parties to be invited and proof of I&AP correspondence for replacement structure to be submitted.

SB

**14.29 Erf 177864, 115 Strand Street, Corner of Rose and Strand Streets, Bo-Kaap, S34-Minor Works
Case No: HWC24092001SJ0930**

Ms. Sneha Jhupsee introduced the item.

Mr. Shay Nicols and Ms. Claire Abrahamse were present and took part in the discussion.

DISCUSSION

- The work has not started.
- Proposal is for the replacement of the roof tiles with metal sheeting, as the tiles keep being blown off in high winds. The building's roof is finished with a combination of metal sheeting and tiled surfaces.
- The practitioner has noted that the application is not an emergency as there is no direct threat to the resource however it is urgent due to public safety concerns.
- Graded IIIA
- Bo-Kaap HPOZ
- Consult: N/A

DECISION

The Committee resolved to approve the recommendation of the report (replacement of the 20th century roof tiles with Victorian Profile corrugated sheeting, 0.54 Colourbond Az200 in Ore Grey. The existing roof profile must be retained and followed by the sheeting).

SJ

**14.30 Erf 2377, The Clovers Apartments, 10 Culver Street, Oranjezicht, S34-Additions & Alterations
Case No: HWC24091204SJ1003**

Ms. Sneha Jhupsee introduced the item.

DISCUSSION

- The work has not started.
- Proposal is for a 2-storey addition on the apartment block and internal reconfiguration for the additional floors.
- Grading: Ungraded
- Outside HPOZ

- Work has not started.
- CoCT EHM: supported
- CIBRA: supported

DECISION

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

SJ

14.31 Erf 434, 13 The Cheviots, Camps Bay, S34-Total Demolition

Case No: HWC24092506SJ1003

OUTSTANDING INFORMATION:

Consultation comments: Local municipality and Conservation bodies in the area required.

SJ

14.32 Erf 56353, International School of Cape Town, 4 Edinburgh Drive, Claremont, S38(4)-NID

Case No: HWC24091610SJ1003

OUTSTANDING INFORMATION:

Application form in PDF, Company Resolution, SDP drawings required.

SJ

14.33 Erven 159 & 160, 20 Maynard Street, Vredehoek, S34-Additions & Alterations

Case No: HWC24093009SJ0930

Ms. Sneha Jhupsee introduced the item.

DISCUSSION

- The work has not started.
- Graded III C
- Maynard Street HPOZ
- Early 20th century residential densification. Some architectural merit as a representative example of a modest terrace typology.
- Proposal is for new internal walls for bathroom, demolition of two wall sections, removal of ceiling installed in 2005 to expose trusses as well as the reconfiguration of a single window into 2 windows.
- The proposal is considered minor works.

DECISION

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

SJ

14.34 Farm 744-Re, Marquee, Vergelegen Estate, Lourensford Road, Somerset West, S27-Additions

Case No: HWC24092613SJ0927

Ms. Sneha Jhupsee introduced the item.

DISCUSSION

- The work has not started.
- Proposal is the addition of a new events marquee located on an existing level lawned area to the west of Cafe Fleur restaurant. The marquee in this location is for a maximum period of three years, after which it will be relocated to another position on the estate, still to be

determined. The modular structure is approximately 25m X 30m wide. The side legs are 4m high and the central module is 9m high at its apex. It has an aluminum frame with glazed panels and stackable doors. The area will be compacted with flooring consisting of plywood on pine battens.

- CoCT EHM: support with conditions - the proposed structure is neither permanent nor irreversible however, the final decision to approve the marquee should include and specify a time period in respect of how long approval is granted for and when the time period begins (i.e. date of decision or commencement date of construction on site).
- HRF: support in principle with comments –
 1. Careful consideration should be given to the structural details. Arched elements are preferred over a plain portal frame to retain a sense of finesse in an otherwise bland structure.
 2. The estate must ensure compliance with all relevant environmental regulations if they proceed with this project, and it should not develop into an unmanaged event center.
- HOC: The HOC supports the proposal in principle provided that cognizance is taken of 4 points.
 1. While the scale of the structure is potentially overpowering and could impact on the cultural significance of the PHS if not located sensitively, the Committee does note that that the venue will be erected for a relatively limited 3-year period. In other words, the intervention is neither permanent nor irreversible.
 2. The overall height of the structure should be retained below the existing tree canopy, where possible.
 3. The structure should be set back as far away from the Café Fleur building as possible and thus should be located as far as possible on the western side of the lawn.
 4. There shall be no extension to or expansion of existing parking areas i.e. all parking should be provided and contained within existing parking areas.
- Graded PHS
- Outside HPOZ
- Contextual site plan and cross section through the site with dimensions is required.

