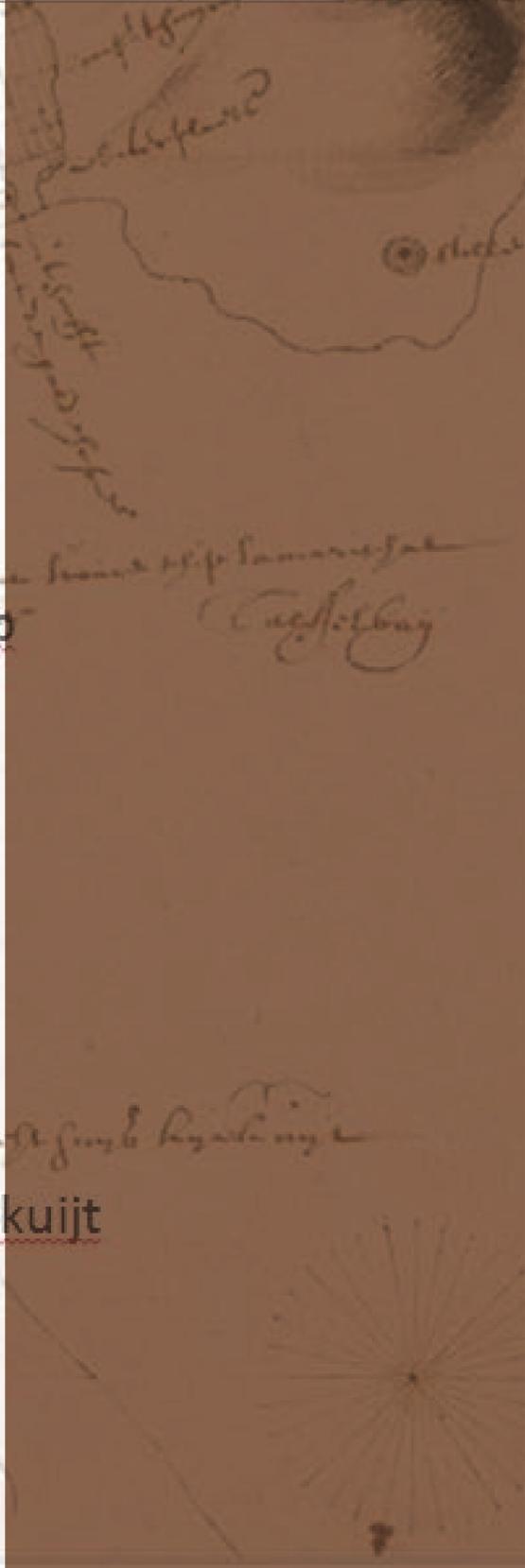
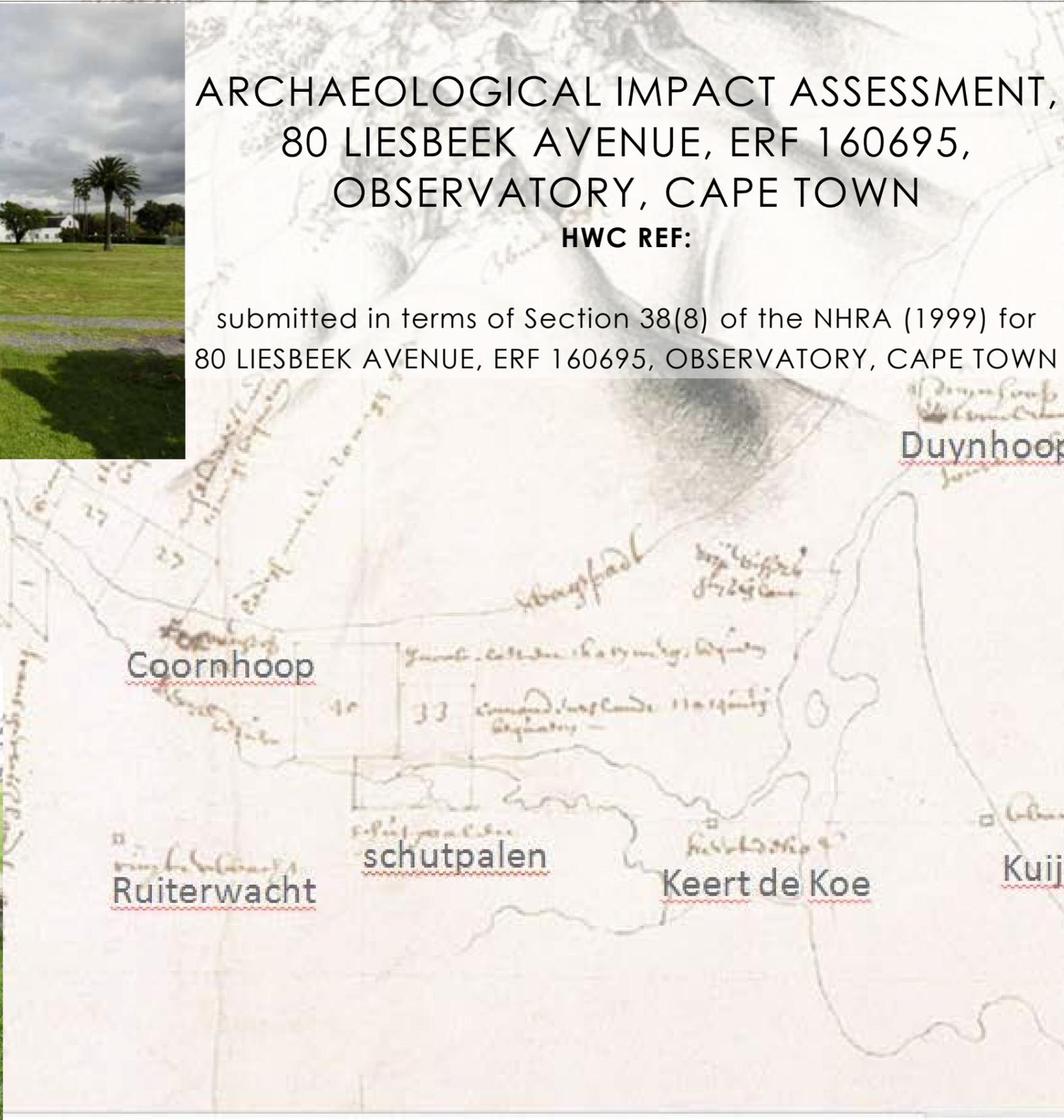




# ARCHAEOLOGICAL IMPACT ASSESSMENT, 80 LIESBEEK AVENUE, ERF 160695, OBSERVATORY, CAPE TOWN

**HWC REF:**

submitted in terms of Section 38(8) of the NHRA (1999) for  
80 LIESBEEK AVENUE, ERF 160695, OBSERVATORY, CAPE TOWN



Interim First Draft  
15 October 2021

Prepared by Katie Smuts of Rennie Scurr Adendorff for Vidamemoria Heritage Consultants





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## EXECUTIVE SUMMARY

### Site Name

Erf 160695

### Location

80 Liesbeek Avenue, Observatory

### Locality Plan



### Development Description

The proposal entails the construction of a new temple and associated infrastructure for the Church of Jesus Christ of Latterday Saint on Erf 160695, Observatory. The facilities would accommodate a maximum of 560 people per day, either in small groups or individually.

In addition to the temple building itself, it is proposed to construct a stake (an administrative unit for multiple Latter Day Saint congregations), and a utility building. Two existing buildings, the current mission office and a smaller structure, will be renovated and redeveloped.

### Heritage Resources Identified

The footings found in the southern portion of site largely correspond with features noted in the 1966 aerial, although these are not present on the 1944 aerial. As ruined structures younger than 100 years, these similarly do not comprise archaeological features, but do form part of the site history and are, therefore, recorded as part of this assessment.

A ditch that transects site from west to east corresponds to the irrigation furrow visible on the 1966 aerial. This is considered an archaeological feature and part of the cultural landscape as this location aligns with the historic southern boundary of the Cottage garden as visible on the 1934 aerial.

Beyond these C20th features, no other archaeological features or artefact were identified on site, and much of the southern part of site has clearly been subject to extensive trenching for services, as evidenced by the numerous manholes located there, in addition to the disturbances caused by the erection and demolition of structures through time.

Given the extensive reworking through time of the site, either under buildings in the southern portion, or under cultivated fields in the north, it is not anticipated that much survives intact immediately below ground surface.

Any remains related to the pre- or proto-colonial use of the site would be ephemeral, arising as they would from a nomadic, pastoral way of life, despite the intensive and longstanding use of the area by the Khoekhoen, although such finds, or markers of encampment, could possibly persist.

Traces of the early defensive installation would be similarly ephemeral, comprising post holes and earth works that would barely be detectable in reworked soils.

Burials are possible, but unlikely.

### Anticipated Impacts on Archaeological Heritage Resources

The likelihood of intact archaeological material and features on site is considered to be of **LOW PROBABILITY**, given the passage of time, continuous and changing utilisation of the site and the ephemeral nature of the activities and features that might have occurred. However, any such remains would be of exceptionally **HIGH ARCHAEOLOGICAL SIGNIFICANCE**, and the development would result in **HIGH IMPACTS** of **VERY HIGH SIGNIFICANT** themselves.

## Conclusions and Recommendations

- This report should be endorsed as complying with Section 38(3) of the NHRA;
- Test pits should be conducted in the south western portion of site in the vicinity of the Valkenburg homestead to test for the presence of subsurface pits or middens there;
- Archaeological monitoring of site clearance and levelling is proposed across the site, including the area subject to test pits in the event no remains are identified there through test excavation
- Initial transects of site, using excavators with toothless buckets/grading buckets, could be undertaken to expose clean strips of the subsoil to facilitate initial inspection.

## Authors and Date

Katie Smuts - Archaeologist and Heritage Practitioner

## BIO OF AUTHOR

**Katie Smuts** holds an MPhil from UCT in Archaeology (History and Archaeology of the Western Cape; 2012), having specialised in archaeological analysis of historic built fabric and forms. Prior to that, her BA (Hons), obtained from UCT with distinction in 1999, was focused on analysis of depictions of human figures in the rock art of the Western Cape.

Katie has worked both as a commercial archaeologist and as a Heritage Officer for the national Heritage Agency, SAHRA. After starting in the Archaeology, Palaeontology and Meteorites Unit, Katie was promoted to Manager of the National Inventory at SAHRA, where she was responsible for the maintenance of the country's online heritage management platform and heritage resource database, SAHRIS (the South African Heritage Resources Information System), and the digitising and enhancement of the national inventory.

Katie currently works for Rennie Scurr Adendorff Architects as archaeologist and senior heritage practitioner, compiling compliance reports including Heritage Impact Assessments, Archaeological Impact Assessments, Heritage Inventories, Section 34 application reports, Conservation Management Plans and similar.

Katie serves on the Executive Council of the Association of Southern African Professional Archaeologists (ASAPA) as Chair of the Cultural Resources Management subcommittee, and holds accreditation in rock art, coastal shell middens, Stone Age archaeology and grave relocation. She has been

a member of the Association of Professional Heritage Practitioners (APHP) since 2015. Katie is a member of the Stanford Heritage Committee (SHC) and Chair of the Overstrand Heritage and Aesthetics Committee (OHAC).

