

Heritage Impact Assessment  
submitted in terms of section 38(4) of the National Heritage Resources Act

**80 Liesbeeck Avenue**

**Erf 160695, Cape Town**

prepared for  
**The Church of Jesus Christ of Latter-day Saints**

Version: 13 April 2022

prepared by:

**vidamemoria heritage consultants**

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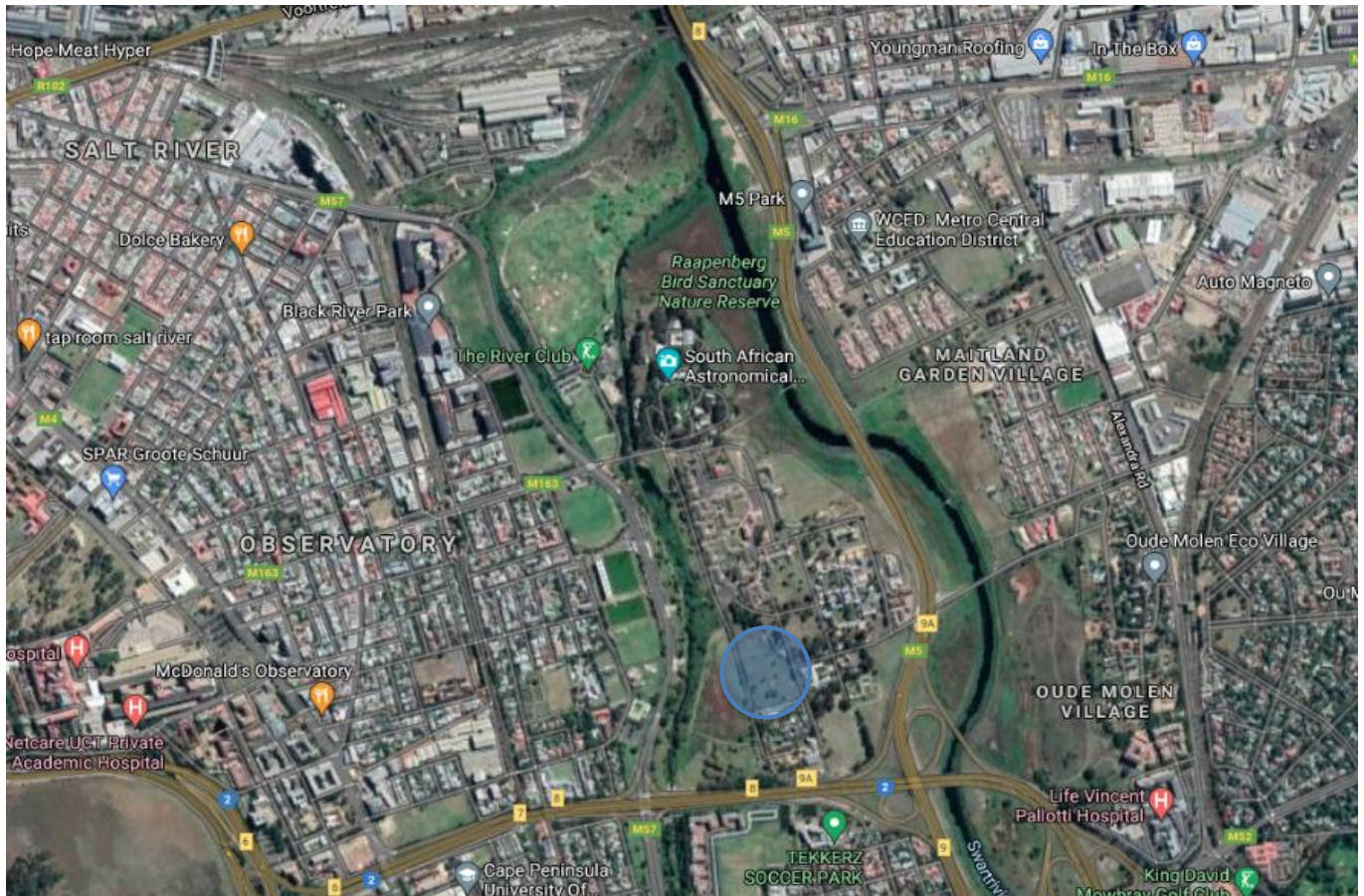
**CAPE TOWN PROPERTY HISTORIES, Jim Hislop**

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## Executive summary

- 1. Site Name** Erf 160695, Cape Town
- 2. Location** 80 Liesbeeck Avenue, Observatory, Cape Town  
GPS coordinates 33.941321S 18.479884E
- 3. Locality Plan**



Site in context of the Two Rivers Urban park (Google earth, 2021)

- #### 4. Description of Proposed Development

The proposal is to construct a temple for the Church of the Jesus Christ of Latter-day Saints. The site is intended for daily use by small groups of worshippers at a time. In addition to the temple building, it is proposed to construct an administrative unit for the latter-Day Saint congregation and a utility building. The existing mission office and a smaller structure are to be assessed for demolition within redevelopment of the site.

- ## 5. Consultation

Heritage Western Cape requires that comment be requested from relevant registered conservation bodies and the relevant municipality. This draft phase 1 heritage impact assessment as well as supporting documentation is to be made available for a commenting period that will conclude at close of business on 23 May 2022. Submissions received will be included

within interim report for submission to the heritage authorities. Note only comments on heritage grounds will be considered and late comments will not be considered. Reports will also be made available to the South African Heritage Resources Agency (SAHRA) for comment.

Further to feedback regarding the phase 1 HIA and the assessment of impacts of proposed intervention, interested and affected parties will be afforded a further 30-day commenting period. Submissions received during the second commenting period will be included within the final report for submission to the heritage authorities.

## **6. Heritage Resources Identified**

The site lies within the cultural landscape of the Two Rivers Urban Park (TRUP) which possesses high cultural, spiritual, social, historical and archaeological value. Significance of TRUP is multi-layered and incorporates both tangible and intangible heritage resources. The primary significance for the subject site lies in its association with the Valkenburg werf and farm, as well both the old and current Valkenburg Hospitals. This report considered the significance of the site and proposes an overall grading of Grade IIIA.

## **7. Preliminary anticipated impacts on heritage resources**

This report identifies a set of heritage indicators and design informants against which proposed intervention will be assessed. Preliminary anticipated impacts to be assessed includes potential visual impact to and across the site, introduction of landscaping patterns and the site sensitivity in terms of its location within the Two Rivers Urban Park. Note however that assessment of impact on heritage resources is the subject of the phase 2 impact assessment. As indicated, interested and affected parties will be afforded a further 30-day commenting period to comment on the phase 2 report.

## **8. Authors and date**

The heritage team comprises:

- Quahnita Samie (vidamemoria): compiling and submitting impact assessment
- Square One Landscape Architects: visual impact assessment, tree survey and landscape plan represented by Amy Feng
- Kathy Dumbrell: specialist heritage input and design informants
- Cape Town Property Histories: Jim Hislop provided historical background
- Katie Smuts provided specialist archaeological input and assessment
- Dr J Pether provided specialist palaeontological input
- Sadia Chand overseeing public engagement

The date of this report is 13 April 2022

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Annexure D	Tree survey



# 1. INTRODUCTION

## 1.1 Introduction

Vidamemoria heritage consultants were appointed by The Church of Jesus Christ of Latter-day Saints to undertake the notification of intent to develop (NID) and heritage impact assessment (HIA) in accordance with the process as set out in terms of Section 38 of the National Heritage Resources Act (NHRA 25 of 1999) for proposed intervention at Erf 160695, Cape Town located at 80 Liesbeek Avenue, Observatory.

Heritage Western Cape (HWC) response to notification of intent to develop signed 20 July 2021 requested a heritage impact assessment (Refer Annexure A: Interim HWC comment), stating that the HIA must have specific reference to:

- Archaeological impact assessment
- Palaeontological impact assessment
- Visual impact assessment
- (as identified) all Two Rivers Urban Park parties and request comments

The purpose of the overall heritage impact assessment is to consider potential impact from a heritage perspective. This phase 1 report presents historical background, statement of significance, heritage indicators, design informants and preliminary proposed intervention. This study emphasises desktop research and draws on detailed site information and fieldwork notes collated by heritage team members in order to provide heritage indicators for the heritage impact assessment process. Specialist studies are appended in full. Findings and recommendations in relation to potential impact on heritage resources will be considered within the phase 2 heritage impact assessment.

The site falls within the Two Rivers Urban Park proposed heritage site. The site was initially proposed as a provincial heritage site by the Goringhaicona Khoi Khoen Traditional Indigenous Council, Observatory Civic Association (OCA) in conjunction with the Two Rivers Urban Park Association. Further to consideration of the nomination by the provincial heritage resources authority, Heritage Western Cape, the site was identified as possessing very high regional significance and recommended for further investigation as a Grade 1 heritage resource. The South African Heritage Resources Authority (SAHRA) was thus notified and the overall site is currently undergoing the grading process. The nomination process is a separate process and the landowners will engage the national authority accordingly once formal notifications are issued.

## 1.2 Legal framework

Notification of Intent to Develop (NID) dated 8 June 2021 was submitted to Heritage Western Cape (HWC) as the proposed intervention triggers Section 38 of the National Heritage Resources Act (Act 25 of 1999). Section 38(1)(c)(i) states that any person who intends to undertake a development or other activity which will change the character of a site exceeding 5 000 m<sup>2</sup> in extent must at the very earliest stages of initiating such a development, notify the responsible heritage resources authority. In fulfilling statutory requirements, this report is compiled in line with requirements of Section 38(3) of the NHRA and aims to provide necessary and relevant information to guide the decision-making process. The final heritage impact assessment will be submitted to Heritage Western Cape in terms of Section 38(4) for decision.

### 1.3 Scope of work

This phase 1 report incorporates:

- background historical study
- specialist archaeological and paleontological specialist inputs
- summary of findings of specialist historical background relevant to the identification of heritage significances of the site
- identification of heritage significances for the site
- identification of heritage indicators and design informants based on historical overview and identified significances

### 1.4 Declaration of Independence

This is to confirm that the heritage team are independent and have no vested or financial interest in the project proposal being either approved or rejected by the relevant authorities. The team comprised Quahnita Samie, Kathy Dumbrell, Jim Hislop, Katie Smuts, Dr J Pether, Sadia Chand and Square One Landscape Architects represented by Amy Feng

### 1.5 Assumptions and limitations

- It is assumed that project information provided is accurate and up to date at the time of finalising this report
- Final heritage impact assessment will outline recommendations further to engagement with interested and affected parties

### 1.6 Structure of report

- **Section 1** introduces the project and considers legal framework, scope of work and site description
- **Section 2** considers historical background
- **Section 3** provides statement of significance
- **Section 4** identifies heritage indicators and design informants
- **Section 5** highlights proposed intervention and motivation by applicant
- **Section 6** outlines request for consultation

## 1.7 Site location and description

Erf 160695 located in Observatory, Cape Town. The site is bounded by Liesbeek Avenue (the old access route to the Valkenburg opstal) to the west, the remainder of Erf 26439 to the north, Valkenburg Hospital Road to the east, and the Valkenburg Manor opstal (Protea Hotel Mowbray, standing on Erven 118877 and 148700) to the south, with the Liesbeek and Black rivers running to the west and east respectively.

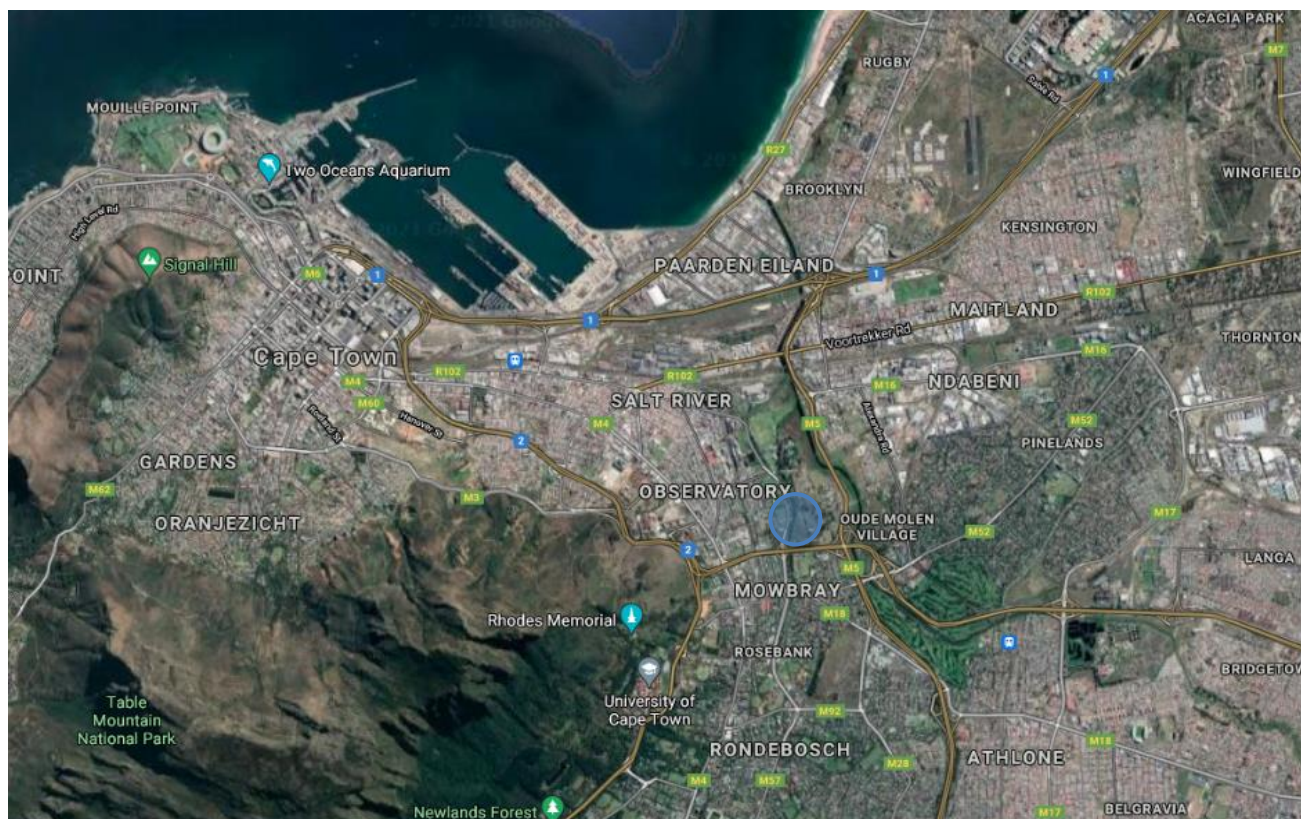


Figure 1: Metropolitan context: site locality (Google earth, 2021)

The site forms what was once part of Valkenburg / Valkenberg Estate, one of the early free burgher allotments granted along the Liesbeek River. Abutting Liesbeek Avenue, the early access road to the Valkenburg opstal, it once formed part of the Porter Reformatory and subsequent Valkenburg Mental Hospital and is now owned and occupied by the Church of Jesus Christ of Latter-day Saints Mission. Largely vacant, the site houses one extant pre-1891 house in the north-eastern corner occupied by the Church offices, as well as a cluster of mature trees that may have had some relation to the Valkenburg opstal, which lies to the south, and now forms part of the Protea Hotel Mowbray complex.

