

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: 21 February 2023

prepared by:

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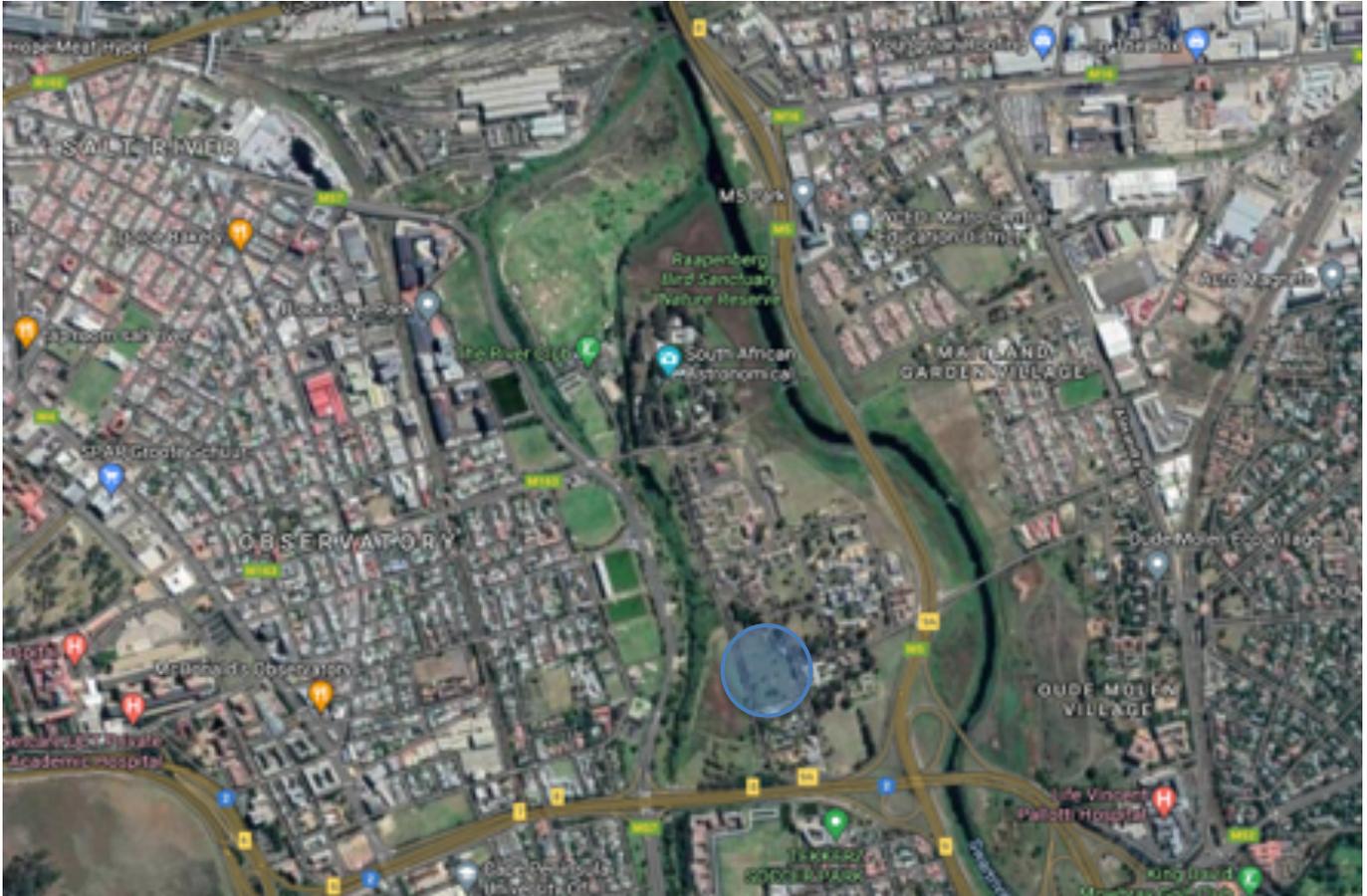
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**Supplementary Phase 2 Heritage Impact Assessment for  
Heritage Western Cape submission**

## 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. Phased heritage impact assessment

Request for a phased heritage impact assessment process was made to Heritage Western Cape to enable an opportunity for a phased consultation process and so as to obtain feedback from the heritage authorities on the phase 1 heritage impact assessment. The request for a phased HIA was supported. The phase 1 HIA dated 25 May 2022 was submitted to HWC for consideration. The application was discussed at the Heritage Officers' Meeting (HOMs) held on 6 June 2022 where the Committee endorsed the Phase 1 HIA and associated documents tabled. The Phase 2 HIA was tabled at HWC IACOM held 7 December 2022. This supplementary report addresses request for further information as contained within HWC response dated 18 January 2023.

### 5. 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 Church congregation and a utility building. The existing mission office and a smaller structure have been assessed for demolition within redevelopment of the site.

## **6. Consultation**

Heritage Western Cape requires that comment be requested from conservation bodies with a registered interest and the relevant municipality. Interested and affected parties were afforded an initial opportunity to comment on the draft Phase 1 heritage impact assessment as well as a commenting period for the draft Phase 2 report. The Phase 2 HIA was tabled at HWC IACOM held 7 December 2022. HWC correspondence dated 18 January 2023 requires that the revised HIA be circulated to interested and affected parties and comments be integrated into revised submission. Commenting period is to be a minimum of 15 days. This revised report is circulated for comment with a commenting period commencing Tuesday 28 February 2023 and is set to conclude at close of business on Monday 20<sup>th</sup> March 2023. Submissions received are to be included within the final submission to the heritage authorities. The report was made available to the South African Heritage Resources Agency for comment.

## **7. 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. The phase 1 HIA report considered the significance of the site and proposed an overall grading of Grade IIIA.

## **8. Assessment of heritage impacts**

The phase 1 heritage impact assessment identified a set of heritage indicators and design informants against which proposed intervention was to be assessed. In this phase 2 heritage impact assessment the proposal is first assessed against the principles and indicators identified by Attwell (2017) and then against the principles and indicators identified in the phase 1 heritage impact assessment. Very few physical artefacts remain on erf 160695, so most of its layers of significance are thus intangible rather than tangible. As erf 160695 is primarily a vacant site, the design informants relevant to intangibles and formulating indicators thus relies heavily on historical narrative, rather than response to physical, intrinsically significant remnants.

## **9. Discussion**

Further requirements from the Committee are dealt with sequentially in the response section extracting previous text from the Phase 1 and Phase 2 reports, as well as the VIA and AIA work undertaken as part of this Impact Assessment process, as well as creating new synthesis diagrams as required. Based on the re-assessment conducted as part of the response document, the grading of the site overall – Grade 3A – proposed in the Statement of Significance (March 2022) is confirmed, as are the component grades outlined in the Statement of Significance document and assessment of impacts.

*Refer to Section 8 for additional information provided*

## 10. Conclusions

Based on the findings of the visual impact assessment and the analysis presented in the phase 2 assessment report, it is concluded that the proposal is largely in alignment with the identified indicators and informants that apply to erf 160695.

In conducting the research and analysis for this study, it became clear that (possibly because the TRUP area as a whole has been the subject of many studies) indicators and informants for the whole, quite diverse areas are referred to in debate without interrogating which are truly applicable to the particular study site. In this study, such interrogation has been applied and some indicators as a result are not referred to in this report. It is concluded that erf 160695 has largely intangible heritage significances, relating to views and relationships to the river, applicable to it and thus the indicators identified in the Phase 2 study are appropriate to conserving those identified significances.

## 11. Recommendations

Based on the findings of this study and the conclusions above, it is recommended to Heritage Western Cape that:

1. The Heritage Impact Assessment be supported
2. The development assessed be supported, as it is largely in alignment with the identified heritage indicators and informants
3. The demolition of the Victorian building on erf 160695 be supported

This heritage impact assessment recommends positively in favour of the proposed intervention.

## 12. 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 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 21 February 2023

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Annexure B	Archaeological impact assessment
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Annexure F	SQ1 Landscape Plan and Planting Strategy
Annexure G	Comments received during phase 1
Annexure H	Request for comments phase 1
Annexure I	Comments received during phase 2

# 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. The phase 1 report presented historical background, statement of significance, heritage indicators, design informants and preliminary proposed intervention. The study considered desktop research, 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 are considered within this phase 2 heritage impact assessment.

Request for a phased heritage impact assessment process was made to Heritage Western Cape to enable an opportunity for a phased consultation process and so as to obtain feedback from the heritage authorities on the phase 1 heritage impact assessment. The request for a phased HIA was supported. The phase 1 HIA dated 25 May 2022 was submitted to HWC for consideration. The application was discussed at the Heritage Officers' Meeting (HOMs) held on 6 June 2022 where the Committee endorsed the Phase 1 HIA and associated documents tabled. The Phase 2 HIA was tabled at HWC IACOM held 7 December 2022. This supplementary report addresses request for further information as contained within HWC response dated 18 January 2023 (Refer Annexure A: Interim HWC comment).

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 Khoi 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 NHR Act 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

The phase 1 report incorporated 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 and identification of heritage indicators and design informants based on historical overview and identified significances. This phase 2 heritage impact assessment assesses heritage impacts of the proposal measured against heritage indicators identified for the site and provides conclusions and recommendations.

## 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

The phase 2 assessment builds on the identification of indicators and informants and statement of significance – as well as the work of the other specialists in the heritage team – the archaeological impact assessment (Smuts 2021), the detailed historical investigation (Hislop 2021) and the visual impact assessment (Feng 2022). It is limited to an assessment of the heritage impacts of the proposal, measured against the indicators and informants presented previously and generally accepted during the public participation process in the first phase of the HIA process.

It must be noted that the previous work interrogated the possibility of a ‘no go’ option on the site and found this not to be appropriate in this case. The work presented here is premised upon that conclusion. It thus focusses on what constitutes appropriate development in heritage terms for this site - within TRUP but with its own specifics, not identical to those for TRUP over all - and how heritage indicators and significances should be responded to on this site.

## 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** considers assessment of heritage impacts
- **Section 7** outlines consultation undertaken and request for comment
- **Section 8** provides draft conclusion and **Section 9** draft recommendations

## 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.

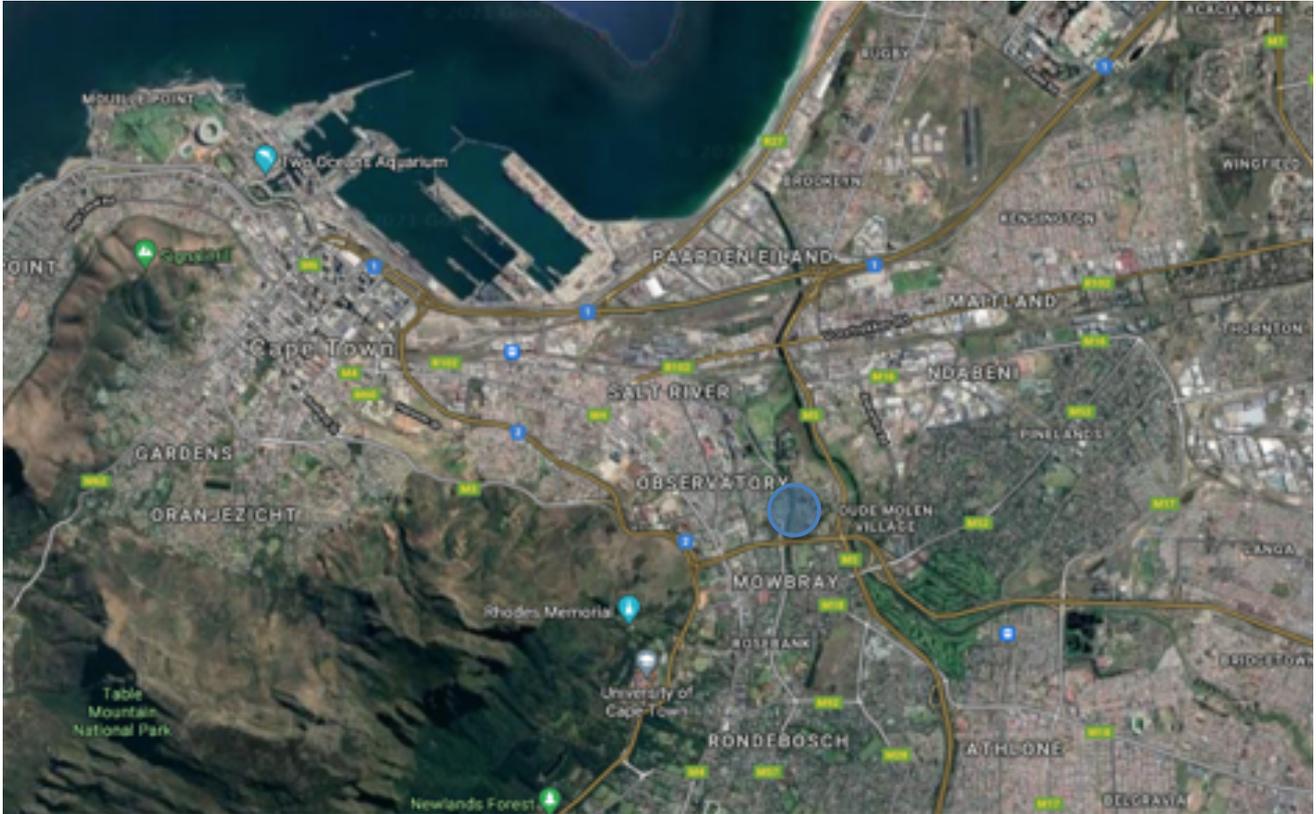


Figure 1: Metropolitan context: site locality (Google earth, 2021)

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 C19<sup>th</sup> to mid-C20<sup>th</sup> 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 foregournd (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).

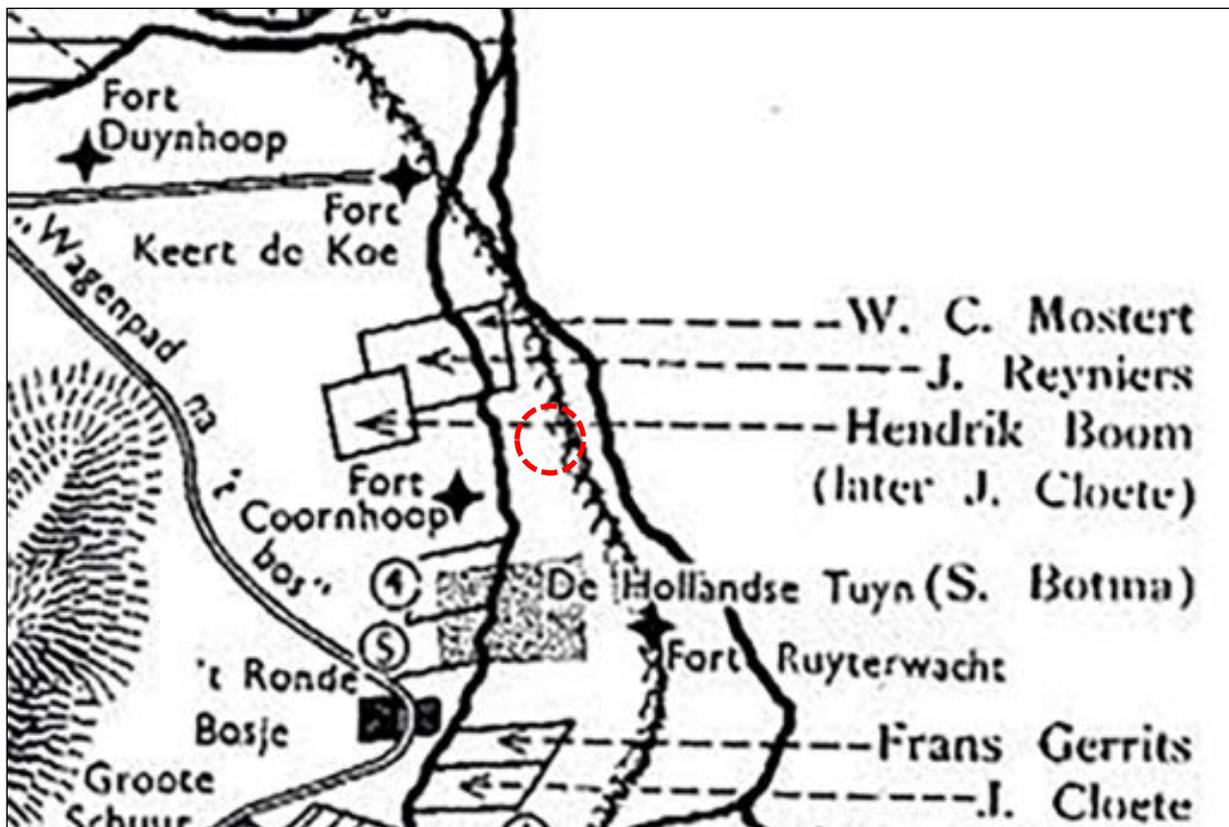


Figure 11: Portion of a c.1660 map of the fortified free burgher settlement along the Liesbeek River. The Liesbeek River is the thick black line running diagonally at centre left, and the Black (Zwart) River runs at centre right. The VOC fortifications are seen running diagonally between the two rivers. 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).