## 1.0. INTRODUCTION

### 1.1. Purpose of Report

Rennie Scurr Adendorff have been appointed by Vidamemoria Heritage Consultants to compile an Archaeological Impact Assessment requested as part of the integrated Heritage Impact Assessment in terms of the HWC RNID of 20 July 2021 (Annexure C) for the proposed development at Erf 160695, 80 Liesbeek Avenue, Observatory.

### 1.2. Statutory Context

The proposal represents a change in character to a site larger than 5 000m<sup>2</sup> and, as such, triggers Section 38(1)c of the National Heritage Resources Act (Act 25 of 1999). This AIA is undertaken as one of the required specialist reports comprising the integrated HIA.

The site is ungraded, but falls within an area with extensive, and several highly graded heritage resources. The site falls within the Proposed Woodstock Extended Heritage Area. It lies immediately east of the Lower Observatory HPOZ.

The site is zoned Community 1: Local, permitting the site to be developed as a place of worship as a primary use. The zoning permits site coverage of 60% and building heights up to 12m, with 5m street and boundary setbacks.

### 1.3. Study Methodology

- A site visit was conducted by Rennie Scurr Adendorff archaeologist, Katie Smuts
- Photographs were taken of the site, site conditions and context
- Historical information regarding the property and its context was gathered and assessed
- Previous archaeological work undertaken in the area was reviewed
- SAHRIS was consulted to determine the presence of any known heritage sites in the area
- The City of Cape Town EGS Viewer was consulted regarding site grading and other relevant details

Report compiled by:

Katie Smuts - Archaeologist and Heritage Practitioner

### 1.4. Limitations

There have been no limitations to this study. The archaeologist was allowed full access to the property, and there were no impediments to the survey. It should be noted that only surface survey was possible, although exposed substrate was inspected for cultural material where this was observed.

### 1.5. Statement of Independence

Katie Smuts has no legal ties to Vidamemoria Heritage Consultants or other professionals involved in this proposal. There is no financial gain tied to any positive comment or outcome. Professional fees for the compilation of this report are paid by the client, but are not linked to any desired outcome.

## 2.0. SITE DESCRIPTION

Erf 160695 is located off Liesbeek Avenue and currently houses the Cape Town Mission Office of the Church of Jesus Christ of Latter-Day Saints.

The property is 15 342.8m<sup>2</sup>, and is bordered to the south by the Protea Hotel Cape Town Mowbray, to the north east by Valkenburg Psychiatric Hospital. Immediately north is an unoccupied house on an untended property. A servitude connection runs to beyond the property to the north, linking Valkenburg Hospital Road and Liesbeek Avenue.

The site is largely level, and largely under grass. Several mature trees and large palm trees are located across the site, with a line of trees along the fence adjacent to Liesbeek Avenue.

A geotechnical survey (SRK, 2020) established that the substrate is thin topsoil overlying sandy clay substrate, itself over Malmesbury shale that is degraded near the interface to a silty clay, but increases in stiffness with depth to hard shale and greywacke.

A single residential structure that houses the mission office and a smaller, more recent guardhouse occupy the north eastern extent of the site, while concrete and brick footings of previous structures and an old, filled in pool are found in the southern central and eastern part of site. A large storage container is located on part of this transformed section, and there are several manholes on site, providing connection to the sewerage and stormwater systems. A driveway leads from Liesbeek Avenue up to the office and guardhouse, with a small parking area between the two. The site is fenced off on all sides.

The site forms part of the Two Rivers Urban Park Precinct.



Figure 1. Locality Map (RSA, 2019).



Figure 2. Erf 160695 (RSA, 2021)



Figure 3. View across site towards Valkenburg Estate, view to south (RSA, 2021)



Figure 5. View across site towards Valkenburg Hospital, view to north east (RSA, 2021)



Figure 4. View across site towards Liesbeek Avenue, view to south west (RSA, 2021)



Figure 6. View across site towards Mission Office and guardhouse, view to north (RSA, 2021)



Figure 7. Erf1606954 naming of parts (CoCT EGSViewer, 2021)



Figure 8. View of Mission Office and guardhouse, view to east (RSA, 2021)



Old Driveway



Old Pool



Concrete Platform



Figure 9. Valkenburg Manor on adjacent property, view to south (RSA, 2021)



Storage Container



Concrete Platform



Footings



Mature Trees

Figure 10. Site features (RSA, 2021)

### 3.0. HISTORICAL OVERVIEW OF THE SITE AND ITS CONTEXT<sup>1</sup>

The history of the site and its context has been comprehensively addressed elsewhere (Attwell & Associates, 2016, 2017; Hall & Prins, 2020; Hislop, 2021; Schietecatte & Hart, 2016). Given the depth of assessment and analysis provided in those sources, below is an overview of the site history focused narrowly on its implications in terms of archaeological heritage.

#### 3.1. Pre- and Proto-Colonial History

It is known from the records of early travellers, as well as from various archaeological sites across the Cape Town region, that the area was occupied and well utilised in pre-colonial times, and given its location near perennial fresh water, this use likely extends as far back as the Early Stone Age.

Khoe groups availed themselves of the freshwater and grazing provided on the slopes of Table Mountain, some surviving year round on the available food, and others, including the Gorinhauqua and the Cochoqua, travelling from inland to the area in the summer months to exploit seasonally available resources.

The well watered, fertile banks of the Liesbeek and Black Rivers provided a stark contrast from the poor soils and low carrying capacity of elsewhere on the peninsula. Here abundant grazing was readily available for the Khoekhoen herds, and large numbers of animals were sustained over an area that stretched from the Salt River Mouth to Wynberg Hill. As such, this area was extensively utilised by the groups who lived in and visited the Cape, with historic references made to extensive Khoe camps north of the Salt River.

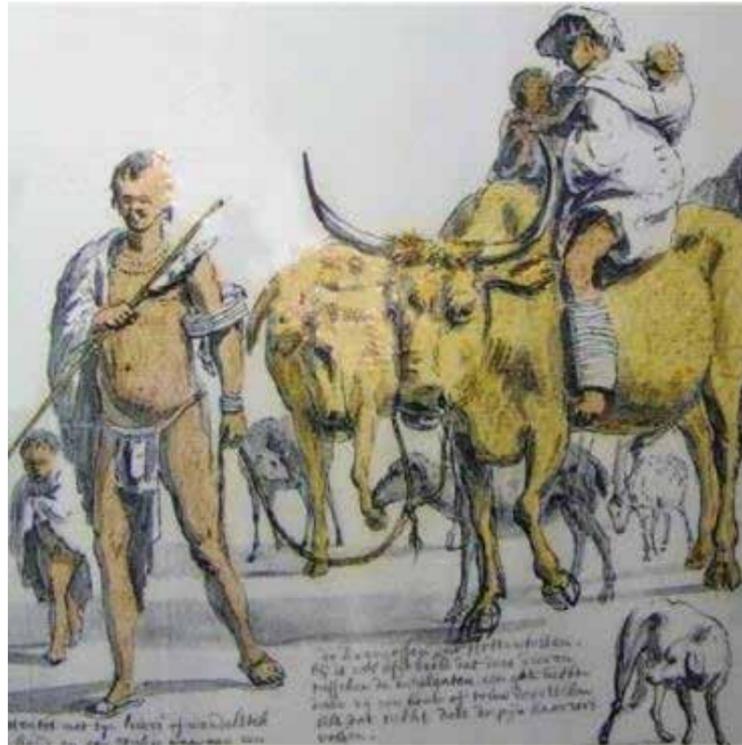


Figure 11. Early drawing of Khoekhoe with cattle and sheep (Source Hall and Prins, 2020: 19)

<sup>1</sup> Attwell & Associates and ARCON, 2016 and 2017; Hall & Prins, 2020; Hart & Townsend, 2019; Hislop, 2021; ; Lavin, 2014; Schietecatte & Hart, 2016; Seeman, E'Silva & Associates, 2001

The pre-colonial history of the area is 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.

The arrival of the European settlers, however, rapidly led to the expulsion of the herders from the area and the annexation of their grazing lands, beginning the process by which their traditional lifeways were disrupted, and their social systems driven to collapse.

While indigenous cultural material might survive on site, this would be expected to be ephemeral, relating as it does, to nomadic, transhumant peoples; further to this, the passage of time, and the reworking of the land since then would further impact the detectable signature of this time period.

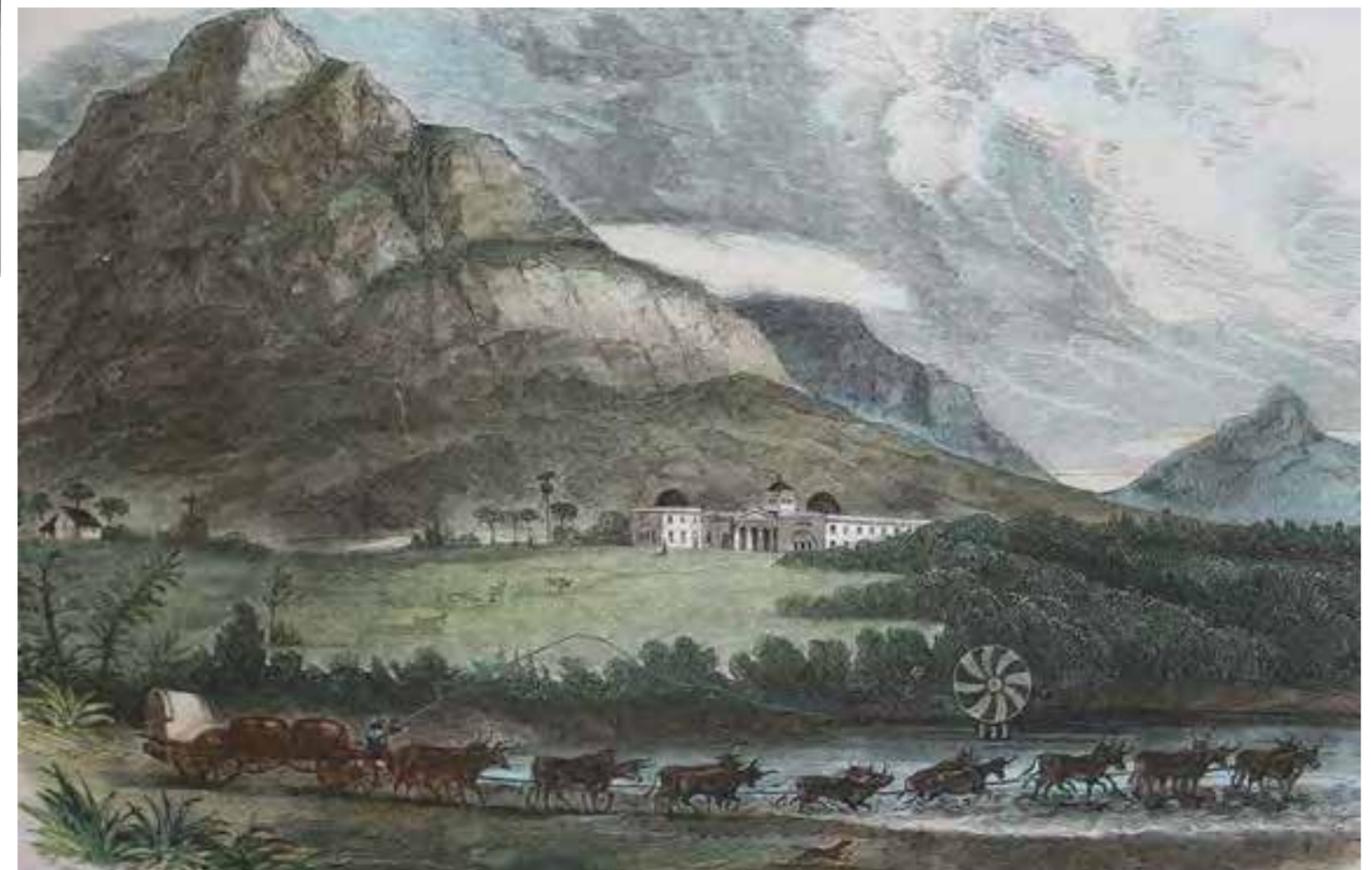


Figure 12. Bowler's 1854 painting, 'The Royal Observatory' showing oxen crossing the Vaarschedrift, an important ford across the Liesbeek; Valkenburg and the study site are off to the left of the image (Source: SAAO Archives, in Hall and Prins, 2020: 30)

### 3.2. Early Colonial History

The prized agricultural lands of the Liesbeek Valley did not go unnoticed by the settlers, and this area was one of the first outside of the City Bowl to be cultivated, increasingly under VOC crops and VOC control, from 1658.

