An aerial photograph of an urban area, likely in Cape Town, South Africa. A red line outlines a specific site area that follows the course of a river and includes surrounding residential and commercial buildings. The river is a prominent feature, winding through the center of the outlined area. The surrounding city is densely packed with buildings and roads.

**DRAFT PHASE 1 HERITAGE IMPACT ASSESSMENT
FOR THE SITE 'TWO RIVERS' (formally TRUP)
Submitted in terms of section 38(8) of the NHRA
(HWC Case number: 16071903WD0721M)
SEPTEMBER 2019**

Prepared for Provincial Government of the Western Cape (Transport and Public Works)
by
Cindy Postlethwayt

Table of Contents

1. Introduction.....	5	8.6. Valkenburg West including Valkenburg Hospital, Valkenburg Manor, and surrounding landscapes (LCA 6).....	27
2. Acknowledgements.....	5	8.7 The South African Astronomical Observatory (LCA 7)	28
3. Background	5	8.8. Vaarschedrift and the River Club (LCA 8).....	29
4. Current Submission	6	8.9 The Liesbeek Parkway Corridor (LCA 9).....	29
5. Second Supplementary (First Nation) Report	9	8.10 Pinelands Station (LCA 10).....	30
5.1 The brief.....	9	8.11 Mapping Heritage Resources.....	30
5.2 Methodology	9	9. High Level Heritage-related Development Informants.....	37
5.3 Delineation of the indigenous landscape	10	9.1 Site as a whole.....	37
5.4 Evolution of the Cultural Landscape	11	9.2 Ndabeni LCA 2	43
5.5 Voices of the First nations: indigenous narrative of the area	12	9.3 Alexandra Institute LCA 3	43
5.6 Spatialising the indigenous narrative.....	13	9.4 Maitland Garden Village LCA 4	43
6. Preface to a review of the Two Rivers heritage assessment.....	15	9.5 Valkenburg East: Oude Molen complex and grounds incorporating the F-shaped Wards LCA 5	44
7. Updates	16	9.6 Valkenburg West including Valkenburg Manor and Valkenburg Hospital and surrounding landscapes LCA 6.....	44
7.1 Update: Landscape Character Areas	16	9.7 The SAAO and Slangkop (Observatory) Hill LCA 7	45
7.2 Update: Heritage Audit	18	9.8 Vaarschedrift and the River Club LCA 8.....	45
7.3 Update: Other heritage processes	19	9.9 Liesbeek Parkway LCA 9	46
8. Revised Identification of Heritage Resources & Significance	19	9.10 Pinelands Station LCA 10	46
8.1 The Landscape as whole.....	19	10. Assessment of Two Rivers LSDF.....	48
8.1.1 Cultural/historical significance and the impact of topography on the landscape as a whole	19	10.1 Summary of the LSDF	48
8.1.2 Cultural/Ecological significance of the landscape as a whole	20	10.2 High level assessment of the LSDF for conformity with HRDI	58
8.1.3 Living heritage and cultural significance.....	20	11. Public participation	62
8.1.4 Thematic analysis of the landscape as a whole.....	21	12. Recommendations	63
8.1.5 Statement of significance of the landscape as a whole	21	Additional References.....	64
8.1.6 Statement of significance of the riverine systems in terms of the pre-colonial history of the site.....	22		
8.2 Ndabeni (LCA 2)	24		
8.3 Alexandra Institute (LCA 3)	25		
8.4 Maitland Garden Village (LCA 4)	25		
8.5. Valkenburg East: Oude Molen complex and grounds incorporating the F-shaped Wards (LCA 5).....	26		

[cont .../3](#)

ANNEXURE A: TRUP Contextual Framework Review and Preliminary Heritage Study, Phase 1 Report.....65

ANNEXURE B: TRUP Baseline Heritage Study.....66

ANNEXURE C: TRUP First Supplementary Report.....67

ANNEXURE D: Second Supplementary (First Nation) Report68

ANNEXURE E: HWC Interim Comments69

ANNEXURE F: Pinelands Precinct historical background.....75

ANNEXURE G: LSDF.....79

ANNEXURE H: Public Participation.....80

Cindy Postlethwayt hereby declares that I have no conflicts of interest related to the work of this report. Specifically, I declare that I have no personal financial interests in the property and/or development being assessed in this report, and that I have no personal or financial connections to the relevant property owners, developers or financiers of the development. I declare that the opinions expressed in this report are my own and a true reflection of my professional expertise.

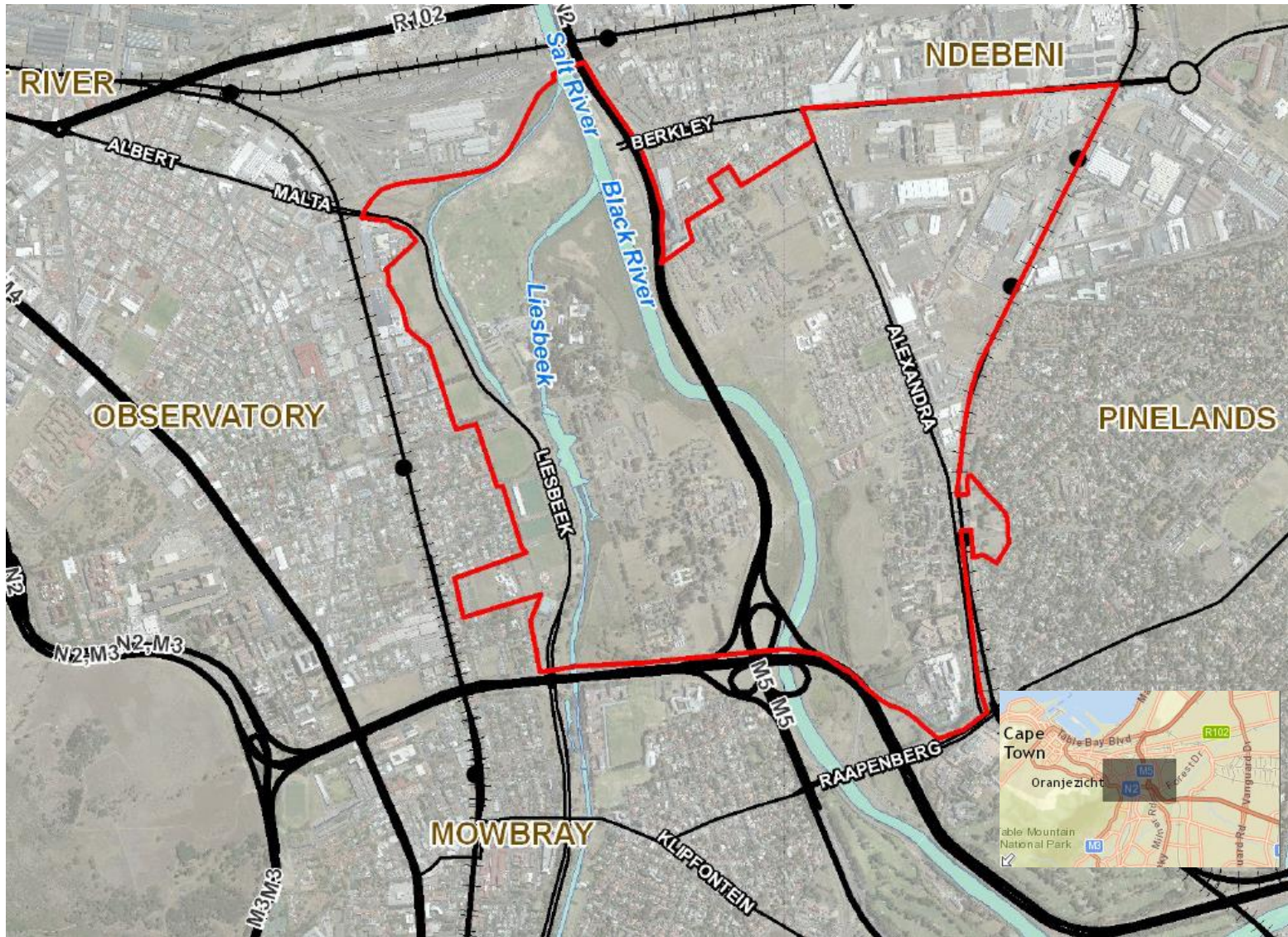


Figure 1: The Study Area

1. Introduction

Cindy Postlethwayt has been appointed, through ARG Design, by the Western Cape Department of Transport and Public Works to finalise the Phase 1 Heritage Impact Assessment (HIA) process for the study area 'Two Rivers' (formally Two Rivers Urban Park -TRUP), in accordance with the requirements of Heritage Western Cape (HWC).

This Report is to be submitted to HWC for Interim Comment in terms of Section 38(8) of the National Heritage Resources Act (NHRA) following a period of public participation.

2. Acknowledgements

This report is directly informed by, and should be read with all previous submissions to HWC in respect of this area. These submissions were undertaken by Melanie Attwell & Associates in association with ARCON Heritage and Design; and ACO Associates. They remain relevant and this report is regarded as both supplementary to previous reports, and as a conclusion to this phase of the HIA. Specifically the reports are as follows:

- *TRUP Contextual Framework Review and Preliminary Heritage Study, Phase 1 Report* first submitted November 2015, resubmitted May 2016
- *TRUP Baseline Heritage Study* first submitted October 2016, resubmitted February 2017
- *TRUP Supplementary Report* submitted October 2017 (hereinafter referred to as the *First Supplementary Report*)

In addition, the recent September 2019 2nd Supplementary Report - the TRUP First Nation Report, by AFMAS Solutions, is also an informing document. For ease of reference, and since these reports form part of the whole, they are appended as Annexures A, B, C and D respectively.