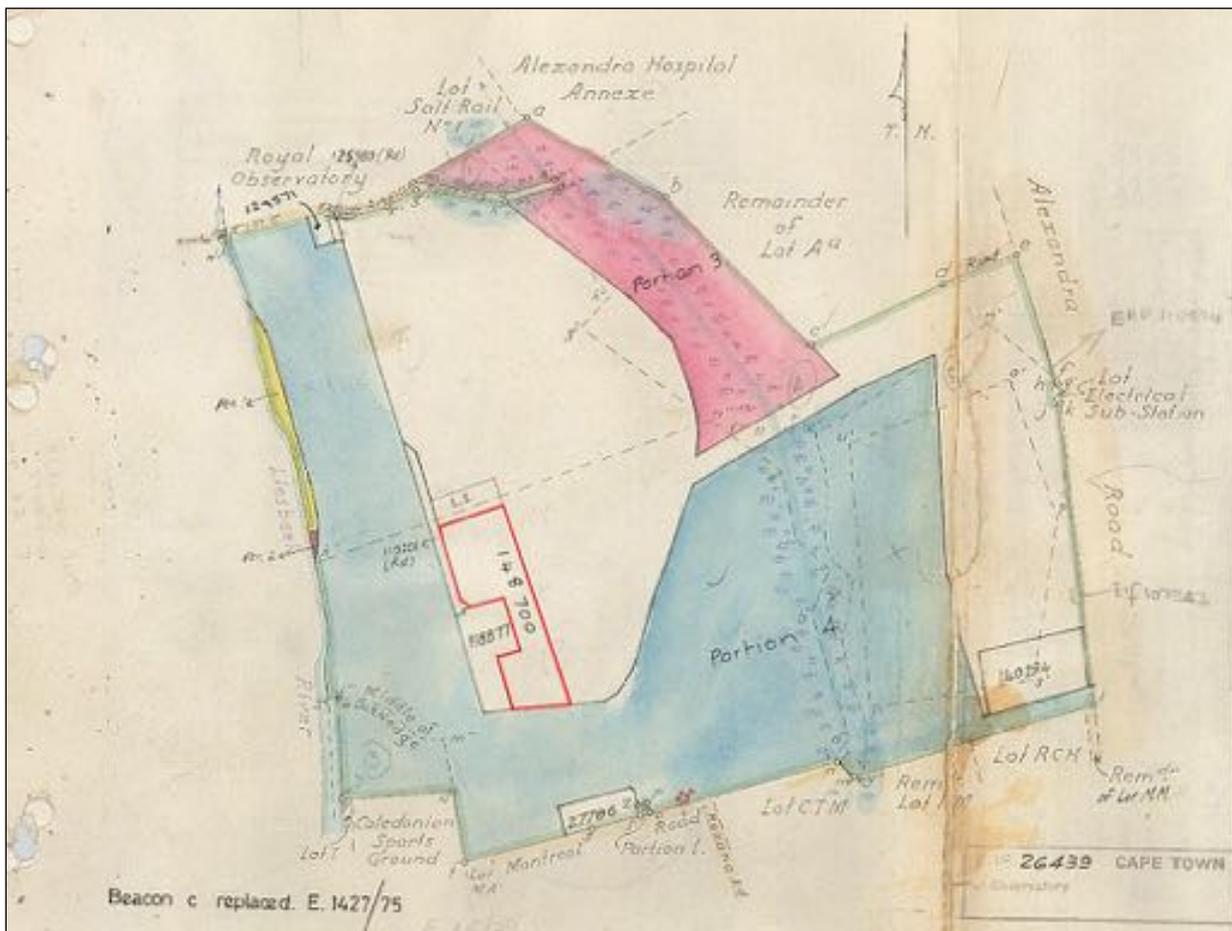


Figure 15: Consolidated Title survey diagram of Erf 26439 (Lot Swart River), showing the various remaining portions of Valkenburg Estate as they were when surveyed in March 1950, with subsequent subdivisions overlaid. The subject site formed the northern portion of Erf 148700 (bottom left, highlighted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

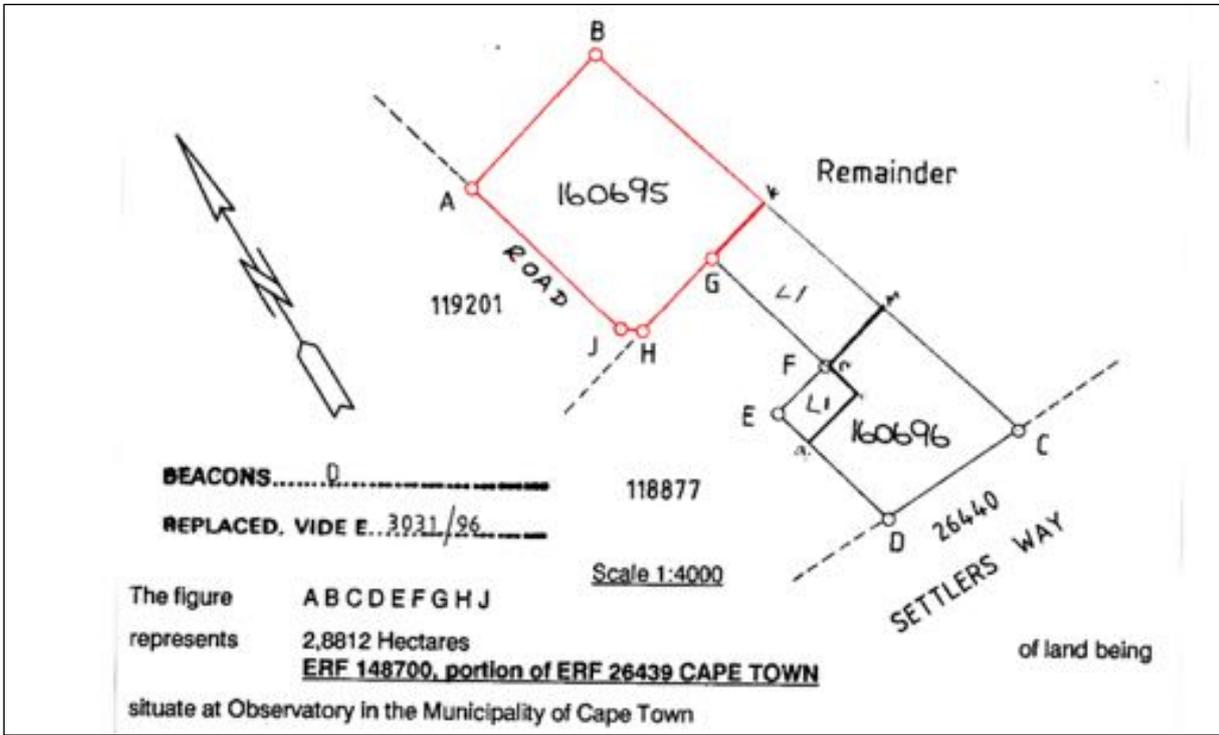


Figure 16: Erf 148700, a portion of Erf 26439, with subsequent subdivisions overlaid. The road labelled at left is Liesbeek Avenue, and the subject site (Erf 160695, a subdivision of Erf 148700) is highlighted in red.

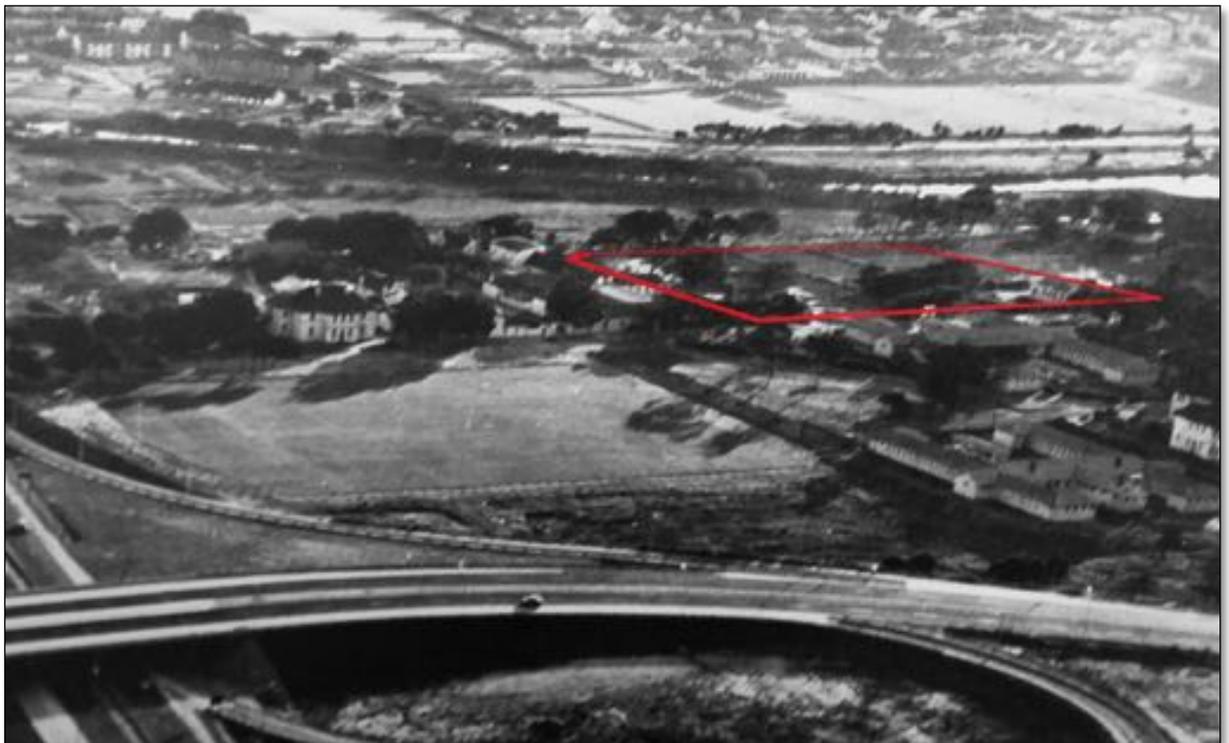


Figure 17: A portion of an aerial photograph taken shortly after the completion of the Settlers Way interchange in circa the early 1960s. Looking north-west, it shows the rear of the Valkenburg opstal at middle right (standing on the remainder of Erf 148700 and Erf 118877) and the subject site at right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

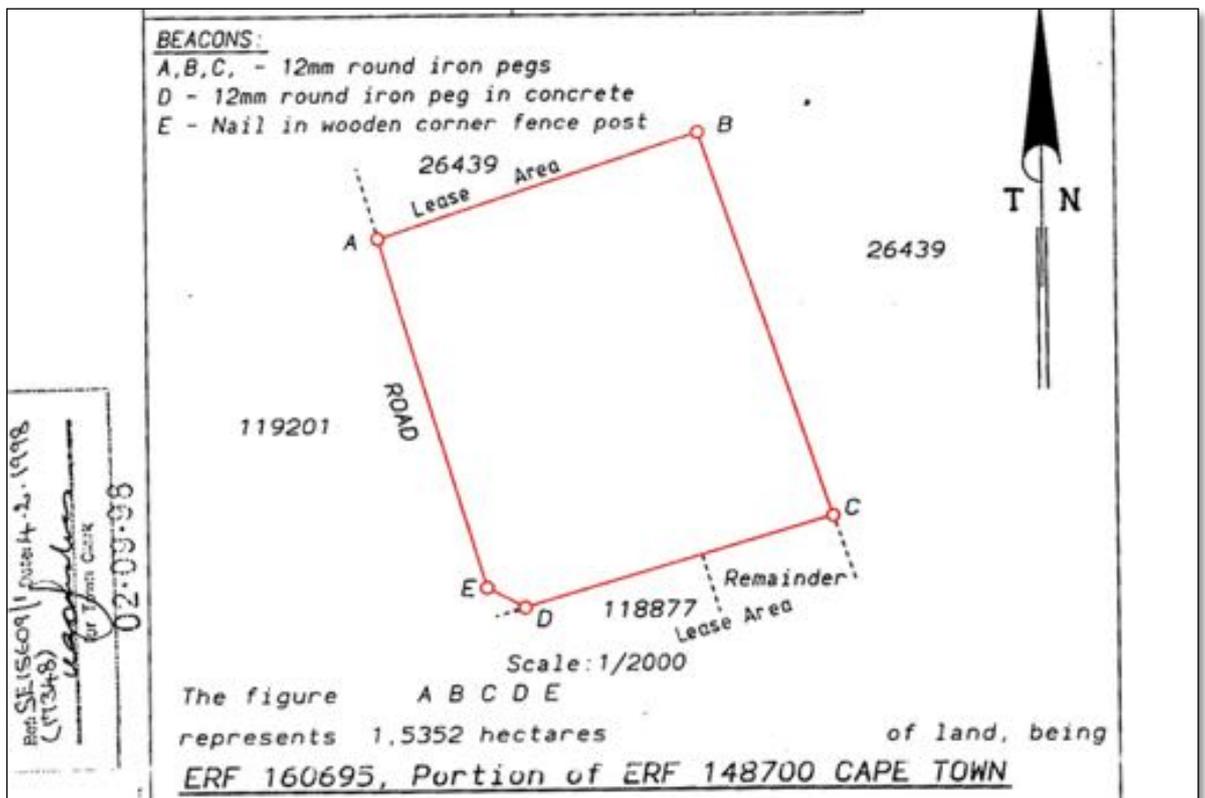


Figure 18: Erf 160695, Cape Town (the subject site), a portion of Erf 148700. Liesbeek Avenue is marked as a "road" on the left and the Valkenburg opstal stands on the "Lease Area": adjacent southern piece of land made up of Erven 118877 and the remainder of Erf 148700.

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)

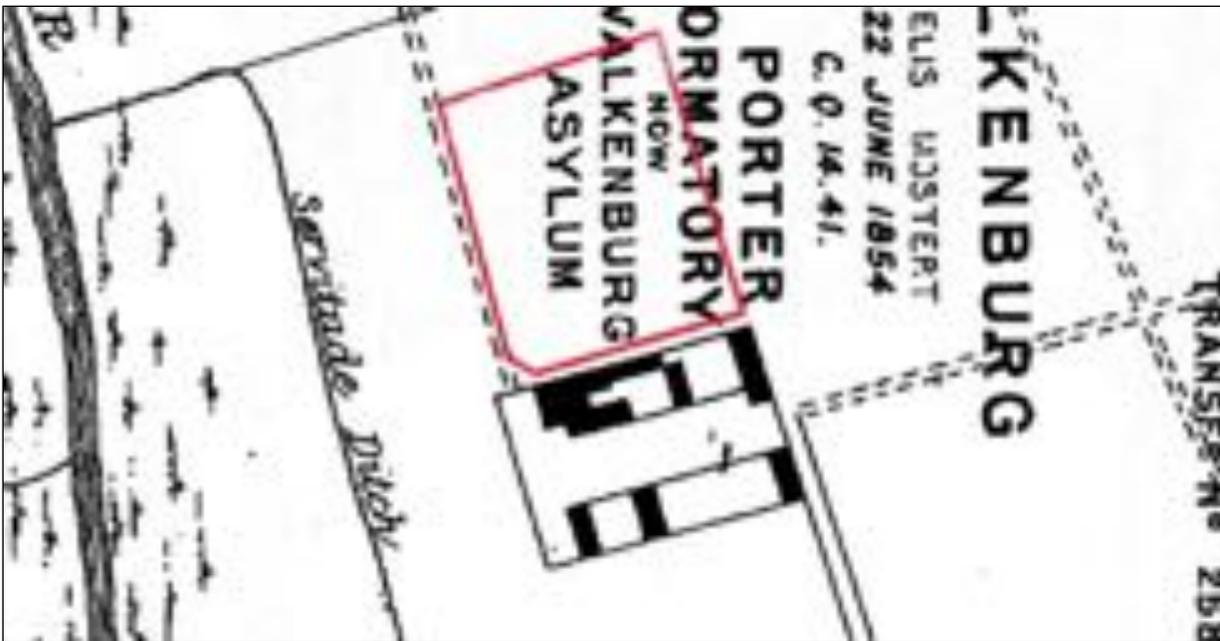


Figure 25: 1890 divisional map showing the study area (then undeveloped) outlined in red. The Valkenburg complex (including the old homestead) on Cornelis Mostert's old estate had been occupied by the Porter Reformatory/Valkenburg Asylum, and Liesbeek Road had been straightened by this time and now ended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

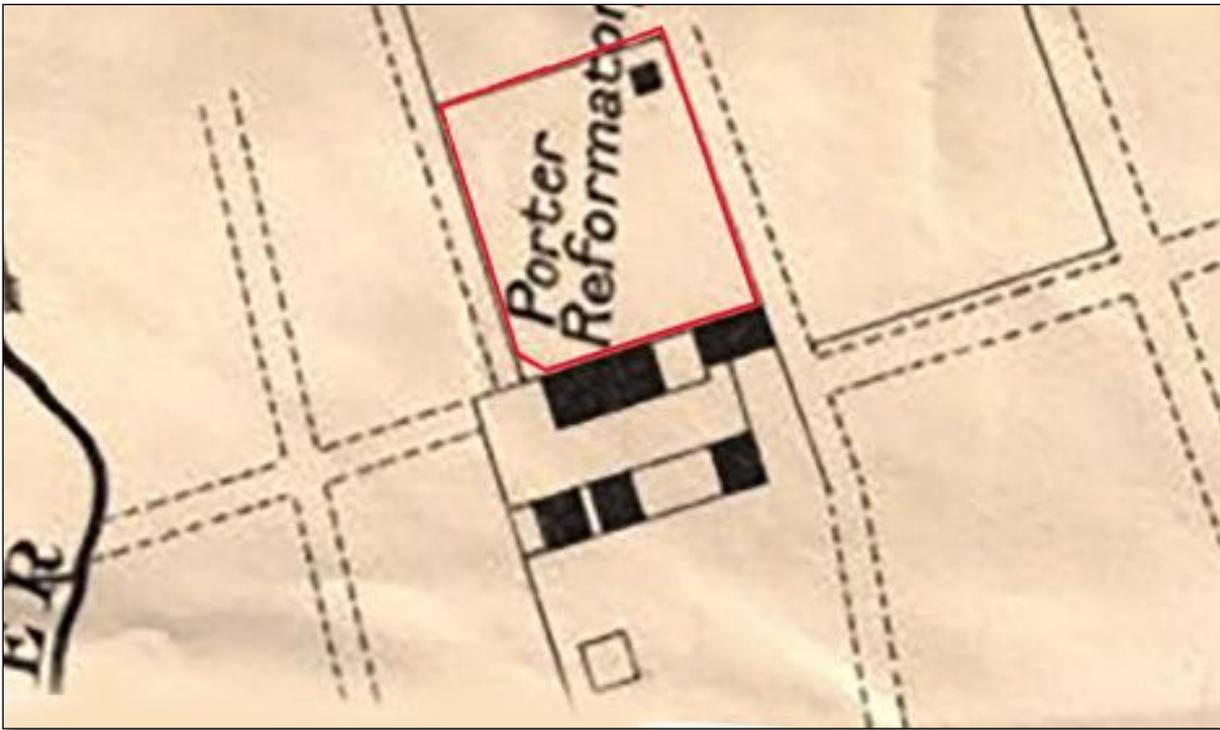


Figure 26: 1891 sewerage map showing the study area, still labelled as Porter Reformatory. The small black square shown on the north-east corner of the subject site is presumably the now-altered Victorian house that now houses the Church offices. (UCT Libraries Special Collections)