Various landscape features as well as a few structures that stood on the property until the last half of the 20<sup>th</sup> century have since been demolished, and some of the older trees have been cut down over the past few decades.

The broader institutional landscape within which the site sits is also illustrated in Figure 2. The contrast in character between the institutional landscape and the suburb of Observatory is clear in that the institutional landscape is set into a park-like setting, while Observatory is a dense, late C19th to mid-C20th suburb.





Figure 2: Local context: site locality (Google earth, 2021)



Figure 3: Aerial photograph of site looking along the Liesbeek River with Observatory and the Hartleyvale Stadium to the west, towards Cape Town and the ocean in the far distance (Arup, 2020)



Figure 4: View across site from north eastern corner of the site in a westely direction towards the Liesbeek River and Liesbeek Parkway (Image: L Haiden, 2020)



Figure 5: View across site from eastern portion of the site in a north westely direction towards the Liesbeek River and Lisbeek Parkway (Image: L Haiden, 2020)



Figure 6: View across site from south eastern portion of the site in a northerly direction towards structures located on site and with remains of previous structures in the foreground (Image: L Haiden, 2020)





Figure 7: View at southern edge of the site in a south westerly direction with Protea Hotel in the background  
(Image: L Haiden, 2020)



Figure 8: Existing structures located on the north eastern portion of the site (Image: L Haiden, 2020)





Figure 9: View from south eastern portion of the site in a north westerly direction (Image: L Haiden, 2020)



Figure 10: View from north eastern portion of the site in a southerly direction (Image: L Haiden, 2020)

## 2. HISTORICAL BACKGROUND

### 2.1 Valkenberg Estate

The origins of what became known as Valkenburg Estate date back to 1661, when a portion of land situated on the east bank of the Liesbeek River, opposite Coornhoop, in an area – originally part of the Khoekhoe's seasonal grazing land – what is now the border of Mowbray and Observatory, was granted to hunter and free burgher Willem Willemsz van Deventer and Pieter de Jongh (OCF 1-31, Diag. 4 of 1661, 1 May 1661).

This early land grant seemingly became part of Valkenburg, and included a deduction from the earlier Coornhoop Estate (Baumann, Winter et al: 6). The land on which this property was situated was on the border of the fortified VOC settlement, according to the Baumann, Winter et al report, included the site of the Ruyterwacht II redoubt, built as part of the defensive network of forts and barriers constructed to keep the indigenous nomadic people from accessing the land (Baumann, Winter et al: 22).

The VOC opgaafrol (tax census record) of cultivated land from 1663 reveals that the estate was 12 morgen (just over 10 hectares) in extent, and just less than half of this land was already cultivated with wheat, while the remainder was uncultivated (Boeseken 1973: 317).

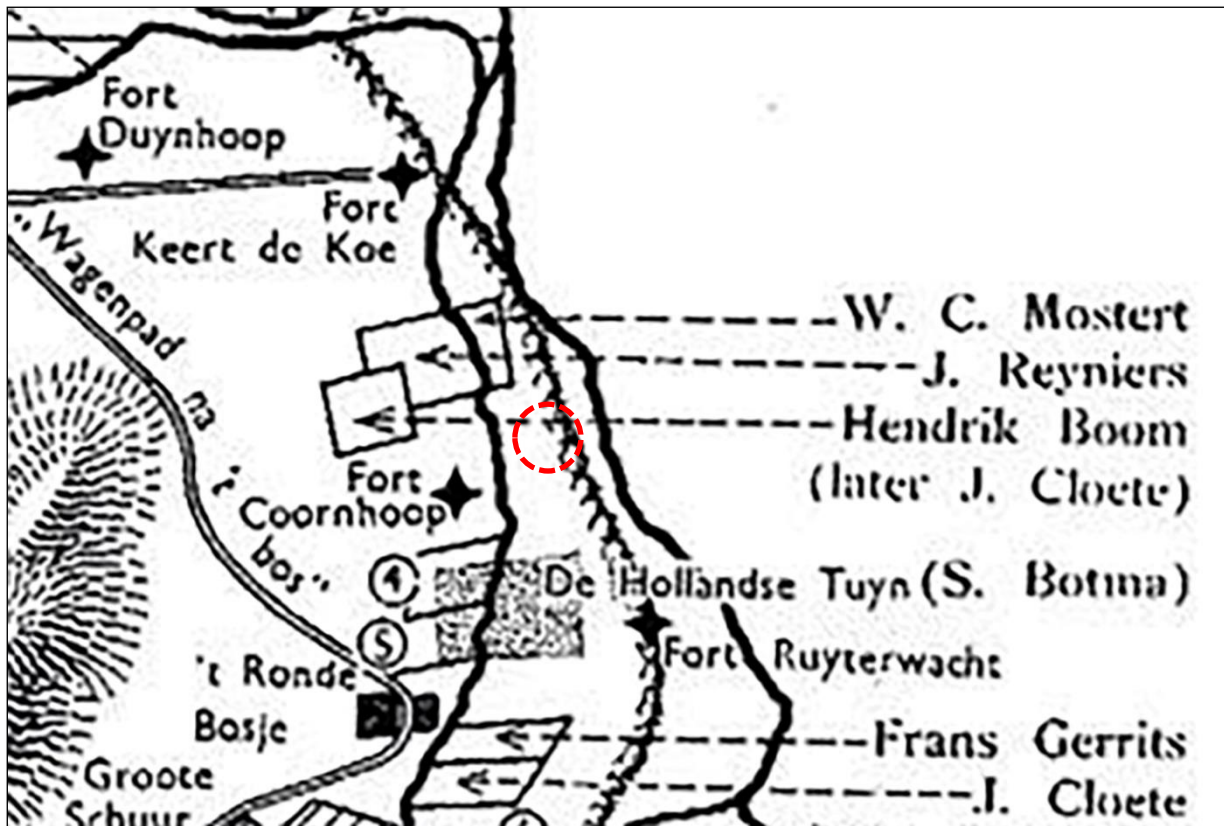


Figure 11: Portion of a c.1660 map of the fortified free burgher settlement along the Liesbeek River. The Liesbeek River is the thick black line running diagonally at centre left, and the Black (Zwart) River runs at centre right. The VOC fortifications are seen running diagonally between the two rivers. The approximate future position of Valkenburg Estate is circled in red. (Source unknown; annotated by Jim Hislop)

A later owner was Willem Schalk van der Merwe, a soldier who obtained the property in 1666 and was the progenitor of the Van der Merwe family in South Africa. (Brooke Simons 1987: 35). He had 13 children and he and his wife would have required a substantial dwelling in which to house this large family. Although, according to Hans Fransen, there is no traceable record of a house on Valkenburg until 1713 (Fransen 2004: 93). Cornelis Valk took ownership in 1720, and it was this short-term owner who gave the estate the name Valkenburg, which survives to this day, despite him only owning it for a year before his death in 1721 (Fransen 2004: 93).

Valk's deceased estate inventory from 1721 lists a substantial opstal on the site (MOOC8/4.69: WCARS), but a later owner, Cornelis de Waal, who acquired the land in 1746 and by 1770 had enlarged it, including part of the estate standing southwards, Liesbeek, is most likely to have built the first substantial homestead, which at the time was T-shaped, and laying out the huge farm complex with enclosed werf that stretched an extensive 60 metres wide by 120 metres long, making it one of the largest of the Liesbeek River settlement, and perhaps even at the Cape (Brooke Simons 1987: 35).

By this period the early free burgher estates had largely become sustainable and even successful operations, using imported slaves to do the farmwork and household duties. Their owners could now afford to improve, enlarge and embellish the original simple dwellings with gables and larger windows and fill the houses with finery befitting their more elevated status. Although Coornhoop – on the west side of the Liesbeek River – was a showplace in its prime, Valkenburg, with its village-like complex of farm buildings, and fine gateposts must have rivalled it or upstaged it.

In 1791 a new owner, Jan Maurits Buyk, made a deduction of more than half of the total 80 morgen (68 hectares) of Valkenburg Estate in favour of Jan Adriaan van Schoor, who named his new property Bloemendal. This complex now forms part of St George's Grammar School in Richmond Road, Mowbray (Fransen 2004: 93). In the early 19th century the remaining part of Valkenburg (CF 14-41) was acquired by Cornelis Mostert, who made his own improvements, by enlarged the property to 175 morgen (about 150 hectares) in extent. He also made major additions to the opstal between 1820 and 1830 and either rebuilt or radically altered the front section of the house ([www.sahistory.org.za](http://www.sahistory.org.za)). In 1828, during Mostert's ownership, the Royal Observatory (now the South African Astronomical Observatory: SAAO) was built on a deduction of Valkenburg estate.

From what remains of the once impressive Valkenburg homestead, it can be seen that skilled craftsmen (probably prized Malay slaves, who were highly skilled at adding architectural embellishments such as elaborate gables and wavy parapets to old Cape houses) were used for its architectural embellishments in the late 18<sup>th</sup> and early 19<sup>th</sup> centuries. Despite suffering decades of neglect and vandalism during the mid-20<sup>th</sup> century, the older northern wing of the Valkenburg opstal retains some mahogany floors and single-panelled teak and yellowwood doors and ceilings (The Cape Peninsula Conservation Trust 1979). The c.1770s elaborate gate piers, built to impress, predate Mostert's ownership and probably are a remnant of an older phase of building on the site (Brooke Simons 1987: 36).





Figure 12: A portion of Thomas Bowler's 1834 panorama drawn from the Royal Observatory, showing the north wing of the Valkenburg opstal, which is still recognizable today. The red arrow shows the approximate position of the subject site, then being open farmland adjacent to the homestead, and still part of Valkenburg Estate. The rough lines running horizontally are presumably a rough depiction of the access road that was to become formalised as today's Liesbeek Avenue. (SAAO Library).

As the 19<sup>th</sup> century drew to a close, Valkenburg gradually declined as a farming estate, and the portion on which the house stands was bought as part of the Porter Reformatory in 1881, then becoming the 'Valkenburg Mental Hospital' in 1884. The homestead was adapted for use as doctors' wards, before being vacated in the late 1960s and slowly allowed to fall into decay (Cape Times 1983).

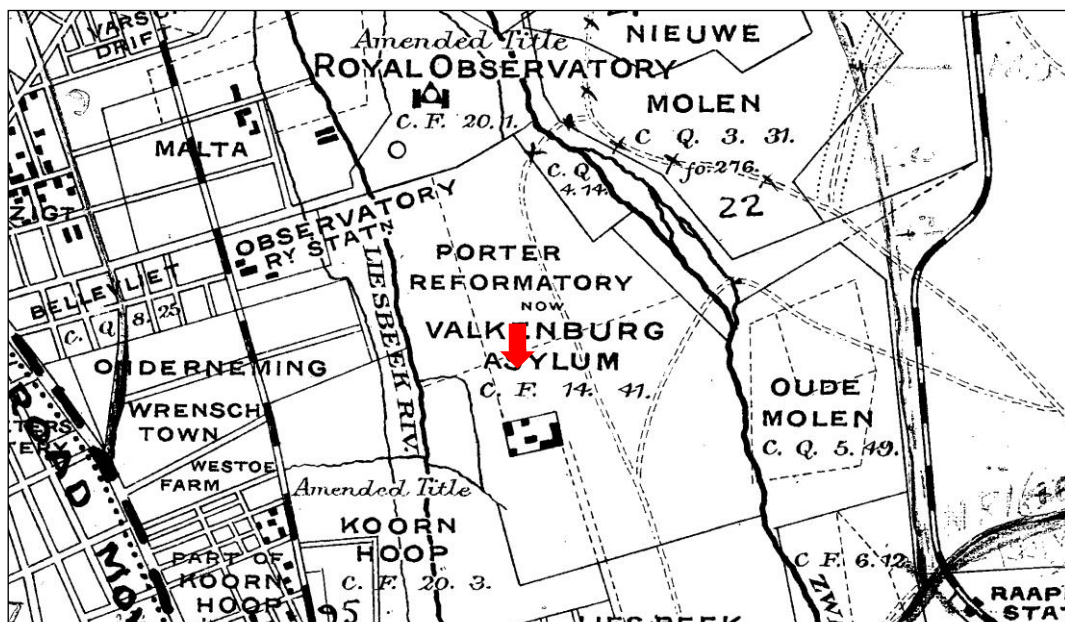


Figure 13: Portion of the divisional map of 1901 showing the remaining Valkenburg Estate, by then occupied by Valkenburg Asylum, in relation to the surrounding estates, most of which were originally free burgher allotments. The Liesbeek River runs diagonally at left and the Black River runs diagonally at right. The red arrow shows the future location of the subject site. (CoCT Heritage Office)



The need for a new complex of specially built hospital wards resulted in plans being drawn up in 1899 for a new asylum, just south-east of the homestead complex, which had been adapted for this purpose. It was only in 1907 that the Valkenburg Asylum complex was erected. (Heritage Buildings Plans Registers – 598 (Plan Number 729, 1907)

Farming operations initially continued on the Valkenburg property (and seemingly on the subject site itself, Figure 32) even after Settler's Way was built south of the estate. There are records of the Valkenburg Hospital owning prize-winning dairy cows that produced a half-million pints of milk a year. Pigs were also kept and vegetables were grown (which may be the lines of plantings seen in Figure 32) to feed patients. Major farming operations were discontinued in 1954, although smaller-scale kitchen gardens may have remained. Vagrants moved into the empty opstal, resulting in devastating fires in 1955 and during the 1970s (BC 1000, UCT Library, Manuscripts and Archives).

It was around this time that some of the old outbuildings were demolished (presumably including the structures that had been erected on southern half of the subject site), and by the early 1980s the opstal was in danger of collapse. In 1986, the homestead was restored for the Rosenfontein Restaurant/Masterprop Group at a cost of over R1 million. The remains of the once extensive Valkenburg opstal were bought by the National Monuments Council (NMC, since replaced by SAHRA) and proclaimed a National Monument on 27 June 1986, under old NMC legislation (SAHRA: Proclamation no. 1249, 1986).

Rosenfontein Restaurant was liquidated in 1989 and the opstal complex was occupied by the Courtyard Hotel group in 1995. Extensive additions were built over what was once the old werf, permanently altering the historical character of the rear section. The rear barn (Figure 43), which formed the north-east end of the werf, was restored and, with its hipped end gables and thatched roof, has restored some of the historical character of the eastern end of the 160-metre-long werf. It now provides additional accommodation for the hotel. The Grade II-listed Valkenburg opstal complex was more recently (c.2014) occupied by the Protea Hotel Group and has been renamed Protea Hotel Mowbray. (Adapted from Hislop 2014: 102; 103)



Figure 14: The 'front' façade of the Grade II-listed Valkenburg opstal, facing west towards Table Mountain and the Liesbeek River. Restored in 1984, it is now occupied by the Protea Hotel Mowbray. The boundary hedge of the study area is seen at centre left. (Jim Hislop, July 2021)

## 2.2. Erven 26439 and 148700

There have been numerous subdivisions of, and additions to, Valkenburg Estate over the centuries of its existence, and more recent decades (Figure 15). For the purposes of this study, this report will focus on the two subdivisions that directly relate to the subject site. Erf 148700, Cape Town (a portion of Erf 26439, Figure 15) was a 1993 subdivision of Valkenburg Estate that included what is now the subject site (Erf 160695), as well as an additional portion extending southwards across the Valkenburg werf (including the rear/eastern section of the opstal, including the rear barn and other outbuildings).