¹ relating not only to this process and planning for the site, but also to the Erf 151832 River Club HIA and associated section 29 processes and appeals

3. Background

The process of preparing this Phase 1 HIA has been lengthy and complex, in part as a result of arising on-going requirements of HWC, and in part as a result of a number of simultaneous, related or overlapping, and iterative processes¹ which have resulted in a complicated professional, legislative and public consultation environment. These have been referred to in previous reports, and will not be elaborated upon further. However principal submissions to and discussions with HWC in respect of the heritage assessments for the land in question include, *inter alia*:

- TRUP Contextual Framework Review and Preliminary Heritage Study, Phase 1 Report, first submitted to HWC November 2015, resubmitted May 2016;
- Notification of Intent to Develop (NID), submitted to HWC on 21 July 2016;
- Meeting with HWC held on 17 August 2016, agreement that a phased HIA process is the most appropriate to follow, to be prepared in terms of Section 38(3) and 38(8);
- HWC correspondence dated 25 August 2016, confirming that a phased HIA must be undertaken;
- TRUP Phase 1 Heritage Baseline Study submitted and presented to HWC Impact Assessment Committee (IACom) on 12 April 2017. An extensive process of consultation was undertaken between 2015 and 2017 to engage the public in the TRUP planning process and associated baseline studies, including the Phase 1 Heritage Baseline Study (see Annexure B for details). This was facilitated by SUN (Sustainable Urban Neighbourhood Development). IACom request additional information;
- HWC Inventories, Grading and Interpretation Committee (IGIC) meeting of 31 May 2017, consideration given to provisional protection of the site as a whole. IGIC concluded that the further

work required by IACom should be completed before provisional protection could be considered.

- The TRUP Phase 1 Heritage Baseline Study Supplementary Report submitted October 2017, considered at IACom meeting of 8 November 2017. HWC required all supplementary information to be circulated for public comment.
- Advice in respect of process discussed at HWC's IACom 12 June 2019. IACom confirmed that Western Cape Government Department of Transport and Public Works (DTPW) continue with research-based, non-statutory consultation with First Nations representatives, include any comment or interaction and, if applicable, resultant development indicators in an updated baseline study

Extracts of these are included in [Annexure E](#) for ease of reference.

Planning process	Heritage Process	Public participation
TRUP Contextual Framework & Environmental Management Plan (2003) CCT	TRUP Heritage Baseline Study (2002) Aikmann Associates	-
TRUP Draft LSDF (2017) NM & Associates	TRUP Phase 1 Heritage Baseline Study and First Supplementary Report (2017) Attwell et al	Extensive facilitated by SUN (2015 - 2017)
	Second Supplementary Report (2019) AFMAS	AFMAS consultation with First Nations representatives (June - August 2019)
LSDF (2019) ARG Design	Draft Phase 1 HIA (2019) C Postlethwayt	60 day process to be conducted Oct-Nov 2019

Figure 2: Summary of planning and heritage processes to date

4. Current Submission

This Report is intended to meet the HWC guidelines for a Phase 1 HIA for the site.

Responding to the requirements of HWC's IACom for additional public consultation (8 November 2017), the details of which were confirmed by IACom on 12 June 2019, DTPW appointed AFMAS Solutions (Rudewaan Arendse), in May 2019, as a social facilitator with a brief to engage with First Nation representatives in respect of the heritage significance of the study area and their issues and concerns in this regard. The outcomes of this process are described in a Second Supplementary Report attached to this report as [Annexure D](#) and summarised in Section 5 below.

This Draft Phase 1 HIA incorporates the outcomes of the AFMAS engagement and any other relevant updated information into a revised and re-stated high level statement of heritage resources, significance and heritage indicators. This has formed the basis for a high level heritage impact assessment of a revised Local Spatial Development Framework (LSDF) for the study area.

The Report is to be presented to all Interested & Affected Parties (I&APs) for a 60 day comment period. This public participation process is to be undertaken simultaneously with the advertising of the draft LSDF for comment.

Following receipt of the comments and revision of the Draft LSDF and Draft Phase 1 HIA as necessary, this Report will be submitted to HWC for Interim Comment in terms of section 38(8) of the NHRA..

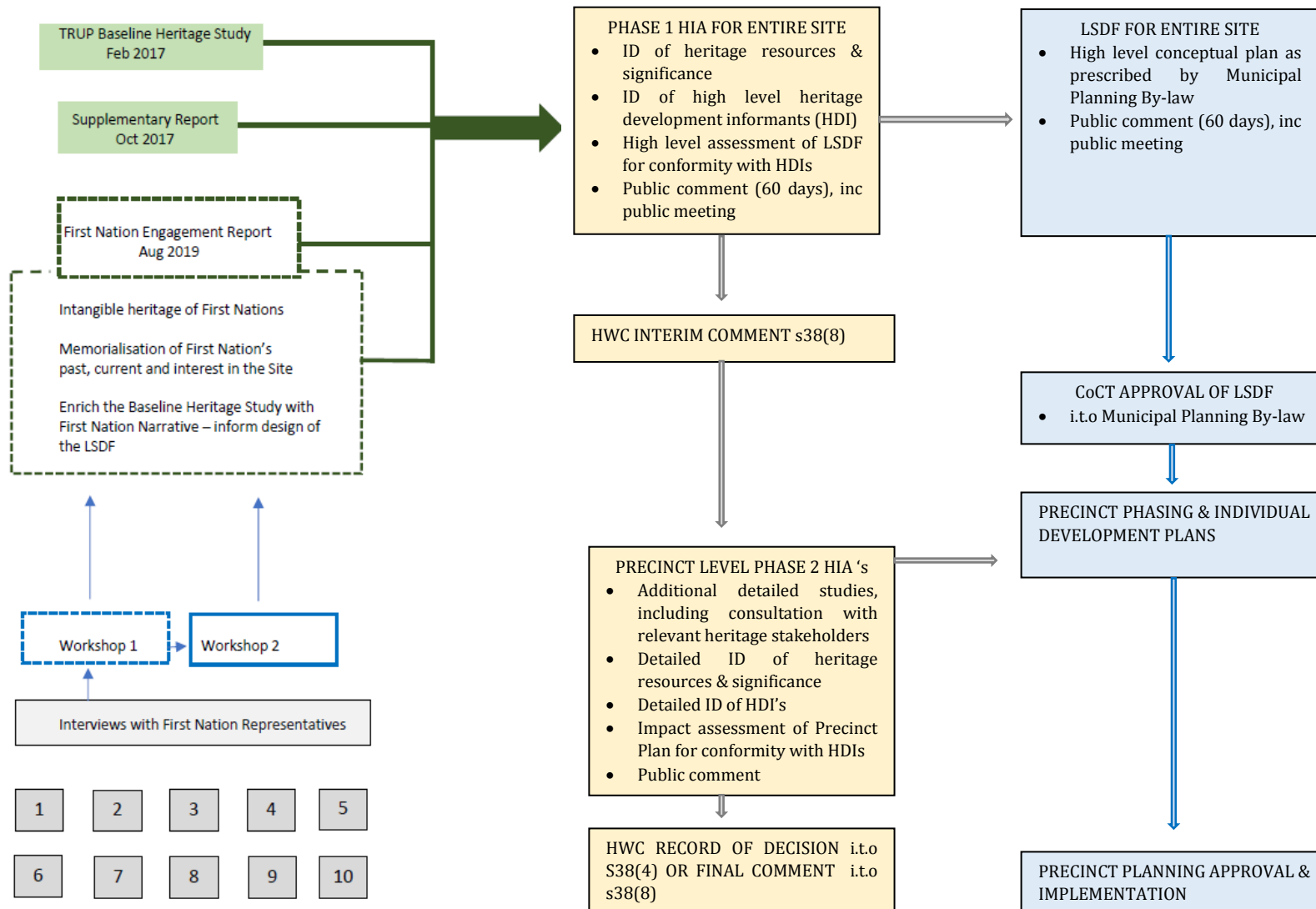


Figure 3: Integrated Planning & Heritage Processes

It remains the intention, as confirmed by HWC in correspondence dated 25 August 2016, that the Phase 1 HIA and the Interim Comments of HWC in this regard will form the basis for heritage guidance of the planning of individual Precincts within the study area, and the basis upon which the associated individual precinct level Phase 2 HIAs will be prepared. It is re-iterated: the area is a very large and complex one, of high heritage significance. This Phase 1 HIA has undertaken studies appropriate to the macro-scale of the site and been designed to provide an overarching framework and methodology within which more detailed historical and other studies are to be undertaken on a precinct-by-precinct basis. Figure 3 illustrates the interrelated and phased heritage and planning processes currently underway and expected to be followed in future. Figure 4 illustrates the planning process related to the preparation of the LSDF by current lead consultant, ARG Design.

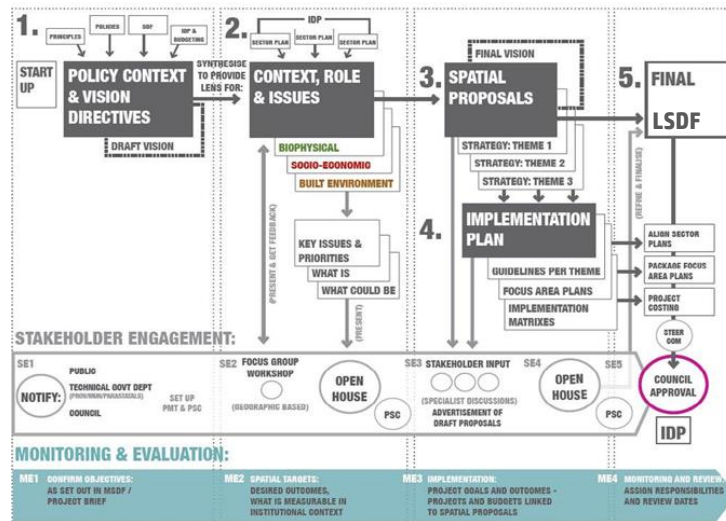


Figure 4: Planning Process (Two Rivers LSDF 2019)

² On the basis that it includes strategic vacant sites in proximity to Oude Molen which have the potential to fulfil some of the public infill development objectives of the LSDF.