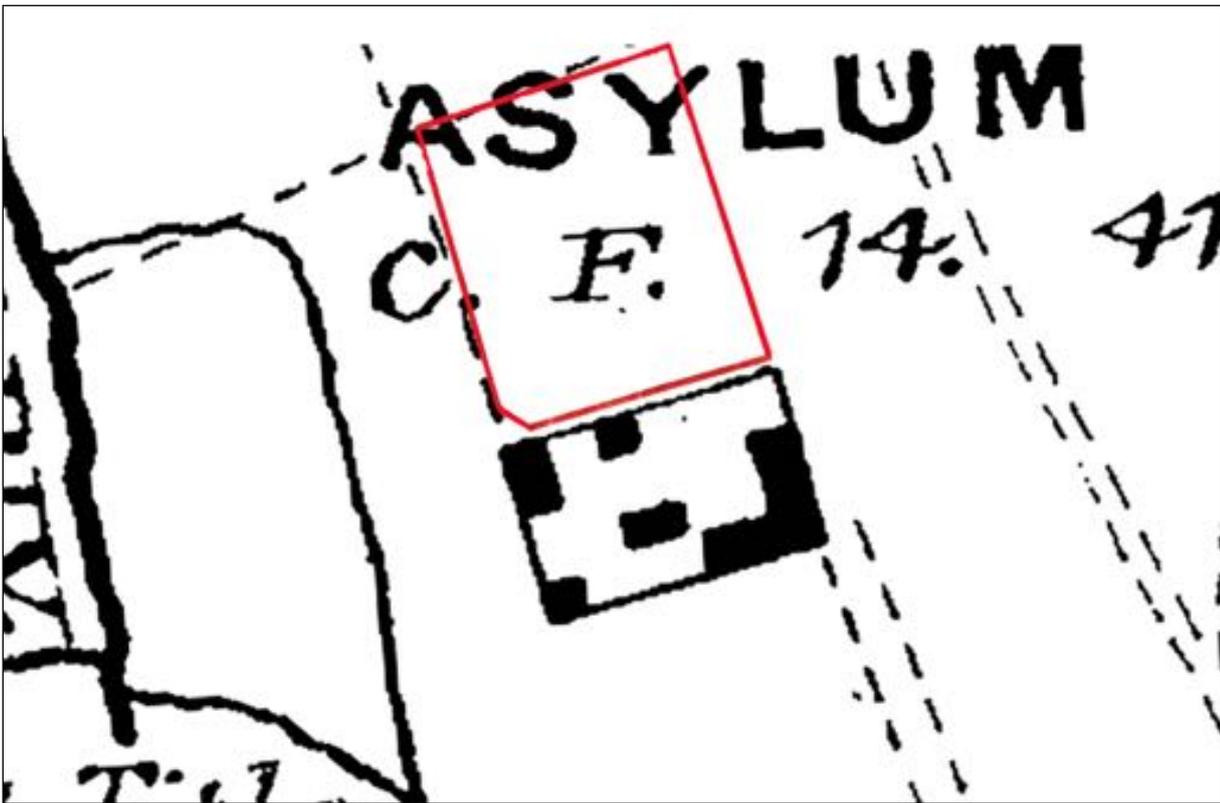


Figure 27: The 1901 divisional map showing the study area, without the Victorian house shown. (CoCT Heritage Office)



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)

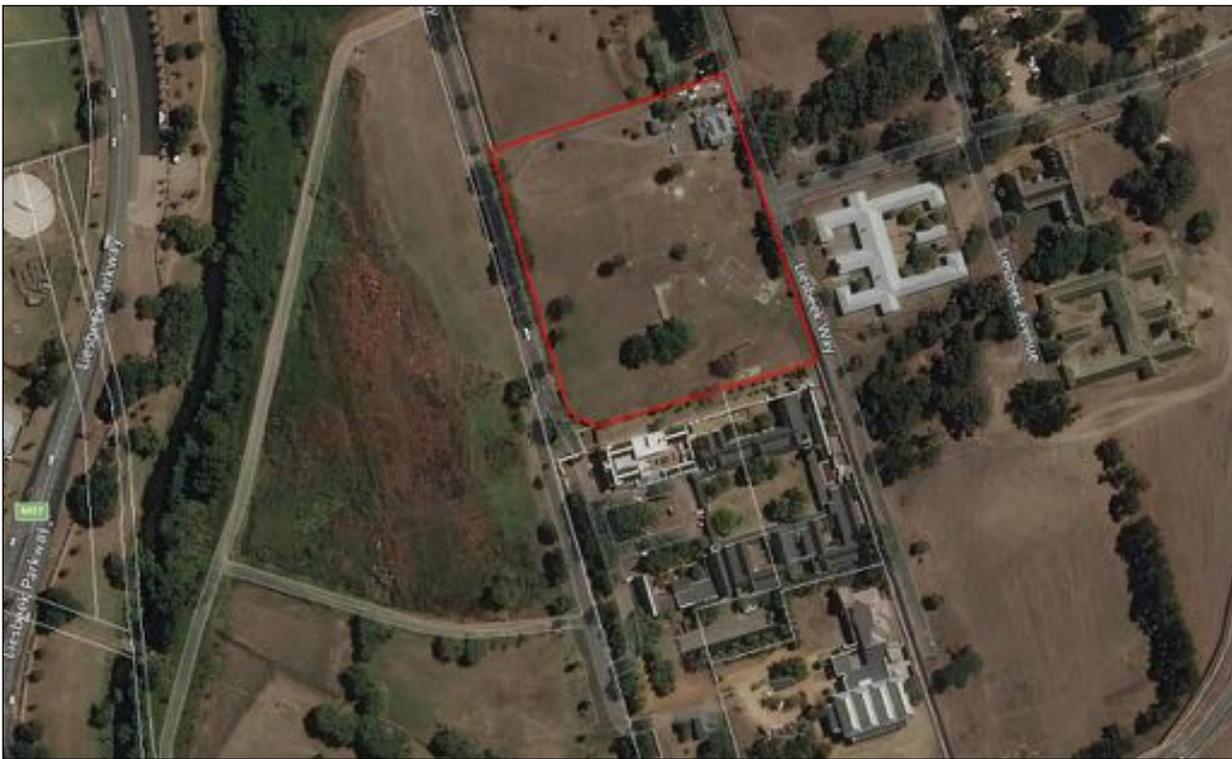


Figure 37: The study area in 2021. The U-shaped ground plan of the Victorian house can be seen clearly. (Cape Farm Mapper)



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 Urban 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.

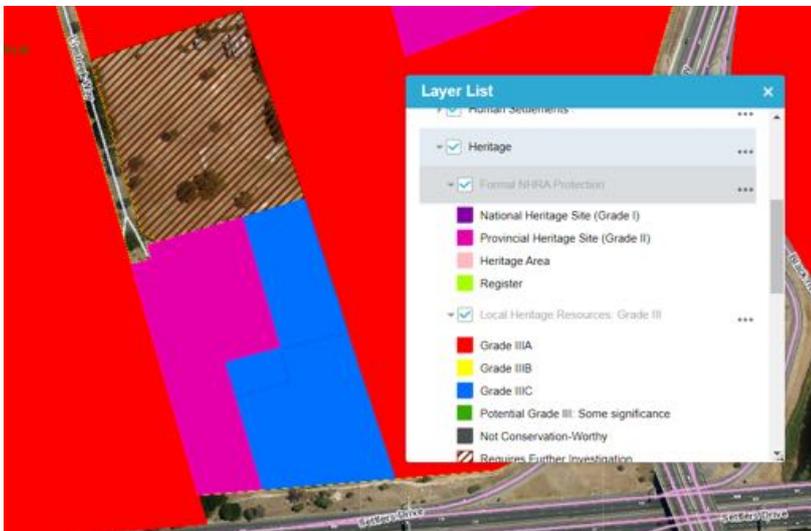


Figure 48: Extract from the CoCT Mapviewer heritage layer (Accessed March 2022)

#### ***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 Khoenkhoen 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 barriers 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

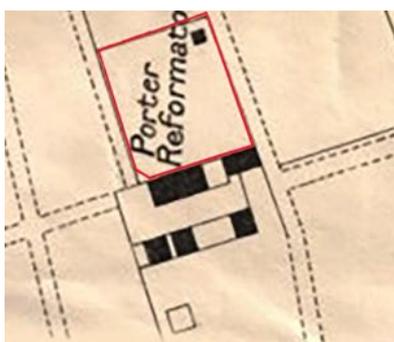
Over most of the C19th, Valkenburg continued to be farmed. In the early 19th century, Valkenburg (Cape Freeholds Volume 14 folio 41) was acquired by Cornelis Mostert, who enlarged the property to 175 morgen (about 150 hectares) in extent. He also made major additions to the opstal between 1820 and 1830 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.

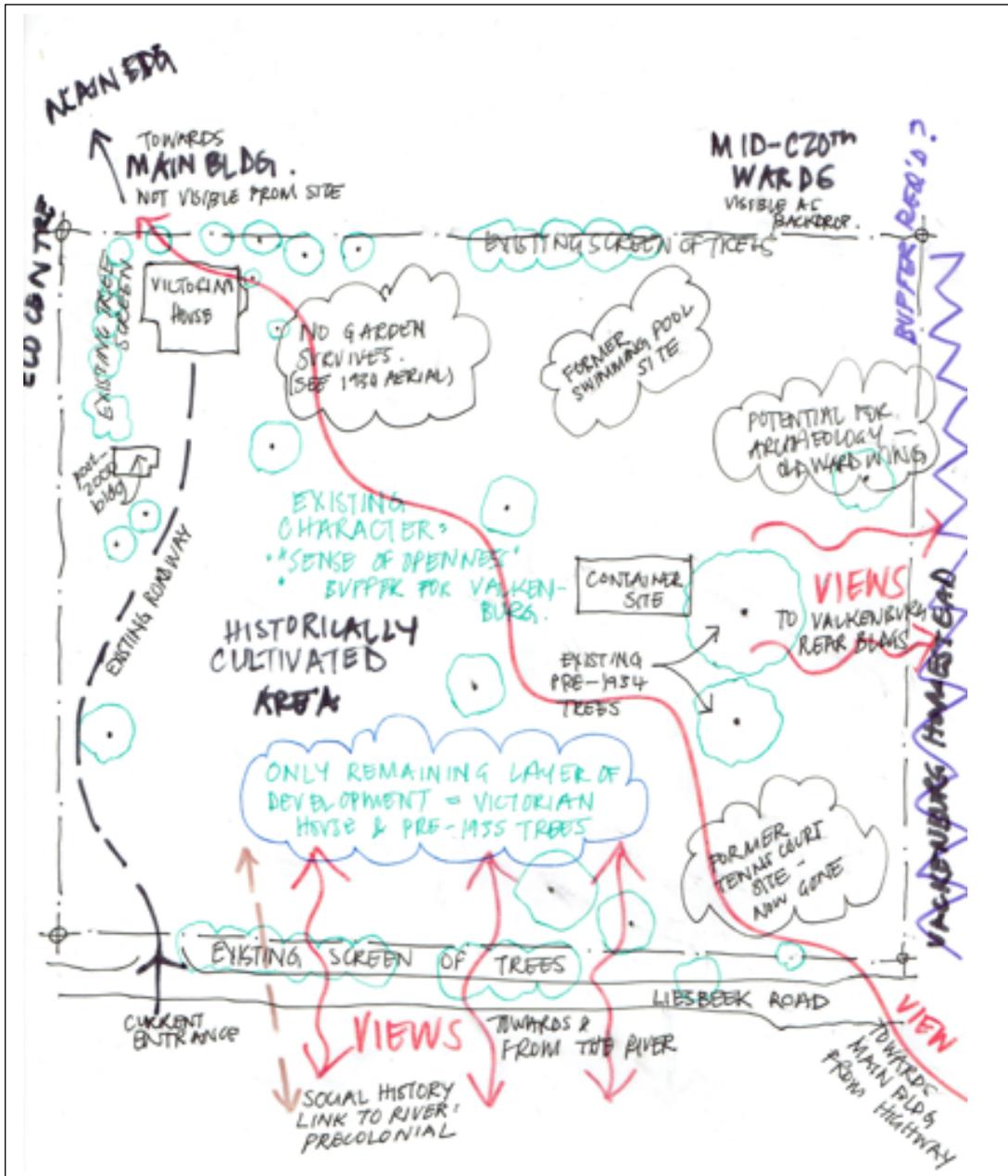


Figure 57: Site specific indicators

## 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.

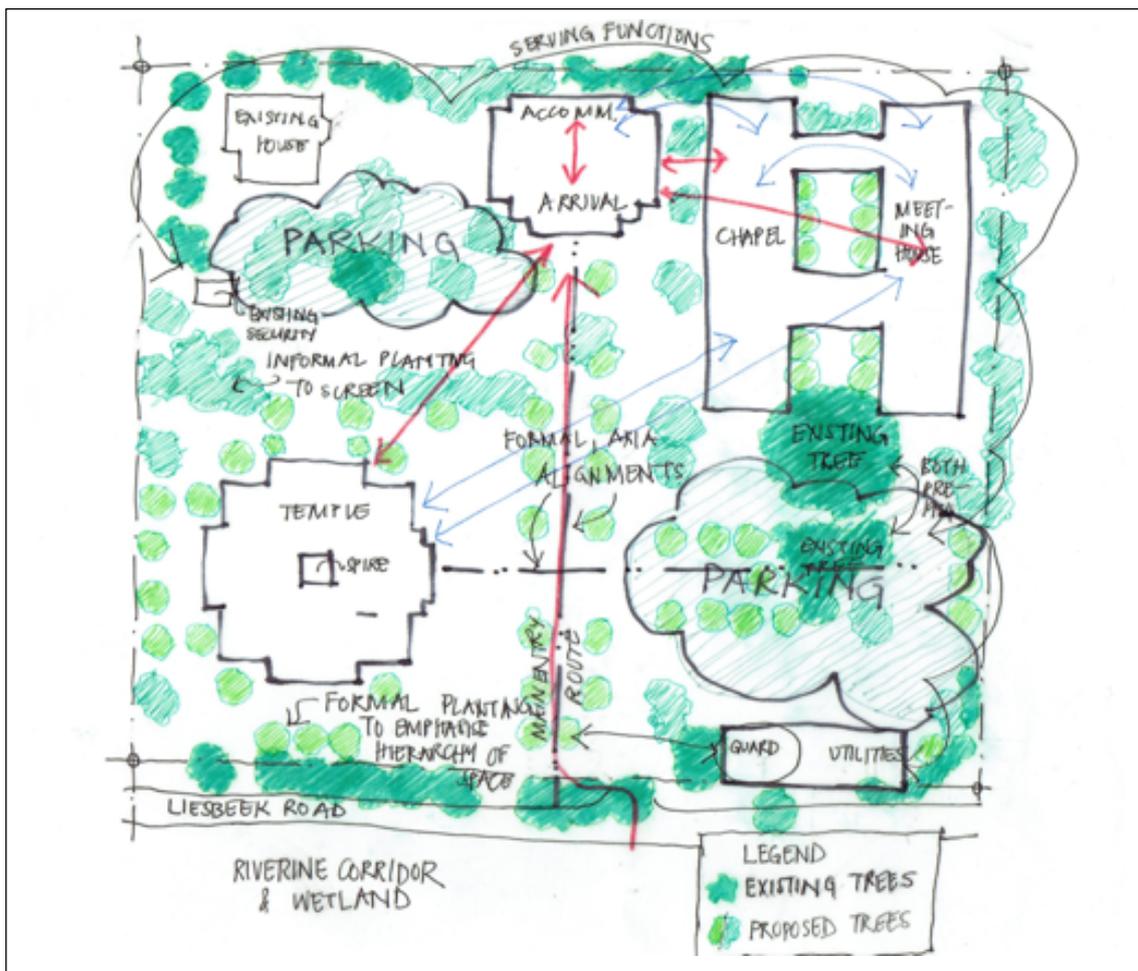


Figure 58: Site indicating existing trees and proposed overall landscape intervention

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.