Erf 148700 was purchased by the University of Cape Town on 2 March 1993 (T22191/1993). The main part of the Valkenburg opstal (including the western/front section with the main, gabled homestead) remained separate, on Erf 118877 (T33362/1985; Figure 15).

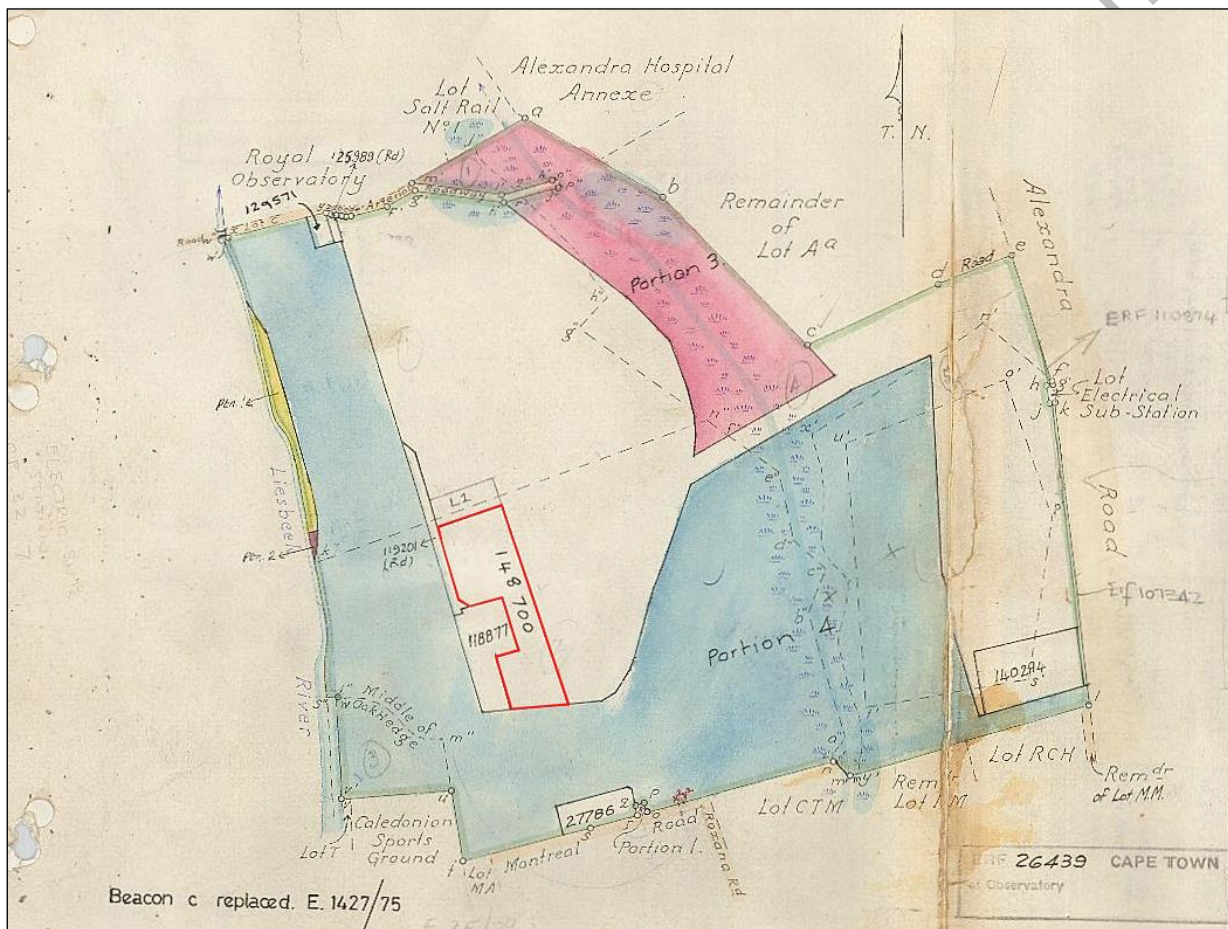


Figure 15: Consolidated Title survey diagram of Erf 26439 (Lot Swart River), showing the various remaining portions of Valkenburg Estate as they were when surveyed in March 1950, with subsequent subdivisions overlaid. The subject site formed the northern portion of Erf 148700 (bottom left, highlighted in red), while the Valkenburg opstal took up most of Erf 118877. (SG Diag. Nr: 9415/50; annotated by Jim Hislop)



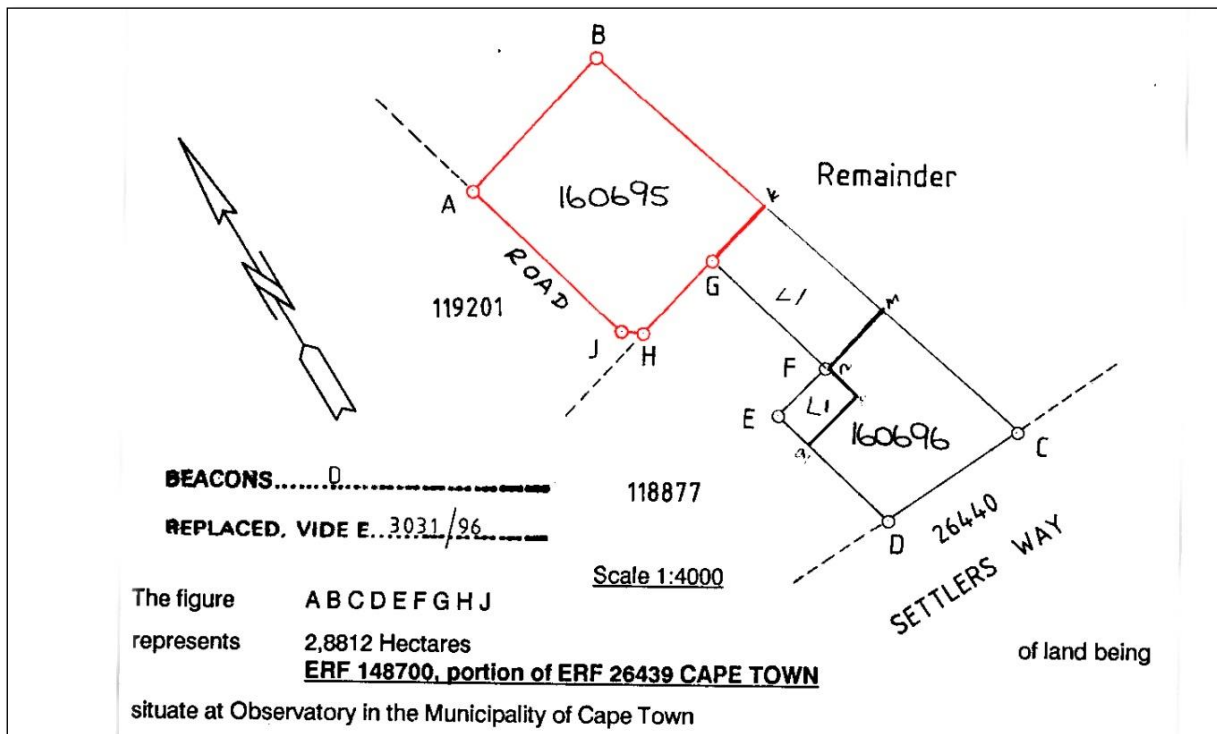


Figure 16: Erf 148700, a portion of Erf 26439, with subsequent subdivisions overlaid. The road labelled at left is Liesbeek Avenue, and the subject site (Erf 160695, a subdivision of Erf 148700) is highlighted in red.

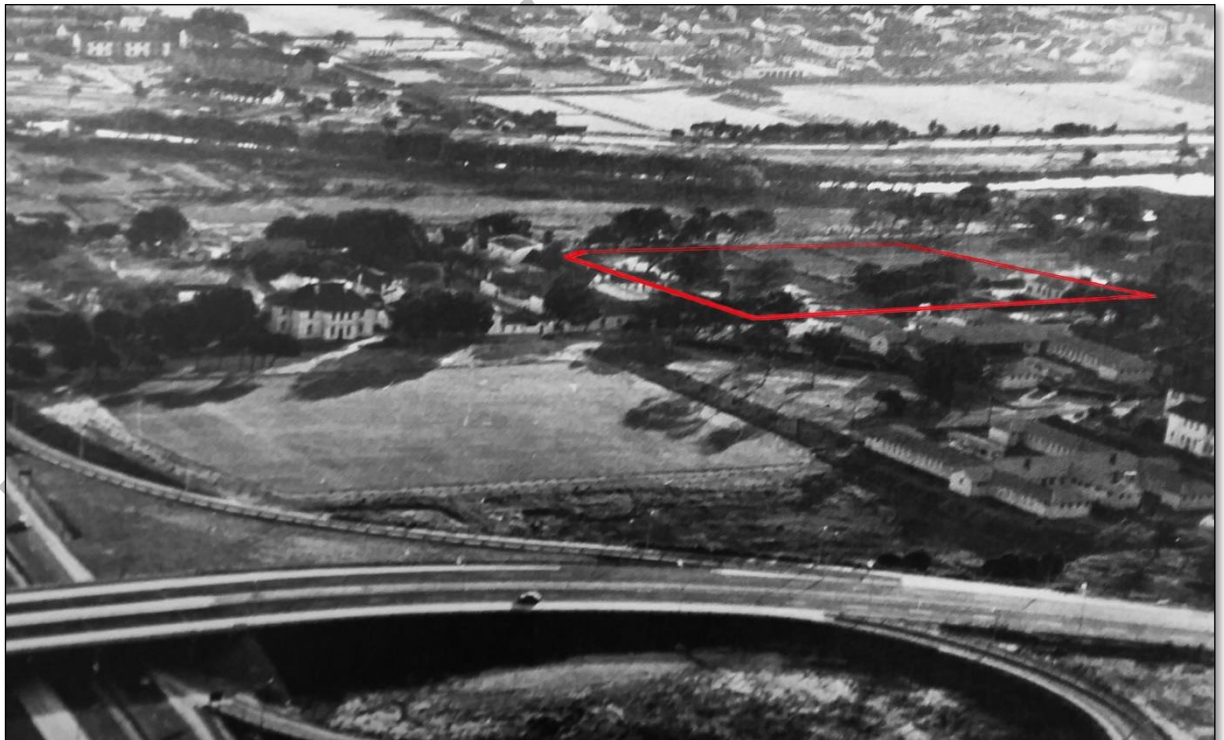


Figure 17: A portion of an aerial photograph taken shortly after the completion of the Settlers Way interchange in circa the early 1960s. Looking north-west, it shows the rear of the Valkenburg opstal at middle right (standing on the remainder of Erf 148700 and Erf 118877) and the subject site at right (highlighted in red).

## 2.3 Erf 160695

Measuring 1.5352 hectares, the subject site (Erf 160695, a portion of Erf 148700, which is in turn a portion of Erf 26439), was open farmland until the late 19<sup>th</sup> century, previously being a part of Valkenburg Estate, then the Porter Reformatory (1881), and then the Valkenburg Mental Hospital property (1884).

The north-eastern corner of the subject site had been developed by 1891 (according to Figure 26), presumably with the erection of what is now the altered U-shaped, late-19<sup>th</sup> century Victorian house that still stands on the site and is occupied by the Church of Jesus Christ of Latter-day Saints (Figure 38).

The photographic aerial survey of 1934 (Figure 28) reveals that by that time the Victorian house had a formal 'front' garden facing south, that was enclosed on the western and southern edges with a hedge or line of low shrubs. This garden took up about one-sixth of the study area (Erf 160695). The 1934 aerial survey also shows that there was a cluster of mature trees standing on the southern part of the study area at that time (possibly being remnants of an earlier kitchen garden associated with the Valkenburg opstal or later hospital), and that the Valkenburg opstal had been extended northwards beyond its original enclosed werf with a wing that protruded into the study area. A curving narrow pathway or driveway led to this extension wing from Valkenburg Hospital Road (the private hospital road that abuts the eastern edge of the study area).

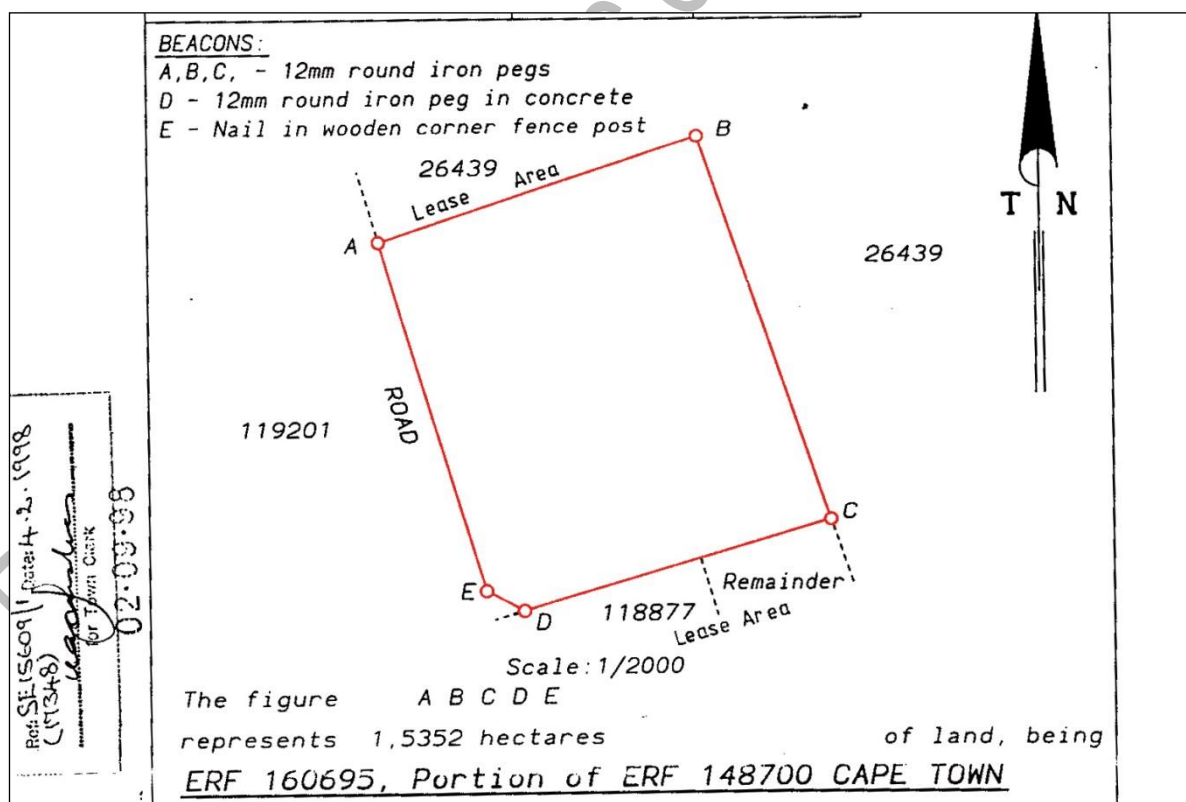


Figure 18: Erf 160695, Cape Town (the subject site), a portion of Erf 148700. Liesbeek Avenue is marked as a "road" on the left and the Valkenburg opstal stands on the "Lease Area": adjacent southern piece of land made up of Erven 118877 and the remainder of Erf 148700.