REFERRAL

The Committee resolved to refer the application to BELCom on 20 November 2024 due to impact related concerns of structure.

SJ

14.35 Farm 744-Re, Rose Garden, Vergelegen Estate, Lourensford Road, Somerset West, S27-Additions & Alterations

Case No: HWC24092512SJ1014

Ms. Sneha Jhupsee introduced the item.

DISCUSSION

- BELCom 18 September 2024: RECORD OF DECISION: The Committee resolved to revoke the permit issued for additions and alterations as approved on 3 June 2024. The applicant is to submit a new application, this application is to include mitigation arguments to address illegal demolition of the building.
- This is a new application as per the above BELCom ROD.

REFERRAL

The Committee resolved to refer the application to BELCom on 23 October 2024, as the new application was a condition of the BELCom Record of Decision on 25 September 2024.

SJ

14.36 Erf 13756, 15 Brickfields Road, Salt River, S34 - A&A, Minor Works
Case No: XM1002

OUTSTANDING INFORMATION:

Motivation and POP required.

XM

14.37 Erf 1529, 8 Frederick Crescent, Tamboerskloof, S34-Additions & Alterations
Case No: HWC24092503XM0926

DUPLICATE APPLICATION - RB CASE OFFICER

XM

14.38 Erf 19949, 5 Silva Street, Brooklyn, S34-Additions & Alterations
Case No: HWC24091147XM0926

OUTSTANDING INFORMATION:

SG Diagram, Locality Plan, Internal photographs of the building, Streetscape images Local Municipality comments, Registered conservation body comment and Motivation required.

XM

14.39 Erf 20902, 68 Justin Street, Brooklyn, S34-Additions & Alterations
Case No: XM1002

OUTSTANDING INFORMATION:

POP required.

XM

14.40 Erf 217, 23 Prince Street, Oranjezicht, S34-Additions & Alterations
Case No: HWC24092514XM0926

OUTSTANDING INFORMATION:

Title Deed and Streetscape images required.

XM

14.41 Erf 45129, 12 Lothian Road, Lansdowne, S34-Additions & Alterations
Case No: HWC24091206XM0926

OUTSTANDING INFORMATION

Title Deed, SG Diagrams, Motivation and Conservation Body comments required.

XM

14.42 Erf 59775, 4 Civic Road, Lansdowne, S34-Additions & Alterations
Case No: HWC24092602XM0926

OUTSTANDING INFORMATION

Internal photographs, Streetscape images, Consultation, Local Authority comments and motivation required.

XM

14.43 Erf 60694, 91 Brockhurst Road, Lansdowne, S34-Additions & Alterations
Case No: HWC24092602XM1001

OUTSTANDING INFORMATION

SG Diagram and Streetscape images required.

XM

14.44 Erf 60366, 17 Roath Road, Kenwyn, S34-Total Demolition
Case No: HWC24090414XM0926

OUTSTANDING INFORMATION

Title Deed and SG Diagrams, Company Resolution, Internal photographs, External photographs, Streetscape images, Local Municipality comments and Motivation required.

XM

14.45 Erf 648, 18 Avenue Disdant, Fresnaye, S34-Additions & Alterations
Case No: HWC24093001XM1102

OUTSTANDING INFORMATION

Internal and streetscape photographs and Conservation body comment required.

XM

15. OTHER MATTERS

15.1. Deviation application process to be discussed amongst HOMS

16. ADOPTION OF RESOLUTIONS AND DECISIONS

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

17. CLOSURE

14:04

18. DATE OF NEXT MEETING

Monday, 28 October 2024

MINUTES APPROVED AND SIGNED BY:

CHAIR: _____

SECRETARY: _____

Annexure A – HWC Heritage Officer Meetings

Abbreviations

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