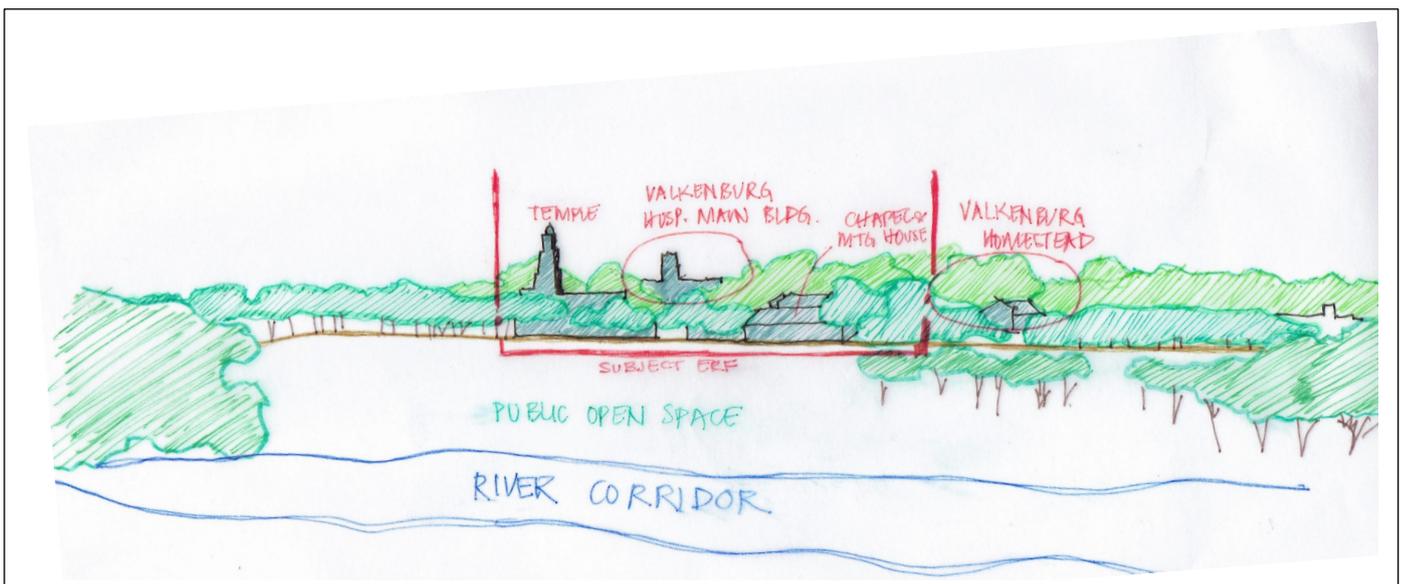


Figure 59: Graphic depiction of visual connections in context

## 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 is the subject of the phase 2 heritage impact assessment. The below illustration was 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

The proposed development comprises the construction of a place of worship in the form of a Temple and associated infrastructure for the Church of Jesus Christ of Latter-day Saints. The development is intended for low traffic, daily use by small groups of worshippers. The Temple building measures approximately 953m<sup>2</sup> and has a height of approximately 29m from the finished floor level (FFL) to the top of the spire/steeple. In addition to the Temple building, the proposal includes the construction of an arrival building, an administrative unit for the Latter-day Saint congregation as well as two utility buildings. The existing mission office and a smaller structure are to be assessed for demolition within redevelopment of the site.

The proposal has been refined since the Phase 1 HIA was compiled – both in response to comments received in the Phase 1 public participation process and to ongoing design team discussions. The following illustrations reflect the design as at July 2022 and are for illustrative purposes. Images are reproduced courtesy of Paton Taylor Architects and Square One Landscape Architects.

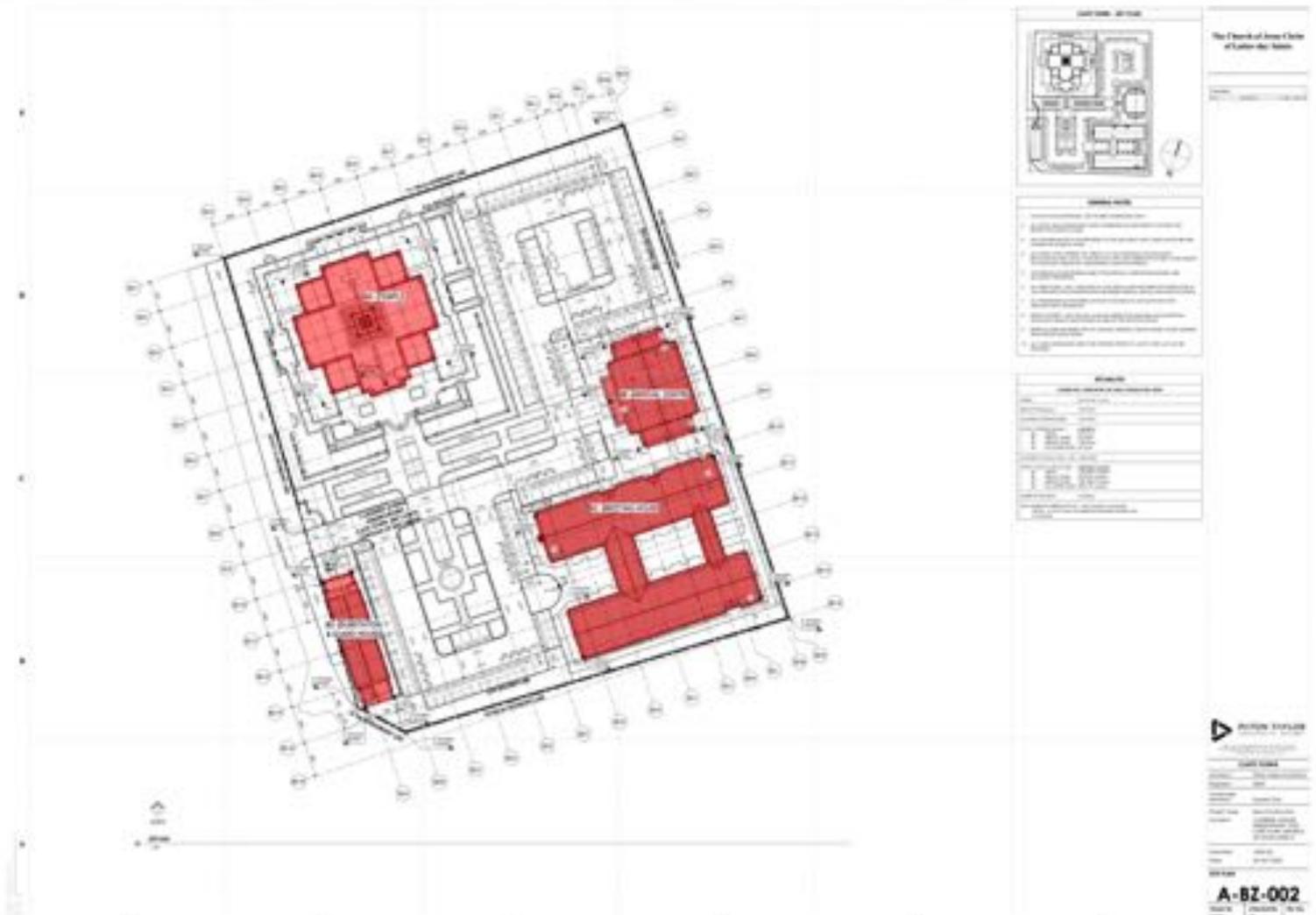


Figure 61: Site layout (Source: Paton Taylor Architects, 2022)

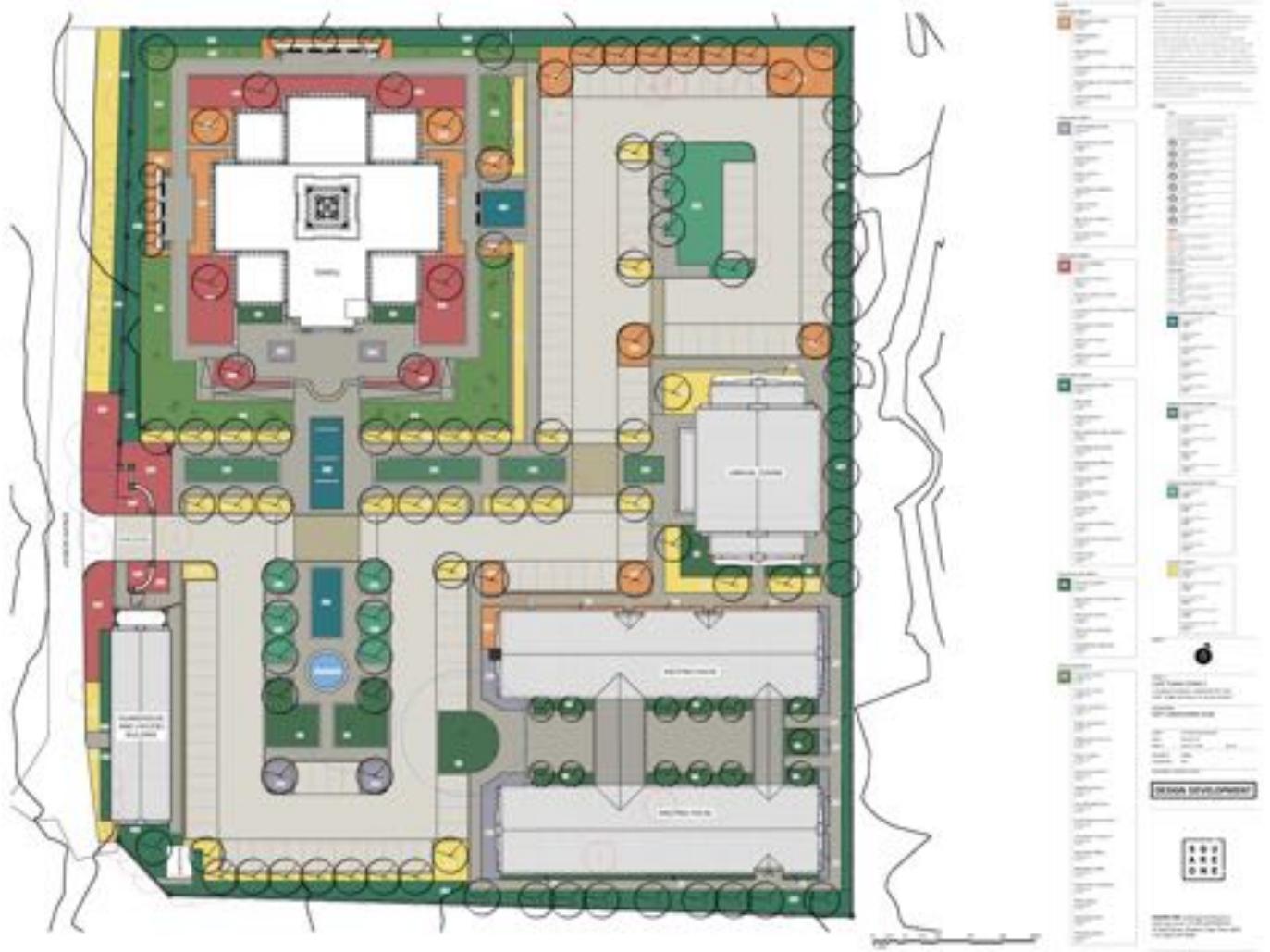


Figure 62: Landscape plan (Source: Square One Landscape Architects, 2022)



Figure 63: Proposed Temple entry facade (source: Paton Taylor Architects, 2022)



Figure 64: Ground plan of the Temple (source: Paton Taylor Architects, 2022)



Figure 65: Proposed entrance with Temple in the background (source: Paton Taylor Architects, 2022)



Figure 66: Proposed Temple complex (source: Paton Taylor Architects, 2022)

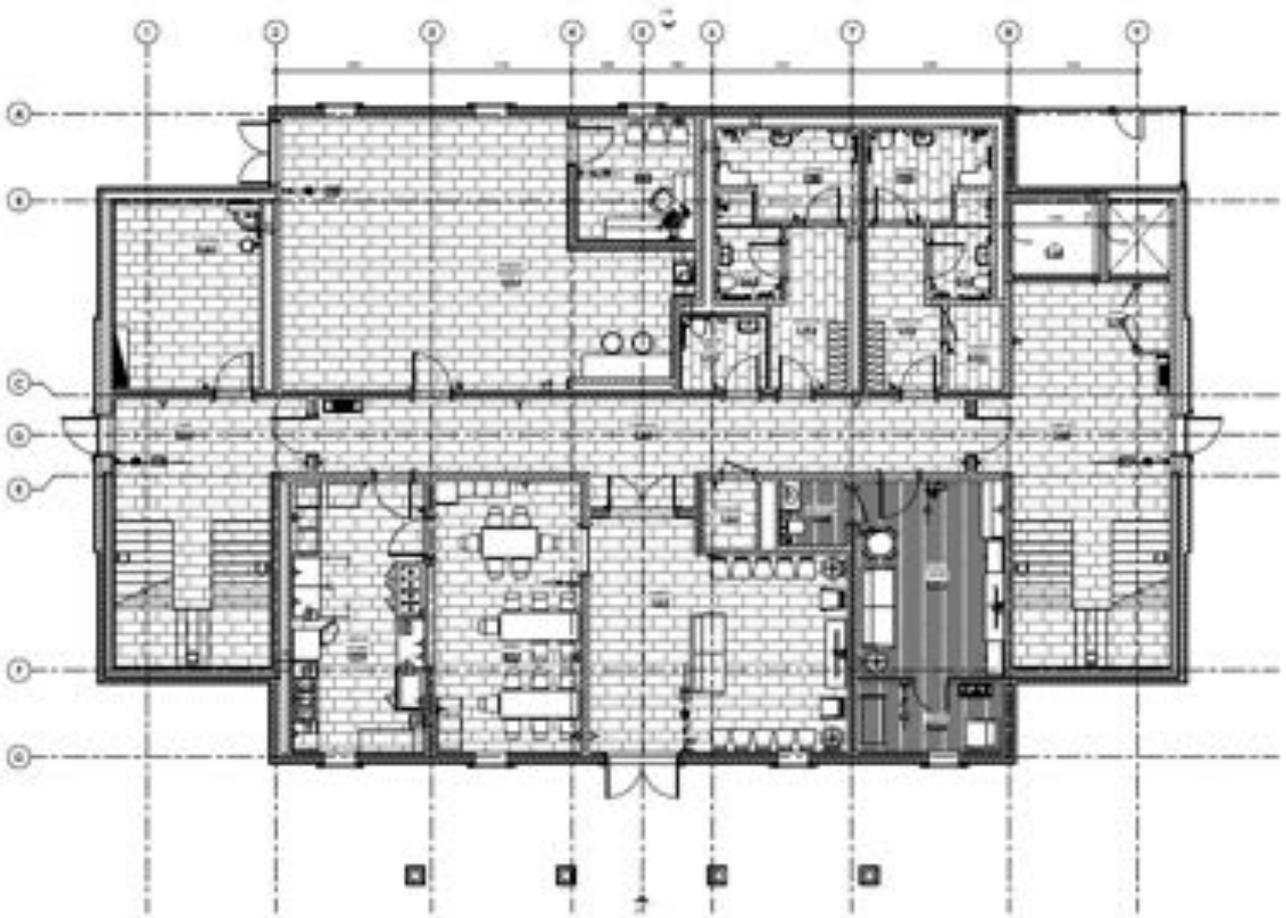


Figure 67: Ground floor plan of arrival centre (source: Paton Taylor Architects, 2022)



Figure 68: Bird's eye view of the proposed complex, looking north (source: Paton Taylor Architects, 2022)

## 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. ASSESSMENT OF HERITAGE IMPACTS

This section provides a summary of identified heritage significances and indicators. In the assessment of heritage impacts, the proposal is first assessed against the principles and indicators identified by Attwell (2017) and summarised in this report, and then against the principles and indicators identified in the phase 1 heritage impact assessment dated May 2022.

### 6.1 Summary of identified heritage significances and indicators: Issues identified in existing studies

The TRUP area has been the subject of numerous studies, from the early 2000s, when TRUP was established. Mr Marc Turok, who has served on TRUPA since its inception, shared a number of documents and institutional knowledge as part of the Phase 1 public participation process. It was interesting to note that many issues raised as early as 2003 were still flagged in the most recent LSDF (CoCT 2020) for the area, which has been referred to in the VIA for this site (Feng 2022). Figure 69 is a diagram from the LSDF (CoCT 2020) to which the location of erf 160695 has been added. It shows quite clearly that the predominant heritage issues closest to this site are intangible ones. This aligns with what has been identified in this study.