According to subsequent aerial surveys (Figures 29 - 31), the study area remained much the same as it was in 1934, until well into the mid-20<sup>th</sup> century. The aerial survey of 1966 (Figure 32) reveals that further landscape features had been added to the study site by that time, including a diamond-shaped garden feature on the south-eastern edge, and what appear to be formally planted (vegetable?) gardens in the north-western corner of the study area, adjacent to the Victorian house. A small structure had also been built in the south-eastern corner, running parallel to the adjoining Valkenburg opstal's northern wing. What appears to be an additional, larger building (possibly prefab on a concrete platform, hereafter referred to as the 'prefab' structure) had been constructed between the remaining cluster of trees in the southern half of the study area.



Figure 19: Photograph taken from the subject site in 1984, looking south towards the north wing of the 18th-century Valkenburg opstal, which was in the process of being restored as part of the Rosenfontein Restaurant complex. Part of the mature clump of trees can be seen at far left. Some of these trees may have previously been associated with the opstal. (Mike Goddard, 1984; SUNDigital Collections, Stellenbosch University)

Although the aerial surveys of 1977 and 1988 are not very clear (Figures 33 and 34), it appears that the northern extension wing of the Valkenburg opstal was still standing on the subject site in 1977, but had been demolished by 1988, presumably along with the most of the structures and landscape features on the study area (mainly on the southern half), except for the Victorian house, which is still standing in the north-east corner, and the 'prefab' structure standing between the cluster of trees.

After being deducted from Erf 148700, the subject site (Erf 160695) was bought by RPP Developments Pty Ltd in 1998 (T95250/1998).

The 'prefab' structure between the clump of trees appears to still have been standing in 2001, according to the aerial survey of that year (Figure 28). The little enclosed 'formal garden' that had extended southwards 'in front' of the Victorian house had been removed by then. The subject site was then bought by the current owner, the Church of Jesus Christ of Latter-day Saints, on 28 December 2003 (T15226/2003).





Figure 20: The southern façade of the pre-1891 Victorian house occupying the north-eastern corner of study area in 2009. (Jim Hislop, 2009)



Figure 21: 2013 view of the platform that appears to be the foundations of the 'prefab' structure that stood between the clump of mature trees, and had been demolished by 2001. The mature tree at centre has since been removed. (Jim Hislop, 2013)



Figure 22: View of the southern half of the subject site looking south-east from Liesbeek Avenue in 2013. The clump of mature trees and the platform/foundation can be seen at centre, background. The Valkenburg opstal (then the Courtyard Hotel) is seen at right. (Jim Hislop, 2013)

According to the 2010 aerial survey (Figure 36), the 'prefab' building between the cluster of old trees had been demolished by that time, leaving only the concrete platform that can still be seen today.

By comparing Figures 35 and 36, it can be seen that one of the mature trees had been removed between 2001 and 2010, leaving two large trees remaining, both of which predate 1934, as they can be seen on the 1935 aerial survey (Figure 28).

A curving access driveway to the Victorian house had been built on the north-western corner of the subject area by 2010 (Figure 36).

The aerial survey of 2021 (Figure 37) reveals that there are still traces of the diamond-shaped garden and various other footprints of landscape and demolished building features in the southern half of the study area. Only two of the large, mature trees remain. Due to the fact that it has remained largely undeveloped since the 20<sup>th</sup> century, it is likely that the study area, especially the southern edge closest to the Valkenburg opstal, is rich in archaeology, and may include submerged features such as artefacts relating to the indigenous nomadic herders, kitchen middens relating to the adjacent 18<sup>th</sup>-century opstal, farm implements, and later foundations from the demolished Valkenburg Asylum/Hospital buildings constructed on the southern edge of the site by the first half of the 20<sup>th</sup> century.

## 2.4 General timeline



The subject site forms part of the former Valkenburg Estate, dating back to a land grant in 1661. It is situated adjacent to the northern wing of the extensive Valkenburg opstal, thus forming part of the historic precinct, whose importance was described as follows by Attwell in the TRUP final baseline Heritage Study: “Valkenburg Manor house, werf and surrounds includes the Valkenburg homestead, its riverine setting, graveyard and supplementary buildings. It is of cultural significance for historical architectural and aesthetic reasons. Valkenburg Manor and werf is of outstanding historical significance as one of the last remaining and best preserved werfs along the Liesbeek River. It is a historically layered site have (sic) first used for nomadic pastoralism, followed by agriculture and the construction of the werf, later extended to form the first Valkenburg hospital and later the Porter Reformatory” (Attwell & Associates 2017: 76).

The study site itself is also included in the survey: “The site adjacent to the manor house if (sic) of historical significance as a historically multi-layered site first sued (sic) for nomadic pastoralism and later for agriculture and institutional use” (Ibid: 76). Although the Valkenburg opstal appears to have remained contained within its werf boundary until it ‘spilled over’ into the subject site with a northern extension being added in the first half of the 20<sup>th</sup> century) it is likely that the site, particularly the southern half, is rich in archaeology, being situated so close to the opstal and having been developed with numerous landscape features and additional structures by the first half of the 20<sup>th</sup> century, which have since mostly been demolished.

The mature trees that still stand on the southern part of the study area pre-date 1935 and may be much older, either having some relation to the institutional complex that was built from the late-19<sup>th</sup> century onwards, or perhaps in fact pre-date the hospital development and once formed part of an early garden or kitchen garden area associated with the Valkenburg opstal itself.



Figure 23: The 1787 CJ van de Graaff military map showing the Valkenburg estate, with the farm buildings in red. The farm road (the forerunner of Liesbeek Avenue) can be seen at left running top to bottom. The approximate future position of the subject site (then open farmland) is outlined in red. (Nationaal Archief, Netherlands)



Figure 24: The 1812 Thibault Survey (tracing) shows how the Valkenburg werf had since 1787 been extended eastwards with two flanking outbuildings/barns, and added farmlands shown to the west. The approximate position of the subject site is highlighted in red, with 'Liesbeek Avenue' straddling it. (CoCT Heritage Office)

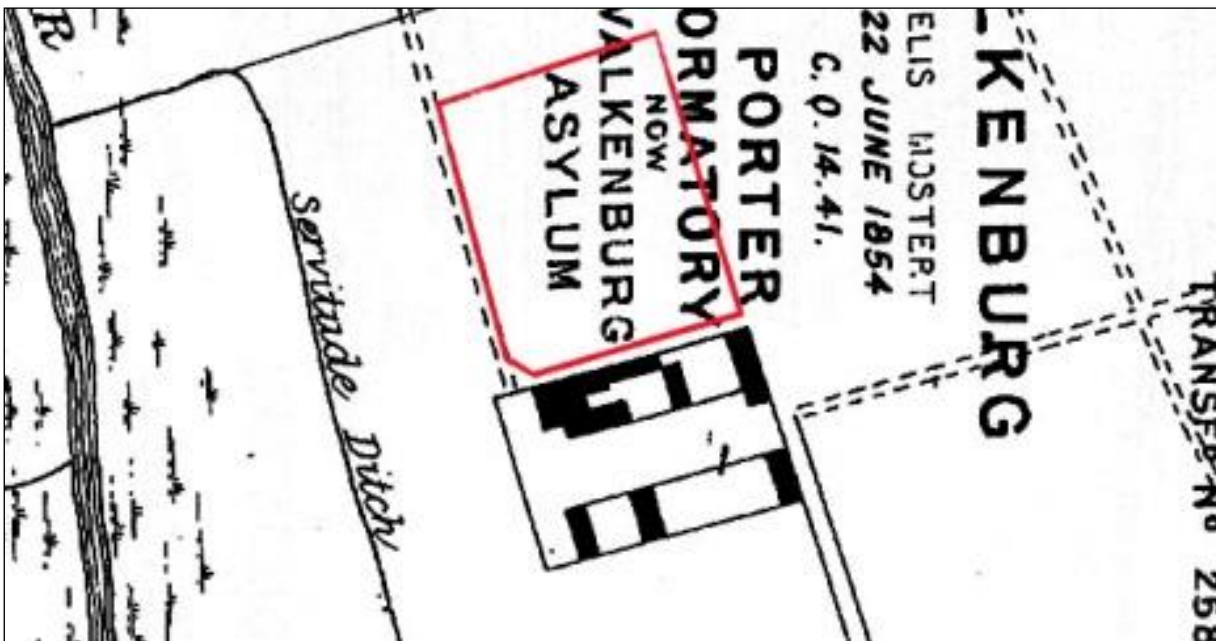


Figure 25: 1890 divisional map showing the study area (then undeveloped) outlined in red. The Valkenburg complex (including the old homestead) on Cornelis Mostert's old estate had been occupied by the Porter Reformatory/Valkenburg Asylum, and Liesbeek Road had been straightened by this time and now ended at the werf, rather than extending south as it had before. (Western Cape Archives & Records Service)

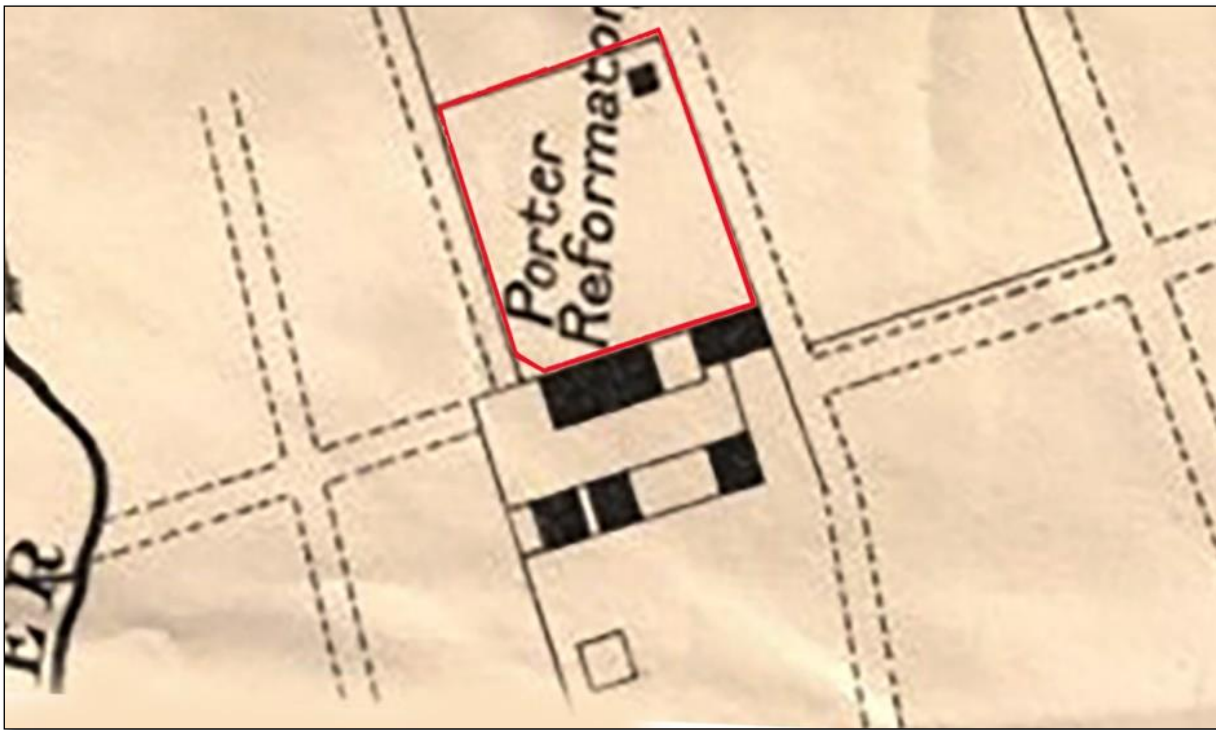


Figure 26: 1891 sewerage map showing the study area, still labelled as Porter Reformatory. The small black square shown on the north-east corner of the subject site is presumably the now-altered Victorian house that now houses the Church offices. (UCT Libraries Special Collections)

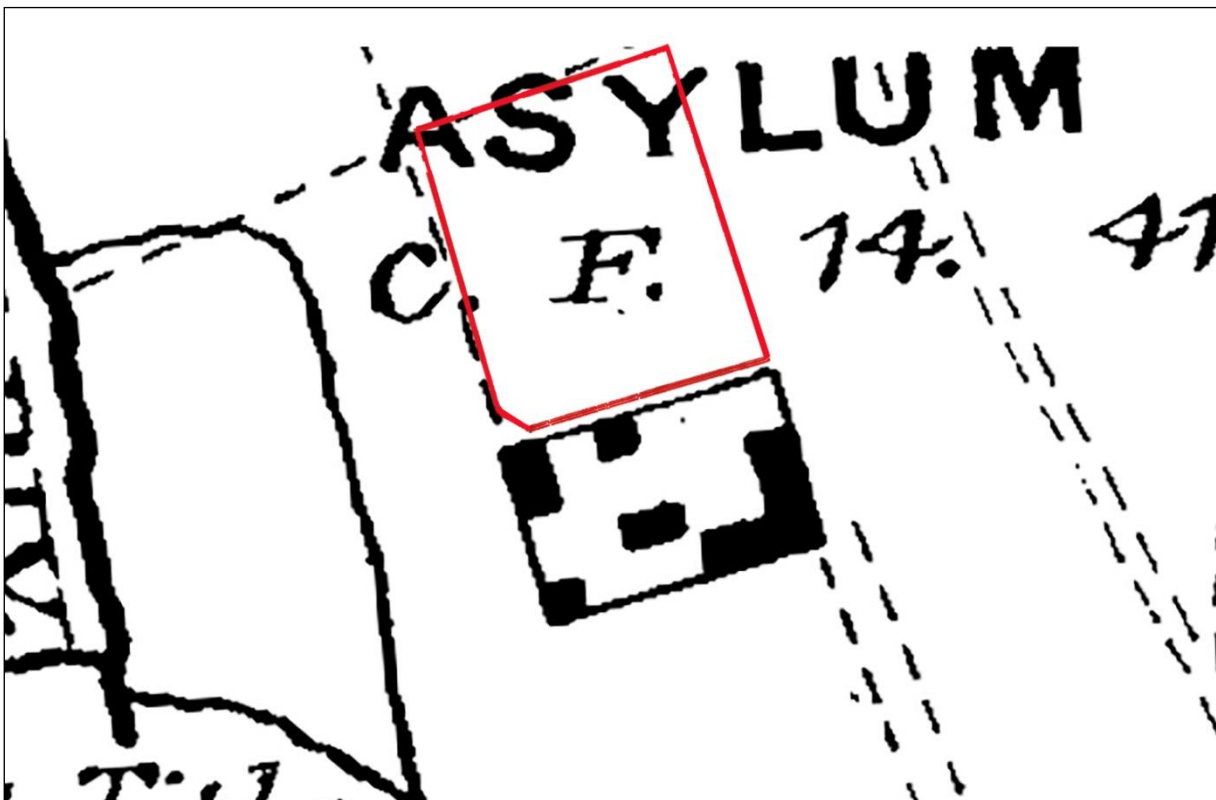


Figure 27: The 1901 divisional map showing the study area, without the Victorian house shown. (CoCT Heritage Office)





