

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

Approved Decisions of a Meeting of the Appeals Committee of Heritage Western Cape held on Wednesday, 20 March 2019, at 09H30 in the 1st Floor Boardroom at the Protea Assurance Building, Greenmarket Square, Cape Town

9. Matters Arising

9.1 Proposed Alteration & Additions of 56 Main Road, St James, Erf 88327: Section 49 (34)

Case No: 18080615SB0918E

DECISION

The appeal is upheld.

9.2 Total Demolition of the Maitland Swimming Pool, Erf 174308, 21A Royal Road, Maitland: Section 49 (34)

Case No: 17031008KR0313M

DECISION

The appeal is upheld and the decision is replaced with the following:

1. The application for demolition of the structures is approved subject to the suspensive condition that any replacement structure or change in the current use of the site must be approved by the Appeals Committee of HWC.
2. The proposals must have a substantial public amenity component which reflects the historical social significance of the site.

9.3 Proposed partial demolition and multi-storey addition on Erf 2657, 62-66 Wale Street, City Centre CBD: Section 49 (34)

Case No: 18060514AS0627M

DECISION

The appeal is upheld and the revised proposal as per (D_100 Rev 6, d_200 Rev , D_501 Rev 1 dated 31/20/2018) is approved in respect of the insertion to the rear of the site and subject to following suspensive conditions:

- 1.1 The adherence to the construction methodology as contained in the engineers report dated 28th of January 2019, which is intended to retain identified historic fabric.
- 1.2 Plans and specifications for the proposed restoration of the front portion of the buildings on the site must be submitted to HWC for approval.
- 1.3 A security deposit to be determined in terms of Section 48 (2) (a) is payable prior to the commencement of any work on the site. The amount of the security deposit shall be determined and based on the quantity surveyor's bills of quantity, which must be submitted to HWC.
- 1.4 The following archaeological recommendation by must be complied with:
 - 1.4.1 Further archaeological work (both excavation and plaster stripping) must be undertaken to better understand the history and sequence of the development of the built fabric and archaeology of the site and to potentially inform development plans for the site.

- 1.4.2 All bulk earthworks must be monitored by an suitably qualified archaeologist;
- 1.4.3 All outstanding archaeological investigations (i.e. plaster stripping and the excavations of subsurface deposits) must be completed prior to the commencement of work and a close-out report of findings of the investigations must be submitted 30 days after practical completion of the archaeological investigations.
- 1.4.4 Any built fabric that will be lost, including the roof, must be archaeologically recorded.
- 1.4.5 Deposits below the current floor that will be impacted, must be archaeologically excavated in advance.

9.4 Stellenbosch University-For Noting

The item is postponed to the next appeals meeting.

10. New Matters

- 10.1 Proposed new mixed-development for Site B & C, Erf 173716, Portwood Road, V&A Waterfront: Section 49 (38(4)).
Case No: 18021307AS0214E**

DECISION

The appeal is upheld on condition that:

1. Site Development Plans and elevation proposals which is in accordance with the Mr. Macio Miszewski presentation dated 20 March 2019 presented to the Appeals Committee are submitted to HWC for approval.
2. Council drawings must be submitted for approved by HWC.
3. Detailed landscape plans to be submitted for approval by HWC.

- 10.2 Proposed Consolidation and Redevelopment of Erven 9282, 1398 & 206069, Berg River Boulevard, Swartvlei & Synagogue, Paarl: Section 49-For Noting, (38(1))
Case No: 19020406TZ0204E**

DECISION

The Committee resolved to undertake a site inspection on the 1st of April 2019 at 11:00.

- 10.3 Additions and Alterations- Erf 9096 - 6 Mill Street, Paarl: Section 49 (34)
Case No: 17072520WD0425M**

DECISION

The Committee resolved to undertake a site inspection on the 1st of April 2019 at 11:00.