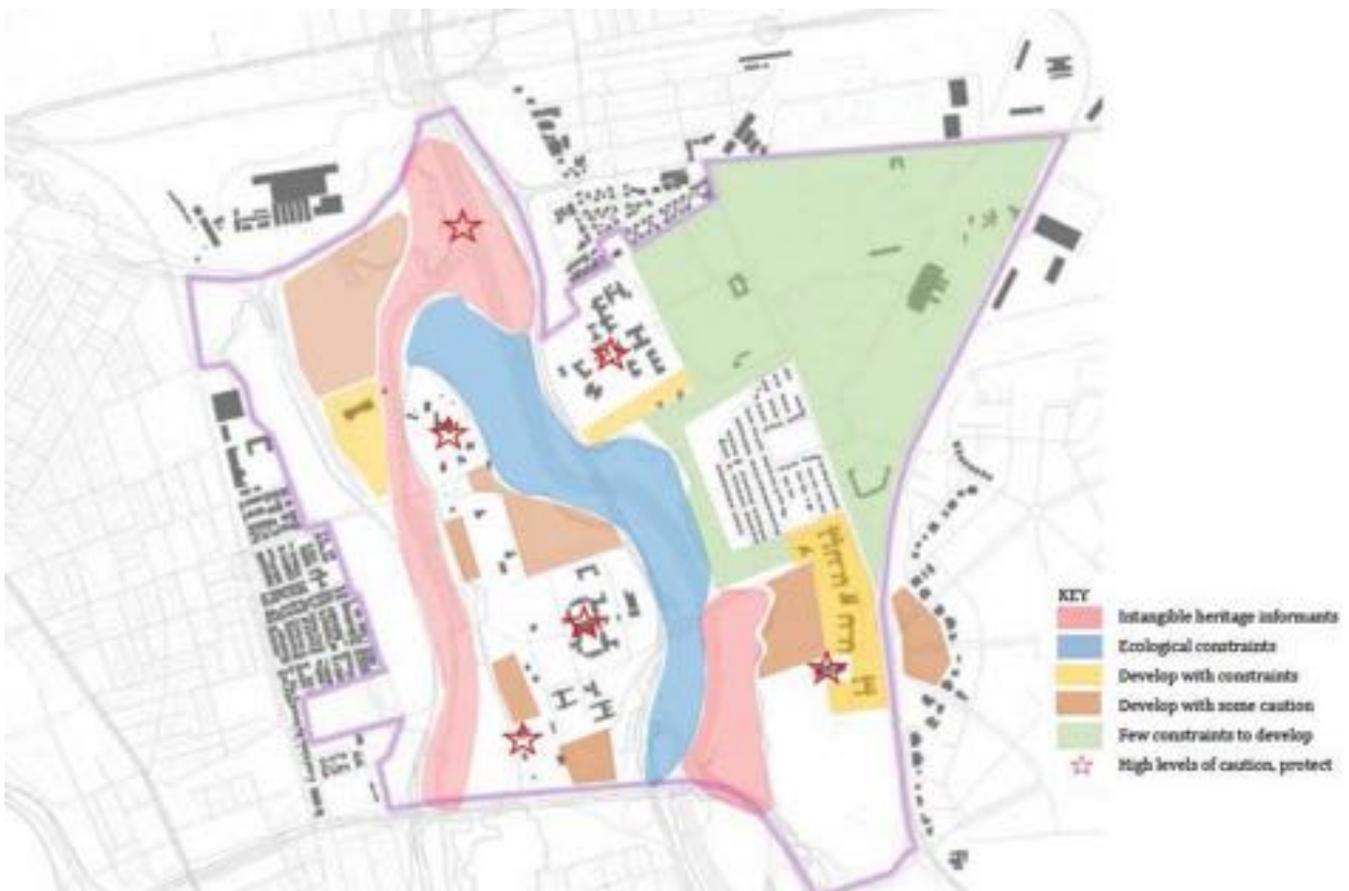


Figure 69: Heritage related constraints and opportunities for development (conceptual areas)  
Source: Two Rivers LSDF, 2020: 91 cited in Feng 2022: Fig 3.3.1

The work of Attwell (Baseline Study, 2017) identified a set of heritage related design informants and principles to guide the development framework. As erf 160695 is primarily a vacant site, the design informants relevant to intangibles (mainly visual impact) are listed below:

- Retain, where possible, the open 'rural qualities' of the TRUP and direct compact development strategically to less heritage sensitive areas.
- Retain mature tree belts and green corridors where they add to the cultural landscape significance of the site.
- Enhance a sense of place and uniqueness of character by the creative use of heritage sites and their contexts.
- Allow visual and physical integration of each precinct or character area into the greater Two Rivers Urban Park framework.
- Encourage the retention of dominant landmark qualities of heritage site and cultural landscapes within the TRUP.
- Ensure visual linkages, significant view cones and corridors both to and from historic sites and cultural landscapes.
- Ensure qualities of scale, presence and form by historic structures and their contexts are not adversely affected.
- Ensure development options respond to and are informed by heritage informants.
- Ensure that developments respond to heritage assets allowing for a sensitive and appropriate transition between the old and the new.
- Ensure that the development responds positively to the cultural landscapes and patterns within the landscapes. This may affect scale height density orientation to responses to topography.

The principles identified by Attwell in the same study (2017) are:

- Maintain institutional precinct character.
- Preserve and protect heritage buildings and estate character.
- Preserve important heritage views where applicable.
- Maintain the strong visual link from Main Admin building in Valkenberg to Mountain.
- Create better public interface between and to institutions.
- The scale and massing of new development must respect heritage buildings when adjacent.
- Support institutional character with auxiliary uses (i.e., accommodation for staff).
- Fencing and walling to be visually permeable.
- Fencing and walling must be strictly controlled.

It must be borne in mind that these principles apply to the broader TRUP area. This study has used these as a starting point and investigated how they apply to erf 160695 in particular.

Figure 70 is a second diagram from the LSDF (CoCT 2020), which summarises the heritage structures and associated view line corridors and sight lines to be protected in terms of the LSDF. The location of erf 160695 is marked with a blue dot, while a teal-blue swathe indicates a "notional river corridor". This diagram indicates that the identified heritage sites nearest erf 160695 are Valkenberg homestead, Valkenberg hospital main building and the site of Ruyterwacht II, the C17th redoubt that formed part of the earliest fortifications on the Liesbeeck River. Across the river, the linear development of historic farmsteads is identified. Erf 160695 appears to be located between a series of view lines without obviously obstructing any. These were tested thoroughly in the VIA (Feng 2022) for this HIA process.

## TRUP: HERITAGE



Figure 70: Heritage structures and associated view line corridors and sight lines to be protected in terms of the LSDF.  
Source: Two Rivers LSDF, CoCT, 2020: 90 (cited in Feng 2022: Fig 3.3.5)

## 6.2 Summary of identified heritage significances and indicators: Heritage significances and indicators for erf 160695

This section draws on the work done in Phase 1 of the HIA process, highlighting relevant aspects of the social and spatial history of the site, identified heritage indicators and heritage-derived design informants. It serves as an aide-memoire to the previous work and base for the assessment that is the focus of this report. The history of erf 160695 is, like the rest of the TRUP precinct, best understood as a series of layers of both history and significance. The evolving story of farmland becoming institutional precinct created layers, best articulated as a landscape of transhumance, then one of agriculture, overlaid by a landscape of institutions of C19th study (the Observatory) and care (the first hospital on the Valkenberg werf followed by the current Valkenberg main building and all the ward iterations thereafter). The C20th saw this layer start to include other uses and even to be cut out of its previously large, single-owner (the State) cadastral character. Erf 160695 is one of those erven, assigned its own rights for development. This is a very important point to bear in mind is assessing the impacts of any development on the site.

Very few physical artefacts remain on erf 160695, so most of its layers of significance are thus intangible rather than tangible. Formulating indicators thus relies heavily on historical narrative, rather than response to physical, intrinsically significant remnants. Appropriate design responses are thus not as clear-cut as they are when responding to artefacts. The much-altered state of the Victorian building (the only surviving artefact of any conservation-worthiness) makes hinging interpretation and response to significances of the site difficult to reasonably argue.

The table below thus includes much historical information already tabled, but aims in the second and third columns to link the history to significances and indicators, and finally provide a possible route for appropriate responses in such an intangible-rich context and site. Erf 160695 is marked as “further study required” in the CoCT heritage inventory. It thus as yet has no heritage grade assigned to it by CoCT, the delegated grading authority.

Period	Key historical points	Indicators identified in Phase 1	Design informants/ appropriate responses to indicators
<b>pre-colonial</b>	<p>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.”</p> <p>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. The site is part of a broader landscape in this period and is not yet marked out as a site or erf.</p>	<p>Intangible significances predominate. This site forms part of a broader site important in Khoekhoen cultural memory, which was the area of lush grazing between the two rivers, all the way from the sea to Wynberg Hill.</p>	<p>The intangible significances linked to this period are to the transhumance patterns of pre-colonial times and are not easily addressed literally. This is not a “no go” site. Because it does not intrude into the swathe of land on either side of the Liesbeeck river at this point in its course, retaining it as open land is less easily argued. This leaves interpretation as the best approach to addressing precolonial significances of erf 160695. While interpretive signage within the new buildings and landscaping might be useful, the site is not a public place. It is thus recommended that this period of the site’s history be remembered in an indigenous landscaping plan that includes Khoe medicinal plants. Any signage or other similar interpretation strategies should be placed in the public realm and designed with the input of TRUPA and the City. This land-owner need not be party to such interpretation strategies as they relate to much broader landscape significances.</p>
<b>1656 to the end of the C18th</b>	<p>The Khoe people and their animals were displaced by colonial settlers. Land parcels were granted to Free Burghers, causing the first frontier war at the Cape. A defensive network of forts and barrers were built to keep Khoe from accessing the land (Winter and Bauman in Hislop 2021:6). One of these was the Ruyterwacht II redoubt, located very close to (but not</p>	<p>The river-facing core of the Valkenberg homestead dates to the latter C18th. Traces of the earlier building mentioned by Fransen are not easily legible. The homestead thus retains intrinsic, tangible significance as well as intangible significances of views to the mountain and an unobstructed relationship to the river.</p> <p>Erf 160695 was at this stage part of the farmland and no artefacts of that</p>	<p>Heritage significances are again largely intangible in this period of the site’s history and relate to a broader landscape significance – that of the emerging C18th colonial farming elite. The extant Valkenberg homestead provides much better interpretative opportunities than erf 160695.</p> <p>Many commentators over the years have referred to erf 160695 as a “buffer” of undeveloped land adjacent the homestead and werf. This is a</p>

	<p>on) erf 160695, as can be seen in Figure 3 (Dumbrell Indicator Report 2021: 4).</p> <p>What was to become erf 160695, was part of a land grant of 1661 – later Valkenberg. 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). 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). Erf 160695 did not have any buildings on it in 1787. There do, however, appear to be trees on the northern boundary of erf 160695.</p> <p>In 1791 more than half of Valkenburg's 68Ha were subdivided and became 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.</p>	<p>period remain on the site. Its significance as a “buffer” to the Valkenberg homestead has been noted in other studies, but is of lesser importance to Valkenberg's significances than those listed above.</p> <p>Erf 160695's C8th landscape significances are as part of a greater agricultural landscape, rather than having much significance for this relatively small parcel of Valkenberg's C18th farmlands.</p>	<p>rather idealistic approach, given that this is a registered erf in private ownership. The difficult question to address now that development is proposed, is how integral to interpreting Valkenberg homestead is open land next to it?</p> <p>There exists much precedent for homesteads now part of suburban development, very few successful in heritage terms. Coornhoop, Malta, Westoe and Varschedrift line the other side of the river, very close to Valkenberg. What makes their situation more successful than say that of Vredenburg or Bloemendal (also nearby) is that their original orientation to the river remains, with view corridors to the river from the homesteads. In the case of Valkenberg, I argue that its views to and from the river and towards the mountain are of greater heritage significance than the open land buffer erf 160695 currently provides.</p> <p>Erf 160695's role in the C18th layer of Valkenberg's s not one of its primary significances an cannot easily be responded to in design now.</p>
<p><b>The C19th</b></p>	<p>Over most of the C19th, Valkenburg continued to be farmed. 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. The long wall currently along the northern edge of the werf is built as a reminder of the long row of outbuildings that stood there by 1834, when Bowler's panorama was drawn. 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.</p>	<p>The C19th saw the evolution of a key landscape layer in the history of the area. This layer of significance is best described as a landscape of institutions of study and care. The landscape use pattern at first had buildings predominantly sited on the low hills on the eastern side of the river, as defined by Attwell (2016). Each institution w s in a discrete park-like setting, screened by trees.</p> <p>The Victoria house on erf 160695 is directly linked to this layer of the history of the site, but has lost much of its intrinsic heritage significance due to external accretions and internal changing of its original spatial configuration. In another setting, there would be no doubt this building can be demolished. So, to what extent does its symbolic and associational significance change this? Is this building the only way to</p>	<p>This period of the history of the site saw it as part of a landscape of C19th medical care. This is a largely intangible significance as no physical artefacts of this period remain in a clearly authentic state. The Victorian house clearly illustrates this.</p> <p>The appropriate response to this layer of the history of the site would be an institutional use, in a park-like setting, with trees and other planting screening it and identifying it as a discrete sub-precinct of the greater institutional landscape. A precinct of buildings, rather than one large block of building, within the screened area, would be appropriate. Commercial or residential-scaled buildings and use are inappropriate.</p>

	<p>The homestead was adapted for use as doctors' wards and is therefore very closely linked to the history of the hospital, as its first site. The current hospital complex is the second site and built in 1907.</p> <p>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.</p> <p>A map dated 1891 shows a structure on erf 160695 for the first time. It is in the position of the existing, much altered Victorian house.</p>	<p>represent these significances on the site? Will its retention in some form add significant heritage value to the site in the present and in its future? After all, this was an ancillary, serving building in the hospital landscape. The conclusion of this assessment is that the retention of this building does not enhance the primary heritage significances of erf 160695, or its immediate context.</p>	
<b>C20th to present</b>	<p>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. The fields between erf 160695 and the Liesbeek River continued to be farmed until between 1958 and 1966.</p> <p>By 1934, the Valkenburg opstal complex and werf (then still relatively intact) had been extended with a north-facing wing (hospital wards) 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.</p> <p>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</p>	<p>The landscape of Valkenburg Estate has been to some extent eroded over the course of the C20th. The river course, with a swathe of land on either side, is all that recalls its history of transhumance. The use of land for urban agriculture within the Oude Molen Eco Village recalls the agricultural landscape of the C18th, while the current Marriott hotel on the Valkenberg werf recalls the late C18th prosperity of this area by its retention of the Valkenberg homestead. The C19th landscape of institutions still predominates the cultural landscape of the area. This is the primary, contemporary heritage significance of the area and should thus apply to erf 160695 as a part of that broader landscape.</p>	<p>Appropriate responses to this remain the same as those outlined above as the primary significance of the area remains that of an institutional landscape. That should be retained by avoiding further office block intrusion into the overall landscape. Thus, the use of erf 160695 should be institutional and any development should be a precinct heavily screened by planting, with a low overall visual impact on its receiving environment. The river course and its adjacent landscape of historic homesteads to one side and the institutional landscape of Valkenberg Estate to the other is the primary heritage landscape resource to be considered in the design.</p> <p>The focus on function and pragmatism in the hospital landscape – adding and demolishing ward buildings according to operational need rather than a broader landscape strategy – would allow the demolition of the Victorian building if it no longer was of operational necessity. Bearing this in mind, it can be argued that, intrinsically, this house no longer serves a function as legible artefact of the C19th layer of erf 160695's history. Its demolition can thus be considered. However, if it is retained, screening between it and the adjacent Enviro Centre is not advised.</p>

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 (see Figure 2 for its location) was built in 1907, the many wards and other ancillary buildings around it date to various times during the C20th. Erf 160695 has been owned by the Church of Jesus Christ of Latter-day Saints since 2003.

In summary, this study has identified the following, over-arching, principles to guide development on erf 160695 specifically:

1. This site should be considered a contemporary insertion into a landscape of institutions. Its use and design detail should reflect this and provide a precinct in sympathy with the broader landscape.
2. The hierarchy of spaces set up by the main building of the hospital should be respected. As the two sites are quite far apart, this is in reality best addressed as a visual impact issue.
3. 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. Screening will be a key tool in addressing this principle.
4. While commentators on Phase1 referred to the need to spatialise the indicators, it has become clear during the analysis of the site that most of the identified informants and possible impacts relate to views. The VIA work has thus of immense usefulness in understanding spatial impacts of the proposal, now that the design work has reached an appropriate level of detail resolution. Its findings should be adhered to in the development design.
5. Views to and from the river, mountain, Valkenberg Manor house and Valkenberg main building are key indicators in this landscape.
6. The site should comprise a collection of buildings within a screened precinct. These should be of similar grain, scale and massing to the other institutional buildings of historic hospital core and the Valkenberg werf.
7. Issues of memory and space are best addressed from the public realm, using interpretive strategies appropriate to guiding the public to an understanding of the layers of history and memory embedded within the broader two rivers cultural landscape.

## 6.3 Assessment of impacts

Erf 160695 is within the TRUP area but is an erf in private ownership - owned by the applicants since 2003. In this section of this report, the proposal is first assessed against the principles and indicators identified by Attwell (2017) and summarised in this report, and then against the principles and indicators identified in this study.

### 6.3.1 Attwell's principles for TRUP (2017)

#### Maintain institutional precinct character

The proposal is for a Church of Jesus Christ of Latter-day Saints Temple complex. This is an institutional and community use for the site. Institutional precincts within the Valkenberg Estate are the Observatory, Oude Molen, Alexandra Institute and the current Valkenberg Hospital main precinct.

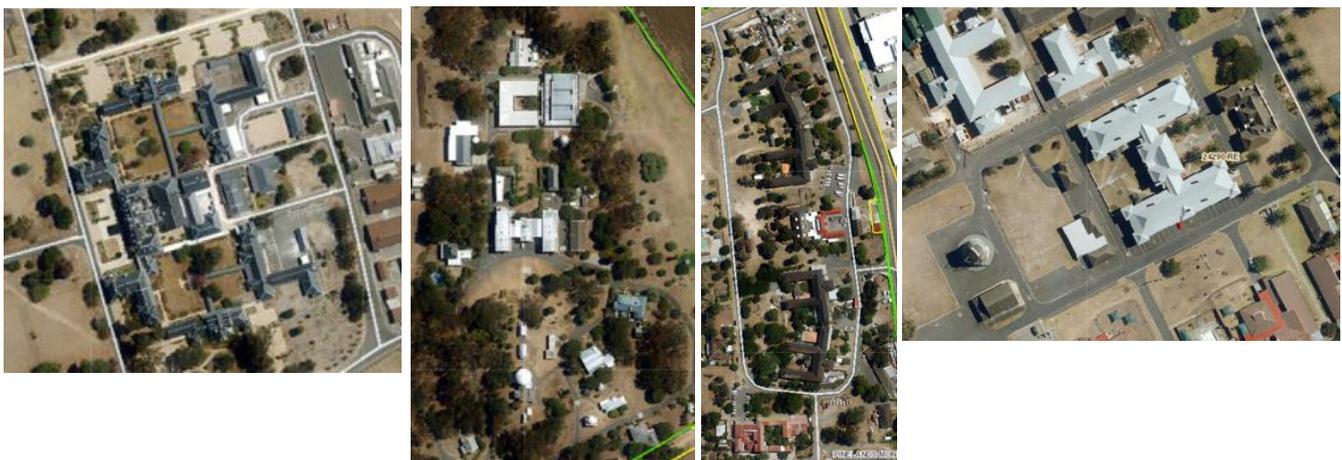


Figure 71 – 74: Left to right, Valkenberg Hospital main complex, the Observatory, Oude Molen, and Alexandra Institute (courtesy CoCT map viewer 2018 imagery, accessed July 2022)

There is no cohesive pattern to each of these precincts. Of the four, the Valkenberg Hospital main complex is in closest proximity to erf 160695. It is characterised by a quadrangle layout with strong axiality. There is an interplay of hard and soft landscaping areas, with mature trees. The character of the proposal on erf 160695 is closest to that of the Valkenberg Hospital main complex, with an interplay of hard and soft landscaping elements proposed and the whole precinct laid out on axes and with a clear hierarchy of the constituent buildings.