It is to be noted that the boundary of the study area has been amended slightly by the Planning Team to incorporate an area of Public Open Space to the immediate east of the Pinelands station² (Figure 5). This will then need to be assessed for heritage significance and incorporated into the heritage indicators.

It is also to be noted that the site in question has come to be known as the Two Rivers Urban Park (TRUP). However, the current planning team are of the opinion that this is misleading: “The Local Area is a space of intense contestation that has over time reflected the values of different residents and historical periods in time. However, it is not one homogenous area and the vision for the local area, must celebrate these differences. It is large piece of the City and has an important role to play in spatial restructuring. It is a misnomer to call the entire area an urban park. Although there are parks within the space, it is difficult to shoehorn this diverse space which includes industrial uses and multiple institutions to fit with one single concept of a park. It is possible to maintain the ecological integrity of the river and wetland system without declaring the entire area a park. The site also has a long history dating back to when the First People utilised this area and their narrative sits uncomfortably next to the later colonial and apartheid history present on the site.”³

The study area is more than 300ha in size and comprises some 350 erven. Given the concerns raised by the public in respect of the proposed planning for the site, it is intended that a public process of place naming be undertaken and that, for the purposes of planning and the Phase 1 HIA, the site at this stage simply be referred to as the study area or ‘Two Rivers’.

³ Two Rivers LSDF: 18



Figure 5: Amendment to original study area boundary highlighted



Figure 6: Ownership across the study area

5. Second Supplementary (First Nation) Report

The Second Supplementary (First Nation) Report should be read in full as appended in [Annexure D](#). However, key extracts, including figures (often direct) are summarised below (for ease of reading, page numbers are not given).

AFMAS Solutions was appointed to engage the First Nations representatives (the Khoi and San)⁴, interchangeably referred to as indigenous people, with regard to their oral history of the site.

5.1 The brief

- Understand the significance of the site to the First Nations by identifying indigenous intangible cultural heritage specific to the site, through Khoi and San oral history, as articulated by indigenous custodians.
- Identify collective First Nation's aspirations with regard to celebrating First Nation intangible cultural heritage at the site at the broad level.
- Incorporate the indigenous narrative - of First Nation intangible cultural heritage specific to the area - into the spatial governance of the study area, by developing heritage related design informants (HRDIs), informed by the indigenous narrative.

5.2 Methodology

Phase One: Key informant interviews were held with ten Chiefs, Paramount Chiefs, activists and a Supreme High Commissioner of the Goringhaiqua, Goringhaicona, Gorachouqua, Cochoqua and the Korana, in order to identify different strands of First Nation oral history related to the area.

⁴ Given the ongoing debate about appropriate terminology to use when referring to the indigenous people of South Africa, representatives of the First

Nations were consulted. It was agreed that South African official parlance will be used, and the First Nations will be considered, and referred to, as the Khoi and San.

Triangulation was used to determine consistency of content from different informants. These individual strands of oral history were then used to weave an indigenous narrative of the area, which was interrogated and confirmed by a First Nation collective, through two focus group workshop discussions with Khoi and San leaders. The First Nation Collective comprised additional members of the aforementioned Khoi Houses, and leaders and representatives of the Nama, the Hessequa and the Griqua Royal House.

This indigenous narrative, articulated through Khoi and San orature, is supported and undergirded by concatenated historical sources (maps, records, and journals), studies and contemporary investigations. An indigenous knowledge systems approach and narrative analysis were used to analyse the significance of the site in terms of Khoi and San cosmology.

Phase Two: Grounded theory was used to construct the evolution of the TRUP cultural landscape, which was then used to contextualize the indigenous narrative. A case study method was used to mine the plethora of studies on the site and its different precincts, for information related to the First Nations.

Phase Three: Precedent studies and analysis were used to inform the development of a spatialising methodology, informed by international conventions on intangible cultural heritage.

5.3 Delineation of the indigenous landscape

Whilst the official boundaries of the project are as indicated in Figure 1, these boundaries are not contiguous with indigenous understandings of the boundaries of the historic project-area landscape. Rather, the official boundaries are a frame through which to look at the indigenous landscape, which extends beyond the site as a bounded geographical space and all that it contains, and temporally drills deep down to a pre-colonial territory imbued with indigeneity.

Also, the indigenous landscape, is not circumscribed by precinct boundaries - considered by indigenous custodians as value-laden lines that designate formal political and economic divisions between outsider-designated and imposed territorial units, which are viewed by First Nations as zones of contestation between the establishment and the subaltern.

For the purposes of this report, the boundary of the indigenous landscape is defined as a line instantiated by the indigenous collective memory of the footprints of the ancestors:

- Where the official boundaries of the study area provide a frame that demarcates a particular segment of that indigenous landscape and which can be equated with the tip of a pyramid or ziggurat;
- Where the framing boundary is an "inch wide" and extends a "mile deep" through history - broadening through time - to a historic base cultural landscape, tied to contemporary indigenous identity and actualisation of the First Nations.

The indigenous landscape is thus viewed as a terrace of time - rolling back, and expanding through history, with each successive step down to the next terraced landscape, leading to the indigenous pre-colonial landscape. This is illustrated in Figure 7.

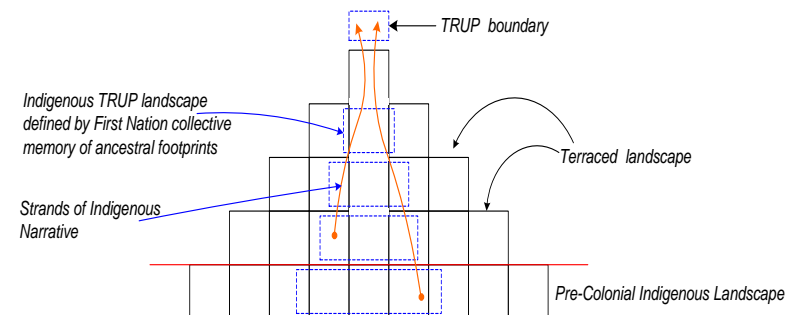


Figure 7: The indigenous landscape as viewed through successive layers of history, historical and current boundaries.

5.4 Evolution of the Cultural Landscape

The evolution of the study area cultural landscape, contextualising the indigenous narrative is illustrated in Figure 8 and summarised as follows:

Pre-colonial Period

Before the arrival of colonial powers, the Cape was inhabited by the Khoi and San indigenous peoples who were herders and hunter-gatherers who moved around the territory seasonally in search of game, grazing land and water sources. Vast bodies of historic and contemporary research show that the Cape, the Western Cape, and South and Southern Africa were inhabited by different groups of indigenous peoples.

Three historic encounters during this period involved Portuguese mariners; Bartholomeus Dias (1488) - considered the first European to arrive at the Cape, Vasco da Gama (1497) - who sailed via the Cape to the East, and the colonial Viceroy Francisco D'Almeida (1510) who was defeated and killed at the Cape, by local Khoi who responded to aggression by D'Almeida.

More than 150 years prior to the arrival of Jan van Riebeeck at the Cape, European colonial powers - British, French, Portuguese & Dutch ships - stopped at the Cape, traded and bartered with the indigenous population.

Dutch Colonial Period: 1652 - 1795

The period 1652-1795 saw the European presence at the Cape transition from way station to replenish Dutch East India Company (DEIC) ships, to settlement and colony under Dutch control. This changing status affected the nature of the relationship between indigenous peoples on the one hand, and the colonial authorities and settlers, on the other hand, who increasingly usurped land and subjugated the local people. This led to protracted conflict that would

lead to the near decimation of the indigenous peoples (Adhikari, M. 2010).

Colonial settlers established political, social and economic dominion over the landscape. The colonial powers also brought with them slavery and institutionalized dominant and subaltern classes at the Cape.

British Colonial Period: 1795 - 1910

The British occupied the Cape from 1795 to 1803 when it came under Batavian rule, until a second British occupation from 1806 to 1814 when the Cape became a Colony of the British Empire. The Cape would remain a British Colony until 1910.

During this period a series of catalytic events occurred that inexorably changed what was left of the indigenous Cape landscape, and had a genocidal impact on indigenous people. These events were the:

- Cape Frontier (Xhosa) Wars from 1779 to 1879 (100-year war).
- Arrival of British Settlers in 1820.
- Groot Trek between 1835 and 1846 and its implications for the Khoi and San.
- Discovery of diamonds in South Africa in 1867 (Eureka Diamond) and the seismic politico-economic developments that it triggered, with concomitant implications for the indigenous people.
- First Anglo-Boer War (1880-1881).
- Discovery of Gold in 1885, triggering the Gold Rush.
- Second Anglo-Boer War from 1899-1902.

Race-Based Place-Making, Dispossession and Displacement: 1910 - 2019

The Union of South Africa, constituted in 1910, saw the Cape, Natal, Transvaal and Orange Free State colonies become provinces in the Union. In 1961 South Africa became a Republic and in 1994 the country had its first democratic elections.

Though racial discrimination have deep roots in South African society since the 1700s, following the proclamation of the Union of South Africa a series of racially-based discriminatory and segregationist policies and legislation were introduced by successive governments that culminated in the Malan government of 1948 implementing its Apartheid manifesto that sought to “ensure the survival of the white race.”

Race-based legislation had a profound impact on the indigenous landscape and people.

5.5 *Voices of the First nations: indigenous narrative of the area*

In order to understand the significance of the area to the First Nations, it's critical to have an understanding of the indigenous world-view.