Figure 28: By 1934, according to the aerial photographic survey of that year, the Valkenburg opstal complex and werf (then still relatively intact) had by this time been extended with a north-facing wing extending into the subject area, with a curved access pathway leading to this wing from the east. In the north-eastern corner of the study area, the Victorian house can be seen, with an enclosed formal garden extending southwards. Various mature trees can be seen on the property, as well as a rectangular raised area in the south-west corner. A line of trees marks the perimeter of the subject area to the west along Liesbeek Road. (Chief Directorate: National Geo-spatial Information: 282\_001\_19394)



Figure 29: Aerial photograph of 1944. It appears more building work had been undertaken in the south-western corner of the subject area, with the Valkenburg homestead complex overlapping northwards into the site. (Chief Directorate: National Geo-spatial Information: 72\_001\_00003)



Figure 30: 1953 aerial photograph. Although quite unclear, it appears the site remained much as it was in the previous 1944 aerial survey (Figure 22). (Chief Directorate: National Geo-spatial Information: 335\_006\_06048)



Figure 31: 1958 aerial photograph. It was around this time that the Valkenburg homestead complex was vacated, leading to the degradation of the old werf and eventually resulting in a fire started by homeless people sheltering there. This resulted in large portions of the outbuildings being eventually demolished. (Chief Directorate: National Geo-spatial Information: 424\_002\_07025)





Figure 32: 1966 aerial photograph. Detail can be seen of what appear to be kitchen crops planted in the north-western corner of the study area (probably to cater for the 'mental hospital'). A diamond-shaped garden area and some small structures can be seen in the south-eastern corner. The four mature trees still remain. (Chief Directorate: National Geo-spatial Information: 550\_1\_005\_00102)



Figure 33: The subject area in 1977. (Chief Directorate: National Geo-spatial Information: 786\_008\_00519)



Figure 34: The study area in 1988 after the opstal had been restored. (Chief Directorate: National Geo-spatial Information: 919\_008\_09261)



Figure 35: The study area in 2001. By this time the Valkenburg homestead complex had been redeveloped into the Courtyard Hotel, with new hotel buildings added on the footprint of the demolished outbuildings. By this time the study area had been largely cleared, with only the Victorian house remaining in the north-eastern corner and three of the four mature trees remaining, as well as the platform structure wedged between these trees. (Chief Directorate: National Geo-spatial Information: 3318CD\_20\_2001\_ED4)





Figure 36: The study area in 2010. (Chief Directorate: National Geo-spatial Information; 3318CD\_20\_2010\_307\_RGB\_RECT)



Figure 37: The study area in 2021. The U-shaped ground plan of the Victorian house can be seen clearly. (Cape Farm Mapper)





Figure 38: The east façade of the altered pre-1891 Victorian house/Church offices, with enclosed stoep.



Figure 39: Looking eastwards from Liesbeek Avenue with the Victorian house at centre background.





Figure 40: Looking eastwards across the central part of the study area from Liesbeek Avenue with the platform at centre (now with a container on top of it).



Figure 41: Looking south-eastwards across the central part of the study area towards the old clump of trees at centre. These two large trees are remnants of the clump seen on the 1934 aerial survey (Figure 21), and may well be far older. The Valkenburg opstal (now Protea Hotel Mowbray) can be seen at far right.





Figure 42: Looking north-eastwards towards the Victorian house, with the platform and container at centre.



Figure 43: Looking south across the central part of the study area towards the 160-metre-long Valkenburg opstal, with the platform and container at left. This unobstructed view of the opstal is still recognisable when compared to the 1834 Bowler artwork (Figure 5). The restored rear barn can be seen at centre left, and the restored wavy parapet section of the manor house is at right.





Figure 44: Possible wall footing fragment (or rubble) at the western edge of the subject site).



Figure 45: The electric gateway and curving access road to the Victorian house, seen from Liesbeek Avenue. The Church signage seen at centre.





Figure 46: The northern half of the subject area, with the Victorian house seen at right, currently occupied by the Church offices. (Jim Hislop, 2 July 2021)



Figure 47: The subject site (on the left horizon line below the tall palm trees) and Valkenburg opstal (right on the horizon line) seen looking east from the Liesbeek River floodplain. The precinct has retained its agricultural character and unencumbered view from the river. (Jim Hislop, 2 July 2021)



### 3. STATEMENT OF SIGNIFICANCE

While erf 160695 has few surviving features of intrinsic heritage significance on it, it has, by virtue of having been part of the Valkenburg estate and adjacent to the historic farmstead and werf, some significances both tangible and intangible. As part of the broader Two Rivers Urban Park cultural landscape it has significances that contribute to the significance of the broader landscape, mainly as part of its open space system and with intangible significances linked to transhumance patterns and other uses of the site, from precolonial to colonial times. Views from the river towards the site also have intangible heritage significance. It is a space of contributory significance within the broader landscape.

#### 3.1 Tangible heritage significances: the site and context as artefacts

This site, as part of the Valkenburg institutional landscape is an artefact of its history. It was first part of the Valkenburg farm, one of the earliest phases of expansion of the VoC settlement to the Liesbeek River. Over time, the old hospital overlaid the farm, adapting the farm werf to this new use. The hospital expanded throughout the later C19th and C20th, abandoning the werf by the mid-1900s.

The immediately surrounding context to erf 160695 has seen a number of changes, with the addition and removal of buildings as part of a working hospital that operated almost as an independent hamlet. Accommodation for staff and patients, recreational and garden facilities were changed, moved and adapted as requirements changed. These wards and other buildings are of less significance exactly because of this operationally driven impermanence. Erf 160695 also displays this in the changing built form on it over time, which reflects its working role as part of the hospital landscape. The much-altered Victorian structure links symbolically to the pre-1907 hospital on the werf and the post-1907 hospital.

However, little evidence of these layers remains. From the early- to mid-C19th, the hospital was part of a broader institutional landscape in that included the Royal Observatory as its nearest neighbour to the north and the Porter Reformatory on the Oude Molen site to its east. Later, the Alexandra Institute and the Maitland Garden Village (housing provided by the Municipality) added to this landscape. The position of erf 160695 within its context thus has some intangible and visual significance, as part of the open space and agricultural system along the river, just outside the urban fabric of Observatory suburb.

#### ***The river, view corridors and planting features***

The views from the river to the historic homestead, both straight on to the main facade and obliquely to the northern facade of the building (the one drawn in 1834 by Bowler and included as Figure 5 in the indicator report) have significance within the broader landscape for their landmark qualities. Currently, the almost empty site allows clear views of these two aspects. This assigns the site symbolic and aesthetic significance in relation to the river view corridors. The Two Rivers area is characterised by institutional buildings in a park-like setting with trees forming edges to outdoor spaces and demarcating the domain of particular buildings. Trees as landscape features are thus of contextual, contributory and symbolic heritage significance in this landscape.

### ***Intangible heritage significances: Space and social history***

Intangible and associational significances are complex to map, as many cannot be tied to a location or otherwise spatialised. In the case of this site, some intangible significances, linked to its social history, can no longer be tied to a specific space or place, making interpretation the recommended method to include the history of the site in present developments on it.

The precolonial, indigenous occupation of the area is a highly significance component of the two rivers area's significance. While there may not be tangible heritage resources linked to this period on the site, some interpretation or marking of this layer in the site's history would be appropriate.

The river has a role in the history of the site – from precolonial times to present and thus has a socio-historic, yet intangible, significance. Water from the Liesbeek River would have provided the water to create the good grazing lands of the pre-colonial period; would have made the farms along the Liesbeek both desirable and later successful; and would have provided irrigation for the institutional landscape, including in food production on-site for the institutions. As the boundary between the VoC settlement and the displaced indigenous occupants of the area in the late 1600s, the river is symbolic of the conflict between indigene and settler. It is now part of a recreational landscape – the Two Rivers Uran Park – and thus views to the Valkenburg homestead and the hospital Main Building have social and symbolic significance.

### ***The site as a remnant of rural openness in the current landscape***

This is a contentious issue to consider in framing the heritage significances of the site, as it so precariously navigates the line between preservationism and heritage management. While this is a significance currently attached to the site, the fact that this is an erf in private ownership makes it overly-idealistic to attempt to “preserve” this quality. Also, the history of the site indicates that the site has fluctuated between being quite undeveloped and quite developed. Part of it has been a productive landscape for most of its history and yet built features have co-existed with that landscape. In heritage management terms, a preservationist stance and an implicit “no go” is considered inappropriate for this site.



### 3.2 Grading of the site and its features

The site is within a proposed Heritage Protection Overlay Zone and is marked 'requiring further investigation' on the CoCT Mapviewer Heritage layer. The surrounding institutional landscape is graded IIIA, while the eastern/ rear portion of the Valkenburg werf is graded IIIC. The river-facing portion of the Valkenburg werf is a declared Provincial Heritage Site (PHS) and graded II. See Figure 48 below. The CoCT has thus not accorded the site a grade and this report thus proposes grades for the site as a whole, as well as the individual features on the site.

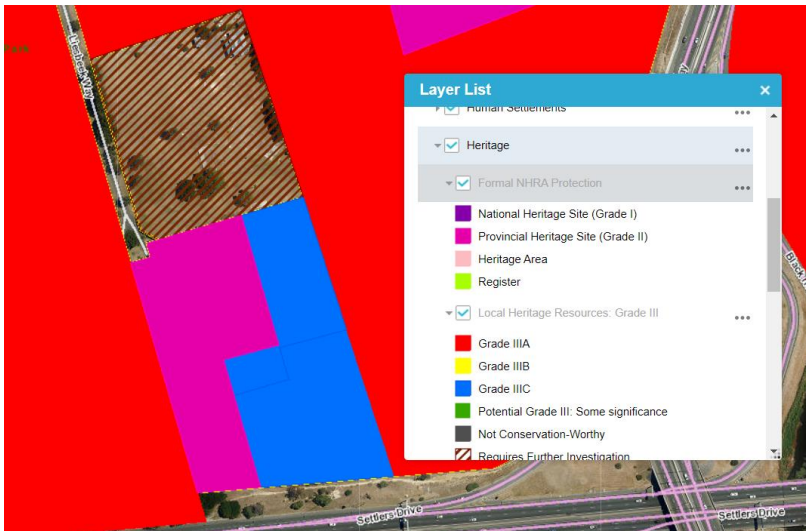


Figure 48: Extract from the CoCT Mapviewer heritage layer (Accessed March 2022)

#### ***The Victorian house***

The Victorian house is currently the only permanent and habitable building on the site. It dates to approximately 1891, but has seen many alterations over the years. It must be remembered that this dwelling would have served a number of different occupants over the decades and maintenance would have been pragmatic rather than historically accurate or appropriate. It lacks intrinsic heritage significance and possesses limited associational significance by virtue of its links to the history of the institutional landscape as a whole and to the adjacent "Enviro Centre" building, previously an "isolation ward" (Smuts 2021: 13). Also, this building predates the move of the hospital from the Valkenburg werf to the current Main Building. The building is associated with both phases of the hospital's history and possesses intangible associational heritage significance, but limited intrinsic significance.

*Proposed grade: IIIC*

#### ***The guard house***

This feature possibly dates to 2001. It is thus less than 60 years old. In addition, it has no heritage significance.

*Proposed grading: Not Conservation Worthy*

### ***The various traces of previous features on the site***

The features identified in the Smuts (2021) archaeological study of the site are illustrated in Figure 49. Except for the guardhouse and current Mission Office, aerial photography has been used to date these features to various times in the C20th. Other sources to expand provenance of these features could not be traced in the specialist historical research component of the HIA process, nor in the AIA background research. This grading assessment concurs with this finding.

*Proposed grading: Not Conservation Worthy*



Figure 49: extract of Figure 7 (Smuts 2021: 7)  
Smuts (2021: 22) asserts that “none of the tangible heritage resources identified on site hold any heritage significance.”

### ***Possible archaeological remains***

Smuts (2021: 23) describes the archaeological significance of the site as follows and proposes a grade for the potential archaeological material on the site: Features and cultural material associated with The Cottage would likely hold moderate to low significance, while any remains associated with the northern wing of the Old Asylum, i.e. the extension to the Valkenburg homestead, would share high significance with the Grade IIIA Mental Hospital Precinct, while any finds associated with the historic Valkenburg homestead would hold very high significance through association with the PHS. Any burials, regardless of age or origin would be afforded Grade IIIA grading. *See report appended in full as Annexure B.*

### ***Possible palaeontological remains***

The palaeontological sensitivity of the Malmesbury Group bedrock is classified as low. In view of the thin cover sands the construction excavations will be mainly into the bedrock shales. Fossils are not expected to occur in these deformed and metamorphosed rocks. At times of high sea levels the site would have been on the margin of an expanded estuary, but it seems that this sedimentary record has not been preserved and has evidently been eroded away. It is unlikely that shelly-fossiliferous deposits will be encountered in excavations on Erf 160695. Nevertheless, sometimes residuals of fossiliferous deposits occur as cemented veneers in crevices and gullies in the bedrock. It is therefore improbable that fossils occur on Erf 160695. *See report appended in full as Annexure C.*



### 3.3 Overall site as a precinct

Smuts (2021: 23) argues that the site, by virtue of its links to the institutional landscape and the Valkenburg Hospital, be “included in the wider Grade IIIA grading of the surrounding properties.” The “contextual significance as part of the buffer to Valkenburg, in preserving the scenic qualities and quasi rural setting of the old farmstead” identified by Smuts (2021: 23) summarises the view on the significance of the site found in existing studies and underpins the Grade IIIA proposed by Smuts. This approach could easily translate into a “no go” approach to this site.

However, it is argued here that the idea that this site is primarily significant as an open space remnant of the rural qualities of the area and buffer to the Valkenburg homestead should not translate into a “no go” attitude towards development on the site. The fact that this is an erf in private ownership makes it overly-idealistic to attempt to “preserve” this unbuilt quality. Also, the history of the site indicates that the site has fluctuated between being quite undeveloped and quite developed. Part of it has been a productive landscape for most of its history and yet built features have co-existed with that landscape. In heritage management terms, a preservationist stance and an implicit “no go” is considered inappropriate for this site.