*The proposal can thus be considered to adhere to this principle.*

#### Preserve and protect heritage buildings and estate character

The Victorian building on erf 160695, while a 'heritage building' by virtue of its age and having heritage significance by virtue of being extant during the periods of both the first hospital site – the Valkenberg werf – and the second, current one. However, it is now of low intrinsic heritage significance due to many alterations, both internal and external, over the years. It is assumed that this principle refers to conservation-worthy buildings and precincts such as the current hospital main complex and the Observatory (a Grade 1 site), rather than this rather poor example of its type, style and period. On this aspect, the proposal can be considered to not adhere to the principle of "preservation of heritage buildings". However, the principles of heritage

management and conservation are perhaps better ones to apply to the Victorian house on erf 160695, as it is not of 'preservation-worthy' heritage significance. The 'estate character' is one of discrete precincts, screened by trees and other planting.

The VIA (Feng 2022) analysed viewpoints in order to assess visual intrusion, which measures the extent to which the project is compatible with the particular characteristics and qualities of the receiving environment. The study found the project to have a varying degree of visual intrusion on different viewpoints, but that, overall, the visual impacts of the project (including intrusion) on its receiving environment could be mitigated to 'low'.

*The project is thus considered to be in line with this principle.*

### **Preserve important heritage views where applicable**

The VIA has explored this principle in detail and found that the views to and from key heritage resources and precincts in the estate are not impacted upon by the proposal.

*The proposal can thus be considered to be in line with this principle*

### **Maintain the strong visual link from Main Admin building in Valkenberg to Mountain**

The VIA has explored this principle and found that the proposal does not negatively impact upon this visual link.

*The proposal can thus be considered to be in line with this principle*

### **Create better public interface between and to institutions**

Erf 160695 is not one of the institutions of TRUP as it is now vacant save for the Victorian building.

*This principle does not apply to erf 160695*

### **Support institutional character with auxiliary uses (i.e. accommodation for staff)**

The arrival center is proposed to include accommodation for those caring for the site. The meeting house and arrival centre provide auxiliary and support functions to the Temple.

*The proposal can thus be considered to be in line with this principle*

### **Fencing and walling to be visually permeable**

Refer Figures 65 and 68. On these, the proposed boundary treatment – a low wall reminiscent of a werf wall with palisade fencing above – is visible. The VIA has recommended visual screening with planting as part of the mitigation of the visual impacts of the proposal.

*The proposal can thus be considered to be in line with this principle*

### **Fencing and walling must be strictly controlled**

A guardhouse and access control will form part of the security plan for the precinct.

*The proposal can thus be considered to be in line with this principle*

## The scale and massing of new development must respect heritage buildings when adjacent

Erf 160695 is adjacent to the Valkenberg historic werf and associated modern buildings of the current hotel use of the site.



Figure 75: Valkenberg werf precinct, (Courtesy CoCT Mapviewer, 2022)



Figure 76: Bird's eye view of the proposal on erf 160695(source: Paton Taylor Architects, 2022)

Figure 75 illustrates the relationship between the Valkenberg werf and the proposal for erf 160695. The meeting house is adjacent the new portion of the current hotel on the Valkenberg werf site. A wall, on the line of historic outbuildings long since demolished, bounds the werf site. New accommodation wings are set back from this wall, creating a courtyard. The utility (including guardroom) building is set on the access road, a location required by CoCT for the services component of the building. It has been designed as a simple gabled building to be in sympathy with its C18th neighbour, and to be recessive. The Temple is set back from the Valkenberg precinct and, as can be seen on Figure 75, a wide expanse of landscaping and one of the parking areas further buffers the space between it and the homestead. Scale and massing of the Valkenberg werf are respected.

*The proposal can thus be considered to be in line with this principle*

### 6.3.2 Attwell's indicators for TRUP (2017)

#### **Retain, where possible, the open 'rural qualities' of the TRUP and direct compact development strategically to less heritage sensitive areas**

The Temple proposal is not a 'compact development', thus that part of this indicator does not apply here. The retention of "the open 'rural qualities' of the TRUP" is a contentious principle if applied to erf 160695, as this erf, while predominantly vacant currently, does have development rights associated with it being a separate erf in private ownership. Additional built fabric is thus a real possibility and has been since 2003 at least. 'Retaining the open rural qualities' of the TRUP is considered an unrealistic principle to apply to erf 160695. The design strategy has been to set the complex of buildings in a 'park-like setting', using the space-making principles evident in the C19th institutional landscape of the Valkenberg Estate.

*The proposal can thus be considered to be in contradiction with this indicator*

#### **Retain mature tree belts and green corridors where they add to the cultural landscape significance of the site**

Erf 160695 does not contain such features.

*The indicator can thus be considered to not apply to the proposal being assessed*

**Enhance a sense of place and uniqueness of character by the creative use of heritage sites and their contexts**

This is quite a subjective indicator, but the proposal under assessment is considered a positive contributor to a contemporary layer of the institutional landscape of TRUP by virtue of its layout, scale and massing.

*The proposal can thus be considered to be in line with this indicator.*

**Allow visual and physical integration of each precinct or character area into the greater Two Rivers Urban Park framework**

This has been explored in the VIA, using analysis of viewpoints, view corridors and visual intrusion, amongst other factors. The findings of the VIA are that the overall visual impacts can be mitigated to 'low'.

*The proposal can thus be considered to be in line with this indicator*

**Encourage the retention of dominant landmark qualities of heritage sites and cultural landscapes within the TRUP**

There are no such features on erf 160695.

*The indicator can thus be considered to not apply to the proposal being assessed*

**Ensure visual linkages, significant view cones and corridors both to and from historic sites and cultural landscapes**

This has been assessed as part of the VIA (Feng 2022). The results are summarised in the images below.

*The proposal can thus be considered to be in line with this indicator*



Figures 77 and 78: view cones from the Valkenberg Hospital main building (Feng 2022: Figures 4.1.2 and 4.1.3)

### **Ensure qualities of scale, presence and form of historic structures and their contexts are not adversely affected**

The spire of the Temple (which is 29m above natural ground level and positioned at the lowest part of the site) has been carefully considered and is not visible from the Valkenberg main building. Visual assessment has included assessment of 11 viewpoints. Of these, only in Viewpoint 3 are both vertical features visible. Figure 77 illustrates the impact of this. Note this view is experienced for approximately 14 seconds in a car.



Figure 77: Viewpoint 3 seen from approximately 500m away, from looking northeast from Settler's Way (Feng 2022: Figure 4.5.7)

While it is clear in this image that the Temple spire is taller than the Valkenberg Hospital main building tower, the two features are sufficiently separated for neither to obstruct the other or undermine the other's landmark qualities.

*The proposal can thus be considered to be in line with this indicator*

### **Ensure development options respond to and are informed by heritage informants**

The current study and overall, thorough heritage and design process is testimony to the fact that this has been done in this case.

*The proposal can thus be considered to be in line with this indicator*

### **Ensure that developments respond to heritage assets allowing for a sensitive and appropriate transition between the old and the new**

This has been discussed above.

*The proposal can thus be considered to be in line with this indicator*

### **Ensure that the development responds positively to the cultural landscapes and patterns within the landscapes. This may affect scale, height, density and orientation and responses to topography**

The assessments above demonstrate this aspect of the proposal.

*The proposal can thus be considered to be in line with this indicator*

## **6.3.3 Informants identified in the Phase 1 HIA and this study**

### **Response to the institutional landscape**

This site should be considered a contemporary insertion into a landscape of institutions. Its use and design detail should reflect this and provide a precinct in sympathy with the broader landscape. It is considered, given the arguments presented above, that this is clearly the case. The use of a simple, Classical architectural language within the clearly defined precinct of erf 160695 is sufficiently in sympathy with the broader landscape to be in sympathy with it, rather than emulate the Victorian Gothic style of the Valkenberg Hospital main building.

*The proposal can thus be considered to be in line with this indicator*

### **Respect for existing hierarchies of spaces in the broader landscape**

The hierarchy of spaces set up by the main building of the hospital is respected in the proposal. The distance between the Valkenberg Hospital main building and erf 160695 assists in retaining a space between the two sites that means the new intervention does not undermine the existing hierarchies of landmark and space. The proximity to Valkenberg werf has been handled by setting the bulk of the development as far away from the homestead as possible and including screening along the boundaries of the site so each reads as a discrete precinct in the landscape.

*The proposal can thus be considered to be in line with this indicator*

### **Height, grain, scale and massing of buildings and the park-like setting of the institutions within TRUP**

Design elements used to create hierarchy of built form in this proposal include height, scale and massing of buildings and grouping 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 within the proposal are thus set with space around them, which is legible from a distance. Screening will be a key tool in addressing this principle.

The buildings within the precinct are also mainly of similar grain, scale and massing to the other institutional buildings of the historic hospital core and the Valkenberg werf.

*The proposal can thus be considered to be in line with this indicator*

### **Visual analysis integral to spatialising indicators identified**

The largely intangible significances of erf 160695 mean that visual intrusion and other visual impacts are critical to the assessment of heritage impacts, as these are intertwined in this case. The VIA (Feng 2022), which has been relied on heavily in this study, has provided clear, spatial analysis which serves to address many of the intangible significance issues raised in the Indicators Report (Dumbrell 2022) and the comments received during the Phase 1 public participation process.

Views to and from the river, mountain, Valkenberg Manor house and Valkenberg main building are key indicators in this landscape and have been sufficiently addressed elsewhere in this report.

*The proposal can thus be considered to be in line with this indicator*

### **Issues of memory and space, or the intangible significances of the site and receiving environment**

Issues of memory and space are best addressed from the public realm, using interpretive strategies appropriate to guiding the public to an understanding of the layers of history and memory embedded within the broader two rivers cultural landscape. These interventions are not the provenance of the applicant and should rather be driven by TRUPA and CoCT.

*The proposal can thus be considered to be in line with this indicator*

## **6.4 Impact relative to sustainable social and economic benefits**

The proposed intervention would result in positive social and economic benefits and will not result in a negative impact on heritage resources. A no-go development option would result in a loss of potential benefits. The number of direct jobs and indirect jobs has yet to be quantified. Through its worldwide locations, the Church engages in various community and outreach programmes and initiatives – with the Observatory site providing an opportunity for such activities in Cape Town.

## **6.5 Impact on heritage resources**

The proposed intervention will not detract from heritage significance and overall status of heritage impact is considered as low.

## 7. 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 was undertaken in the phase 1 heritage impact assessment and repeated in the second consultation phase:

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

In addition, the following was undertaken and repeated during the second phase of consultation:

- 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
- vido contact details made available for clarification of queries electronically and / or via zoom for the duration of the commenting period

### 7.1 Phase 1 consultation period and responses

A background information document was distributed to interested and affected parties and the draft phase 1 heritage impact assessment as well as supporting documentation was made available for a commenting period that commenced 22 April 2022 and concluded at close of business on 23 May 2022. All submissions received were included within the draft phase 2 report.

Documentation was distributed electronically and copies of the reports were accessible online (Chand website). Where any additional information was required during the commenting period, such was made available, however, commenting period was be considered as per timeframes outlined in this report.

#### Comments were received from:

- South African Institute of Architects dated 23 May 2022
- Rosebank and Mowbray Planning and Architecture Committee (Rampac) dated 20 May 2022
- Vernacular Architecture Society of South Africa dated 23 May 2022
- Two Rivers Urban Park Association dated 23 May 2022

It is noted that three of the comments received, namely Vassa, Cifa and Rampac were similar in nature. The heritage team notes that a phased HIA was circulated for comment and that both the first and second phase of the heritage impact assessment process took comments received into consideration. Trevor Thorold in his capacity as CIFA representative to the University of

Cape Town University Building and Development Committee brought the application to the attention of the UCT UBnDC at a meeting held 19 May 2022. Request was made to include the committee as an interested and affected party. Mr Ernest Ford registered his interest telephonically on the 23<sup>rd</sup> May 2022. Both UCT and Mr Ford received the draft heritage impact assessment for comment during the second commenting phase – no comments were received from either UCT UBnDC or Mr Ford during the second consultation phase. *Refer Annexure G: Comments received phase 1 and Annexure H: Proof of consultation*

## **7.2 Phase 2 consultation period and responses**

Further to feedback regarding the phase 1 HIA and the assessment of impacts of proposed intervention, interested and affected parties were afforded a further 30-day commenting period. Submissions received during the second commenting period are included within this submission to the heritage authorities. The phase 2 heritage impact assessment consultation commenced Thursday 8 September 2022 and concluded at close of business on Wednesday 12 October 2022. Proof of consultation is included within this submission. Interested and affected parties list indicating broad request for comment is included within Annexure H.

### **Comments were received from:**

- Vernacular Architecture Society of South Africa dated 11 October 2022
- Rosebank and Mowbray Planning and Architecture Committee (RAMPAC) dated 12 October 2022

No comment was received from the City of Cape Town Heritage Resources Section or the South African Heritage Resources Agency. A late comment was received from Observatory Civic Association and has been included within this report. *Refer Annexure I: Comments received phase 2*

### **Response to comments received**

The authors of this report have identified key themes so as to respond to heritage related comments received. As some of the comments made are general, the heritage team have responded to comments in so far as heritage related concerns have been raised. In response to comments received with regard to spatial issues and the identified indicators – as accepted by HWC in the Phase 1 process, kindly note:

### **The notion of the site as a visual buffer/ agricultural remnant in the setting of the Valkenberg homestead**

- Feng (2022: 6) notes that this is a medium density project, where more than 25% of the site is 'retained as green open space' (Oberholzer 2005: 7 cited in Feng 2022: 6).
- The 2017 Attwell study refers to the rural qualities of TRUP. Note that her study was for the whole area, thus cannot be considered binding (unextrapolated) on the Temple site.
- The 2005 indicators (Baumann and Winter) referred to by OCA was part of a project at that time for a meeting house on the site. Details of how far into an application process the project progressed is not possible to ascertain. Professionals involved at the time do not recall this detail (pers. Comm with Dr Nicolas Baumann 20 October 2022).



Photomontages in the VIA (pp43-51) illustrate the way the proposal integrates into the landscape at varying distances from the site. These are illustrative of a clear process of illustrating what the impact of the building resulting from our identified indicators would be.

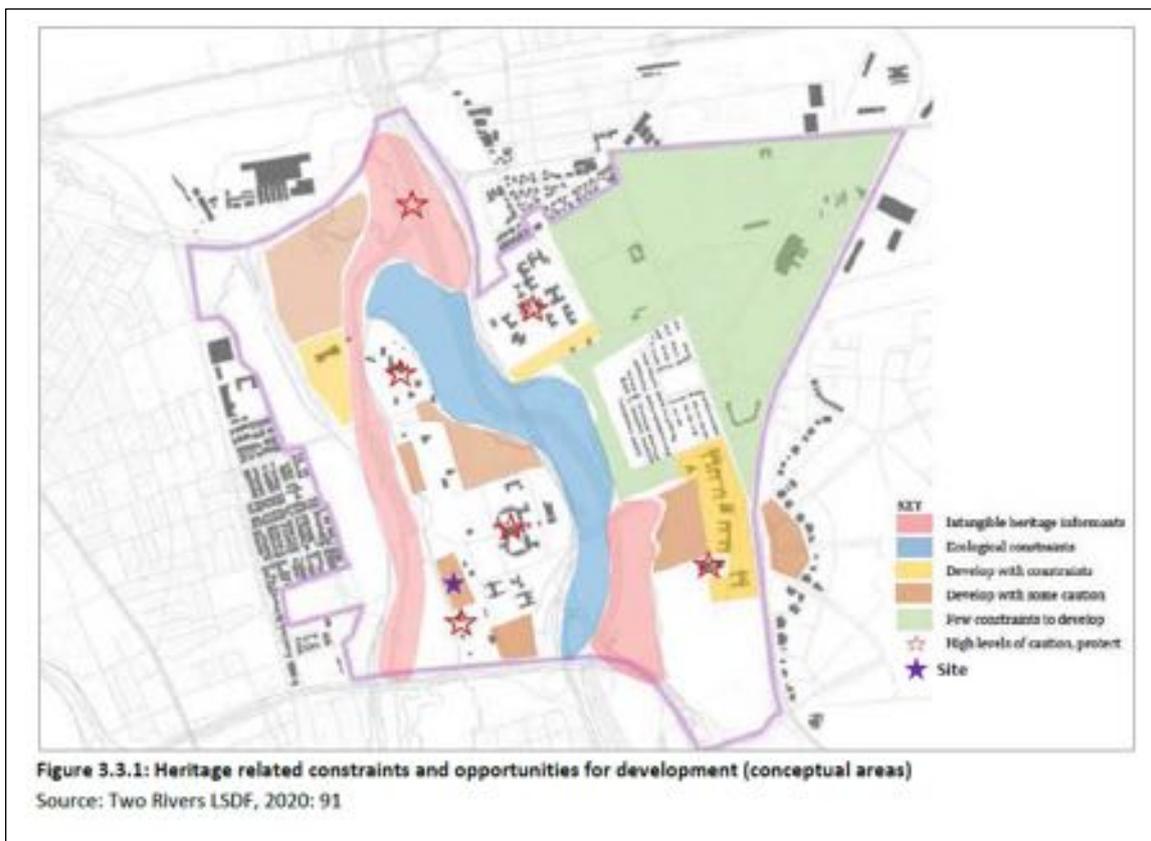


Figure 79

### The indicators are ‘post-rationalising’ the proposal

This fundamentally misunderstands the process this project has followed, which is that of international heritage management best practice. The indicators and informants were identified prior to the design process commencing and thus informed the design and design strategy. The design team took design advice stemming from the heritage process on board as the project proceeded.