"The Koi and the San have the most exquisite symbiotic relationship with the soil, with the river, with the stars, with IKaggen, who's the mantis. And, when you look at the Liesbeeck River, the flow of that river and the land next to it. When I talk about a symbiotic relationship, I'm saying that the river is flowing within; it's embodied within the consciousness of the Khoi, and so is the land. You can't separate the two. So, when you separate the Khoi from the land permanently, you separate a part of the body itself. It's disembodied the physical body, the physical manifestation that's imbibed in them. By dislocating the Khoi permanently from the land and from its proximity to the river, you're completely; you're ripping the soul out of them. It was physical, visceral dislocation, because of the understanding, the integral understanding of connectivity."

In the indigenous narrative the entire study area landscape is the element of memory. However, there's a recognition that much of the original indigenous landscape has been altered by three waves of colonial (Dutch and British) and race-based place-making, dispossession and displacement - acting in tandem with a cross-cutting

wave of commercial and capitalist enterprise. Giving rise to the present-day fragmented landscape with remnants of colonial heritage.

Significant elements of the narrative include: (but are not limited to)

- The historical footprint of indigenous people's presence on the site
- Aspects of significance include
 - The epicentre of first and most successful resistance / anti-colonial battle in South Africa (Battle of Goringhaiqua / D' Almeida, 1 March 1510)
 - The first area of official colonial usurping of land
 - The first Khoi-Dutch war
 - The narratives of key figures in indigenous history are tied to the site (Doman, Krotoa, and Autshumato).
 - It is a sacred site of remembrance and heralding the ancestors.
 - It is a place where the !Nau ceremony is performed.
 - There is a symbiotic relationship between indigenous people, "the soil, river and the stars" - separating the people from the land is like ripping out their soul.
 - The environment, the fauna and flora were a significant part of indigenous cosmology and folklore (Eland, black-maned lion, jackal, praying mantis. Also ethnobotany associated with indigenous food, healing (medicine) and ritual practices).
- Indigenous aspirations are linked to the site as one of the last remaining areas where, in particular the undeveloped landscape, whilst much altered, holds the potential to retain, celebrate and enhance the historical associations and indigenous narrative of the site.

It's the collective aspiration and contention of the First Nations, that this remaining - fragmented - landscape, be authenticated as an indigenous commemorative landscape with distributed spaces of engagement and indigenous place-making, spanning different precincts (whist

acknowledging the co-existence of other, non-indigenous layers of heritage.

Indigenizing the TRUP landscape and transformation to a commemorative landscape, can be achieved by using land, space and physicality, to give form, structure and functional expression, to the intangible cultural heritage of the Khoi and San. This materialized indigenous landscape would then be activated and enlivened through negotiated and enshrined indigenous cultural practices and heritage activities.

5.6 Spatialising the indigenous narrative

The AFMAS report seeks to integrate the intangible cultural elements of the indigenous narrative into the spatial planning of the site in a way that makes the indigenous narrative practical for planning, whilst at same time, maintaining its integrity and authenticity as a complex indigenous knowledge system, and acknowledging and respecting both the indigenous narrative and its custodians.

It is suggested that this currently fragmented landscape needs to be reconstituted as an indigenous commemorative landscape with distributed spaces of engagement spanning different precincts.

Indigenising the landscape and transformation to a commemorative landscape, is achieved by using land and space within the landscape, and physicality, to give form, structure and functional expression to the intangible cultural heritage of the Khoi and San. This entails structuring the narrative into its compositional elements. This deconstruction of the narrative - into its constituent parts - allows for the articulation, ordering and classification of the different elements in terms of the five intangible cultural heritage (ICH) domains prescribed by UNESCO: oral traditions and expressions, performing arts, social practices, rituals and festive events; knowledge and practices concerning nature and the universe, and traditional craftsmanship.

Embodied intangibles allow for the landscape to be activated and enlivened (culturally cultivated) through indigenous cultural practices and heritage activities. For example, both dedicated and shared (public realm) places and spaces, allow for local folklore, stories and manifestations of the intangible indigenous narrative, to be told, retold, and reinterpreted. In this way, making provision for '*voices past, voices present and voices future*' with regard to the indigenous narrative of the site landscape.

Enshrining indigenous people's physical access to this landscape, as field of materialized intangible cultural heritage, facilitates ensoulment and reconstituting of indigenous identity through the First Nations reconnecting their identity with place-based indigenous spirituality and the ancestral domain - '*This is where we go to herald the ancestors.*' Enshrining indigenous access to an embodied, activated and enlivened (culturally cultivated) TRUP landscape, will support the "reproduction of the intangible cultural legacies" of the First Nations.

The indigenous narrative can be structured into the following elements:

1. *Stories of resistance and indigenous folklore.*
2. *Performing Arts*
3. *Social Practices, Rituals and Festive Events*
4. *Knowledge and Practices Concerning Nature and the universe*
5. *Traditional Craftsmanship*

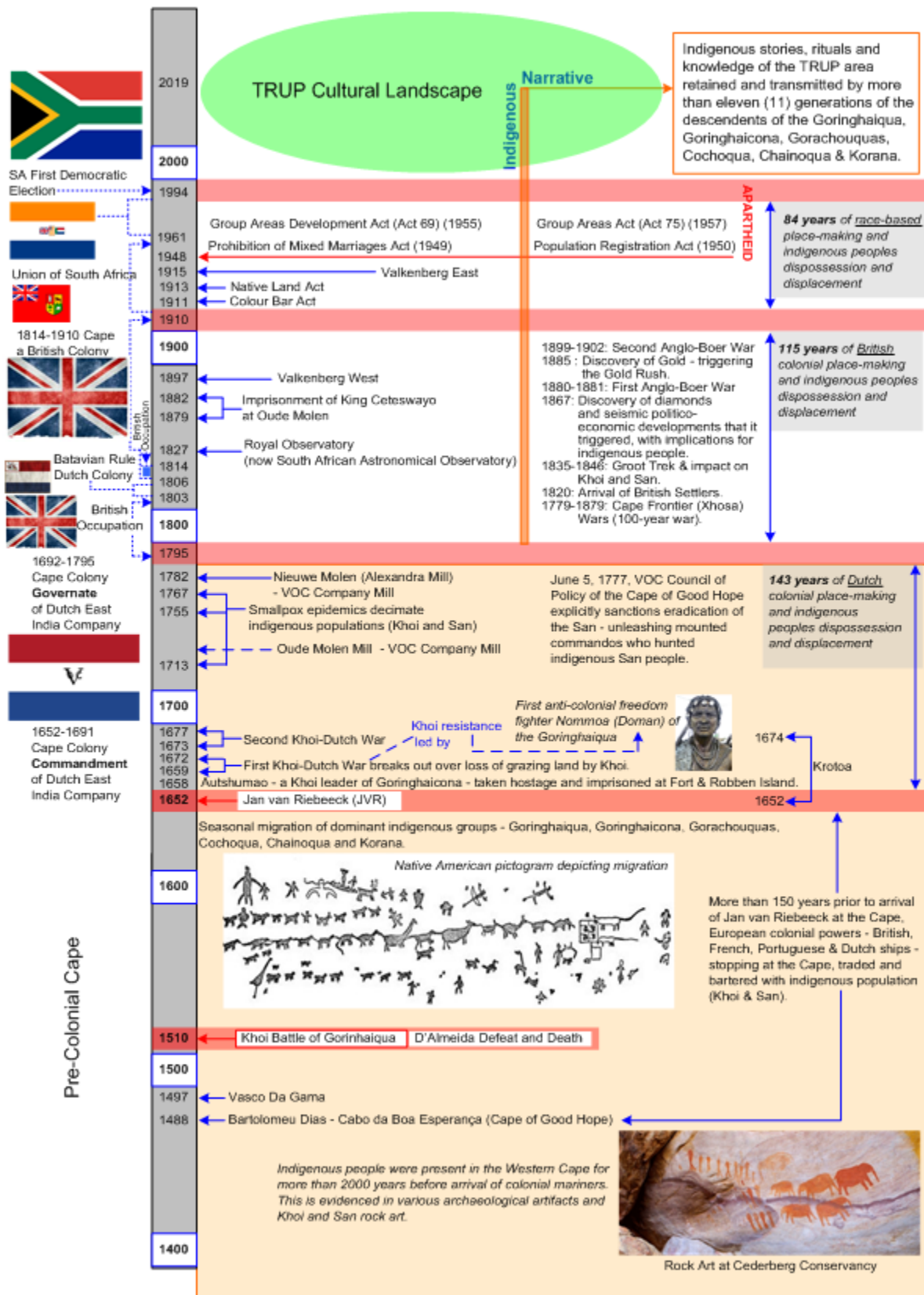


Figure 8: Evolution of the study area cultural landscape, contextualising the indigenous narrative

The aforementioned elements of the indigenous narrative can be ordered into the intangible cultural heritage (ICH) domains as follows:

ICH Domain	TRUP Indigenous Narrative Element
1. Oral Traditions & Expressions	Stories of resistance & indigenous folklore
2. Performing Arts	Rieldans cultural dance
3. Social Practices, Rituals & Festive Events	!Nau ceremony
4. Knowledge & Practices Concerning Nature & the Universe	Indigenous ethno-botany & orature i.t.o. eland, lion and jackal, praying mantis.
5. Traditional Craftsmanship	"Matjieshuis" traditional hut made of reed mats and bent sticks.