The primary significance for this site as a whole is its association with both the Valkenburg werf and farm, as well both the old and current Valkenburg Hospitals. These are largely intangible significances and should not preclude development on the site, despite a Grade IIIA overall.

*Proposed grade: IIIA*

## 4. HERITAGE INDICATORS

Heritage indicators aim to ensure that heritage significance would not be adversely impacted by proposed intervention. This section of the report provides an overview of the history of the site including a summary of the features currently on the site and in its immediate environment. From this, heritage significances for the site are identified and heritage indicators compiled.

The derivation of heritage indicators draws on the background historical research work undertaken for this project by Jim Hislop (2021), as well as the information included in the Archaeological Impact Assessment (Smuts for Rennie Scurr Adendorff: 2021) highlighting those aspects of the social and spatial history of the site that are relevant to heritage significance, heritage indicators and heritage-derived design informants.

### 4.1 Consideration of background history

#### ***Pre-colonial period: ephemeral occupation by indigenous people***

The area around and between the Black and Liesbeek Rivers is generally considered to have been a significant part of the transhumance patterns of use of the landscape of the Peninsula for precolonial inhabitants of the Cape. The records of early travellers, as well as archaeological finds across Cape Town, attest to this area being well used in pre-colonial times (Smuts 2021:9).

The fertile, well-watered soils on the banks of the Liesbeek and Black Rivers meant that ample grazing was available for the Khoenkhoen herds. Large numbers of animals were sustained on the grazing lands between the Salt River mouth and Wynberg Hill. (Smuts 2021:9) However, because of the nomadic, transhumant way of life of the pre-colonial people of the area, any traces of this period in the history of the area are likely to be ephemeral. Furthermore, working of the land in subsequent centuries will have disturbed these ephemeral traces.

Smuts (2021:9) sums up this period in the history of the area as “closely linked to the topography and natural landscape, with the grazing lands, river crossings, such as at Varschedrift, and cattle trails all constituting culturally significant elements that originated as tangible features, and have lived on in present times as cultural memories of the place and Khoekhoen association with it.”

#### ***From 1656 to the end of the C18th: the rise of Free Burgher farms along the Liesbeek River***

The VoC refreshment station was established in 1652. It was quickly realised that suitable land for growing grains would have to be found. The land along the Liesbeek River, so suitable for grazing, was also fertile enough soil for grains. The Khoe people and their animals were thus displaced by colonial settlers. Land parcels were granted to Free Burghers (VoC employees whose contracts with the company were terminated in exchange for them becoming self-employed people providing (generally) a service to the company. In this case it was farming these new farms along the Liesbeek River), causing the first frontier war at the Cape. The indigenous people were pushed out of their grazing lands, and a defensive network of forts and barrers built to keep them



from accessing the land (Winter and Bauman in Hislop 2021:6). One of these was the Ruyterwacht II redoubt, located very close to erf 160695, as can be seen in Figure 50. It was built by 1660.



Figure 50: extract from a Historical Archaeological Potential Diagram included in the 2016 Attwell and ARCON study of the area (Attwell and ARCON 2016:43 in Smuts 2021:15). Erf 160695 is outlined in blue, with Ruyterwacht's approximate location indicated by the red diamond.

What was to become erf 160695, was part of the land granted to hunter and free burgher Willem Willemsz van Deventer and Pieter de Jongh (OCF 1-31, Diag. 4 of 1661, 1 May 1661). By 1663, the VoC opgaafrollen (tax census record) recorded that the property was 12 morgen (just over 10 hectares) in extent, of which half was cultivated (Boeseken 1973: 317 in Hislop 2021: 6). However, it changed hands soon after (in 1666), but stayed in the hands of this family until 1720. However, according to Hans Fransen, there is no traceable record of a house on Valkenburg until 1713 (Fransen 2004: 93 in Hislop 2021: 6). The farm got its name during the short tenure of Cornelis Valk, who only owned it for a year before his death in 1721 (Fransen 2004: 93 in Hislop 2021:6).

The Liesbeek farms were on the periphery of the new VoC refreshment station and there were ongoing skirmishes with the displaced indigenous inhabitants. Yet, year by year, the farms became more established and profitable. By 1770, when Cornelis de Waal enlarged Valkenburg's werf to be arguably the largest along the Liesbeek, the former struggling Free Burghers had been replaced by farmers of some stature in Cape society (Hislop 2021: 6).

Figure 51 shows that erf 160695 did not have any buildings on it in 1787. It is unclear what the symbols on each portion of land indicate, but it is safe to surmise that these indicate the type of crop on each field. There do, however, appear to be trees on the northern boundary of erf 160695. This is an interesting landscape feature to note.

Figure 51: The 1787 CJ van de Graaff military map showing the Valkenburg estate, with the farm buildings in red. The farm road (the forerunner of Liesbeek Avenue) can be seen at left running top to bottom. The approximate future position of the subject site (then open farmland) is outlined in red. (Nationaal Archief, Netherlands in Hislop 2021: 17)



In 1791 more than half of Valkenburg's 68Ha were subdivided off to become Bloemdal (the site of the current St George's Grammar School (Fransen 2004: 93 in Hislop 2021: 7). Yet this was not the start of a decline in fortunes for Valkenburg. The C19th was to bring a new chapter in its history.

#### The C19th: burgeoning institutional landscape

Over most of the C19th, Valkenburg continued to be farmed. In the early 19th century, Valkenburg (Cape Freeholds Volume 14 folio 41) was acquired by Cornelis Mostert, who enlarged the property to 175 morgen (about 150 hectares) in extent. He also made major additions to the opstal between 1820 and 1830 and either rebuilt or radically altered the front section of the house (www.sahistory.org.za in Hislop:2021: 7).

In 1828, during Mostert's ownership, the Royal Observatory (now the South African Astronomical Observatory: SAAO) was built on a deduction of Valkenburg estate. This was the start of the evolution from farmland to institutional landscape.

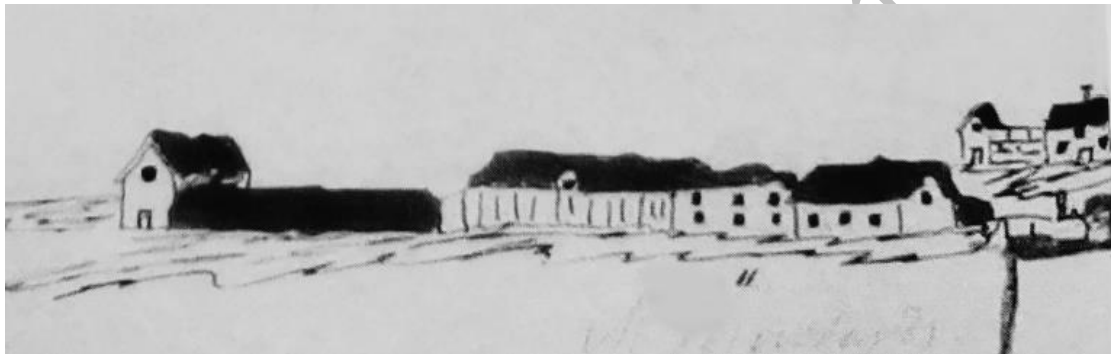
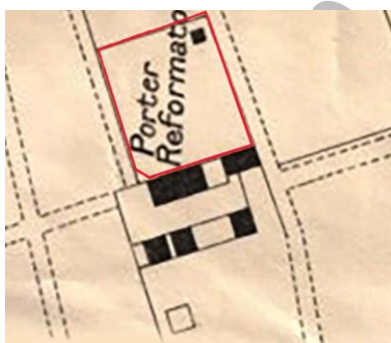


Figure 52: A portion of Thomas Bowler's 1834 panorama drawn from the Royal Observatory, showing the north wing of the Valkenburg opstal, which is still recognizable today. Erf 160695, then being open farmland adjacent to the homestead, and still part of Valkenburg Estate, lies between the artist and the werf depicted. (SAAO Library in Hislop 2021: 7).

In 1881, Valkenburg and Oude Molen were bought to become the Porter Reformatory. In 1884, in a land swap, the Reformatory moved to Tokai and the site became a hospital.



The homestead was adapted for use as doctors' wards, before being vacated in the late 1960s and slowly allowed to fall into decay (Cape Times 1983). Figure 53, which dates to 1891, shows a structure on the site for the first time. It is in the position of the existing, much altered Victorian house on erf 160695.

Figure 53: detail from an 1891 sewerage map. (UCT Libraries Special Collections in Hislop 2021: 18)

The Valkenburg Hospital historical core was designed in 1899 in response to the need for a new complex of specially built hospital wards resulted in plans being drawn up in 1899 for a new asylum. However, it was only in 1907 that the Valkenburg Asylum complex was erected. (Heritage Buildings Plans Registers – 598 (Plan Number 729, 1907 cited in Hislop 2021: 9). By this time, Oude Molen was also a hospital site, with the lepers moved there from Robben Island and housed there until 1931, whereafter the site became



a mental hospital for people of colour. The institutional landscape we know today had been established on the old Valkenburg Estate.

### ***The 20<sup>th</sup> Century to the present***

The Cape Town of the early C20th was very different in urban form to the city we know today. It was a harbour town, quite tightly bounded by the mountains of the City Bowl. What we now know as its suburbs were originally separate villages and hamlets. The Cape Town Municipality gradually expanded from the 1890s to 1925 to include the villages of Green Point, Sea Point, Woodstock, Salt River, Observatory, Rondebosch, Claremont and Wynberg.

However, the various components of the swathe of land between the railway line and the Liesbeek River, from Raapenberg Road/Forest Drive northwards to the Royal Observatory, were government institutions and were largely managed independent of the Municipality, as they had been since their establishment.

While the Observatory had given the suburb of Observatory its name, it and the rest of the institutional landscape – the old Valkenburg Estate - due to its location across the Liesbeek River from the rest of the suburb and its institutional nature, was almost a separate hamlet. Each institution had housing for staff and the hospital in particular had extensive gardening operations to provide food for the patients and staff, in addition to the institutional functions housed on each site. It is presumed that the house on erf 160695 originally housed a member of the hospital staff.

By 1934, according to the aerial photographic survey of that year, the Valkenburg opstal complex and werf (then still relatively intact) had been extended with a north-facing wing extending into erf 160695, with a curved access pathway leading to this wing from the east. In the north-eastern corner of the study area, the Victorian house can be seen, with an enclosed formal garden extending southwards. Various mature trees can be seen on the property, as well as a rectangular raised area in the south-west corner, noted on other drawings as a tennis court. A line of trees marks the perimeter of the subject area to the west along Liesbeek Road and there are a number of mature trees on the site. On Figure 54, it can be seen that the fields between erf 160695 and the Liesbeek River were still being farmed. It appears from a compilation of aerial photographic sources that farming operations continued on those fields until somewhere between 1958 and 1966.



Figure 54: detail of the 1934 aerial photograph (Chief Directorate: National Geo-spatial Information: 282\_001\_19394). The site is outlined in red



Figure 55: detail of the 1966 aerial photograph (Chief Directorate: National Geo-spatial Information: 550\_01\_05\_00102). The site is outlined in red.

On the 1966 aerial photograph (Figure 8), smaller-scale kitchen gardens adjacent to the Victorian house on erf 160695 are visible. The extension to the Valkenburg homestead (more correctly the “old hospital” as it was then known on site) is also visible. A hedge demarcates some smaller outbuildings on erf 160695 as part of the hospital complex. Two outbuildings and what may be a diamond-shaped pool are clearly visible on erf 160695.

When the hospital moved out of the old Valkenburg opstal, vagrants moved into it, resulting in devastating fires in 1955 and during the 1970s (BC 1000, UCT Library, Manuscripts and Archives, cited in Hislop 2021: 9). It was around this time that some of the old outbuildings were demolished (presumably including the structures that had been erected on the southern half of erf 160695), and by the early 1980s the opstal was in danger of collapse. In 1986, the homestead was restored for the Rosenfontein Restaurant/Masterprop Group. (Hislop 2021: 9). In 1995, the property changed hands and the hotel complex as we know it today was developed.

While what is now considered the historic core of Valkenburg Hospital was built in 1907, the many wards and other ancillary buildings around it date to various times during the C20th. For example, the building adjacent to the Victorian building on erf 160695 (known as the Environmental Centre for many years) is of a style that possibly dates to c1900, and may therefore have been another staff housing unit. However, the first record of this building that can be found is on the 1934 aerial photograph. It is beyond the scope of this study to date the various buildings between erf 160695 and the entrance to the hospital complex off Liesbeek Parkway. It must be noted, however, that a group of smaller buildings visible on aerial photographs from 1944 is replaced by 2001 by a long building. This is diagonally opposite the Victorian building, across Valkenburg Hospital road. This serves to illustrate that the hospital site, like erf 160695, has seen changes in its built fabric.

On erf 160695, the changes to built fabric over the course of the C20th comprise the following:

- the demolition (by 1988) of the encroachments from the Valkenburg homestead and werf onto erf 160695 that are visible by 1934 on aerial photographs.
- The building of a shed by 1966 on the site of what was previously referred to as a tennis court
- The demolition of that same shed by 1988
- The building of a shed amongst the mature trees between 1944 and 1953 and its demolition between 2001 and 2010, leaving the brick foundations noted by the archaeological study (Smuts 2021). The container was put on those footings at around the same time.
- The filling in of a pool by 2010 that appears to still be extant in 2001 and is first visible on the 1966 aerial photograph, albeit with a different footprint, but in the same location.



## 4.2 Heritage significances

While erf 160695 has few surviving features of intrinsic heritage significance on it, it has, by virtue of having been part of the Valkenburg estate and adjacent to the historic farmstead and werf, some heritage significances. These comprise mainly intangible significances as will be expanded upon below.

### ***Tangible heritage significances: the site and context as artefacts***

The Valkenburg farm was part of the earliest phases of expansion of the VoC settlement to the Liesbeek River. Over time, it was overlaid by the old hospital on its werf and then by the expansion of that function into the Valkenburg asylum site, with an associated landscape of buildings and uses. The hospital was part of a broader institutional landscape in the early- to mid-C19th that included the Royal Observatory as its nearest neighbour to the north and the Porter Reformatory on the Oude Molen site to its east. Later, the Alexandra Institute and the Maitland Garden Village (housing provided by the Municipality) added to this landscape. The position of erf 160695 within its context thus has some significance, as are the contributions it has made over time to that environment.

As outlined, the surrounding context has seen a number of changes with the addition and removal of buildings as part of a working hospital that operated almost as an independent hamlet. Accommodation for staff and patients, recreational and garden facilities were changed, moved and adapted as requirements changed. Erf 160695 also displays this in the changing built form on it over time.

The Valkenburg Hospital Main Building is a heritage resource of high intrinsic, social, symbolic and associational significance, which is thoroughly documented in a series of studies referred to in the component specialist studies that have been drawn on to compile this report. The potential impacts of the proposed development on this iconic building, with its Victorian Gothic tower and other details, are thus important to identify and assess in the HIA process for erf 160695 and is included in the discussion below.