### Late comment received: Observatory Civic Association

The team were alerted to omission of a comment submitted during the first consultation phase by the Observatory Civic Association (OCA) dated 23 May 2022. Further to the receipt of a late comment as received from the OCA during the second consultation phase, the heritage team considered both comments and noted that comments are of a similar nature. A key statement noted is repeated reference to the nomination of TRUP as a national heritage site and the grading process underway by SAHRA. We re-iterate that the nomination process is a separate process and the landowners will engage the national authority accordingly. We further note that an extensive list of First Nation communities was invited to comment during both consultation phases.

### **7.3 Further consultation period and responses**

The Phase 2 HIA was tabled at HWC IACOM held 7 December 2022. HWC correspondence dated 18 January 2023 requires that the revised HIA be circulated to interested and affected parties and comments be integrated into revised submission. Commenting period is to be a minimum of 15 days. This revised report was circulated for comment with a commenting period that commenced Tuesday 28 February 2023 and is set to conclude at close of business on Monday 20<sup>th</sup> March 2023. Submissions received are to be included within the final submission to the heritage authorities.

## 8. DISCUSSION

Discussion at the IAComm meeting of 7 December 2022 was synthesised by the Committee into four points as reasons for the Impact Assessment not meeting the requirements of s38(3) of the NHRA and supplied these to the applicants as further requirements from the Committee. Of the four, the following three are clear discussion points:

- expansion of the definition of the study area to include the “macro heritage context (adjacent properties, riverine setting and open space character et al [sic])” in providing contextual site informants and indicators for design response;
- how identification and mapping of heritage resources and assessment of significance thereof addresses the role of the site in the broader TRUP context and its relationship to adjacent heritage resources. Particular reference is made to the experiential quality of the existing approach road to the Valkenberg Manor House and to the landmark qualities of the Valkenberg Manor House and Valkenberg Main Admin Building as requiring further assessment;
- compliance with s38(3)(f) and s38(3)(g) by the consideration of alternatives and plans for mitigation of negative impacts.

These discussion points will be dealt with sequentially in this response section extracting previous text from the Phase 1 and Phase 2 reports, as well as the VIA and AIA work undertaken as part of this Impact Assessment process, as well as creating new synthesis diagrams as required.

The fourth point expresses the view of the Committee that the ‘assessment of the impact of the development in [sic] heritage significances is not supported as the impact of the current development will have a detrimental impact on surrounding heritage resources of high value based on a combination of the scale, massing and articulation of architecture’. This opinion of the Committee will be addressed in the conclusions and recommendations arising from the re-assessment work undertaken in response to the further requirements set by the Committee.

### 8.1 The study area

The Two Rivers Urban Park is the product of a series of studies and extensive public engagement that reached its height in the late 1990s, with a “Pre-feasibility Study” (1999) providing a clear mapping of the proposed boundaries of the envisioned park.

The boundaries of the park were formalised as part of the 2003 Contextual Framework and Phase 1 Management process. This map is available on the TRUP website. The consultant team thus considers this to be a definitive map of “the broader TRUP context” and has proceeded throughout the study process on that basis.

The TRUP area is 297Ha in extent (Attwell 2012: 8) and includes a diverse range of site types and characters, from the riverine settings along the Black and Liesbeek Rivers, to the Valkenberg Hospital East and West precincts, the South African Observatory, the former River Club, Maitland Garden Village and the Alexandra Institute. It has been accepted from the 2003 Conceptual Framework stage of work on TRUP, that it can neither be conceptualised nor managed as a cohesive space where one set of criteria can be applied universally across the site. Therefore, the following precincts have been identified:

- The Alexandra Institute
- Maitland Garden Village
- Valkenberg East (which includes Oude Molen)

- Valkenberg West (which includes Valkenberg Hospital Main Admin Building, Valkenberg Farm and erf 160695)
- South African Observatory
- River Club
- Malta Office Park and Hartleyvale



Figure 80: Diagram of the overall TRUP boundaries as used in this HIA process (Dumbrell, 2023)

The subject site, erf 160695, is within the Valkenberg West Precinct. In identifying heritage resources in proximity to the site and upon which development on the site will have an impact, the following process was used:

- heritage resources identified in existing histories of the area and previous heritage work on the whole TRUP area were noted,
- site inspection confirmed that these were still extant and
- to what extent they might be impacted by development on erf 160695.

From this process, it was determined that the primary heritage resources to consider in assessment of the design proposals were the riverine setting, Valkenberg farm house and Valkenberg Hospital Admin Building.

## 8.2 Consideration of heritage indicators

It is not the intention to present all the work documented in the Phase 1 (setting of baseline information, identification of heritage indicators, design informants and significances) and Phase 2 (assessment against the criteria identified in Phase 1) reports within the Heritage Impact Assessment process for erf 160695. It is accepted that readers of this supplementary work have read those documents in detail, as well as the VIA report. As noted previously, the TRUP area has been the subject of numerous studies over the years. What follows here should be read in conjunction with the work already presented in Phases 1 and 2 of this study.

### *Previous studies – further points to add to those presented previously*

The work of Baumann and Winter (2005 and 2011) included a set of indicators that, where they referred to the area around the subject site (Valkenberg Hospital and Valkenberg farm), were primarily visual indicators. Emphasis was placed on view cones and views to and from the Valkenberg Hospital Main Admin Building and the Valkenberg farm house, as well as from and to the Liesbeek river green corridor.

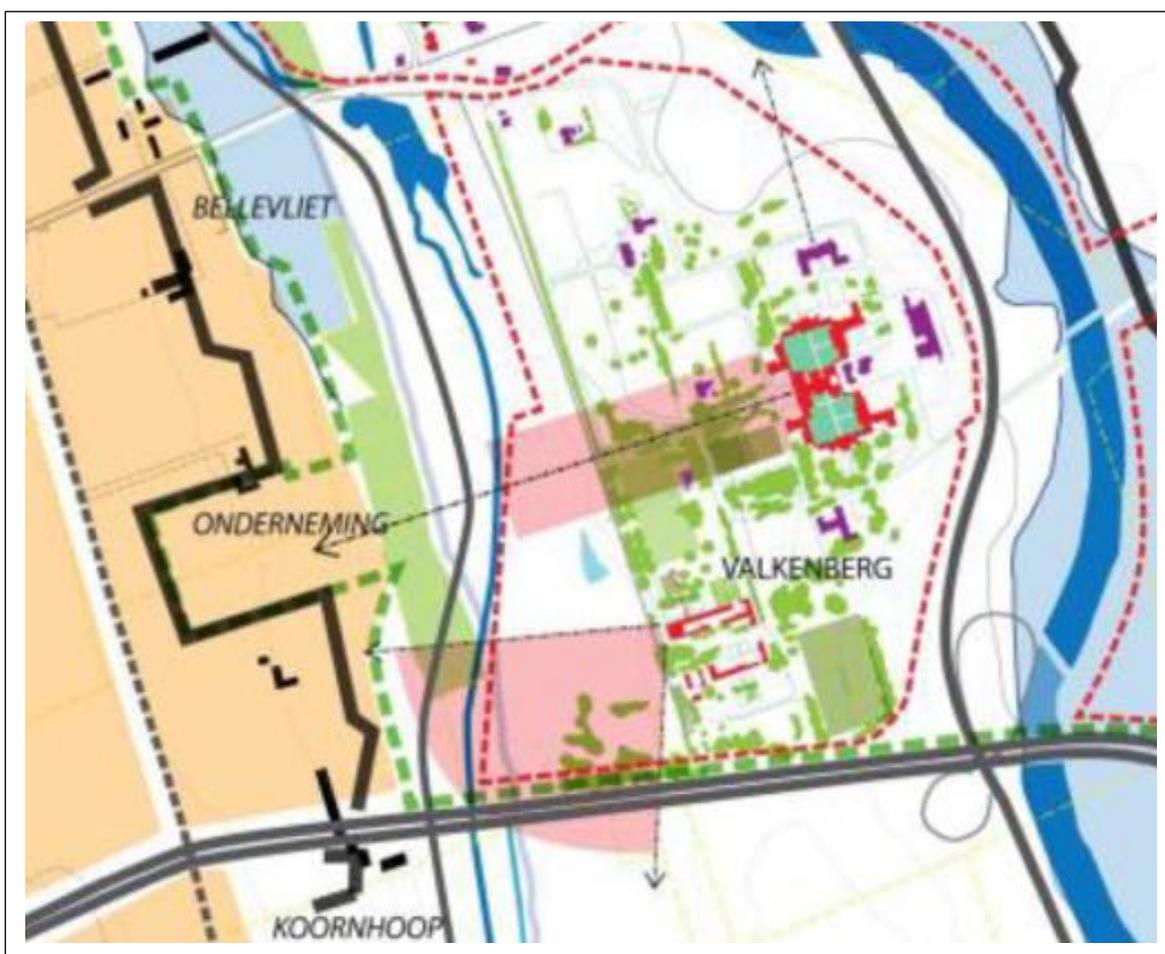


Figure 81: Detail of the mapping of heritage resources by Baumann, included in Le Grange (2012) and again in Attwell (2017)

In 2012, Le Grange included a heritage assessment map by Baumann (undated, but presumably from the 2011 Baumann and Winter assessment work) that shows view cones from both the Valkenberg Hospital and Valkenberg farm sites (see light red shaded areas in the map detail included in this report). What is interesting to note, is that these view cones are very particular in the angles indicated – and in both cases emphasise views that do not include erf 160695. It would appear that, for the Valkenberg Hospital Main Admin Building, the view between the two wings of the front elevation is of primary concern. Erf 160695 is just

beyond this line, and quite likely (if there were no trees on the site) would be out of sight in such a viewline, taken with the viewer's back to the Admin Building front door. The view cone from the Valkenberg farm house is skewed towards the N2/ Settler's Way. In addition, from the front stoep of that building and looking towards the river in the manner this map suggests, the proposed Temple on erf 160695 would not be visible. In fact, to see it from the front stoep of the house would require a viewpoint from the most north-westerly point of the stoep, facing northwards. Ordinary use of the stoep – flowing outwards from the voorkamer – is unlikely to result in this viewpoint being occupied very often. The view cone shown by Baumann appears to acknowledge that, showing a viewcone supposing people sitting on the stoep and looking towards the river and the mountain.

Attwell's work (2017) identifies three "heritage related design informants" specific to Valkenberg farm house. These are:

- the need for the retention of the "distinctive qualities" of the house and werf. Protection should include the protection of the "iconic *ficus* tree within the Valkenberg werf, including protection of its root zones;
- that additional development should respond to the topography and panoramic views which characterise the site. New development should not intrude into the view sheds from the manor house and werf, particularly in relation to the Liesbeek River and Devil's Peak;
- that new development should respect the house and werf as the focal point of development. Any additional development should be subservient in terms of location, height, massing and scale.

Heritage related informants for Valkenberg hospital are:

- the retention of the "green" landscape context of the site;
- the retention of the forecourt of the main building, with no infill of the open space and the protection of views towards Devil's Peak;
- the conservation and restoration of the administrative blocks and historic wards as outstanding examples of their typologies;
- the retention of the dominant landmark quality of the Administrative precinct, with related restrictions on height, massing and scale adjacent the original fabric;
- the conservation of the core administrative precinct within its landscape context;
- an appropriate response to the topography of the site including the conservation of the notion of "the citadel on the hill" concept.

What is evident in reading these informants, is that they relate to each of those sites themselves, internal to the sites rather than indicators relating to nearby interventions and their relationship to each site. It is not being explicitly stated, but what is obvious to the reader is that the heritage resources within TRUP generally follow the pattern of being insular, with each resource being an institution type set within a bounded space that is itself set within the greater parkland setting of the overall Valkenberg Estate. In the case of the Valkenberg Asylum as a whole, historian Harriet Deacon (cited by Attwell) has noted in her work on the history of healthcare in Cape Town that the authorities required that the asylum be housed away from the centre of the city. The river added an extra boundary to the sense of exclusion required for both social and political reasons intertwined with the narratives around illness, contagion and the protection of society from those current at the time.

The notion of “open space” and erf 160695 as a “buffer” or “remnant” of the rural character of the area in general and Valkenberg house in particular.

Central in the debates with Committee and I&APs in this case, has been the concept of the rural qualities of the Valkenberg Estate and its relationship to the section of the Liesbeek River that is its river frontage. The following three diagrams are intended to illustrate how this argument lost its strength as the C20th progressed, culminating in the current situation, where the riverine setting is a discrete element and late C20th wards for the hospital have created a hard edge to the route leading from the (now burned out) gatehouse to the Valkenberg house and to the Valkenberg Hospital forecourt by a deviation off that route.

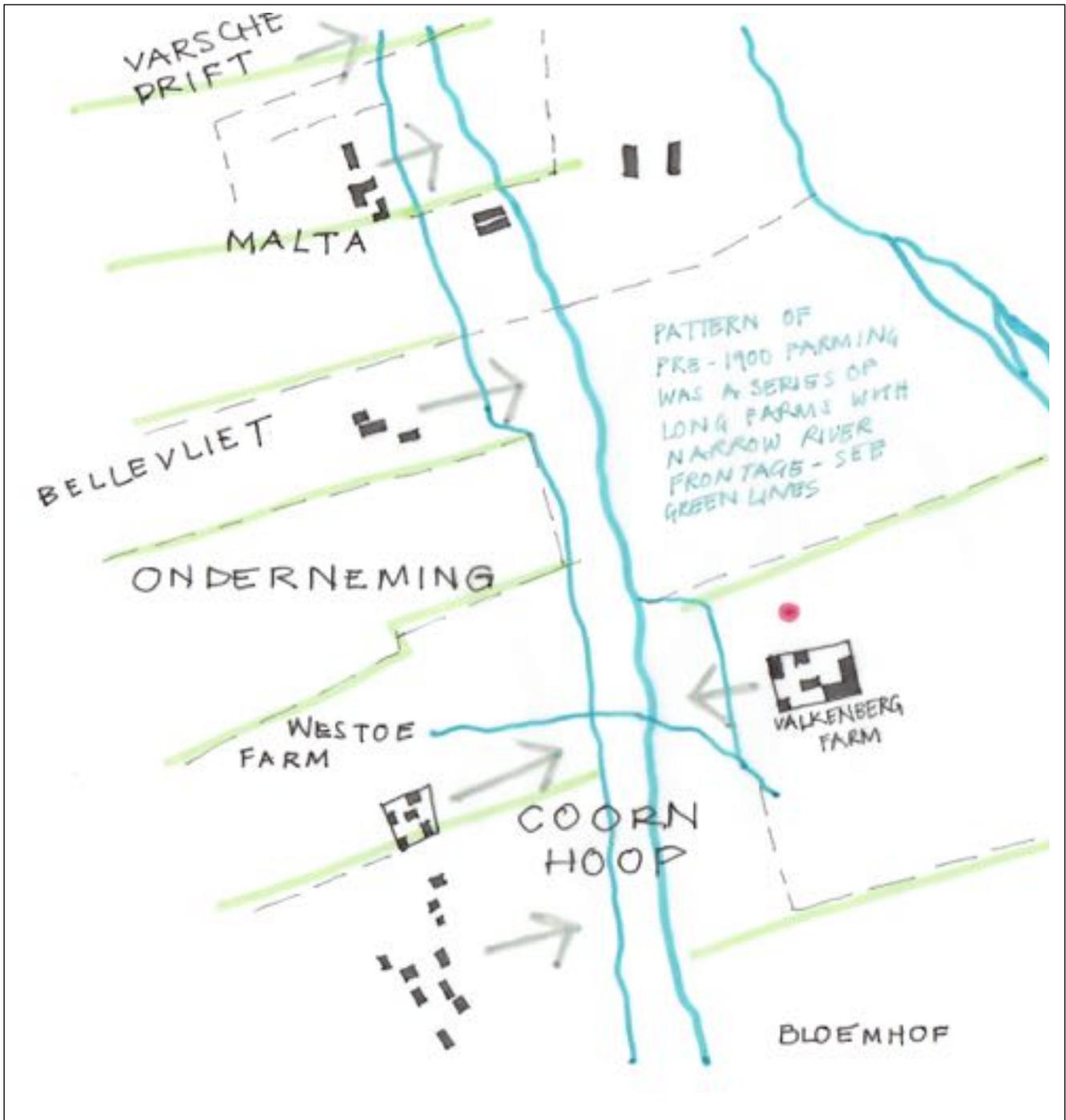


Figure 82: Diagram illustrating the historic (pre-1900) land settlement patterns along this stretch of the Liesbeek River. The pattern is as clearly evident in Boyle’s 1885 map and also on Thibault’s 1812 map, but this is an overlay onto the Cape Division Map (1900). Note the relationship of each homestead to the river and that each farm is a long narrow land parcel, with narrow river frontage. The red dot is erf 160695.



Figure 83: Overlaid on the 1912 map of Mowbray (courtesy EHRIC, CoCT), this diagram shows the character of the area at the time: relationship of homesteads to the river remains, while the cultivated area is now primarily a strip on each river bank. Suburban development has created a hard edge on part of the western bank, but Valkenberg farm, Bellefont, Westoe and Coornhoop (also spelled Koorhoop) survive. The Valkenberg Estate has been established, with the Asylum at its centre. Interestingly, it is even then approached by a curved access road. The axial relationship to the river is not emphasised. In this context, erf 160695 is just a small space amongst the mosaic of tree-edged fields and other land parcels within the overall Estate.