The Rieldans (Ian Landsberg in AFMAS Report)

⁵ D Lowenthal (1985) "The Past is a Foreign Country"

6. Preface to a review of the Two Rivers heritage assessment

*"The past remains integral to us all, individually and collectively. We must concede the ancients their place But their place is not simply back there in a separate and foreign country; it is assimilated in ourselves, and resurrected into an ever-changing present."*⁵

*"Intangible heritage consists of the oral traditions, memories, languages, traditional performing arts or rituals, knowledge systems, values and know-how that we want to safeguard and pass on to future generations.... It includes meanings associated with places and objects, making it an essential component of all heritage. Because cultural activity plays an essential part in identity formation, it is essential not to lose our ancient knowledge, especially the traditional and indigenous knowledge that has been marginalised for so long. However, not all intangible heritage is old, rural or indigenous to a particular area or to a specific, ethnically defined community. We need to remember and value diffuse and modern heritage forms like the oral histories of people who suffered under apartheid or other forms of colonialism."*⁶

The historical significance of the site is complex, diverse and multi-layered. It is large and currently has no single, unified identity or function. However, at its deep historic base is a coherent indigenous pre-colonial cultural landscape, tied to the contemporary indigenous identity of the First Nations. Each successive historic 'terrace' of time – provides other, more visible layers to the landscape, obscuring its earlier manifestations.

Given this complexity, the identification and mapping of heritage resources and significance (as required of an HIA by law) can spatialise something of what is known about the site and the layers of meanings but it is accepted their meanings are fluid and open to interpretations by many parties. Moreover, at this stage in the process, the focus is on at

⁶ H Deacon with L Dondolo, M Mrubata & S Prosalendis (2004) The Subtle Power of Intangible Heritage p1

the highest and most abstract level of understanding of the area. Further layers of significance may thus be revealed in later precinct level studies and engagement with stakeholders.

Moreover, differing social, economic and political circumstances, beliefs and values define the manner in which people understand, value and construct their past. It is readily acknowledged by this author that there is the potential for bias in the identification of heritage resources and their significance when the narrative is managed or controlled by a few and/or through a pre-determined framework such as an HIA.

It is also accepted by this author that history, heritage and memory are in continual process of making: it is intricate, negotiated, contested, fluid, constructed, reconstructed and re-interpreted.

Thus, whilst the NHRA HIA process imposes certain limitations it is important that the processes of further planning and implementation of projects in the study area are as collaborative and multi-vocal as possible. This will be key to addressing socio-economic justice and cultural justice issues, which underlie some of the key objectives of the overall project as a Public-sector led catalytic project.

It is also noted that the site includes all of:

- pre-colonial (much of which has over time been misrepresented, non-represented and suppressed) and colonial heritage;
- tangible and intangible heritage; and
- practices of living memory of relevance to the First Nation resurgence movement. The politics of South Africa's past have made it necessary for later generations to reconstruct their collective identity, and in so doing, see parts of the site as a living canvas.

These underlying historical and cultural diversities make it difficult to represent all heritage resources and issues spatially – the tangible

aspects of heritage are easier to define. This limitation is therefore identified and underlines the importance of integrating the intangible into later design and development planning.

These challenges should be viewed positively and as an opportunity to enrich the area in the further planning of the individual precincts.

7. Updates

7.1 *Update: Landscape Character Areas*

For ease of heritage based analysis and assessment the Two Rivers site has been divided into a number of areas (called Landscape Character Areas in preceding reports) each of which have a reasonably coherent, visible historical character or historical associations. However, it should be noted that these are loose distinctions as the heritage issues and heritage related development informants in many instances cross precinct boundaries, particularly in respect of the pre-colonial and early colonial heritage. It is accepted that these areas are viewed by First Nations as value-laden lines that designate formal political and economic divisions between outsider-designated and imposed territorial units. However, they are practical for planning and assessment purposes; do have some commonality and are divided by features such as roads and railway lines; and will be utilised for illustrative purposes; on the understanding that analysis and assessment begins with the whole, before moving to the parts, and that the whole should always be kept in view.

It has been noted that the LSDF study area has been expanded to include an area of public land to the immediate east of Pinelands Station. It is therefore necessary to include this area into the analysis of heritage resources and significance. The Pinelands Precinct as defined in the LSDF includes the Pinelands railway station forecourt, parking on the Pinelands side of the station and the two parks along Broad Walk and Kings Palace Roads.

In keeping with similar analyses of the Landscape Character Areas in the TRUP Baseline Heritage Study (2017), an historical background of the area is included for the record in [Annexure E](#) and this forms the basis for an area based assessment of heritage resources, their significance, and heritage related development informants to follow in this Report. The updated Landscape Character Areas (Figure 11) are:

1. The TRUP site as a whole including the green corridor systems.
2. Ndabeni
3. Alexandra Institute Precinct
4. Maitland Garden Village
5. Valkenburg East including Oude Molen
6. Valkenburg West including Valkenburg Hospital and Valkenburg Manor
7. The South African Astronomical Observatory Hill and buildings
8. The River Club and Vaarschedrift
9. The Liesbeek Parkway Corridor
10. *Pinelands station* (Figure 10)

It is to be noted that the Landscape Character Areas (LCA) identified in Figure 11 accord generally, but not exactly, with the Planning Precinct Areas utilised in the LSDF, the latter having been framed on the basis of planning considerations (Figure 12). However, as analysis in the preceding heritage studies were developed on the basis of the Landscape Character Areas, these are retained for the purposes of the HIA and any implications addressed in the impact assessment section of this report. These differences however are minor and not considered to derogate from the findings of this report, nor from the application of heritage informants to the planning precinct level studies.



Figure 10: Pinelands Station Landscape Character Area in context

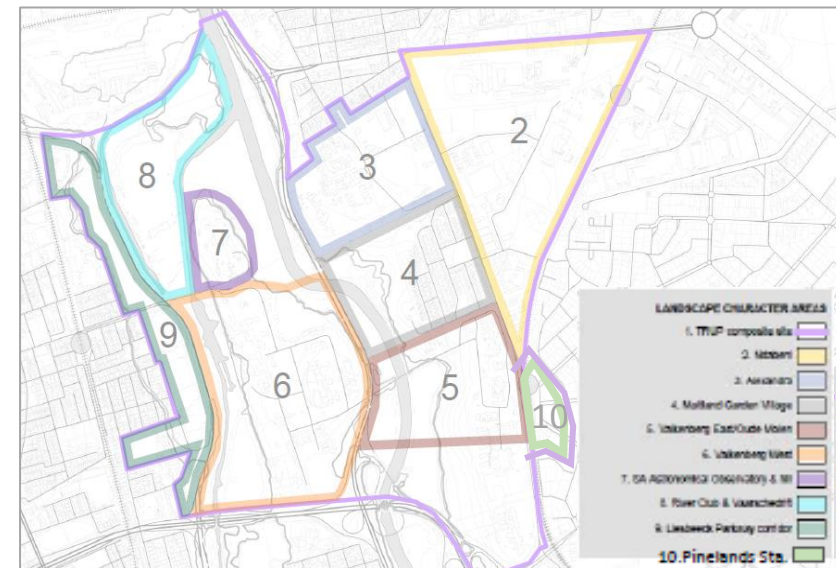


Figure 11: Landscape Character Areas (Attwell & Arcon 2017, as amended by this author)

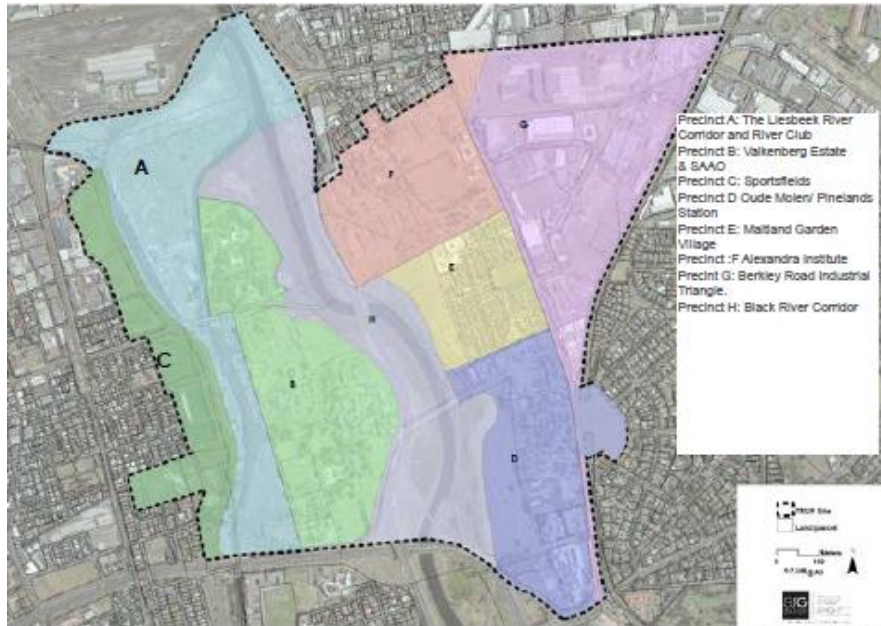


Figure 12: Structuring of the LSDF into 8 planning precincts

7.2 Update: Heritage Audit

The City of Cape Town's (CCT) heritage audit maps have been made available subsequent to the 2016 – 2017 Phase 1 HIA reports and are included here for the sake of completeness.

A number of points are noted in this regard:

- Portions of the *formally declared* Heritage Protection Overlay Zones (HPOZ) of Observatory and Pinelands encompass parts of the study area;
- With the exception of the Ndabeni triangle, the remainder of the study area has been identified as a *proposed* HPOZ
- Unless a site has been formally declared in terms of the NHRA (as either a Grade I (National significance) or Grade II (Provincial significance) site), the CCT does not yet have the NHRA/HWC

assigned legal competency to grade a site as Grade I or II. Thus, the highest significance that can be accorded to a site in the current audit that has not been through a formal grading assessment with the heritage authorities is IIIA.