The encroachment of farm grants on their traditional grazing lands, and way of life soured the initially cordial relations between the Khoe groups and the settlers, and the VOC began to implement measures to control the indigenous people.

The first of these was the erection of a cattle control barrier in 1658. The barrier comprised a boundary formed by the Liesbeek River, the edge of the free burgher farms, and augmented by pole fencing barricaded with cultivated hedges and thorn bushes, and overseen by small forts and outposts. Dutch-Khoe relations continued to

Although the location of this defensive line cannot be ascertained for certain, it is likely to have occupied the land between the Liesbeek and Black Rivers, given the elevation of that land, and its visibility from Table Bay and the Castle. It was these very aspects of that land that made it suitable for the construction of the Observatory in 1820, where its position allowed the time ball to be observed from those two locations. Similarly, historic accounts of Fort Ruyterwacht II, one of the VOC fortifications against the Khoe, indicate that its location was selected for the same reasons.

Despite the difficulties in determining the exact locations of the boundary and fortifications, it is abundantly clear that the area now encompassed by the Two Rivers Urban Park was a contested frontier landscape from the earliest days of European settlement at the Cape. It is possible that Erf 160695 contained part of the early Dutch fortifications, either in the form of the defensive line, or a redoubt, but such features would leave scant archaeological trace - postholes and collapsed earthworks - and would be highly susceptible to damage and obliteration through time.

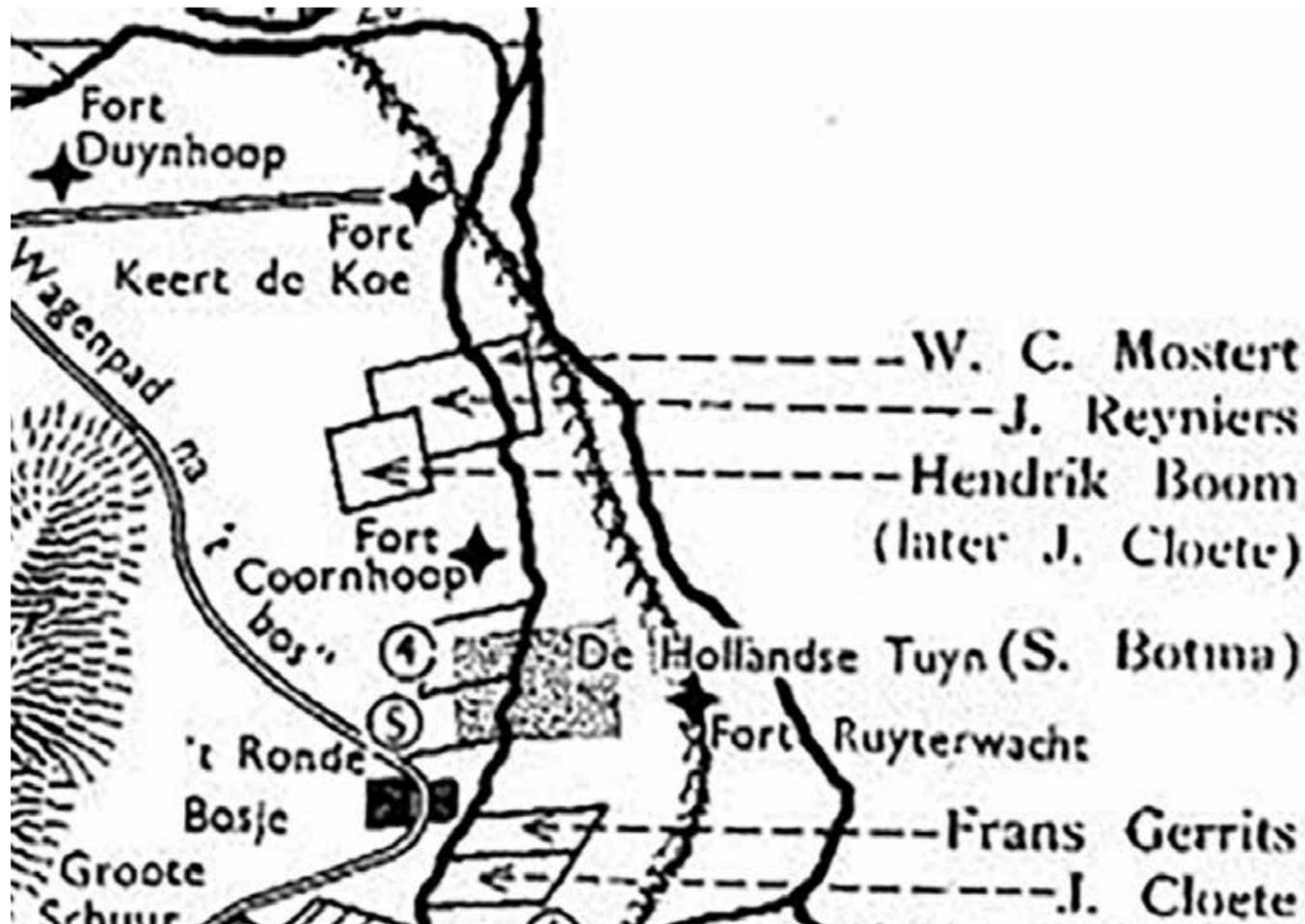


Figure 13. c. 1660 map of fortified free burgher settlements along the Liesbeek, with VOC fortifications shown between the Black and Liesbeek Rivers (Hislop, 2021: 5)

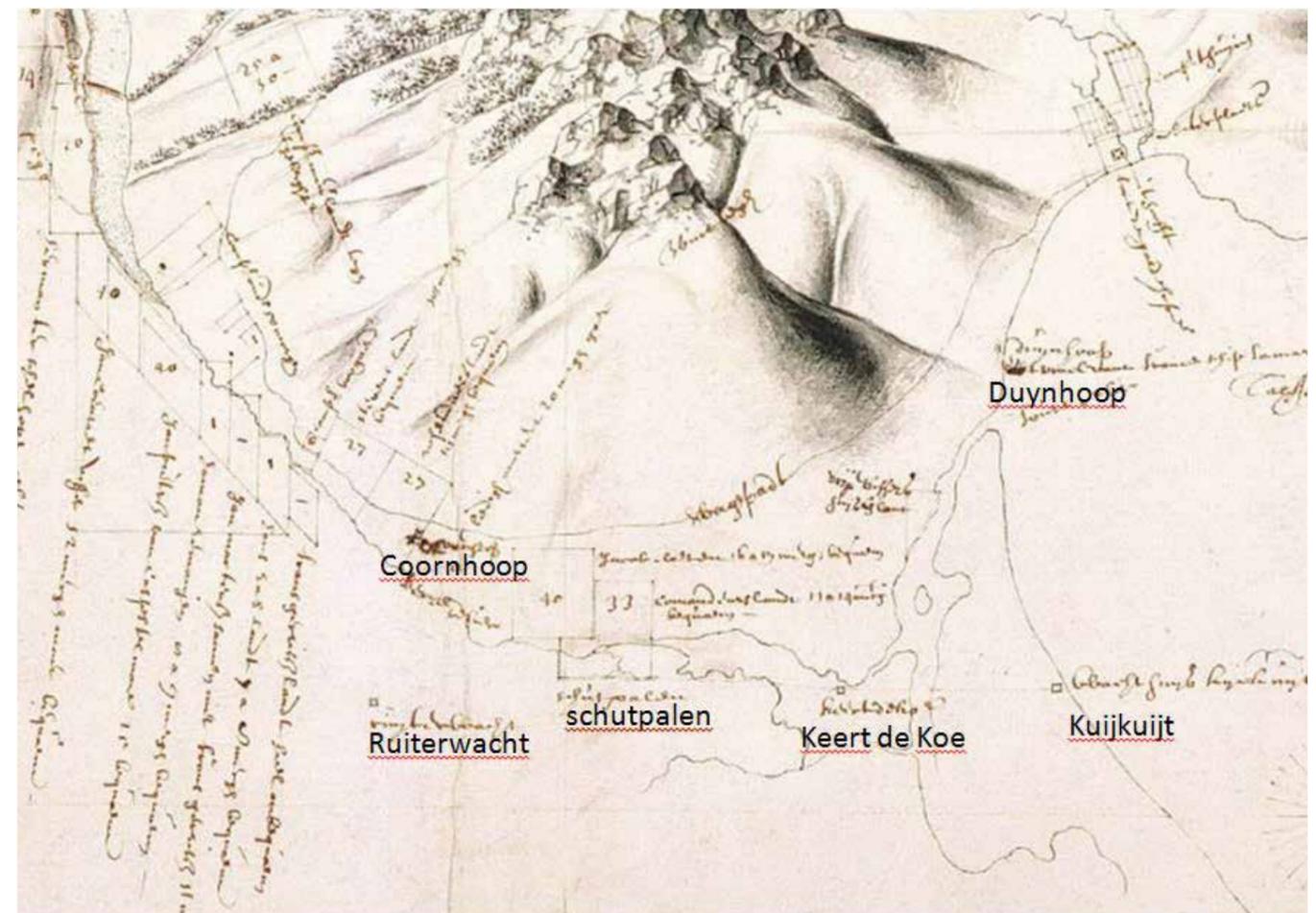


Figure 14. 1661 map showing early land grants and some of the outposts; note the reference to 'schutpalen' taken to indicate the cattle barrier (Schietecatte and Hart, 2016: 19)

### 3.3. Valkenburg Estate

Erf 160695 originally formed part of the Valkenburg Estate, which was granted in 1661 to two men, Willem Willemsz van Deventer and Pieter de Jongh, as one of the early free burgher holdings at the Cape. This land was located at the very eastern boundary of the VOC settlement, and was soon fortified, including through the erection of the fort Ruitervacht II on a part of it.

