

**Our Ref:** HM/NEWLANDS/ERF 49306  
**Case No.:** 17022304AS0306E  
**Enquiries:** Andrew September  
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**Tel:** 021 483 9543  
**Date:** 25 April 2018

Mike Scurr  
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15 New Church Street  
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8001



#### FURTHER REQUIREMENTS

In terms of Section 38(4) of the National Heritage Resources Act (Act 25 of 1999) and the Western Cape Provincial Gazette 6061, Notice 298 of 2003

**HERITAGE IMPACT ASSESSMENT: PROPOSED RESIDENTIAL DEVELOPMENT ON OLD CANNON BREWERY, ERF 49306, CANNON STREET, NEWLANDS, SUBMITTED IN TERMS OF SECTION 38(4) OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999)**

**CASE NUMBER: 17022304AS0306E**

The matter above has reference.

Heritage Western Cape is in receipt of your application for the above matter received on 22 February 2018. This matter including the site inspection report conducted on the 19<sup>th</sup> March 2018 conducted was discussed at the Impact Assessment Committee (IACom) meeting held on the 11<sup>th</sup> April 2018. The following was discussed:

- CSn reported back from a site inspection, which was undertaken by members of the Committee on 19 March 2018.
- The Committee noted the comments submitted by I&APs and the City of Cape Town.
- Mr Smith, representing a number of adjoining owners objecting to the proposed development, made a verbal presentation and informed the Committee that written submission of his presentation will be made available to HWC and applicants.
- The Committee commended the consultant on a comprehensive report and endorsed the recommended gradings and also endorsed certain heritage indicators in principle. It was noted that the grading is attributed to the whole site, not just the homestead.
- It was the Committee's view that some infill development could occur on the site, provided that it did not detract from the site's Grade IIIA heritage significance. In its current form, the Committee noted that the density and nature of the proposed development, which although well designed and considered, would result in a fundamental change of character to the site and would negatively impact on the significance of the site and homestead as a heritage resource.
- The internal conversion of the homestead into sectionalized apartments and the reversal of the roof extension were supported in principle.
- The Committee supported the proposed orthogonal site layout, the architectural language of new buildings and the concept of below-ground parking, as well as the retention of the central garden shaft of space and significant trees, in principle.
- Concern was however expressed about the quantum of development, particularly the double-storey buildings in close proximity to the homestead, which were not considered to be sufficiently subservient to it, and crowded its landmark setting. It was mooted that single storey development would be more appropriate.
- The Committee did not support the proposed new buildings in the forecourt on the south-western side or the proposed carports. This space should remain uncluttered and the surface parking uncovered.

[www.westerncape.gov.za/cas](http://www.westerncape.gov.za/cas)

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**RESPONSE**

For the reasons above, the Committee does not support the development proposal in its current form and awaits a scaled-down proposal. Such revised proposal and updated HIA report must be circulated to an identified I&APs, with a 30-day comment period allowed.

Should you have any further queries, please contact the official above and quote the case number.

Yours faithfully

Mr. Mxolisi Dlamuka

**Chief Executive Officer, Heritage Western Cape**

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