### ***The layers of development on the site including buildings and built features***

The changing landscape over time discussed gives rise to a series of layers of development on the site. It is safe to say that this site has been much disturbed over the years, by farming, gardening and the building and removing of a number of built features over the centuries.

Not all of those layers are of sufficient heritage significance to warrant retention or marking in the landscape. While the Victorian structure links symbolically the institutional landscape, it is considered to possess low heritage value.

### ***The evolving adjacent historic werf and hospital***

The historic werf has seen changes over time, particularly during its expansion in the 1770s and again in the 1820s. One phase of its development saw it expand beyond the historic edge of the werf, into the area now known as erf 160695. This was during the C20th and was part of the hospital period of the history of Valkenburg werf. These encroachments were removed by 1988. The impact of this on erf 160695 is that it contributes to the disturbance of the earth of the site, with low potential therefore for historic archaeological deposits still in original context to be found.

The historic core of the hospital (built 1907) has an iconic main building. It has landmark and iconic significance, which is largely due to its relative scale (added to by the tower feature and other turrets and details), the axis and view line from it to the river and the axial approach to it. The wards and other buildings that have been added and removed according to operational need across the Valkenburg estate over the decades are of less significance exactly because of this operationally driven impermanence.

### ***The river, view corridors and planting features***

The views from the river to the historic homestead, both straight on to the main facade and obliquely to the northern facade of the building (the one drawn in 1834 by Bowler) have significance within the landscape for their landmark qualities. Currently, the empty site allows clear views of these two aspects. This has symbolic and aesthetic significance for the site.



Figure 56: view of the Valkenburg werf north facade from erf 160695 (Hislop 2021: frontispiece)

The area is characterised by institutional buildings in a park-like setting with trees forming edges to outdoor spaces and demarcating the domain of particular buildings (such as is evident around the Victorian house on the 1934 aerial photograph – see Figure 54). These landscape features are thus of heritage significance.



### ***Intangible heritage significances: Space and social history***

Intangible and associational significances are complex to map, as many cannot be tied to a location or otherwise spatialised. In the case of this site, some intangible significances, linked to its social history, can no longer be tied to a specific space or place. These are discussed below.

#### ***The precolonial, indigenous occupation of the area***

While there may not be tangible heritage resources linked to this period on the site, some interpretation or marking of this layer in the site's history would be appropriate. This is a highly significance component of the two rivers area's significance. There is no way to accurately chart where or how the indigenous peoples of the area used the landscape, thus an acknowledgement of this layer of the history of the area is important to include in all developments in the area.

#### ***The role of the river in the cultural landscape over time***

The river would have provided the water to create the good grazing lands of the pre-colonial period. That same water availability would have made the farms along the Liesbeek both desirable and later successful. It would have provided irrigation for the institutional landscape. The river was the boundary between the VoC settlement and the displaced indigenous occupants of the area in the late 1600s. It was thus the symbol of the conflict between indigene and settler. Now, with the area along Liesbeek Parkway a designated public open space -a recreational landscape – the river is part of that recreational use zone and accessible. Thus, views to the Valkenburg homestead and the hospital Main Building are significant.

#### ***The role of the site in food production for the hospital***

The aerial photographs show that erf 160695 was gardened productively and part of the farming operations of the original farm. However, this aspect requires more research. While significant, there is not enough information to use this as either a heritage indicator or heritage informant.

#### ***The site as a remnant of rural openness in the current landscape***

This is a contentious issue to consider in terms of heritage indicators, as it so precariously navigates the lie between preservationism and heritage management. While this is a significance currently attached to the site, the fact that this is an erf in private ownership makes it overly-idealistic to attempt to “preserve” this quality. Also, the history of the site indicates that the site has fluctuated between being quite undeveloped and quite developed. Part of it has been a productive landscape for most of its history and yet built features have co-existed with that landscape. In heritage management terms, a preservationist stance and an implicit “no go” is considered inappropriate for this site.

### 4.3 Heritage indicators

Based on the research and significances identified above, the following indicators are identified for erf 160695 Cape Town.

#### ***Layers of development on the site***

The layers of development on the site indicate that the site has seen many changes over time with many of the layers of development no longer extant on the site. The Victorian house is not considered a physical indicator within any proposed development.

#### ***The relationship between erf 160695 and its nearest neighbours***

Remaining linkages and relationships should not be severed by future interventions and / or landscaping.

#### ***The hierarchy of built form set up by the Main Building of the hospital***

The historic core of the Valkenburg hospital (built 1907) has an iconic main building. It has landmark and iconic significance, which is largely due to its relative scale added to by the tower feature and other turrets and details, the axis and view line from it to the river and the axial approach to it. The impact of the proposal on these significances should be assessed, particularly from a visual perspective.

However, the hierarchy of built form, with the main building a dominant feature in the landscape, should also be considered. The role of height and massing in this significance of the Valkenburg main building is subtle, yet powerful. Care should be taken that the proposed new buildings on erf 160695 do not negatively impact these significances. The height of new buildings will need to be tested to examine potential impact on the Valkenburg main building. In terms of hierarchy of built form, the wards and other buildings such as the post-1958 but pre-1966 ward directly across Valkenburg Hospital Road from erf 160695 that have been added during the course of the C20th, after 1907, are of less hierarchical significance than the historic core of the hospital and the historic werf. These should not be taken as heritage indicators.

#### ***Views from the river and views from the hospital historic core***

The views from the river, both straight and obliquely to the northern facade of Valkenberg have significance within the landscape for their landmark qualities. This has symbolic and aesthetic significance for the site.

#### ***The site as a remnant of the rural character of the hospital and werf***

This has been the serendipitous luck of the Capetonian public to date – the institutional landscape has not needed to develop erf 160695. But the erf is no longer part of the hospital and has been assigned development rights. The openness and greenness of the space, which has created this sense that it is a remnant of the rural character of the area, is no longer guaranteed. However, as an indicator, it should be used to assess whether the impact of a new layer of built form on the site can be mitigated visually and by what techniques. The use of lines of trees to demarcate space in the past in this broader landscape may be an informant to design in response to this indicator.



## Memory and space

An institutional landscape, as well as a landscape used in pre-colonial times by indigenous people in their transhumance patterns across the landscape will have memory linked to the spaces. In the case of pre-colonial history, this is entirely intangible, which poses challenges in how to present them or use this as a design informant. As the pre-colonial period in the area's history may not have tangible heritage resources linked to it on the site, some interpretation or marking of this layer in the site's history would be appropriate. This is a highly significance component of the two rivers area's significance. There is no way to accurately chart where or how the indigenous peoples of the area used the landscape, thus an acknowledgement of this layer of the history of the area is important to include in all developments in the area. The Victorian building offers the opportunity to link interpretation of the hospital period of the site's history with a tangible artefact of that period, the building.

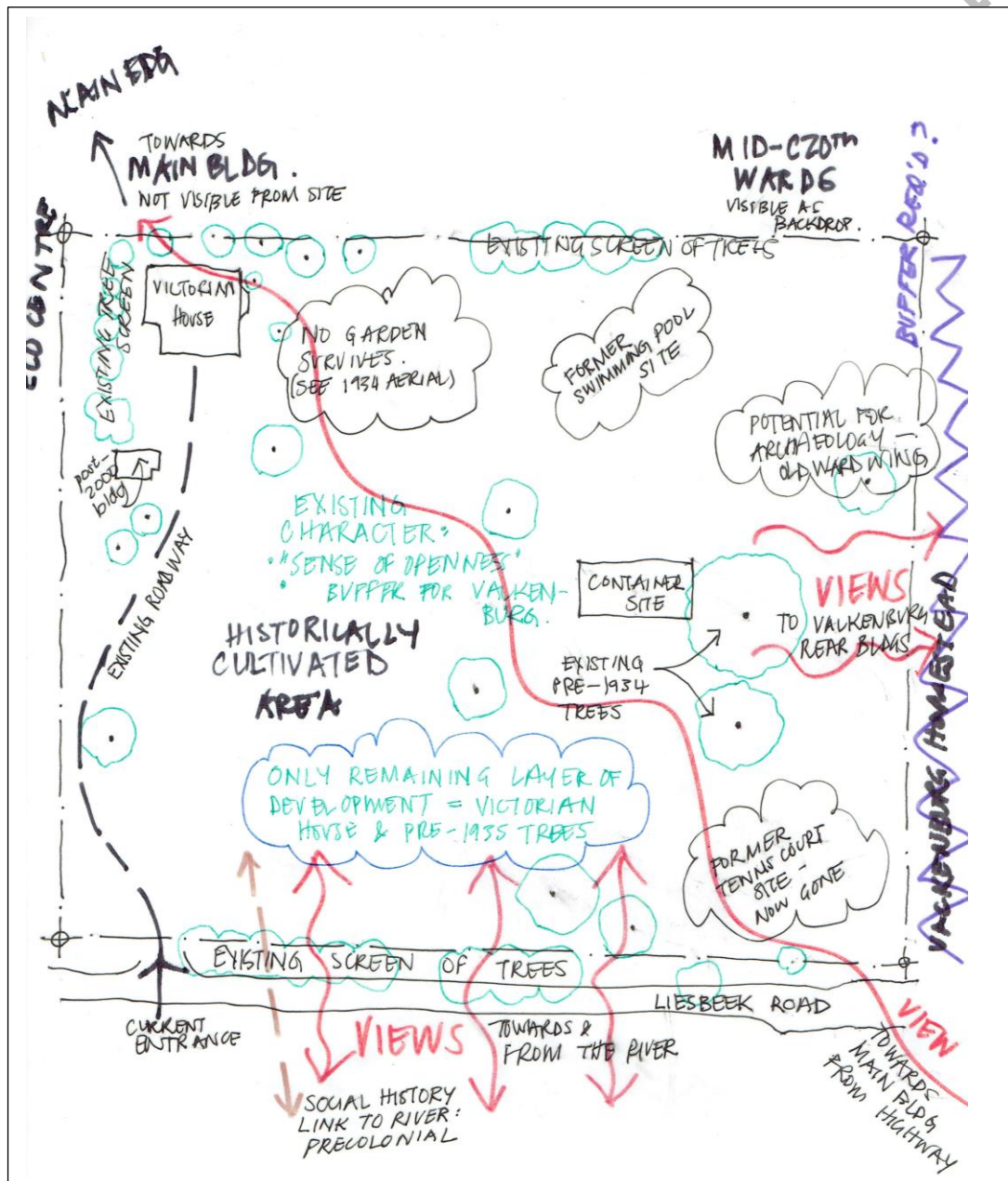


Figure 57: Site specific indicators

#### 4.4 Design informants

##### ***The layers of development on the site***

Remaining linkages and relationships should not be severed by future interventions and / or landscaping. The impact of the proposal on the layers of development of the site should be assessed, particularly from a visual perspective.

##### ***Memory, space and other intangibles***

These are difficult to formulate into design indicators, as they are not necessarily easily to spatialise or attach to spaces and physical features in the landscape. There will not be many memories attached to this site or the existing house on it that relate beyond the personal. Thus, it is not really possible to use memory of space and other intangibles as a design informant in this case.

##### ***Hierarchy of built form: the use of landmark elements, height, scale, massing and density of development***

The institutional landscape has an inherent hierarchy of built form and space-making. The tower of the main building of the hospital, visible above the roof of the Victorian house, is the primary landmark feature of the hospital and is highly visible across the precinct. Design elements used to create hierarchy of built form in this landscape include height, scale and massing of buildings and groups of buildings. Density of development is critical here: the character of the institutional landscape and of the agricultural landscape it replaced is one of buildings set in a park-like setting. The buildings thus need space around them, which is legible from a distance.

#### 4.5 Landscape principles

The site's location forms part of a significant but largely transformed ecological corridor bordered by the Liesbeek River in the west and the Black River in the east. The arid nature of the Cape Town metropolitan area mean that these rivers hold substantial cultural and natural significance that should be protected. Across the broader precinct, multiple cultural layers have culminated in a dispersed institutional / campus landscape within a park-like setting. The land surrounding the Valkenburg historic werf and homestead still retains some of the bucolic qualities for the former farmland. The original vegetation type of this area is the critically endangered Peninsula Shale Renosterveld. While the site is highly disturbed, it could contribute to renosterveld conservation in the area.

The following landscape heritage principles should be observed for any development in this area.

##### ***Riparian corridors and local ecology:***

- Limit hard surfacing and retain deep soil conditions to increase infiltration of groundwater.
- Incorporate Water Sensitive Urban Drainage to slow and filter stormwater as part of the fish support area.
- Planted areas should be consolidated and connected to provide green links across the site and provide greater opportunities for the reintroduction of Peninsula Shale Renosterveld species.
- A restorative landscape approach to any future development on site will ensure the site can contribute productive, ecological, cultural, and scenic value into the future.

### Cultural landscape connections:

- Generous landscape areas of naturalistic, locally indigenous planting are favoured over more urban planting schemes. This should contribute to the ecological heritage of the area and serve as a reference to the precolonial landscape experienced by the Khoekhoen.
- The productive landscape of the C17th to the C19th can be referenced through the retention of generous landscape areas that retain the farm-like quality that exists adjacent to the Valkenburg historic werf.
- An ecological and productive landscape approach of a low height would enable the preservation of the visual connection between the Valkenburg homestead and the Liesbeek River.
- The institutional landscape offered predominantly amenity and aesthetic value consisting of hedges and tree rows. This can be included around buildings, roadways, and parking areas
- The Victorian house and residential garden landscape is of lesser cultural landscape significance and can be limited to the perimeter of the as a sequence of related garden spaces.