A structure is first recorded on the farm in 1713, when a three-roomed 'langhuis' with large and small rooms and a kitchen as well as several 'afdakkies' is described; the location of this structure is unknown. By 1720, the land had been obtained by Cornelis Valk, taking on the current name, despite Valk only owning the property for a year before his death. The inventory undertaken after Valk's death records a complex werf, but it was Cornelius de Waal, owner from 1746 who was responsible for building the first substantial homestead, at which point the original langhuis was relegated to an outbuilding on the werf. By this time, Valkenburg, with its complex of farm buildings on an enclosed werf of 60m by 120m, likely rivalled the older Coornhoop, one of the early, finely built Cape farms.

In 1791 land was deducted off by new owner, Jan Maurits Buyk, the deduction now housing St George's Grammar School. The remaining extent of Valkenburg was duly acquired in the early C19th by Cornelis Mostert who increased the property, and made extensive changes to the front of the house and other aspects of the werf between 1820 and 1830; the Royal Observatory was built on a deduction from Valkenburg in 1828. The werf is captured in Thibault's 1812 survey of the Cape which depicts the werf, enclosing ringmuur and several structures.

The area was increasingly developed as institutional facilities that separated the mentally ill physically and geographically from the population of Cape Town. The portion of Valkenburg on which the house stood was duly acquired by the Colonial Government as part of the Porter Reformatory in 1881, becoming the Valkenburg Mental Hospital in 1891, with the building adapted to accommodate some 250 patients in 1897. The main house and outbuildings were modified and joined to create a two-winged asylum, while other buildings around the werf were enlarged and incorporated into the hospital complex. Further facilities were built around the turn of the C20th, with the Valkenburg Asylum complex built in 1907.



Figure 15. Thibault's survey of 1812 showing the Valkenburg werf and farmed fields along the Liesbeek, approximate location of subject site indicated in red (Attwell & Associates and ARCON, 2016: 33)

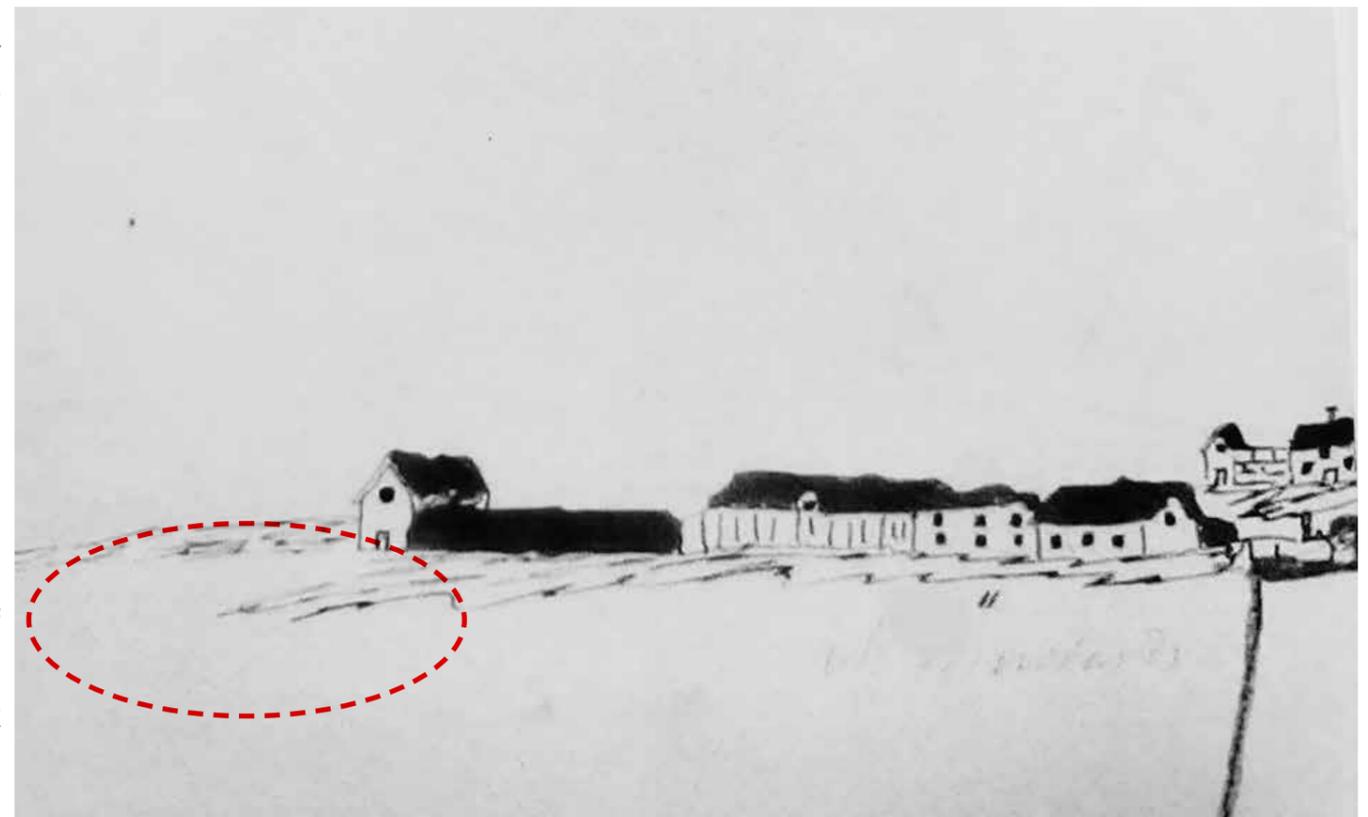


Figure 16. Part of Bowler's 1834 panorama, showing Valkenburg from the north; approximate location of subject site indicated in red (Hislop, 2021: 7)

During this time, farming activities continued on the remnant agricultural portions of the Valkenburg Estate, and these survived well into the C20th. Records show that the hospital kept dairy cows, pigs and grew vegetables to feed patients. While the large scale operations ceased in 1954, it is likely that smaller vegetable gardens endured beyond this date, although the land became increasingly derelict and occupied by vagrants, leading to several fires.

The site was vacated in the 1960s and fell into disrepair. Most of the hospital buildings were lost in a fire in 1970, although the Valkenburg main house survived, remaining abandoned until the National Monuments Council (NMC) bought it in 1985 and declared it a National Monument in 1986.

Under NMC ownership, the site was developed into a hotel, and the ruined structures were reinstated, allowing for comprehensive archaeological investigations of the fabric and relationships of these older structures. This assessment revealed that the original Dutch langhuis had likely been incorporated into the female wing of the asylum, and portions this structure and its footings have been retained and exposed within the hotel.

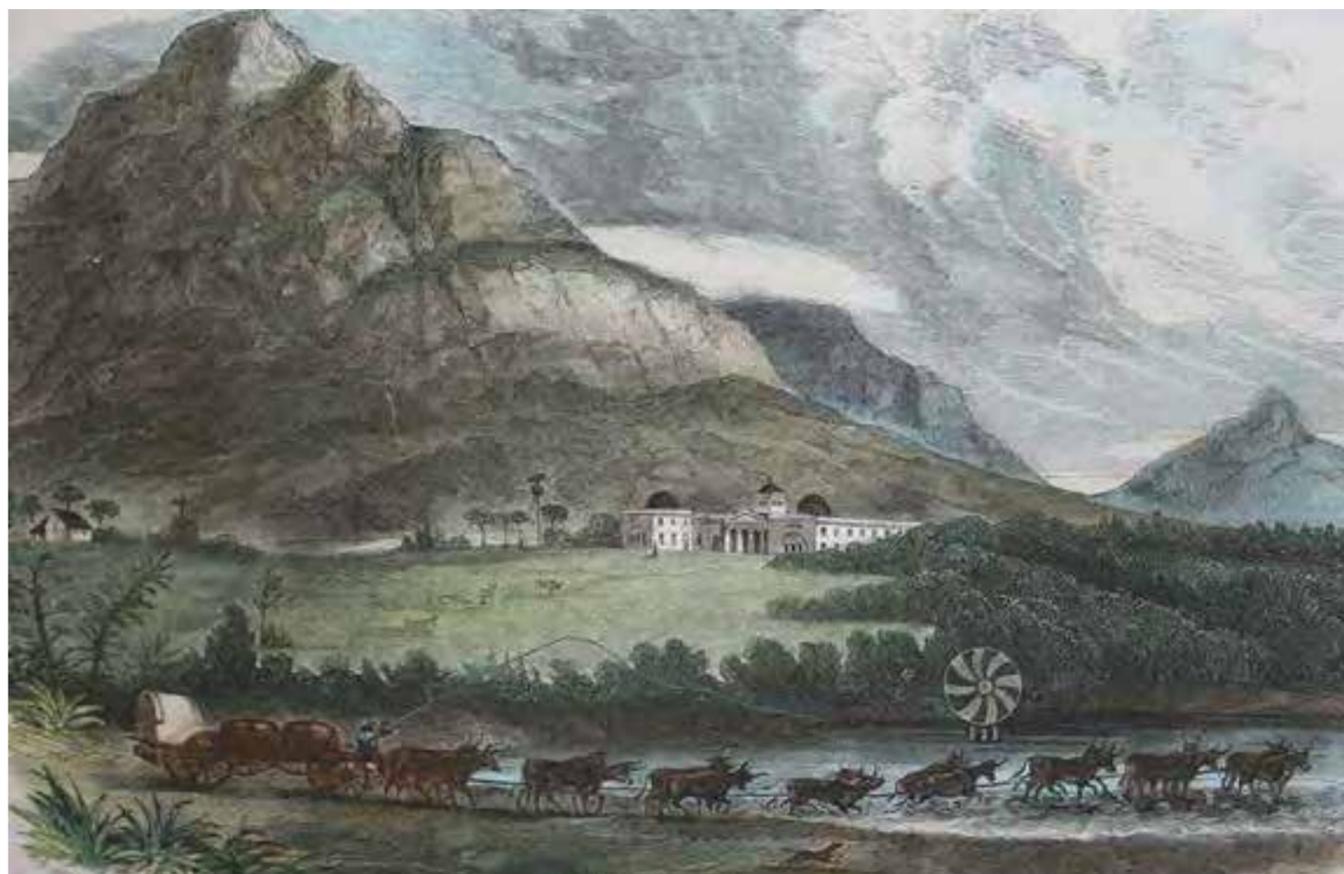


Figure 18. Bowler's 1854 painting, 'The Royal Observatory' showing oxen crossing the Vaarschedrift, an important ford across the Liesbeek; Valkenburg and the study site are off to the left of the image (Source: SAAO Archives, in Hall and Prins, 2020: 30)