- The gradings in a heritage audit are not immutable and alternatives can be proposed in a process governed by the requirements of the NHRA, such as an HIA. Thus, for example, should HWC determine that some or all of the study area is worthy of provincial heritage significance, that decision will take precedence over the CCT audit.

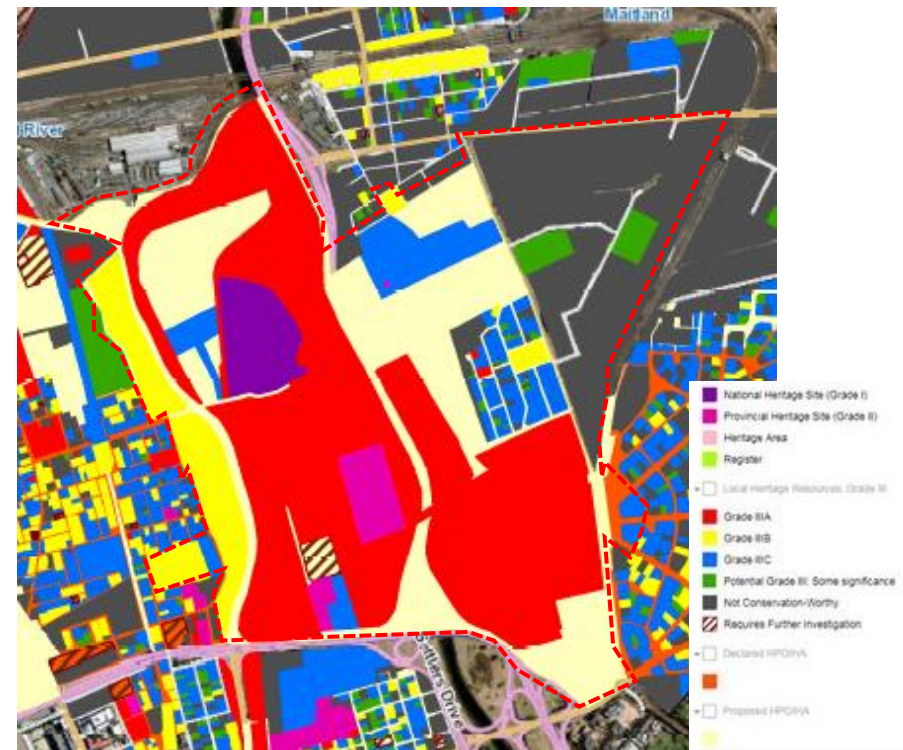


Figure 13: CCT Heritage Audit (CCT Map Viewer), site outlined

7.3 Update: Other heritage processes

A number of separate planning and heritage processes have occurred on individual land parcels in the study area, most recently the SKA Tender, the South African Astronomical Observatory HIA and the River Club HIA, the latter with associated legal challenges relating to the HWC provisional proclamation of the River Club site in terms of Section 29 of the NHRA. All these processes have also entailed public participation. However, it must be stressed that these are independent of the process currently underway for the overall planning and heritage assessment of the Two Rivers site.

8. Revised Identification of Heritage Resources & Significance

The site is an area of high cultural and visual significance. It includes a multiplicity of associations and sites of heritage value. It is thus not possible to provide definitive or singular gradings to an area as large, differentiated and historically layered as this, except in the broadest of terms.

In many respects, the intangible heritage factors could be regarded as being of at least Grade II significance, probably of the highest order. However, it is not possible to provide definitive boundaries to such a designation – it is clear that the pre-colonial indigenous landscape of significance to the First Nation is not contiguous with the study area, nor circumscribed by precinct or character area boundaries. Moreover, nested within the larger site are many other individual heritage resources (tangible *and* intangible), some of which are declared, others of which have very little intrinsic significance. Certain areas and elements have no meaningful or remaining heritage significance.

Given the difficulty of a single significance rating, or even precinct wide ratings (tantamount to a one-note concept in an orchestra of significances), and given that any such assignation could have significant management implications, it is suggested this would be more

appropriately explored further in the precinct level, Phase 2 HIAs, led by the broad statements of significance provided in this Phase 1 Report.

Figures 23 – 28 on pages 31 to 36 summarise the spatial implications of much of the information that follows

8.1 The Landscape as whole

The chronology of development of this landscape is defined by the pre-colonial period; the early and later colonial period; and the current exercises in transformation which occur within the imperatives of the post-colonial period.

8.1.1 Cultural/historical significance and the impact of topography on the landscape as a whole

The following specifically refers to the impact of the topography and its relationship with the pre-colonial and early colonial history.

The area as a landscape is highly significant from a heritage perspective, comprising a unique series of memories, sites and structures of significance. Because of its strategic position in relation to the river systems and the historic pastoral routes to the north and south, it has a significant role in pre-colonial history in terms of the history of transhumance and the indigenous residents of the Cape and their struggles to retain access to the land. As a result, it plays a very important role in the cultural identity of the First Nation and their resurgent living heritage.

The area is recognised by stakeholders for the wealth and value and information it contains about past histories and narratives extending back to precolonial times. The cultural heritage and natural landscapes of the area are closely linked with the cultural landscape that has evolved from the constraints and opportunities presented by the

topography and the riverine systems.⁷ The use of the site has produced overlapping patterns of use and significance including the following:

- The use of the site for summer grazing by transhumant pastoralists, largely the Gorinhaiqua, the Gorinhaicona and Cochouqua, during the pre-colonial period. Indigenous notions of land ownership and custody; an indigenous worldview and concomitant concepts, beliefs and practices; indigenous identity, values and principles; and indigenous spirituality and the ancestral domain defined the relationship of the inhabitants with the land.
- The early colonial period introduced the placement of barriers and the development of frontiers by the Dutch East India Company (VOC) to limit access by indigenous inhabitants to fertile land and water systems. The exact places where incidents and confrontations occurred have not been established conclusively, but what is evident is that the historic landscape between the Black and Liesbeek River marks one of the remaining, most tangible and earliest historical frontiers that was to eventually herald the destruction of the Khoi and San Nations.
- The sites of the granting of the first lands under individual tenure; and the introduction of private property ownership and use in the early Dutch Colonial Period. The area has high historical significance as the site of the first Khoi-Dutch war for the valley (1659 – 1660) as a consequence of this dispossession.
- Early industrial use and the development of windmills to support agriculture in the area. These include the Oude Molen, and the Nieuwe Molen, the latter still remains.

- The presence of early colonial homesteads and werfs which faced the Liesbeek River and used the riverine system for the purposes of irrigation using channels, weirs and dams.
- The planted cultural landscape of the area including mature tree plantings and avenues of trees.
- The memories, traditions and cultural events that are to be associated with the landscape.
- The topography of the site contributing to a sense of place.

All the above responses to landscape are retained either in memory or spatial relationships and add a series of cumulative values and significances to the site.

8.1.2 Cultural/Ecological significance of the landscape as a whole

The area is an area of high social, ecological and visual significance. It is a multi-layered and complex series of overlays of sites and associations of value. It includes such values as ancestral use, ancestral memory, historical significance, institutional and scientific significance, significance as a green space containing valuable vegetation, a historic place of barriers. It also includes contemporary significances such as a socially valued, recreational landscape within a riverine setting and significance as a landscape presenting a significant opportunity for the redress of past barriers and inequalities.

8.1.3 Living heritage and cultural significance

A highly important aspect of the significance of the area is contained in the concept of “living heritage”

⁷ Baumann N, In Regeneration: TRU-PARK/ Valkenburg Revitalization Project 2013.

The area includes or represents both tangible and intangible heritage values which are rooted in the past histories of the site and the wider surrounding environment; and which affect its contemporary significance.

Identification of intangible heritage aspects is very important to the identification of cultural significances which could be both directly associational and re-imagined. Cultural significance relating to intangible and living heritage should be considered within the context of a range of historical themes and events as well as the cultural significance of the site as a whole.

Some aspects of intangible aspects of heritage as identified are relevant not only within the current site boundaries, but to a deeper, wider pre-colonial landscape pertaining to indigenous use. The varied aspects of intangible heritage are identified further below.

8.1.4 Thematic analysis of the landscape as a whole

From a symbolism and historical perspective, the landscape is thematically complex and multi-layered, with remnants and symbolism of the historical past as well as contemporary significance for many who value and identify with them. The following themes are or were present on the site:

- Presence of the First Nation history, pastoralism and seasonal movement. The First Frontier: symbolic and historical significance; “ancient and tragic”
- Connection (early crossing points, footpaths, later historical wagon trails and connections between parts of the site)
- Barriers, conflict and exclusion from ancestral lands
- Defence and contestation (Frontier conflict, redoubts, forts & outposts)
- Production (windmills, farming, homesteads, cattle grazing)

- Institutional use
- Exclusion and containment. Social and racial differentiation, segregation and exclusion (Frontier ‘barriers’; racially defined boundaries (e.g. Maitland Garden Village, Ndabeni Forced Removals); imprisonment of Chief Langibalele (Ndabeni); imprisonment of Zulu King Ceteswayo (Valkenberg East/Oude Molen); mental health (F-shaped wards Oude Molen, Porter Reformatory, Valkenberg and Alexander Hospital, past and present uses)
- Innovations in scientific endeavour (SAAO)
- Innovations in health care (Valkenberg)
- Natural biodiversity and scenic landscape
- Industry
- Recreational use

The Liesbeek River and wetlands, and perhaps to a lesser extent, the Black River, are the continuous historic fix onto which the trajectory of development of the entire area is predicated.

8.1.5 Statement of significance of the landscape as a whole

The area is thus an outstanding example of a historically evolved landscape extending from pre-colonial to colonial to post-colonial times, where the links to the riverine landscape have played a significant and multivalent role in its use.