Figure 84: By 2000, the character of the area has changed again. The suburban mass has moved closer to the river edge and Bellevliet is unrecognisable (although many argue still within the building that stands where it stood). What is left of Westoe still can glimpse the river, but Coornhoop's view to the river has been blocked by a row of mid-C20th houses. The riverine setting remains, with the green banks now part of a landscape of sport on the west bank and recreation (walking, running, etc) on the eastern bank. The addition of new wards in the late C20th has created a hard edge to the route from the gatehouse to Valkenberg farm house. Trees block views towards the main Admin Building of Valkenberg Hospital from the river edge and its access route remains off-axis.

The findings of the study above are that the river edge remains an important character element within this landscape, but that the character of the river edge of the Valkenberg Estate has changed from a series of cultivated fields edged by trees to a line of mature trees visually screening the late C20th wards from view. The device works for distant views, but is less successful as one drives along the access road towards the Valkenberg farm and Marriott hotel complex.

In checking sources for this response, an interesting photograph was found in the Attwell (2017) study. It shows the single-storey ward addition to the Valkenberg house. While the photograph is noted as “undated”, it must predate 1955, when the ward was demolished, according to other sources (refer Phase 1 and 2 reports).



Image 85: Photograph of the Valkenberg house from a CoCT collection included in Attwell (2017: Figure 11). Note single-storied ward addition to LHS (erf 160695) of the house. Note also the use of palm trees in the landscaping of that time. Mature trees are evident on erf 160695

#### *Landmark qualities of the Valkenberg farm house and the Valkenberg Hospital Admin Building*

The Valkenberg Hospital complex, by virtue of the confidentiality required in its work, is not easily accessible to the public. Thus, site visit to verify the views from the site to Devil’s Peak and to see if the Temple is likely to be visible in that view cone, truncated and framed as it is by the wings of the front of the Admin Building, is not possible. A drive past the site, following the views identified in the VIA. However, using GoogleEarth data, it is possible to approximate what is visible from a bird’s eye view from behind the Main Administration Building towards Devil’s Peak.



Figure 86: Bird’s eye view from behind the Valkenberg Hospital Admin Building towards Devil’s Peak (courtesy GoogleEarth) shows a building visible in the middle ground. This is the Eco Centre (former Isolation Ward). The red circle indicates which part of erf 160695 would be visible under these circumstances.



Figure 87: Bird's eye view towards the Valkenberg Hospital Admin Building from Devil's Peak (courtesy GoogleEarth), with anticipated view shed for positions in each corner of the forecourt, against the building, as well as on the front steps. The principle illustrated is that the protruding wings will curtain the viewshed and it is likely that, from the front door, erf 160695 will not be visible. Red circle shows the Victorian building on erf 160695

Diagrams illustrating approximate view information to and from the Valkenberg Hospital Admin Building show that, at a bird's eye level, the proposed temple would be visible from the tower of the Admin Building, albeit with mature trees screening it to a large degree. These trees are within the Valkenberg Estate property and thus their staying as screening would be at the discretion of Valkenberg Estate. It must be noted that the circumstances would be very different from a pedestrian perspective, in the forecourt and facing towards the mountain (which unfortunately cannot be modeled as GoogleEarth does not cover the forecourt of the building). The mature trees and protruding wing of the building would obscure any view of erf 160695. But if one were to assume these trees not to be there, erf 160695 would be visible from the far NW corner of the forecourt, but not from the front door of the building. Of course, as a key character element of Valkenberg Estate, those mature trees are heritage resources within the space and thus should not be under any threat.

A drive past the site along the Liesbeek River access road showed that the Admin Building is not visible from the river side, while a drive along Settler's way, following the views identified in the VIA, confirmed the findings of the VIA: the only feature of either the Valkenberg Hospital Main Admin Building or the proposed Temple visible would be the tower and spire respectively.



Figure 88: View of the Valkenberg Hospital Admin tower from Settler's Way. As the VIA notes, it is visible for about 10 seconds as the car moves towards Pinelands (Image: Q Samie 11 Feb 2023). A red arrow shows the tower, with a blue arrow indicating approximate position of the proposed Temple spire.



Figure 89: View of the Valkenberg Hospital Admin tower from Settler's Way. As the VIA notes, it is visible for about 10 seconds as the car moves towards Pinelands (Image: Feng: 2022). A blue arrow shows the tower.



Figure 90: View of the Valkenberg Hospital Admin tower from Settler's Way. As the VIA notes, it is visible for about 10 seconds as the car moves towards Pinelands (Image: Feng: 2022). A red arrow shows the tower, with a blue arrow indicating approximate position of the proposed Temple spire.

From this, it is clear that Valkenberg Hospital Admin Building does not have visual landmark qualities. It is, in fact, a landmark location without sight of the landmark available to passers-by. It is, if you will, an intangible landmark. These landmark qualities will not be affected by development on erf 160695. Passers-by will still consider this 'the Valkenberg Hospital site' within their conceptual mapping of the area.



Figure 91: View of the Valkenberg homestead from Liesbeek Road. This view towards the river is unobstructed. (Kathy Dumbrell; December 2022)

The landmark qualities of the Valkenberg homestead are best experienced at pedestrian level, from Liesbeek Road. The utilities building proposed on the road edge of erf 160695 (a CoCT services requirement) and close to the homestead would obscure part of the view of the side elevation of Valkenberg homestead. However, that building is conceptualised as a building subservient in scale to the nearby homestead and detailed very simply in order to be a background building and not compete aesthetically with the homestead. It is intended that the gable of the homestead be visible over the new utility building, when viewed from the angle in the image below.



Figure 92: View of the Valkenberg homestead from Liesbeek Road, showing the pedimented, Georgian component of the Valkenberg farmstead and the screen wall linking the new interventions. This screen wall reads in the landscape as the front of a pedimented building (courtesy GoogleEarth Streetview)

As the experience of the lefthand side of the approach along Liesbeek Road to the homestead has been eroded by the late C20th addition of wards along Liesbeek Road, this approach route was deemed no longer a positive heritage indicator in the landscape and was therefore not assessed within the original reports. In answer to the Committee's questions in this regard, it is the opinion of the assessment team that the images included here summarise the situation on the ground. While the experience to one's LHS while moving along Liesbeek Road is dominated by the late C20th ward buildings, the experience of the RHS of the approach

remains riverine and rural in character. The assessment team remains of the opinion that development on erf 160695 will not change this situation negatively. The existing ward buildings have changed the character of the approach irreversibly and adding views through mature trees towards the proposed temple building to this cumulative approach experience will not have a marked negative impact on an already changed character and experience.



Figure 93: Views along Liesbeek Road with wards to LHS and the river corridor to RHS (author's images; December 2022)

### 8.3 Consideration of alternatives and assessment of proposed intervention

The Committee wished to see clear consideration of a design alternative to that assessed in the HIA process. While many projects do not have heritage consultant involvement from the earliest stages, resulting in often quite dramatic changes from early design explorations to the design option assessed in the HIA process, this project has had heritage input from the feasibility study stage (another heritage consultancy was involved in that study, but Vidamemoria has led the heritage input from the NiD stage of the process in early 2021).

Even before in-depth research and assessment began, some key, high-level indicators could be shared with the applicants, based on high-level assessment of the receiving environment and knowledge of the C19th space-making patterns with regards public spaces in and around Cape Town.

The Valkenberg Estate was a landscape of institutions in the C19th – both health (the original asylum in the Valkenberg farmhouse and werf – an adaptive re-use – and then the current Valkenberg Hospital) and scientific (the South African Observatory). C19th space-making had a classical, rather than romantic approach when creating institutional spaces. This means that buildings would be raised on a plinth or hill where possible and of a larger scale than a domestic building. Stylistically, either a Gothic or a Classical style would be employed in the architecture of the institution building itself.

In the Valkenberg Estate context, the South African Observatory uses Classical aesthetic references within a Victorian architectural language – for example, the pedimented, Classical central portion of the building, with Victorian style details such as hipped roofs, and details such as quoining on building corners. The 1902 Valkenberg Hospital Main Building is Victorian in character, leaning towards a Victorian Gothic style.

The first two, high-level indicators provided verbally in design discussions by the heritage team to the design team were that:

- the C19th institutional landscape had left surviving institutional buildings as artefacts of its layer in the history of the site and, therefore, it was reasonable to reference that layer in the history of the receiving landscape when assessing what stylistic design strategy to employ for the new intervention on erf 160695.
- to design a Victorian Gothic style building in the C21st would not be appropriate and read as a “pastiche” approach. The Classical language of C19th institutional buildings was appropriate to reference, as it can be used within a contemporary setting, as the Classical principles of architecture are still valid today.

These two very earliest principles guided design thinking and so the design team has approached the design for the site from a Classical architectural approach. Furthermore, the space-making pattern within the Valkenberg Estate is to create discrete settings for each institutional use, within a larger, park-like setting. This has meant that the very different, two main uses – the Observatory and the Hospital – have been able to co-exist very well within this overall landscape. It was thus a logical step for the design team to consider this approach appropriate within the receiving environment.

Thus, in the work presented to date for erf 160695, emphasis has been placed on the characteristic of the precinct as a whole as a series of institutions set in a park-like landscape. It is the intention of the author and the design team that the appropriate response within the Valkenberg institutional landscape setting is to treat erf 160695 as another sub-precinct, bounded by trees, of this whole. In terms of use, that is a proposal for a Temple complex for the use of The Church of Jesus Christ of Latter-day Saints, a Classical architectural language was an appropriate design response to the proposed use of the site. The client has thus explored this architectural language from the start of the project and the aesthetic of the Temple has not changed markedly from earliest design to the one assessed in the HIA process.

It was in the layout of the site that changes were required in response to the heritage indicators and informants identified once the heritage work began in earnest. The site plan developed prior to the detailed indicators and informants being shared with the design team had some aspects that were not appropriate in heritage terms.



Figure 94: First site design option: Site layout, early November 2021 (courtesy Paton Taylor Architects)

While the early November 2021 site plan retained the Victorian building, it placed the arrival building in a position that obscured views towards the Georgian component of the Valkenberg homestead. In response to heritage input, the arrival building was moved to another position on the site. This second option, while opening views to the side elevation of the older core of the Valkenberg homestead, did not create a sub-precinct with an internal, Classical design coherence.

As the design team wished to employ a Classical approach, it was, during design discussions with the heritage team, concurred that the design team would need to revise its approach to the site along Classical lines. The design that resulted from this rethinking process is, save for some “tweaks” based on heritage and client input, the one assessed in the HIA process as the preferred alternative.

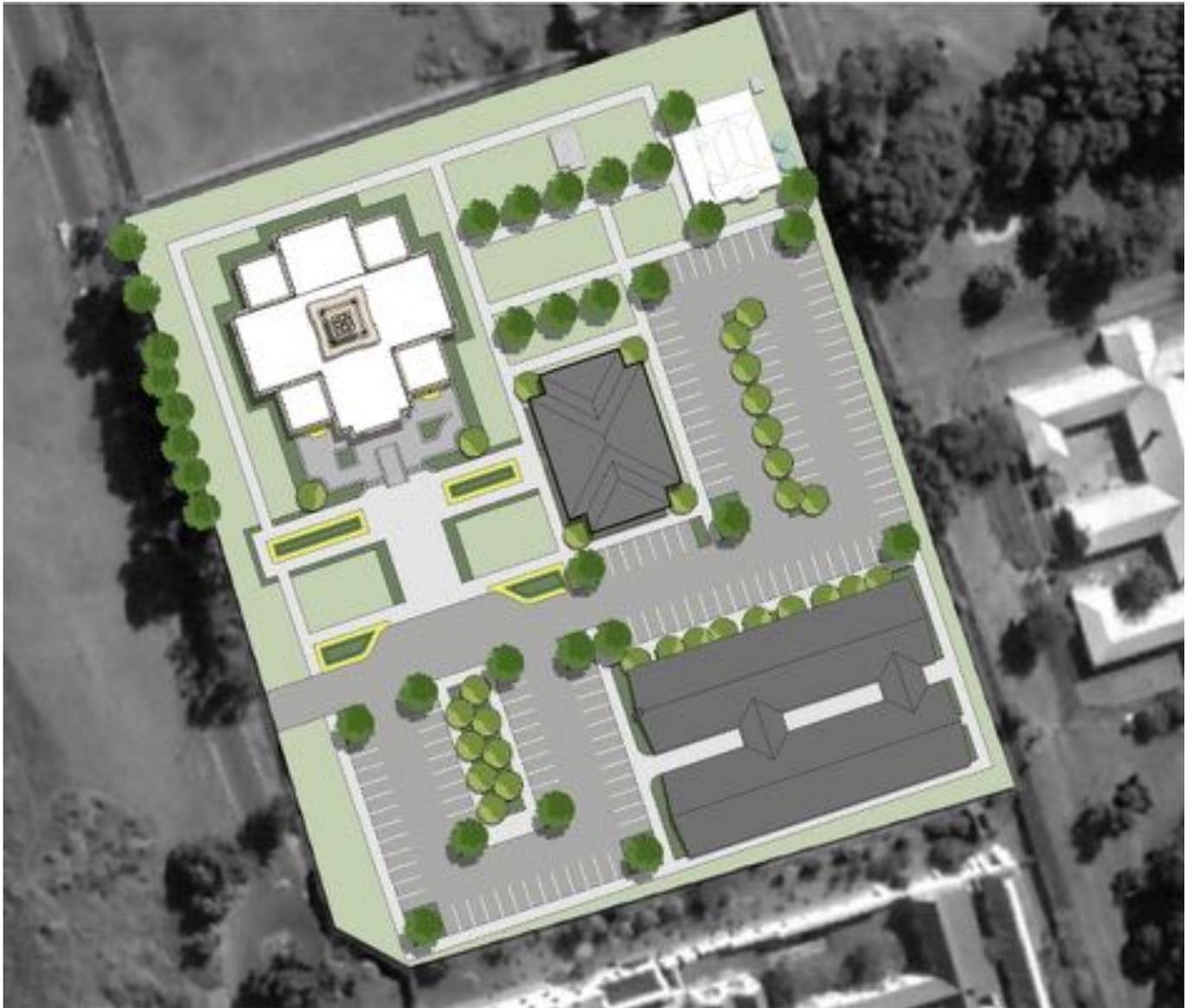


Figure 95: Second site design option: Site layout, early November 2021 (courtesy Paton Taylor Architects)

The meeting house was adjusted to allow identified historic trees to remain. It is noted that they are not protected trees and would not qualify as Champion Trees. The adjustment was not a statutory requirement and indicates client's willingness to respect those trees, which the historic research led us to believe have been on site since possibly the late 1930s.

The heritage team supports the preferred alternative because Classical approaches to site making are clear: the use of axes to direct visitors through the site (the entrance axis leads to the arrival building, while the other axis emphasises the importance of the Temple in the space); the development of a hierarchy of spaces by setting the Temple away from the Valkenberg homestead so that the historic core of its side elevation is visible as the main element on that part of the site. While there is parking between it and the Temple, it is intended that the parking area is landscaped using mature trees so that the landscaping plan is almost at maturity at time of planting. This should provide a foreground to the historic building on the adjacent site that is in keeping with the green, treed character of the Valkenberg Estate.



Figure 96: Preferred site design option: Site layout, March 2022 (courtesy Paton Taylor Architects)

#### 8.4 Recommendations

Based on the re-assessment conducted as part of this response document, the grading of the site overall – Grade 3A – proposed in the Statement of Significance (March 2022) is confirmed, as are the component grades outlined in the Statement of Significance document. Most importantly to this set of recommendations, the proposal of a grade 3C for the Victorian house and that the other features on the site are not conservation-worthy, is confirmed.

The assessment of impacts as detailed in the Phase 2 report is also confirmed. No new information has arisen to give cause to revise those impacts as higher than previously identified. The impacts on the heritage significances of the two heritage resources nearest to the site – Valkenberg farm house and Valkenberg Hospital Main Building – are not of such a negative scale that development as proposed on erf 160695 should be denied. The detailed assessment of the Valkenberg Hospital Main Building as a landmark presented here and the conclusion that it is an intangible landmark in fact reduces the impact of the Temple spire joining it in the skyline above the trees of the Valkenberg Estate. Adding a second feature will not change the image in Capetonians' minds that that is "the Valkenberg site" amidst those trees. Already, the farm is not accorded that public perception.

It is therefore still recommended that:

- both components of the Phased HIA be supported by HWC and
- the proposed development of a Temple and associated buildings on erf 160695 be supported by HWC.

## **10. CONCLUSION**

Based on the findings of the visual impact assessment and the analysis presented in the phase 2 assessment report, it is concluded that the proposal is largely in alignment with the identified indicators and informants that apply to erf 160695.

In conducting the research and analysis for this study, it became clear that (possibly because the TRUP area as a whole has been the subject of many studies) indicators and informants for the whole, quite diverse areas are referred to in debate without interrogating which are truly applicable to the particular study site. In this study, such interrogation has been applied and some indicators as a result are not referred to in this report. It is concluded that erf 160695 has largely intangible heritage significances, relating to views and relationships to the river, applicable to it and thus the indicators identified in the Phase 2 study are appropriate to conserving those identified significances.

## **11. RECOMMENDATIONS**

Based on the findings of this study and the conclusions above, it is recommended to Heritage Western Cape that:

4. The Heritage Impact Assessment be supported
5. The development assessed be supported, as it is largely in alignment with the identified heritage indicators and informants
6. The demolition of the Victorian building on erf 160695 be supported

This heritage impact assessment recommends positively in favour of the proposed intervention.

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**Our Ref:** HM/ CAPE TOWN METROPOLITAN / OBSERVATORY / ERF 1600695  
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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



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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



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.

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**Colette Scheermeyer**  
**Deputy Director**