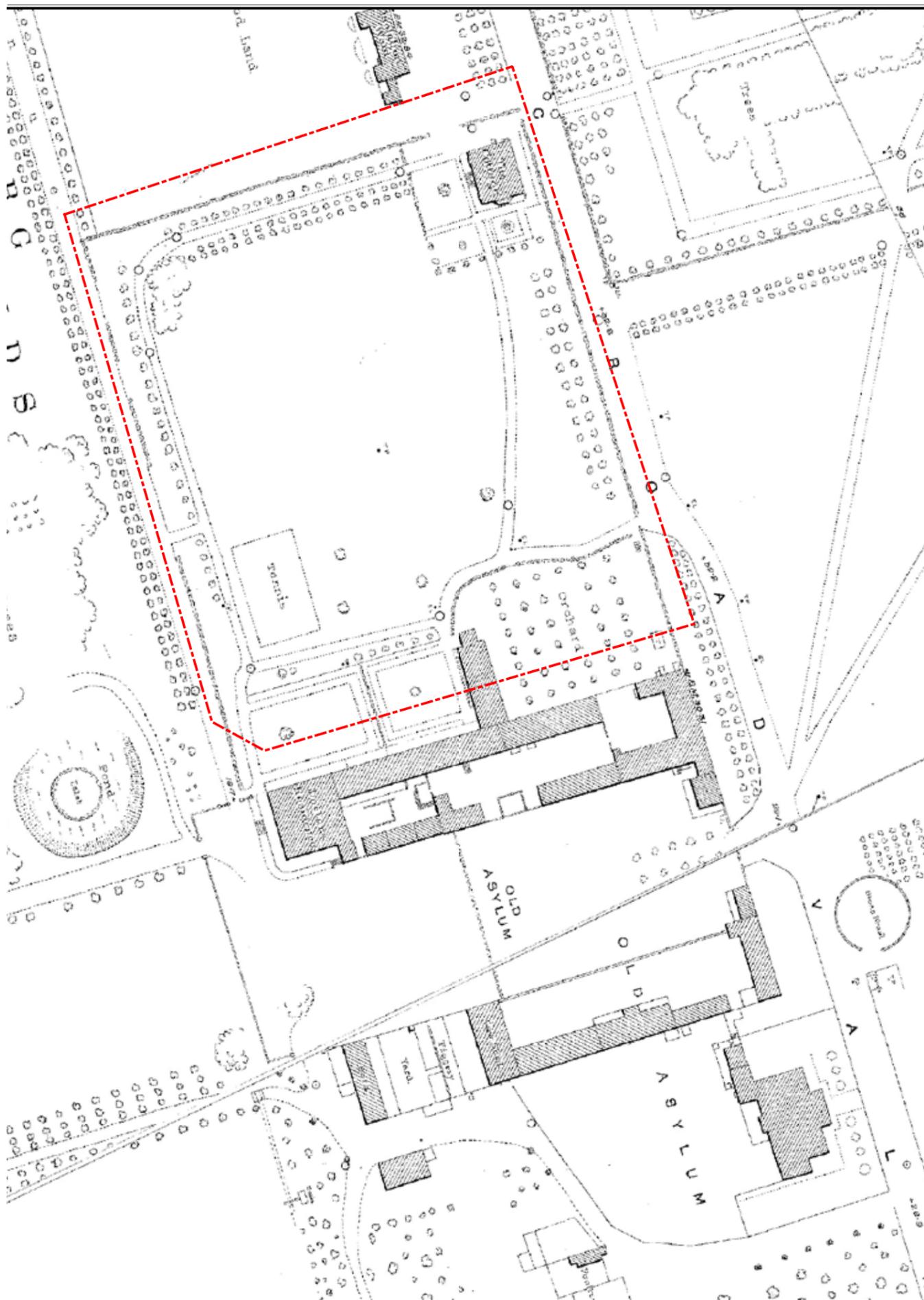
### 3.4. Erf 160695

Erf 160695 appears to have been utilised as agricultural lands for most of its history, initially as part of the Valkenburg farmlands, and later likely providing food for the Reformatory and then the Asylum. Despite its proximity to, and component part of, the wider Valkenburg Estate, the development of the Valkenburg werf remained largely contained by its ringmuur, and it is only in the second half of the C19th that structures begin to appear on Erf 160695.

The building that now houses the Mission Office is first mapped in 1885, in Boyle's Map of the southern Suburbs, and is again captured in the Mowbray survey of 1902-1909, where it is indicated as 'The Cottage' and shown in a large open garden, with a tennis court at the south western extent. The building to the north of Erf 160695 is indicated as the Isolation Ward, set in cultivated land, and the land to the east, labelled as Valkenburg Asylum Grounds indicates cabbage fields. At the south of Erf 160695 is the projecting northerly wing extending from the long north wing of the Valkenburg 'Old Asylum' complex, with small walled gardens to the west and an orchard to the east.



Figure 17. 1885 map by Boyle, showing the Mission Office structure (Attwell, 2016: 34)



During the C20th, the property undergoes several changes, with structures and landscape features added and demolished over the decades. It is likely that the ending of formal farming on the Valkenburg Estate probably coincided with the final and permanent demolition of the buildings on the southern portion of the subject site.

The cluster of mature trees in the southern central portion of the site are already present in the earliest aerial images of the property, and could either relate to the C19th institutional use of the Valkenburg werf, or be older than that and relate to the functioning of the farmlands of Valkenburg Estate.

The 1934 and 1944 aerials of the site show little change from the early 1900s, with a small garden area around the house, and the curving road through the southern part of the plot, providing access from the east to the Valkenburg wing that projects onto the property. A cluster of 6 trees forms an irregular avenue between the house and the south western part of site.

The plot is substantially altered by the 1966 aerial, however, with northern half of the plot under intensive cultivation - presumably a kitchen garden - while the house remains screened off by a more mature row of trees at the edge of its former garden space. The northern and southern parts of the site are divided by a feature that bisects the plot from west to east, and is likely an irrigation furrow that follows the alignment of the southern edge of the house garden.

The southern portion shows several structures and a formal, diamond-shaped garden, possibly enclosed in an L-shaped structure. The tennis court remains in place, as does the northern wing of the Valkenburg homestead; the four trees in the centre of the southern portion of site are visible, and a structure appears to stand between them.

By 2001 the site has been cleared of all structures aside from the house at the north east. The tennis court is gone, and most of the mature trees have been removed, with only three of the original cluster of six near the south remaining. The structure between the trees is clearly visible, and a swimming pool has been installed to the east of that. Although it is not readily legible from the image, the structure south of the pool is present, and remains present until at least 2014 when it is captured in a photograph of Valkenburg prior to renovations.

Figure 19. Mowbray Survey, 1902-1909



Figure 20. 1934 aerial, showing fields on Erf 160695, the tennis court bottom left and the projecting north wing of Valkenburg (Hislop, 2021: 18)

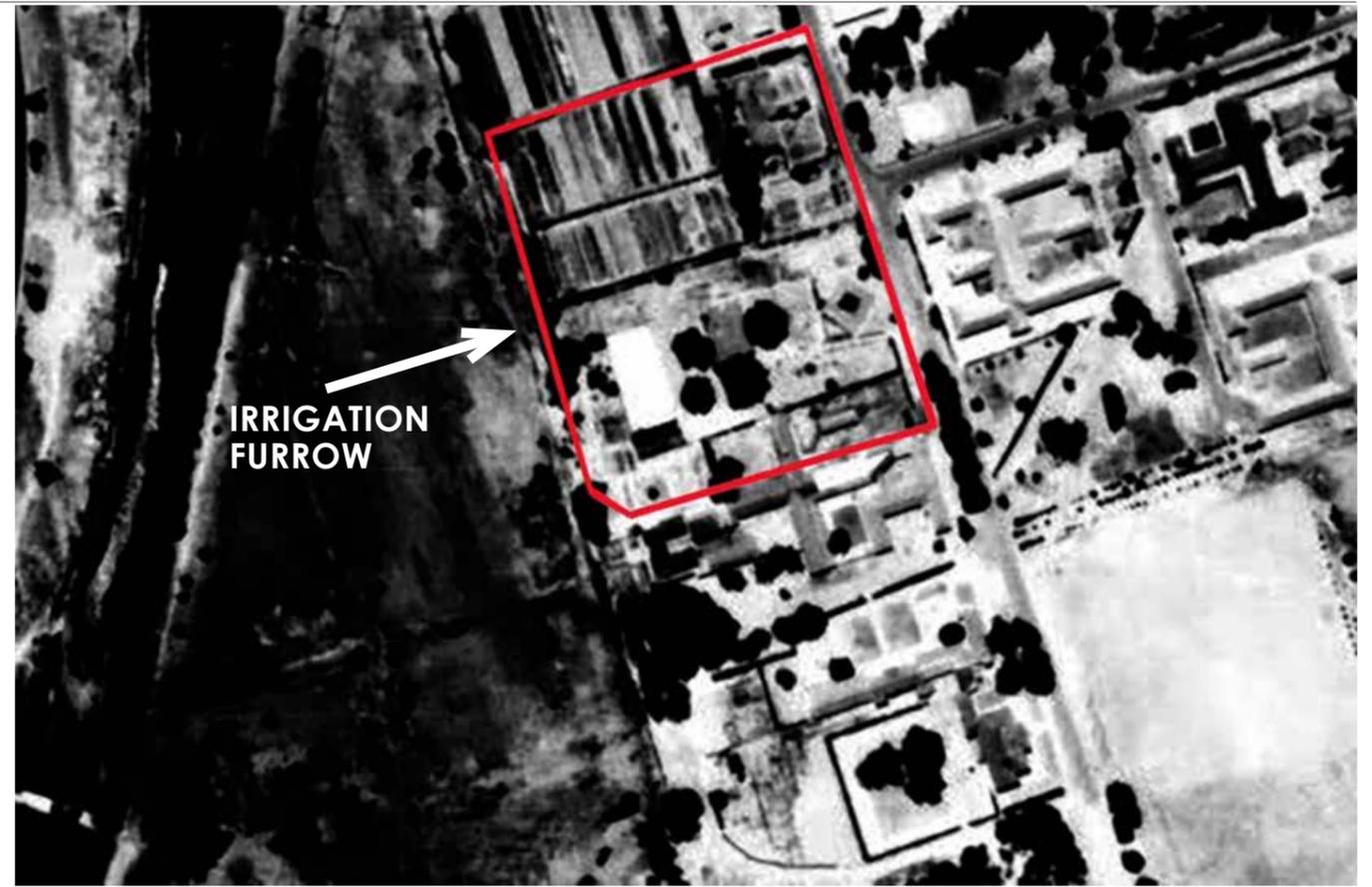


Figure 22. 1966 aerial showing increased cultivation on site, and extensive development of the southern part of site under structures and formal gardens (Hislop, 2021: 20)



Figure 21. 1944 aerial largely unchanged from 1934 (Hislop, 2021: 19)



Figure 23. 2001 aerial showing Erf 160695 cleared aside from the structure between the trees and the pool and its adjacent building (Hislop, 2021: 22)