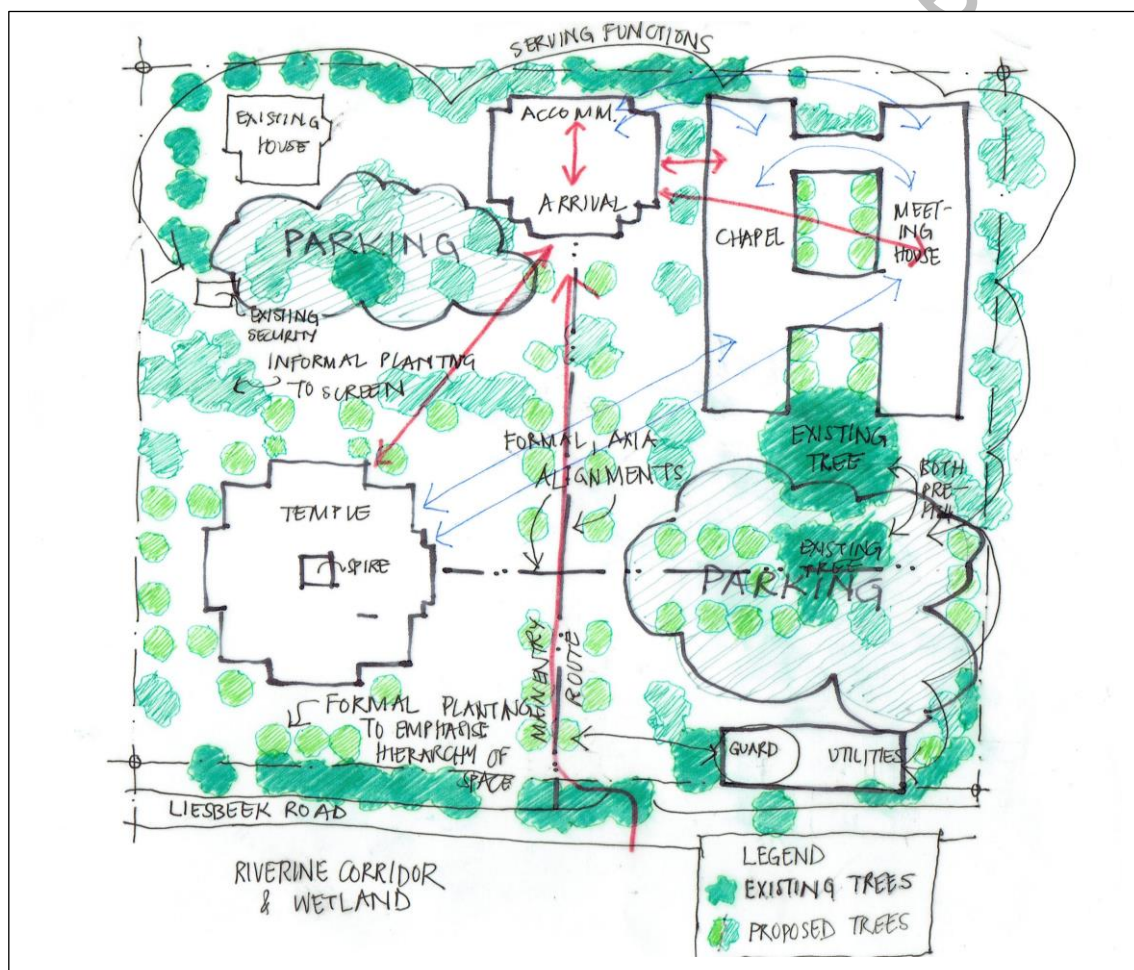


Figure 58: Site indicating existing trees and proposed overall landscape intervention

A tree survey was conducted and two protected trees were found on site and need to be retained (5 and 10). Visually significant trees (#27,28,29), are motivated to be kept on site if possible. These are also the trees highlighted in the heritage indicators report with heritage value. Tree #28 is the tree next to the Chapel complex, it could be pruned slightly to provide better access for vehicles. A preliminary hard and soft landscape materials palette has been compiled by the landscape architect. As the site



falls within the Peninsula Shale Renosterveld vegetation zone, therefore, the majority of the plant species proposed are of this vegetation type. See appended in full as Annexure D.

**Visual informants:**

- The landscape should be designed to reflect and reinforce the former rural and wilderness characteristics of the site and precinct
- The scale and the hierarchy in relation to the homestead and the Main Building of the hospital should be respected and not visually dominate either building.
- Larger buildings should be screened by large tree planting in harmony with the broader institutional landscape approach.
- Expansive car parking should be avoided, and permeable surfacing used such as reinforced lawn or gravel. These areas can be fragmented into smaller parking courts to reduce their visual impact and contribution to the urban heat island effect.
- The development should retain the visual connection between the Valkenburg homestead and the Liesbeek River.

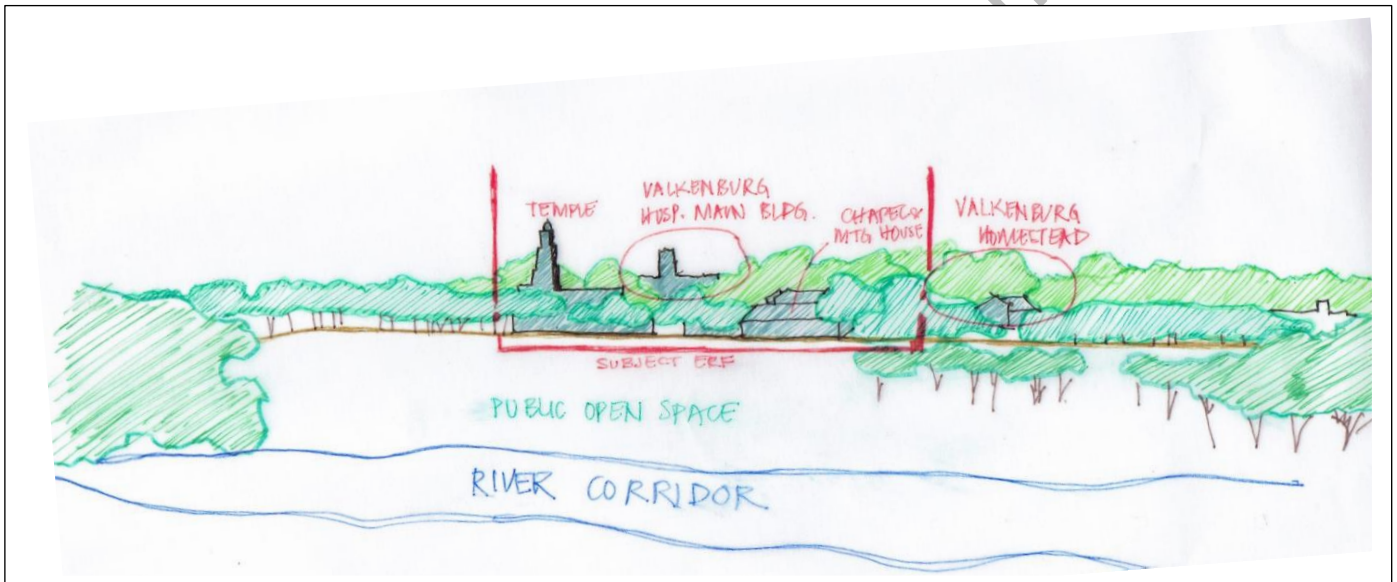


Figure 59: Graphic depiction of visual connections in context

## 5. DESCRIPTION OF PROPOSALS

### 5.1 Project description

The proposal is to construct a temple for the Church of the Jesus Christ of Latter-day Saints. The site is intended for daily use by small groups of worshippers at a time. In addition to the temple building, it is proposed to construct an administrative unit for the latter-Day Saint congregation and a utility building. The existing mission office and a smaller structure are to be assessed for retention or incorporation within the redevelopment of the site.

The following diagram illustrates proposed intervention with the temple in the north western corner of the site and administrative buildings in the south eastern portion of the site. The draft site layout is in direct response to the heritage informants and indicators. The extent of the alignment of proposed intervention will be the subject of the phase 2 heritage impact assessment. This illustration is being presented for comment as part of the draft phase 1 heritage impact assessment - providing an opportunity for engagement prior to finalization and assessment of proposed intervention.



Figure 60: Proposed site layout indicating temple in the north western corner of the site and administrative buildings in the south eastern portion of the site

## 5.2 Project motivation (as submitted by applicant)

The effort to develop this wonderful site in Cape Town has significant meaning to members of The Church of Jesus Christ of Latter-day Saints. We desire to plan and construct a group of buildings that will provide both a place of worship and an enhancement to the local community. The project is to include a traditional meetinghouse (for weekly gatherings), as well as a temple (for special worship), and an arrival center for patrons who travel to the site. The primary purpose of the development is the construction of the temple, while the other buildings provide convenience to local church members and patrons.

While accommodating the needs of the Church, we genuinely desire to contribute to the historic nature of the area by creating a sensitive design that contributes to the local significance of the Observatory district. The site plan indicates a formal layout with crossing axes and will feature richly landscaped areas and beautiful vistas. Trees on the site will be preserved to the extent possible.

The meetinghouse and arrival center buildings are to be designed with a vernacular approach to local architectural styles. The meetinghouse, used for Sunday meetings and sometimes mid-week activities, is a one-story design. An arrival center building is also planned, which will provide temporary gathering amenities for patrons who travel longer distances. This building will also house three small apartments for the individuals who will oversee the operations of the temple building.

The temple is the centerpiece of the development. On a general level, the purpose of a temple is to provide a sacred place to worship God in a very meaningful way. More specifically, temples are different than our meetinghouses, where weekly gatherings take place for congregations to worship together. The temple is literally the house of the Lord, and is a place where God instructs his children and prepares them to return to His presence. It is also a place where families are united together and taught the ways of the Lord.

Temples are built all over the world, and to provide better access to these edifices, they are being planned smaller in size, but more frequent in number. The desire is to provide more temples to give patrons better access and reduce travel times. This has been a special emphasis as many other temples are being built within Africa. Other temples on the African continent include the following:

*Completed and operating:* Johannesburg South Africa, Durban South Africa, Accra Ghana, Aba Nigeria and Kinshasa DRC

*Under construction:* Praia Cape Verde, Freetown Sierra Leone, Abidjan Ivory Coast, Harare Zimbabwe and Nairobi Kenya

*In design phase:* Lagos Nigeria, Lubumbashi DRC, Kumasi Ghana, Monrovia Liberia, Antananarivo Madagascar, Beira Mozambique, Kanaga DRC and Benin City Nigeria

The Church has a reputation for maintaining beautiful temple sites, and this site will be given the same attention as all temples site throughout Africa and the world.



## 6. CONSULTATION

Heritage Western Cape requires that comment be requested from relevant registered conservation bodies and the relevant municipality. While regulations do not specify protocol for public participation, the HWC guidelines for public consultation dated June 2019 have been taken into consideration. The guideline notes that heritage resources form an important part of the history and beliefs of communities and *must be managed in a way that acknowledges the right of affected communities to be consulted and to participate in their management*. This process is aimed at transparency and meaningful engagement.

The following is being undertaken:

- comment requested from conservation bodies with a registered interest
- comment requested from the local authority, City of Cape Town Heritage Resources Section
- informing the local ward councillor and requesting comment
- A3 size notice placed in clear public view on site for the duration of the commenting period

In addition, the following will be undertaken:

- comment requested from the South African Heritage Resources Agency (SAHRA)
- circulation of background information document to interested and affected parties in the Liesbeeck / Observatory area
- relevant documentation made available upon request for duration of the commenting period
- vidual contact details made available for clarification of queries electronically and / or via zoom for the duration of the commenting period

A background information document will be distributed to interested and affected parties. This draft phase 1 heritage impact assessment as well as supporting documentation will be made available for a commenting period that will commence 22 April 2022 and conclude at close of business on 23 May 2022. Submissions received will be included within interim report for submission to the heritage authorities.

Documentation will be distributed electronically. Should any additional information be required during the commenting period, such will be made available, however, commenting period will be considered as per timeframes outlined in this report. Only comments on heritage grounds will be considered and late comments will not be considered.

Further to feedback regarding the phase 1 HIA and the assessment of impacts of proposed intervention, interested and affected parties will be afforded a further 30-day commenting period. Submissions received during the second commenting period will be included within the final report for submission to the heritage authorities.

All responses to the heritage assessment report will be incorporated within final submission for consideration by the heritage authorities. Further interaction and proof of consultation will be documented for inclusion within the final report to be submitted to the authorities.

## References

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Smuts. K. 2021. Archaeological Impact Assessment of erf 160695 Observatory. Unpublished report for Vidamemoria

### Internet sources:

Valkenburg Hospital, Observatory, accessed from <http://www.sahistory.org.za/>

Valkenburg%20House,%20Observatory on 15 July 2021

The First Fifty Years Project – Willem Schalks van der Merwe, accessed from <http://www.e-family.co.za/ffy/g5/p5321.htm> on 15 July 2021

### Maps and survey diagrams:

Cape Farm Mapper, accessed from <https://gis.elsenburg.com/apps/cfm/> on various dates during July 2021

## Annexure A

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**Our Ref:** HM/ CAPE TOWN METROPOLITAN / OBSERVATORY / ERF 1600695  
**Case No.:** 21053105AM0608E  
**Enquiries:** Ayanda Mdludlu  
**E-mail:** ayanda.mdludlu@westerncape.gov.za  
**Tel:** 021 483 5959

Laura Haiden  
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**RESPONSE TO NOTIFICATION OF INTENT TO DEVELOP: HIA REQUIRED**  
**In terms of Section 38(8) of the National Heritage Resources Act (Act 25 of 1999) and the Western Cape Provincial Gazette 6061, Notice 298 of 2003**

**NOTIFICATION OF INTENT TO DEVELOP: PROPOSED DEVELOPMENT ON ERF 1600695, 80 LIESBEEK WAY, OBSERVATORY, SUBMITTED IN TERMS OF SECTION 38(1) OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999)**

**CASE NUMBER: 21053105AM0608E**

The matter above has reference.

Heritage Western Cape is in receipt of your application for the above matter received. This matter was discussed at the Heritage Officers Meeting held on 24 June 2021.

You are hereby notified that, since there is reason to believe that the proposed development on erf 1600695, 80 Liesbeek Way, Observatory will impact on heritage resources, HWC requires that a Heritage Impact Assessment (HIA) that satisfies the provisions of Section 38(3) of the NHRA be submitted. Section 38(3) of the NHRA provides

- (3) *The responsible heritage resources authority must specify the information to be provided in a report required in terms of subsection (2)(a): **Provided that the following must be included:***
- (a) *The identification and mapping of all heritage resources in the area affected;*
  - (b) *an assessment of the significance of such resources in terms of the heritage assessment criteria set out in section 6(2) or prescribed under section 7;*
  - (c) *an assessment of the impact of the development on such heritage resources;*
  - (d) *an evaluation of the impact of the development on heritage resources relative to the sustainable social and economic benefits to be derived from the development;*
  - (e) *the results of consultation with communities affected by the proposed development and other interested parties regarding the impact of the development on heritage resources;*
  - (f) *if heritage resources will be adversely affected by the proposed development, The consideration of alternatives; and*
  - (g) *plans for mitigation of any adverse effects during and after the completion of the proposed development.*

(Our emphasis)

This HIA must in addition have specific reference to the following:

- Archaeological impact assessment
- Palaeontological impact assessment
- Visual impact assessment
- (as identified) all Two Rivers Urban Park parties and request comments

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

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PAGE 2 OF 2

**Our Ref:** HM/ CAPE TOWN METROPOLITAN / OBSERVATORY / ERF 1600695  
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The HIA must have an overall assessment of the impacts to heritage resources which are not limited to the specific studies referenced above.

The required HIA must have an integrated set of recommendations.

The comments of relevant registered conservation bodies; all Interested and Affected parties; and the relevant Municipality must be requested and included in the HIA where provided. Proof of these requests must be supplied.

Please note, should you require the HIA to be submitted as a Phased HIA, a written request must be submitted to HWC prior to submission. HWC reserves the right to determine whether a phased HIA is acceptable on a case-by-case basis.

If applicable, applicants are strongly advised to review and adhere to the time limits contained the Standard Operational Procedure (SOP) between DEADP and HWC. The SOP can be found using the following link <http://www.hwc.org.za/node/293>

Kindly take note of the HWC meeting dates and associated agenda closure date in order to ensure that comments are provided within as Reasonable time and that these times are factored into the project timeframes.

HWC reserves the right to request additional information as required.  
Should you have any further queries, please contact the official above and quote the case number.

.....  
Colette Scheermeyer  
Deputy Director



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

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