

**MEETING OF THE HERITAGE WESTERN CAPE,
APPEALS COMMITTEE**

Approved Decisions of a Meeting of the Appeals Committee of Heritage Western Cape
held on Wednesday, 23 January 2019, at 09H30 in the 1st Floor Boardroom at the
Protea Assurance Building, Greenmarket Square, Cape Town

9. Matters Arising

9.1 Proposed partial demolition, addition & alteration at Erven 2455 & 2456, c/o Joubert & Merriman Streets, Stellenbosch: Section 34

Case No: 18080605HB0807E

DECISION

The appeal is dismissed

9.2 Proposed Addition & Alteration at Erf 191, 119 Buitenkant Street, Gardens: Section 34

Case No: 18080204HB0806E

FURTHER REQUIREMENTS

1. Amended proposals to be submitted. It is recommended that the positioning of the dormer needs to be reconsidered with the view to locate it centrally within the roof space and it should be a subsidiary element in the roof space

10. New Matters

10.1 Proposed Total Demolition of Erf 86752, Muizenberg: Section 34

Case No: 18103003SB1107E

DECISION

The appeal is upheld and the proposed development as reflected in drawings SK 15-007/103, SK15-007/104 and SK 15-007/105 prepared by Roelof Rabe Architects be approved on condition that;

1. The Heritage indicator relating to the continuation of a positive public private interface along Main Road be satisfactorily addressed through measures including permeability and the use of vegetation.
2. The drawings to be submitted to HOMs for final approval.

10.2 Proposed Development on the Remainder of Erf 49306, The Cannon Brewery, Cannon Street, Newlands: Section 38(4)

Case No: 17022304AS0306E

DECISION

The Committee resolved to conduct a site visit on the 11th of February 2019 and the appeal is postponed to the 20th of February 2019.

10.3 Proposed Alteration at Erf 4140, Ou Hoofgebou, Stellenbosch University, Ryeneveld Street: Section 27

Case No: 15081405HB0825M

FURTHER REQUIREMENTS

1. The Committee requires the exploration of further alternatives to address the location and materiality of the intervention. This would be best conceptualized in form of a landscape framework plan for the whole of College Square.
2. The Committee suggests that it will be advisable to provide full scale mock ups of the proposal to assess the impact of the proposal.
3. A site inspection to be conducted once the mock ups have been constructed.

10.4 Proposed New Mixed-Development for Site B & C, Erf 173716, Portswood Road, V&A Waterfront: Section 38(4)

Case No: 18021307AS0214E

This item has been removed from the agenda.

10.5 Proposed Total Demolition, Erf 624 and 642, Marine Drive, Hermanus: Section 34

Case No: 18080303WD0806E

FURTHER REQUIREMENTS

1. A revised submission is required which needs to reflect consultation with the appellants with specific regard to the components of place character and the formulation of heritage indicators.

10.6 Proposed Mixed-Development on Erven 2325 & 6472, Meade Street, George: Section 38(1)

Case No: 18091006AS0914E

DECISION

The appeal is upheld.

10.7 Proposed Total Demolition at Erf 944, 126 High Level Road, Green Point: Section 34

Case No: 18050315HB0606M

DECISION

The Committee resolved to conduct a site visit on the 11th of February 2019 and the appeal is postponed to the 20th of February 2019.

10.8 Proposed Total Demolition, Replacement Structure, Erf 3032, 150 Buitengracht Street, Bo-Kaap: Section 34

Case No: 18030611ZK0307E

DECISION

The Committee resolved to conduct a site visit on the 11th of February 2019 and the appeal is postponed to the 20th of February 2019.

10.9 Proposed Total Demolition, Erf 25754, 307 Main Road, Observatory: Section 34

Case No: 18100106WD1004E

DECISION

The appeal is dismissed.

10.10 Proposed Total Demolition at Erf 290, 29 Ocean View Drive Green Point: Section 34

Case No: 18071903HB0727E

DECISION

The Committee resolved to conduct a site visit on the 11th of February 2019 and the appeal is postponed to the 20th of February 2019.