- The area is of cultural significance in terms of its pre-colonial and colonial periods of history.
- The rarity value of a wetland system within an urban environment, together with the presence of rare plant life contributes to the cultural significance of the river corridors. The dominance of the river corridors as defining elements is re-enforced by the orientation of sites towards the Black and

Liesbeek Rivers and the historical use of topography and sightlines. Canalized portions of the river detract from the visual significance of the historic riverine system.

8.1.6 Statement of significance of the riverine systems in terms of the pre-colonial history of the site.

- The fact that this extraordinary site, so significant to the First Nation history and identity, still exists, with so much open space intact, is one of those happy accidents of historical development that can only be celebrated. The partial remnant of a relatively pristine and unbuilt riverine landscape serves to reinforce the notions of what the landscape represented to those who were excluded. The entire area is also of symbolic value to the First Nation as a visible example of historical exclusion and loss of rights, division and apartheid.
- The riverine system may be considered to have heritage significance in light of the role it played in the history of the area, and considering the landscape and the nature of transhumant pastoralism. This includes the value of the river system to transhumance, the wars against the indigenous people, the erection of barriers on the high ground, the fording of rivers, the introduction of agricultural settlements along the edge of the river system and finally, the development of tracks and transport routes and the development of bridges and weirs to cross and the rivers and control water flow.
- The rivers and the intervening hills have come to represent a landscape of memory for the First Nation
- The Liesbeek River is of outstanding (provincial or national) significance in that it represented the first barrier and process of forced exclusion for the First Nation and the beginnings of the loss of rights. The need to reclaim at least symbolically and in terms of living heritage is therefore high

- The Black River is less significant but nevertheless an important local component of the history of the area.
- The crossing at Vaarschedrift as being of outstanding cultural value in the First Nation's history of pastoralism. "Places where rivers are coming together, are special places. Those rivers are connected with people and memory. Water holds memory. So, wherever rivers are coming together, at that point is a ceremonial place. So, the Two Rivers, at that point, is one of them, because of the rivers coming together there. So that space holds a huge memory."

"When it comes to the equinox in March and September, there is a phenomenon that happens. The sun sets on Lion's Head. ...you can only see it from that point from the Two Rivers. Only from there. We had a ceremony then. ... around the equinoxes, you find that the sun sets on the head of the lion. So on those days, in March and September, something is happening in the cosmology of the Khoi and their worldview."

"There's also a !Nau [ceremony] when some of the leaders are taken through a process when they are given their positioning within the tribe - given their title...'gamdanab.' 'Danab', is the head and "gam" means lion in the Khoi language. Danas also means head. So 'gamdanab' or 'danas,' would be lion's head. [When the leader is given their position in the tribe, they're given the title, lion's head.]This is when the lion [metaphorically the tribe] is crowned. The lion is crowned when the sun sets on Lion's head."

"The lion is of great significance in Khoi mythology and folklore. Just think about it. These people lived their code systems with lions. Specifically, the black-mane lion."

"I feel we should speak to the memory of lions being here. How a mountain was given a name like lion's head because of the lion's presence and all the lions that used to be here. And also, how that space with the sun sitting on the head with the equinoxes...I call that the crowning or some coronation of the lion. So that space at the Two Rivers, where you can see that happening in March and September, those are huge days of ceremonies that should be held in that space, because you can't see that in any other place. Only from there." (AFMAS Report)



Figure 14: View of the Observatory looking West over the Black river, with Lions Head in the background. (Source: Chris de Coning: 2006).⁸

⁸http://assa.saao.ac.za/sections/history/observatories/saao_obs/saao_gall_terrain/

- The site represents in contemporary, post-colonial terms, a nexus around which issues of culture and identity, ceremony and cultural practice may be celebrated.
- Whilst the whole site is of significance in First Nation memory, the northern edge of the area in particular could be accorded high *tangible* heritage value in terms of precolonial movement patterns and patterns of settlement as a cattle route from the north is likely to have crossed the river system at the point of where the Black and (original) Liesbeek River became the Salt River. This would (subject to changes in the riverine spaces) been in the vicinity of Vaarschedrift area and the railway bridge. This means that this area to the north and within the northern area of the site is of outstanding heritage significance.

Figure 15 on page 24 below: Map showing potential sites of redoubts and areas of contestation, and early structures along the Liesbeek. (Source Baumann Winter Abrahamse Attwell 2012).



“The exact places where incidents and confrontations occurred can never be known, but what is evident is that the historic landscape contained within the land between the Black and Liesbeek River marks one of the most tangible and earliest historical frontiers that were to eventually herald the fragmentation of the Khoikhoi (sic) nation.

The history of this landscape is ancient and tragic. Not only does it mark “the beginning of the end” of Khoikhoi (sic) culture but it also symbolises the processes and patterns whereby the indigenous inhabitants of Africa, the new World, Asia and Australia-New Zealand, succumbed to the tidal wave of colonial globalisation. Although there are no tangible remnants of actual places of conflict, forts or outposts or graves, the topography and “place” survive albeit greatly transformed by more recent layers of development. The valley of the Liesbeek, Black Rivers, the confluence and remnants of the Salt River estuary exist today. In the context of South Africa, this is an historical place.” (ACO 2015)

8.2 Ndabeni (LCA 2)

Ndabeni is a flat industrial area with an absence of visual heritage landmarks and heritage conservation worthy buildings.

It is however of historical and associational significance in terms of the history of segregation in Cape Town, as the area to which people were first removed after the 1901 Bubonic Plague epidemic. Black residents (people of varied backgrounds, deemed by the authorities as alternately “Native” or “African”) were forcibly moved from central Cape Town and District 6 to hastily built basic accommodation in Ndabeni. It should be noted that this current precinct is just a small portion of the affected historical (1901) Ndabeni site and many were accommodated east of the triangle.

Ndabeni and Pinelands were part of the Uitvlugt pine plantation planted by prisoners from Robben Island in the 1870’s. Ndabeni also has associational and historical significance because of a link to Chief Langalibalele who as a prisoner was tasked with the planting of pine trees on the Uitvlugt (Pinelands) location.

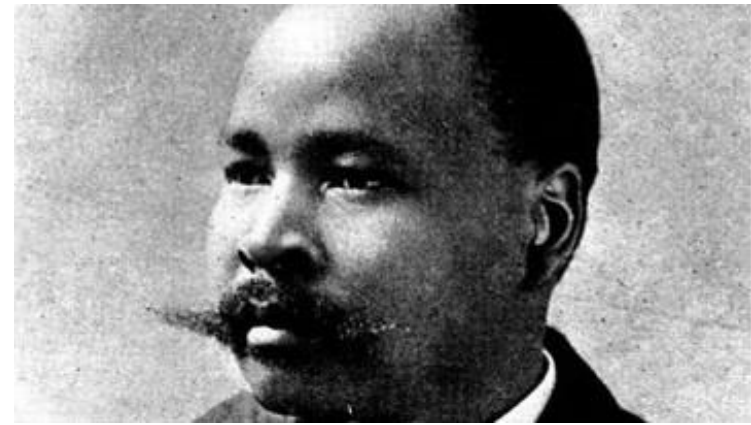


Figure 16: Chief John Langalibalele Dube (www.w24.co.za)

8.3 *Alexandra Institute (LCA 3)*

This area comprises a largely hidden series of historic institutional buildings, many of high architectural quality set within a flat and open landscape. A central open field surrounded by palms is a major structuring element. The impact of the institutional buildings is reinforced by an open foreground space.

Impact of the nodal clustering of the heritage institutional building cluster has been degraded by *ad hoc* placement of later additional groups.



Figure 17: The Nieuwe Molen declared a PHS in 1978.

The site, formerly a werf, also contains the eighteenth-century Nieuwe Molen, which is a PHS. The Mill is a significant built structure symbolising agriculture and early industry of the region; and, with Mostert's Mill, one of only two remaining windmills in Cape Town. At a result of later institutional development to the south and south east, the Alexandra Mill is largely hidden from view. The Alexandra Mill has channelled views up from the river concourse which gives a distinctive quality to the ridgeline on which the Mill is situated.

The Alexandra Institute Precinct is of historical and scientific cultural significance as containing the eighteenth-century Nieuwe Molen. It is also of architectural significance as containing a fine grouping of Cape Revival Institutional buildings and related open spaces. It is of historical (archaeological) significance as being the site of a large farm opstal and Boer War encampment (both demolished). It is of socio-historical significance as an institution for the mentally ill and those generally excluded by conventional society. As part of the greater Two Rivers landscape it is also of significance as part of the matrix of the First Nations' intangible heritage footprint

8.4 *Maitland Garden Village (LCA 4)*

Maitland Garden Village is one of the earliest Garden City inspired designs in Cape Town and as such has some historic significance. It consists of a formally designed self-contained, residential precinct centred around a public open space along 'Garden City' lines. Community facilities are placed to the north and west. Its position has scenic value as it is situated on the crest of the Black River hill and has views across to Devil's Peak.

The buildings have a consistency in terms of scale, grain and design. It has retained a considerable degree of authenticity and coherence. It has

social significance as a 'coloured' area from its inception, eventually a Coloured Group Area.

The entire site has been graded as a IIIB i.e. a settlement of considerable local heritage significance, although individual elements would need to be graded independently and do not all have the same level of intrinsic significance.



Figure 18: Buildings older than 60 years Maitland Garden Village.

8.5. Valkenburg East: Oude Molen complex and grounds incorporating the F-shaped Wards (LCA 5)

The Black River slopes rise to a linear pattern of buildings of heritage value set with green and vegetated slopes. The Oude Molen Complex is a focal point for the site. It consists of a series of related buildings including the Miller's House, or homestead, which is a very early historic

structure. The F-shaped wards are a linear series of structures of heritage value spaced along an access route.