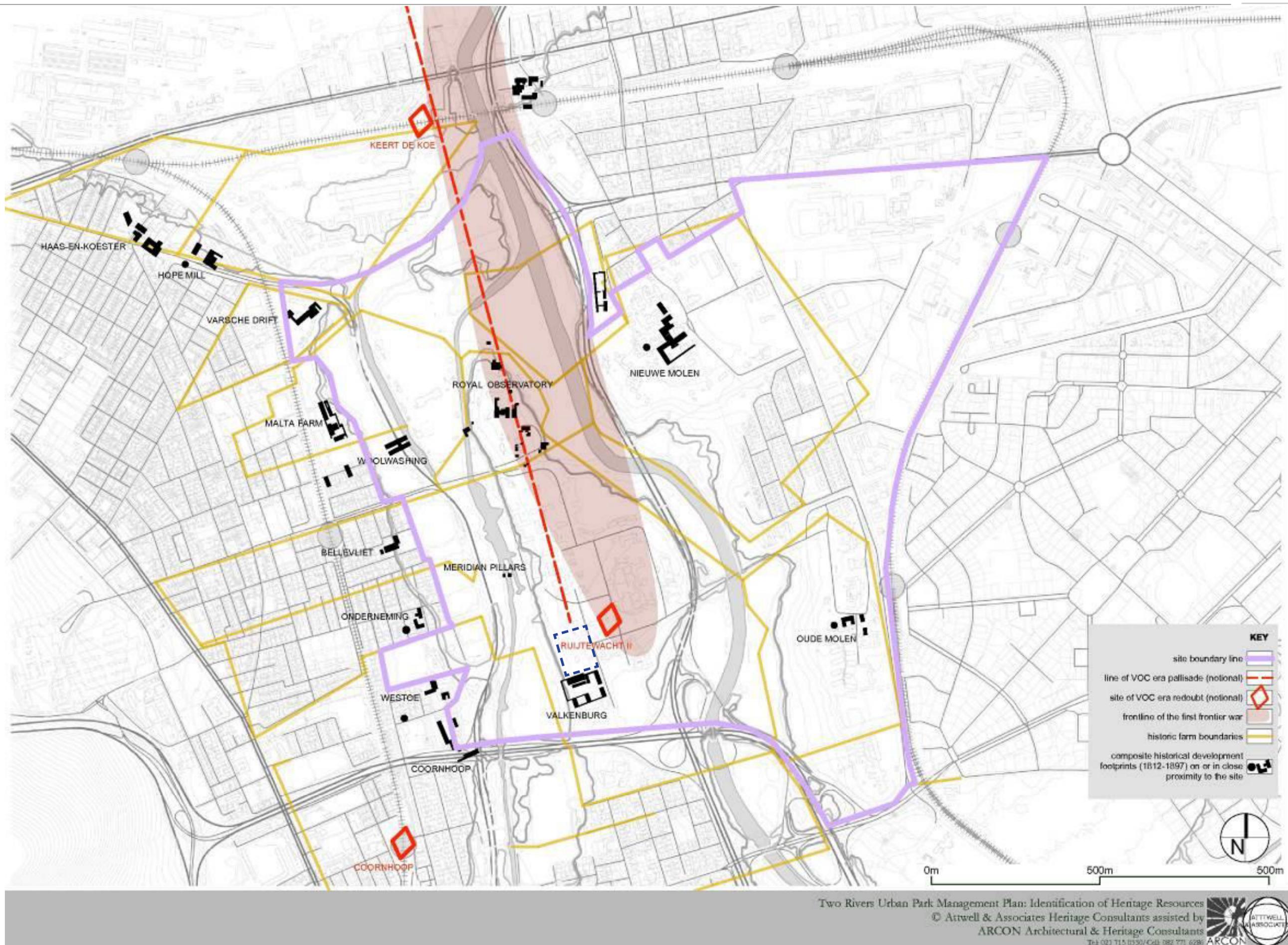


Figure 24. Historical Archaeological Potential Diagram; Erf 160695 indicated in blue (Attwell & Associates and ARCON, 2016: 43)

#### 4.0. ARCHAEOLOGICAL HERITAGE RESOURCES IDENTIFIED

Despite the long and significant history associated with the wider area that now comprises Two Rivers Urban Park, and of which Erf 160695 is part, it has been widely noted that archaeological remains reflecting much of this past are absent (Attwell and Associates and ARCON, 2016, 2017; Hart and Townsend, 2019; Schietecatte and Hart, 2014). Hart and Townsend (2019) note that the "Liesbeek valley has no sequences of human occupation such as described above. In fact, to date no San or Khoikhoi archaeological sites have been identified. This does not mean that people were not living here as stock-keeping people were very mobile following available grazing. It does, however, mean that there was no focus in the project area that attracted repeated visits or long-term occupation of any kind, as would be the case with sacred places and capital settlements." This general pattern was upheld by the site survey conducted on Erf 160695 on 14 September 2021.

The site survey noted the standing structures, namely the Mission Office and guardhouse at the northern part of site. Neither of these structures constitutes archaeological features, and do not, therefore form part of this assessment.

The footings found in the southern portion of site largely correspond with features noted in the 1966 aerial, although these are not present on the 1944 aerial. As ruined structures younger than 100 years, these similarly do not comprise archaeological features, but do form part of the site history and are, therefore, recorded as part of this assessment.

A ditch that transects site from west to east corresponds to the irrigation furrow visible on the 1966 aerial. This is considered an archaeological feature and part of the cultural landscape as this location aligns with the historic southern boundary of the Cottage garden as visible on the 1934 aerial.

Beyond these C20th features, no other archaeological features or artefact were identified on site, and much of the southern part of site has clearly been subject to extensive trenching for services, as evidenced by the numerous manholes located there, in addition to the disturbances caused by the erection and demolition of structures through time.

Although it should be noted that fairly thick lawn covered most of the site, there were several mole hills and other areas of bare or disturbed earth that allowed for inspection of the subsoil. Despite inspection of these areas, no evidence was found for historic or pre-colonial material on site.

Given the extensive reworking through time of the site, either under buildings in the southern portion, or under cultivated fields in the north, it is not anticipated that much survives intact immediately below ground surface.

Any remains related to the pre- or proto-colonial use of the site would be ephemeral, arising as they would from a nomadic, pastoral way of life, despite the intensive and longstanding use of the area by the Khoekhoen, although such finds, or markers of encampment, could possibly persist.

Traces of the early defensive installation would be similarly ephemeral, comprising post holes and earth works that would barely be detectable in reworked soils.

Remains might occur on site related to the historic occupation and use of the Valkenburg homestead, and could include household waste or middens and other discarded or abandoned materials. As the historic house is located at the south western part of Erf 160695, this area is the most likely location for any such middens or pits to occur. Any other remains found more widely across the site would be less securely linked to the homestead, and probably out of context.

It should be noted that graves or burials, related to the pre-colonial, proto-colonial or early historic past could occur on the site. Hart and Townsend (2019: 73) note that no human remains have yet been located in this vicinity, despite the major works arising from the river canalisation, subsequent development, and several archaeological investigations in the vicinity. First People's representatives have made claims about burials in the area, however, and the possibility of burials on site cannot be discounted, although the case has been made that such claims should be left aside until evidence is presented (Hart and Townsend, 2019: 110)

Should any burials occur on site, where these are related to Khoesan people - or their antecedents - these might occur anywhere on the property; historic burials would more likely be towards the southern portion of site, and associated with the Valkenburg homestead. It cannot be known whether casualties of the Dutch-Khoe wars and other aggressions that occurred in the Liesbeek-Black River area were buried where they fell, or removed for burial elsewhere.

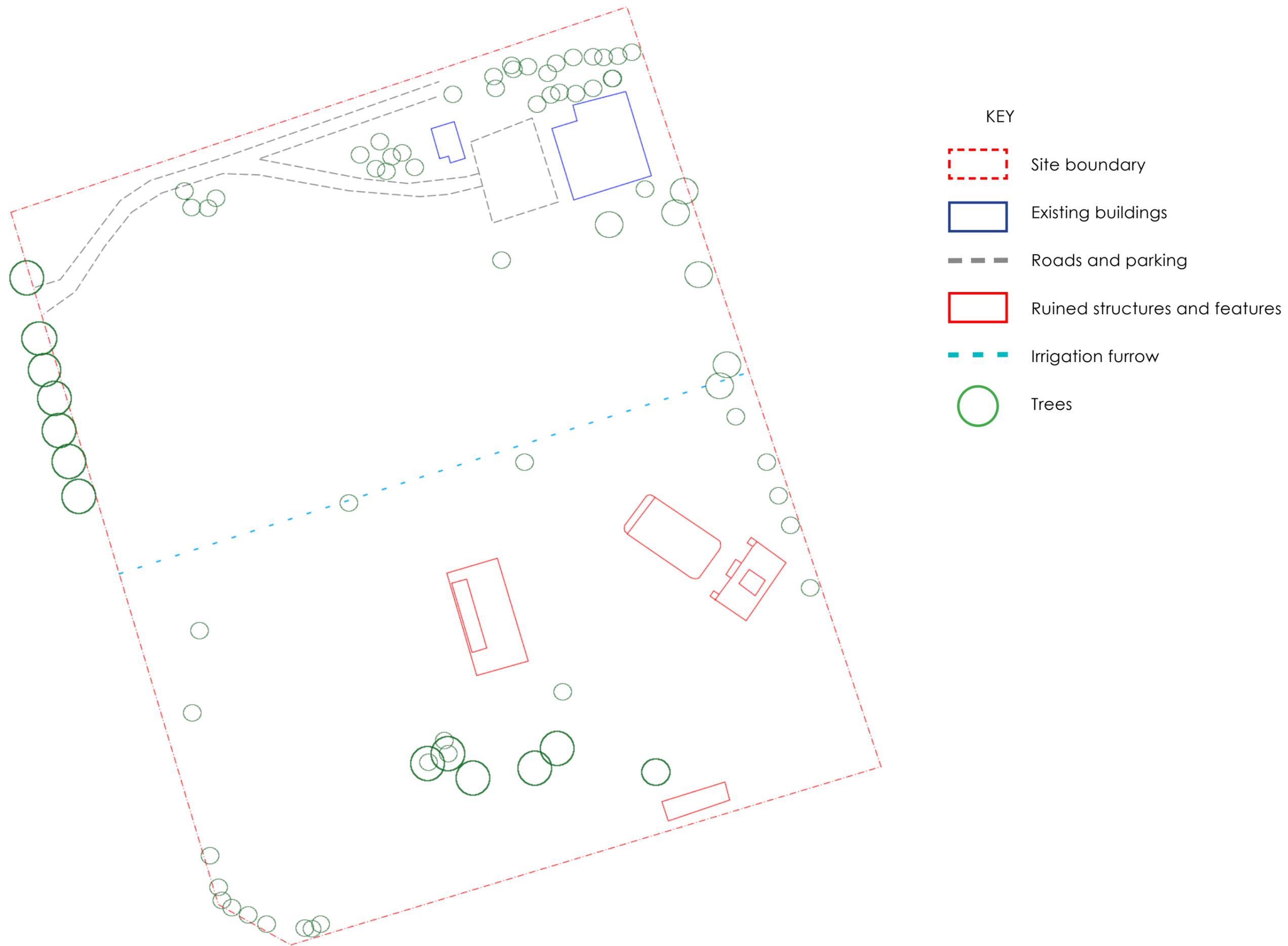


Figure 25. Site Survey (From African Consulting Surveyors, 2021 for ARUP (Pty) Ltd)

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4.1. Container Platform and Footings

4.2. Swimming Pool and adjacent structure

4.3. Cement Platform 1

4.4. Irrigation Ditch



Figure 27. General condition of site with extensive services in southern extent (RSA, 2021)



Figure 28. Unidentified concrete platform at southern boundary of site, view to east (RSA, 2021)

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Figure 29. The remains of the filled in swimming pool, view to north (top left) and detail (below left), and the concrete platform of the adjacent structure, view to south west (top right) and south east (below right) (RSA, 2021)



Figure 30. Storage container on brick and cement footings, view to south (RSA, 2021)



Figure 31. Storage container (left) and brick and cement footings (right), view to north (RSA, 2021)

Figure 32. Details of footings (RSA, 2021)



Figure 33. Driveway to storage container, view to west (left) and to east (right) (RSA, 2021)



Figure 34. Possible irrigation furrow, view to east (left) and west (right) (RSA, 2021)

## 5.0. HERITAGE SIGNIFICANCE

### 5.1. Heritage Resources Identified

None of the tangible heritage resources identified on site hold any heritage significance. They are related, to the terminal phase of the operation of the asylum facilities at the Valkenburg homestead, either related directly to the facility, or arising as the facility made fewer demands on its surrounding grounds, and space became available for less formal structures and operations to establish themselves on the site.

