

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



**Held on Wednesday, 20 November 2019 in the 1<sup>st</sup> Floor  
Boardroom at the Offices of the Department of Cultural Affairs and Sport,  
Protea Assurance Building, Greenmarket Square, Cape Town scheduled for 09:30**

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**9. Matters Arising**

**9.1 Proposed Total Demolition, Erf 2146, 2 Deer Park, Vredehoek: Section 34  
HM/CAPE TOWN METROPOLITAN/VREDEHOEK/ERF 2146**

**Case No:** 18110508HB1107E

**DECISION:**

The Committee upheld the appeal and substituted the following decision for the decisions of BELCom:

1. The proposal contained in the set of drawings tabled by the applicant and initialed by the chair is approved. The drawings are to be circulated to all parties with the Record of Decision.

**Waseefa Dhansay**

**9.2 Proposed Addition and Alteration at Erf 830, 17 Ravenscraig Road, Green  
Point: Section 34  
HM/CAPE TOWN METROPOLITAN/GREEN POINT/ ERF 830**

**Case No:** 19050706HB0516E

**DECISION:**

The appeal is dismissed. The decision of BELCom is substituted with the following:

1. The setback from St Georges Road at first floor level must be 3.5m

**Waseefa Dhansay**

**9.3 Proposed Total Demolition, Erf 1455, 14 Koetzee Street, Gardens: Section 34  
HM/CAPE TOWN METROPOLITAN/GARDENS/ ERF 1455**

**Case No:** 18050710ZK0509E

**DECISION:**

The appeal is upheld. The BELCom decision is substituted with the following:

1. The demolition of the existing structure is approved.
2. The replacement building as reflected on the plans 291 dated 20 August 2019 prepared by GASS Architecture Studios is approved.
3. Stamped plans are to be issued with the standard permit conditions, including a condition that the replacement structure on Erf 1455, 14 Koetzee Street, Gardens must be completed within three years of the date of issue of the permit for demolition, failing which a new application to approve the proposed replacement structure will be required in terms of the NHRA, regardless of whether demolition of the existing structure has taken place or not. The period may be extended by HWC on good cause shown provided that application for the extension is made prior to the lapsing of the approval referred to above.

**Waseefa Dhansay**

**10. New Matters**

**10.1 Proposed Additions and Alterations to Erf 1260, Devonshire House, Ryneveld  
Street, Stellenbosch: Section 27  
HM/STELLENBOSCH/ERF 1260**

**Case No:** 19070107AS0507E

**FURTHER REQUIREMENTS:**

1. The Committee will undertake a site inspection on Tuesday 14<sup>th</sup> January 2020 at 11:00 (AvG, NB, KD, AM and MM).
2. The applicant is to provide the amended documentation before the site visit and to circulate it to all parties.

**Andrew September**

**10.2 Proposed Consolidation, Rezoning and Subdivision of Erven 18467 and 18468,  
Land en Zeezicht, Somerset West: Section 38 (4)  
HM/CAPE TOWN METROPOLITAN/ERF 830**

**Case No:** 19050706HB0516E

**DECISION**

The appeal is upheld.

**Stephanie Barnardt**

APPROVED