Subsurface remains related to the old projecting north wing of the homestead building might survive intact, and these would hold some significance due to their age and association with the Valkenburg building and the history of the asylum.

The northern portion of site, aside from the extant buildings there, was not developed historically, and, as such, tangible remains are not likely to be located there. Any finds that might occur there are likely to be isolated chance finds of discarded material, that, unless found in large quantities, would not hold much significance. Of course any discrete dumps or middens would be of very high significance, depending on their age, but these are not anticipated any distance from the Valkenburg homestead on an otherwise unremarkable, open piece of ground.

By far the more important archaeological heritage significance associated with this site arises from links to its pre-colonial and early historic past. Such traces, as noted previously are unlikely to be readily detectable if, indeed they are even present on site, due to the passage of time, the intrinsically ephemeral nature of such materials and features, and the degree of change to the property through time.

The archaeological significance of the site is, therefore, more likely to reside in intangible connections to place, events and peoples than in tangible materials identified on site. Indeed, even if the cattle barrier and Ruiterswacht II fort were to be located on the property, these would exist as remnant cuts and fills, and expressed in different soil colours and textures, rather than stone and brick footings or ruins that might be exposed and retained going forward.

## 5.2. Grading

Erf 160695 falls within the Proposed Woodstock Extended Heritage Area (O'Donoghue, 2010), and also within the Two Rivers Urban Park (TRUP) which has been put forward for National Heritage Site status, although the precinct remains ungraded at present. The symbolic and associational significance of this site, arising from its links to the ancient past as well as to the early interactions between settlers and Khoekhoen, and its part in the disastrous impacts those interactions had on the indigenous people of the Cape certainly warrant the elevation of this area to Grade 1 status, and declaration as a National Heritage Site.

Erf 160695 lies between the two Provincial Heritage Sites of Valkenburg Manor to the south and Valkenburg Hospital to the north east; the surrounding property is identified as the Valkenburg Mental Hospital Precinct, and graded IIIA, although Erf 160695 does not share this grading.

Erf 160695 is identified as holding unknown significance with possible archaeological heritage resources, and contextual significance as part of the buffer to Valkenburg, in preserving the scenic qualities and quasi rural setting of the old farmstead.

Although records to this effect have not been located, it is almost certain that 'The Cottage' on Erf 160695, together with the adjacent 'Isolation Ward' were outbuildings directly related to the operation of the facility, and it is intrinsically and explicitly linked to the operations of the Hospital Precinct having been partly occupied by the north wing of the homestead extension. From the above analysis of the site, it is clearly apparent that the property should be included in the wider Grade IIIA grading of the surrounding properties.

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.

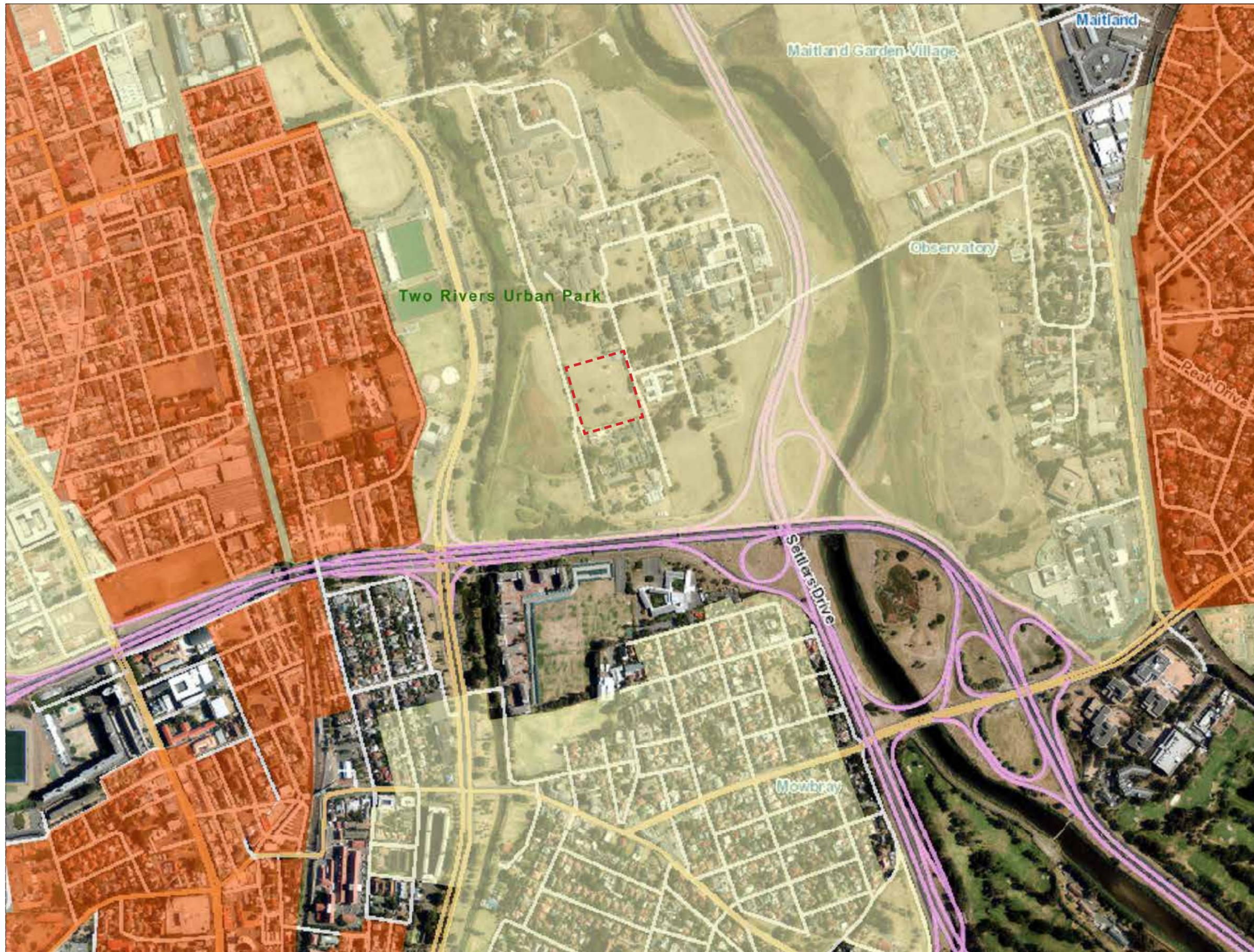
Any burials, regardless of age or origin would be afforded Grade IIIA grading.

## 5.3. Statement of Significance

The archaeological significance of Erf 160695 derives from its historical importance related to the pre, proto and colonial history of the site as well as the early colonial history of this area.

As part of the wider TRUP, the site holds exceptionally high social, cultural, symbolic and associational significance for the central part it played in the lives and lifeways of the indigenous people of the Cape in the past. Further, the area was the frontier zone of the early settlement, and site of hostilities between the settlers and the Khoekhoen. As such it serves both of a symbol of how the Khoekhoen lived in pre-colonial times and what the arrival of Europeans at the Cape meant for their society, culture and way of life, and this significance transcends.

Further to this, the site holds historic, associational significance, and links to slave history by virtue of its location immediately adjacent to the highly significant Valkenburg homestead, and its longstanding links to that farm. This significance derives, in part, from the untransformed character of the site, which preserves the scenic qualities and semi-rural setting of the old farmstead.



- KEY**
- Study Site
  - Declared HPOZ
  - Proposed HPOZ



Figure 35. City of Cape Town Heritage Overlay Zone Map showing the site within the Woodstock Extended Proposed Heritage Area (City EGSViewer, 2021).



- KEY**
-  Study Site
  -  Gr.I (NHS)
  -  Gr.II (PHS)
  -  Gr.IIIA
  -  Gr.IIIB
  -  Gr.IIIC
  -  Potential Gr.III
  -  Not Conservation Worthy
  -  Requires further information

Figure 36. City of Cape Town Grading Map showing the grading of sites in the vicinity of Erf 160695, and its designation as a site requiring further information (City EGSViewer, 2021).

## 6.0. PROPOSED DEVELOPMENT

The proposal, at this stage, is for the development of a new temple and associated infrastructure for the Church of Jesus Christ of Latterday Saint on Erf 160695, Observatory. The facilities would accommodate a maximum of 560 people per day, either in small groups or individually.

In addition to the temple building itself, it is proposed to construct a stake (an administrative unit for multiple Latter Day Saint congregations), and a utility building. Two existing buildings, the current mission office and a smaller structure, will be renovated and redeveloped.



Figure 37. Proposed site plan (2021)

## 7.0. LIKELY IMPACTS TO ARCHAEOLOGICAL HERITAGE

The proposal in its current form involves the construction of two additional large buildings on the site, and a utility structure. Further to that, provision is made for parking across the entire remaining extent of the property aside from a small garden area around the temple building.

Such largescale interventions on site will certainly negatively impact any below ground features or materials that remain, as they will entail site clearing, levelling and trenching for the building foundations. The redevelopment of the entire site will also affect the intangible significance engendered by the semi-rural qualities of the site in its current form.

The likelihood of intact archaeological material and features on site is considered to be of **LOW PROBABILITY**, given the passage of time, continuous and changing utilisation of the site and the ephemeral nature of the activities and features that might have occurred. However, any such remains would be of exceptionally **HIGH ARCHAEOLOGICAL SIGNIFICANCE**, and the development would result in **HIGH IMPACTS** of **VERY HIGH SIGNIFICANT** themselves.

### 7.1. Proposed Mitigation

In light of the findings of this report, the following mitigatory strategies are proposed:

- Test pits should be conducted in the south western portion of site in the vicinity of the Valkenburg homestead to test for the presence of subsurface pits or middens there;
- Archaeological monitoring of site clearance and levelling is proposed across the site, including the area subject to test pits in the event no remains are identified there through test excavation
- Initial transects of site, using excavators with toothless buckets/grading buckets, could be undertaken to expose clean strips of the subsoil to facilitate initial inspection.



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## **8.0. PUBLIC CONSULTATION**

Consultation pertaining to this application will be undertaken as part of the HIA process, of which this report will form a component.

## **9.0. CONCLUSION**

## 10.0. RECOMMENDATIONS

### Recommendations

- This report should be endorsed as complying with Section 38(3) of the NHRA;
- Test pits should be conducted in the south western portion of site in the vicinity of the Valkenburg homestead to test for the presence of subsurface pits or middens there;
- Archaeological monitoring of site clearance and levelling is proposed across the site, including the area subject to test pits in the event no remains are identified there through test excavation
- Initial transects of site, using excavators with toothless buckets/grading buckets, could be undertaken to expose clean strips of the subsoil to facilitate initial inspection.

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- Figure 29. The remains of the filled in swimming pool, view to north (top left) and detail (below left), and the concrete platform of the adjacent structure, view to south west (top right) and south east (below right) (RSA, 2021)
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- Figure 36. City of Cape Town Grading Map showing the grading of sites in the vicinity of Erf 160695, and its designation as a site requiring further information (Cityviewer, 2021).
- Figure 37. Proposed site plan (?????, 2021)

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# ANNEXURES

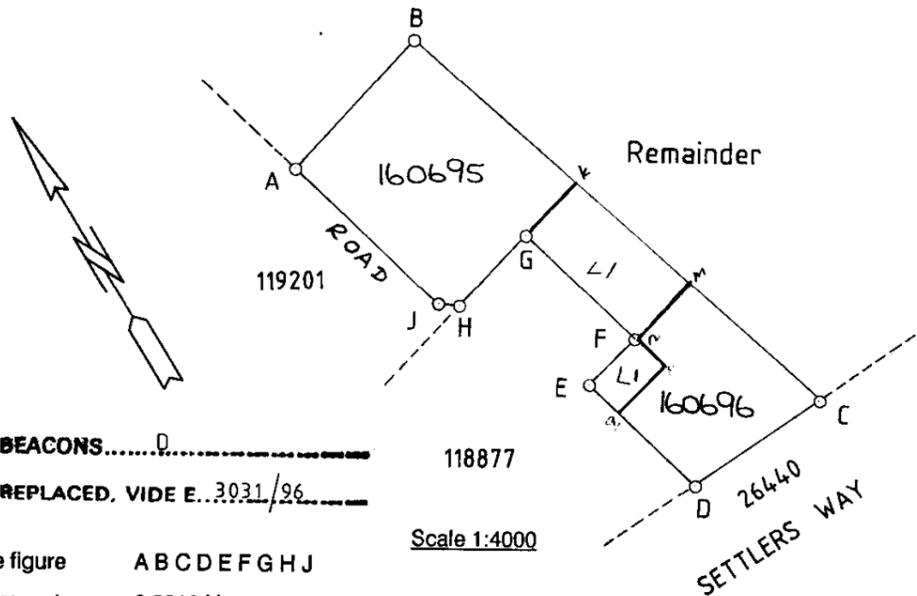
DE VILLIERS, REID, CHIDDY & MURRAY  
Land Surveyors, Cape Town

OFFICIAL COPY

SIDES Metres	ANGLES OF DIRECTION	CO-ORDINATES		S.G. No.		
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AB	111,19	A +	8104,95	+	6914,18	
BC	341,76	B +	7999,48	+	6878,98	
CD	93,67	C +	7891,28	+	7203,16	
DE	92,38	D +	7984,59	+	7211,46	
EF	39,83	E +	8010,94	+	7122,92	
FG	93,85	F +	7972,52	+	7112,43	
GH	60,53	G +	7999,14	+	7022,44	
HJ	14,14	H +	8057,13	+	7039,79	
JA	124,04	J +	8069,57	+	7033,07	
	17 N 9	⊕ +	8287,13	+	6852,07	
	35 N 10	⊕ +	7810,86	+	7224,06	

**Beacon Descriptions**

- A, B, C, D - 12 mm Round Iron Pegs
- E, F - 12 mm Round Iron Peg next to Wooden Corner Fence Post in Concrete
- G, J - Nail in Wooden Corner Fence Post
- H - 12 mm Round Iron Peg in Concrete



The figure **ABCDEFGHIJ**  
represents **2,8812 Hectares**  
**ERF 148700, portion of ERF 26439 CAPE TOWN**  
of land being

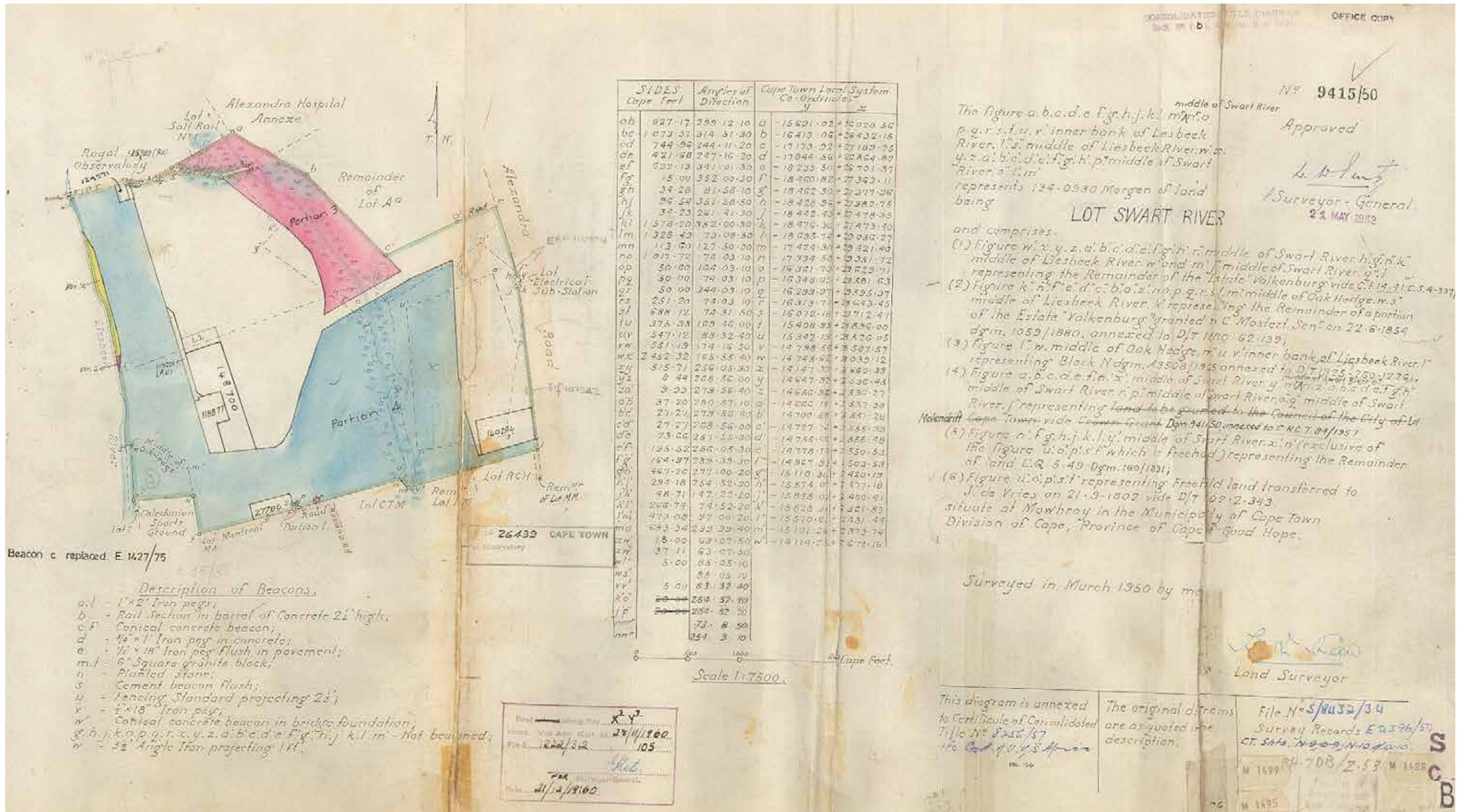
situate at Observatory in the Municipality of Cape Town  
Administrative District of Cape Province of Cape of Good Hope  
Surveyed in February - April 1991  
by me, *A.R. Murray*  
Professional Land Surveyor

This diagram is annexed to No. dated i.f.o. <b>T22191/93</b> Registrar of Deeds	The original diagram is No. 9415/50 annexed to Transfer/Grant No. CCT 1957 - 166 - 8256	File No. S. 8432/34 S.R. No. E 1602/91 Comp. BHSX - 1482 (M1499) BHSX - 1454 (M1494)
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STATE OF LEASEHOLD AREAS				
SURVEY RECORD	DIAGRAM NO.	DESCRIPTION	DEED	INITIALED
E 1602/91 E 3635/93	4892/91 10791/93	The figure 6 & mmpg EF represents a LEASE AREA LI		

THE FOLLOWING DEDUCTIONS HAVE BEEN MADE FROM THIS DIAGRAM						
SURVEY RECORD	DIAGRAM NO.	SUBDIVISION	AREA HA. 750. M.	TRANSFER NO.	INITIALED	REMARKS
E 583/98	1400/1978	160 695 Ef	1,5352	95250/98	AH	
E 583/98	1401/1998	160 696 Ef	7938	13321/99	AH	

EXEMPT FROM PROVISIONS OF  
CHAPTER III OF ORD. 15/1985



PAGE 1 OF 2

**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  
 lauren@patontaylor.co.za / quanita@vidamemoria.co.za

**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)

**Street Address:** Protea Assurance Building, Green Market Square, Cape Town, 8000 • **Postal Address:** P.O. Box 1665, Cape Town, 8000  
 • **Tel:** +27 (0)21 483 5959 • **E-mail:** ceoheritage@westerncape.gov.za

**Straatadres:** Protea Assuransie-gebou, Groentemarkplein, Kaapstad, 8000 • **Posadres:** Posbus 1665, Kaapstad, 8000  
 • **Tel:** +27 (0)21 483 5959 • **E-pos:** ceoheritage@westerncape.gov.za

**Idilesi yendawo:** kumgangatho 3, kwisakhiwo, protea Assurance, Greenmarket Square, ekapa, 8000 • **Idilesi yeposi:** Inombolo yabholosi yeposi 1665, eKapa, 8000 • **Inombolo zomxebe:** +27 (0)21 483 5959 • **Idilesi ye-imeyile:** ceoheritage@westerncape.gov.za

PAGE 2 OF 2

**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



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

Heritage Western Cape  
 Erfenis Wes-Kaap  
 ILifa leMveli leNtshona Koloni

**20 July 2021**

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

**Street Address:** Protea Assurance Building, Green Market Square, Cape Town, 8000 • **Postal Address:** P.O. Box 1665, Cape Town, 8000  
 • **Tel:** +27 (0)21 483 5959 • **E-mail:** ceoheritage@westerncape.gov.za

**Straatadres:** Protea Assuransie-gebou, Groentemarkplein, Kaapstad, 8000 • **Posadres:** Posbus 1665, Kaapstad, 8000  
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**Idilesi yendawo:** kumgangatho 3, kwisakhiwo, protea Assurance, Greenmarket Square, ekapa, 8000 • **Idilesi yeposi:** Inombolo yabholosi yeposi 1665, eKapa, 8000 • **Inombolo zomxebe:** +27 (0)21 483 5959 • **Idilesi ye-imeyile:** ceoheritage@westerncape.gov.za