Visual spatial qualities are significant both in the foreground spaces, and significantly in the sloping rural landscape leading to the Oude Molen site which provides it with much of its contextual and aesthetic significance.

The site is of outstanding heritage significance for the following reasons: It is of associational, cultural and social significance as it is associated First Nation who have historical links with it and currently use parts of the site for ceremonial and gathering purposes. The site is a significant one from an historical/archaeological perspective as it contains the site of the old VOC mill. It is of historical significance because it contains the remnants of an early historic werf (early eighteenth century). It is of historical significance as the place of banishment and imprisonment, for the Zulu king, King Ceteswayo. The F-shaped wards are of historical significance as an example of segregated medical treatment and apartheid. It is of contemporary cultural and social significance and is of value to the community as a community space, an open space ecological centre. As with other precincts, the matrix of intangible heritage footprint that extends over the entire Two Rivers landscape is recognized. Social significance that explores the wards as a site of conscience related to past practices of designating mental illness are of importance

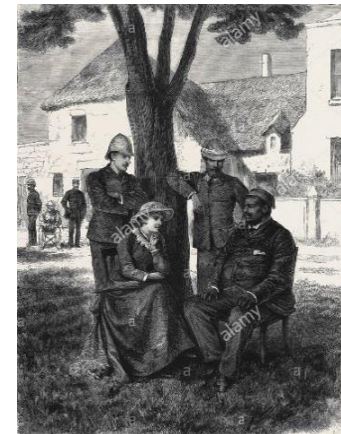


Figure 19: Interview between King Ceteswayo and Lady Florence Dixie outside Oude Molen (www.alamy.com)



Figure 20: Graded buildings older than 60 years The F-shaped wards Valkenburg East.

8.6. Valkenburg West including Valkenburg Hospital, Valkenburg Manor, and surrounding landscapes (LCA 6)

Valkenburg West is a large and prominent site, which, along with the site upon which the SAAO is situated, forms the ridgeline of the First Frontier and all associated significances (see LCA1). It is significant landmark site, set between the Black and Liesbeek Rivers: a complex and multi layered cultural landscape comprising intangible and tangible heritage.

The tangible heritage is contained within two core heritage sites: Valkenburg Hospital, set within a combination of later institutional buildings, supplementary buildings and a treed landscape; and Valkenburg Manor House, werf and surrounds.

Valkenburg Hospital is set on the crest of the Valkenburg Hill and maintains a dominant presence in the landscape - a presence that is reinforced by the architectural qualities of the buildings. The Valkenburg Hospital wards, courtyards and supplementary buildings to the east are declared as a PHS, while other significant buildings not within the core administrative precinct are graded as conservation worthy.



Figure 21: revitalisation of the historic core of Valkenburg Hospital (www.thenewspaper.co.za)

Valkenburg Hospital is of outstanding historical architectural and scientific significance, although much of this history is one of pain. It was a purpose-designed medical institution set within wooded grounds. The site has been used for public institutional purposes since 1881. It has a long association with psychiatric care and was a progressive model of late nineteenth century asylum design. It was intended to be a “place

apart” from the town, a characteristic which foreshadowed later racially based notions of segregation which were strongly associated with the area for many years.

Set on a prominent and visually exposed promontory, it has significant landmark qualities which contribute unique cultural landscape qualities. While there are series of buildings of significance within the extended institutional landscape, the core administration area is of particular significance. It has an east west axis and is of primary significance in terms of spatial, historical architectural social and aesthetic value.

In terms of context, the hospital’s position on an elevated promontory between two river systems occupied by two major historical institutions – the Astronomical Observatory and the Valkenburg Hospital make it part of a highly significant landscape which follows the topography and riverine qualities of the area.

The Valkenburg Manor house, werf and surrounds includes the Valkenburg homestead, its riverine setting, graveyard and supplementary buildings. It is set at the edge of the wetlands, with unobstructed views towards Devil’s Peak. This gives the building a strong landscape context lending additional significance and stature to the werf. It is of significance for historical, architectural and aesthetic reasons. Valkenburg Manor and werf is of high historical significance as one of the last remaining and best preserved werfs along the Liesbeek River. It is a historically layered site having first been 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. As with other precincts, the matrix of intangible heritage footprint that extends over the entire Two Rivers landscape is recognized

8.7 The South African Astronomical Observatory (LCA 7)

This area is significantly defined by the presence of Slangkop Hill. It is possible that the 17th century stockade and palisades ran from Coornhoop along the Valkenburg Hill to the Slangkop Hill, overlooking the Vaarschedrift crossing. It may be therefore that this area was part of the first series of colonial barriers and exclusion which characterized the history of the contact period with the First Nation and is therefore of very high significance in terms of its association with pre- and early colonial indigenous history.

The South African Astronomical Observatory (SAAO) campus is situated on this landmark hill which historically had views of Table Bay and Signal Hill (it currently still has views towards Signal Hill where a repeater station was erected to relay time settings from the Observatory to ships in the harbour). It now comprises a campus of heritage buildings and spaces associated with the early nineteenth century establishment of the Royal Observatory. They not only have historical architectural and landscape significance but are also situated as rising out of a wetland area which contributes to the cultural landscape qualities of the site.

The institutional buildings are reached through a series of meandering roadways circling the hill. The Royal Observatory building which stands at the summit of the hill is a PHS.

This Observatory complex is of outstanding cultural and scientific significance and has contributed in international terms to the science of astronomy. It is an outstanding example of a layered heritage landscape, comprising buildings of architectural significance and activities of scientific significance set within a treed campus. The campus is of international scientific significance and has been the subject of a UNESCO World Heritage Site report. The entire site (the Observatory

Hill, open spaces, landscape features and buildings) has been declared a Grade 1 site.



Figure 22: The Royal Observatory at the Cape of Good Hope by IS Glass (www.saa.ac.za)

8.8. Vaarschedrift and the River Club (LCA 8)

Vaarschedrift area at the Liesbeeck River at the northern end of the River Club area is a possible site where historically a crossing point for transhumant pastoralists entering the Peninsula was located. The area is of very high symbolic and associational significance and should be investigated for archaeological potential.

The riverine landscape and topography is of visual and cultural significance and provides a narrative for the historical use of the site.

A recreational centre and a potential gateway to the remainder of the study area and related landscape, the River Club is situated on flat low lying areas west of the Black River. It is adjacent to Slangkop Hill which contains the South African Astronomical Observatory (SAAO).

While the River Club complex is a landmark and situated within a landmark site the Club building itself is not of outstanding heritage significance. The River Club site however does not exist in isolation within the study area

The River Club site currently provides a landmark green space and locale of high heritage significance in terms of First Nation narratives within the general area at a significant access point to the broader site. It is significant as an open remnant riverine space and is valued by the local communities as such. It contains significant views to and from the site towards heritage sites and towards the mountain (Devil's Peak and Lion's Head).

At the base of Slangkop Hill to the east and north-east is the Raapenberg Bird Sanctuary which, apart from its intrinsic ecological value, enhances the nature and appearance of a riverine estuary where the two River combine.

The cultural significances within the site are varied, with areas of outstanding heritage significance including at the Vaarschedrift area, extending to the Raapenberg wetlands and base of the Slangkop Hill. The heritage significance of the River Club site may be considered to provide a buffer zone and foreground space for the Slangkop Hill.

8.9 The Liesbeeck Parkway Corridor (LCA 9)

This area has a strongly linear character area defined by the Liesbeeck River and Liesbeeck Parkway. It presents significant views towards the

site and riverine wetlands particularly towards Valkenburg Manor, Valkenburg Hospital and the River Club. There is a significant view corridor linking the Raapenberg wetlands to Signal Hill

The area abuts the Observatory Heritage Protection Overlay Zone (HPOZ) which is characterized by predominantly single story small scale domestic buildings interspersed with recreation open space, particularly towards the roadway.

It is crossed by the historically significant Observatory (or Station) Road which was the historical access route to the Royal Observatory and now transverses the whole site but is blocked at present by barriers to Valkenburg. The Hartleyvale stadium situated at the corner of Liesbeek Parkway and Station Road (not the contemporary hockey stadium next door) is a landmark and is of social significance as the site of early multi-racial cricket and soccer. However, the structure itself is not conservation-worthy and may be structurally unsound.

There are several potential archaeological and historical sites within the area as historically agricultural establishments were situated at the edge of the wetland areas. They include Coornhoop and Vaarschedrift Westoe, Bellevliet and Onderneming. All but Vaarschedrift are buried within the high density tight grained historic suburban environments of Observatory and Mowbray.

The site is of historical significance as it contains sites and a complex matrix of routes (used by indigenous people and later by settlers) of historical significance. They include the farmsteads of Westoe Bellevliet and Bellevliet. The site is also of social significance as they low lying areas were used for recreational purposes. This use remains and forms a significant component of the social and community use of the site.

8.10 Pinelands Station (LCA 10)

The Pinelands Station precinct is included in the Pinelands HPOZ. The public open spaces and road (and pedestrian) alignments were significant elements of the original Garden City layout, linking the station as a destination and the community heart, Pinelands Central Square. The parks are graded IIIC, contextual significance in the CCT heritage audit.

8.11 Mapping Heritage Resources

The difficulty of mapping heritage resources (as required in terms of the NHRA) in such a large, historically layered area has been noted. Even the formally declared sites (Grades I and II) are historically layered and include a hierarchy of significances. The nature of intangible heritage significance in particular is such that it is also difficult to give form to in spatial terms. The report by AFMAS Solutions ([Annexure D](#) to this report) provides some useful precedent for how this has been achieved at other sites locally and internationally.

The maps that follow identify a variety of tangible heritage resources where they can be expressed at this high level assessment, and certain intangible heritage resources have been indicated conceptually. However, they must be read with the preceding text in order to understand the relationship to heritage that is less easily expressed spatially.

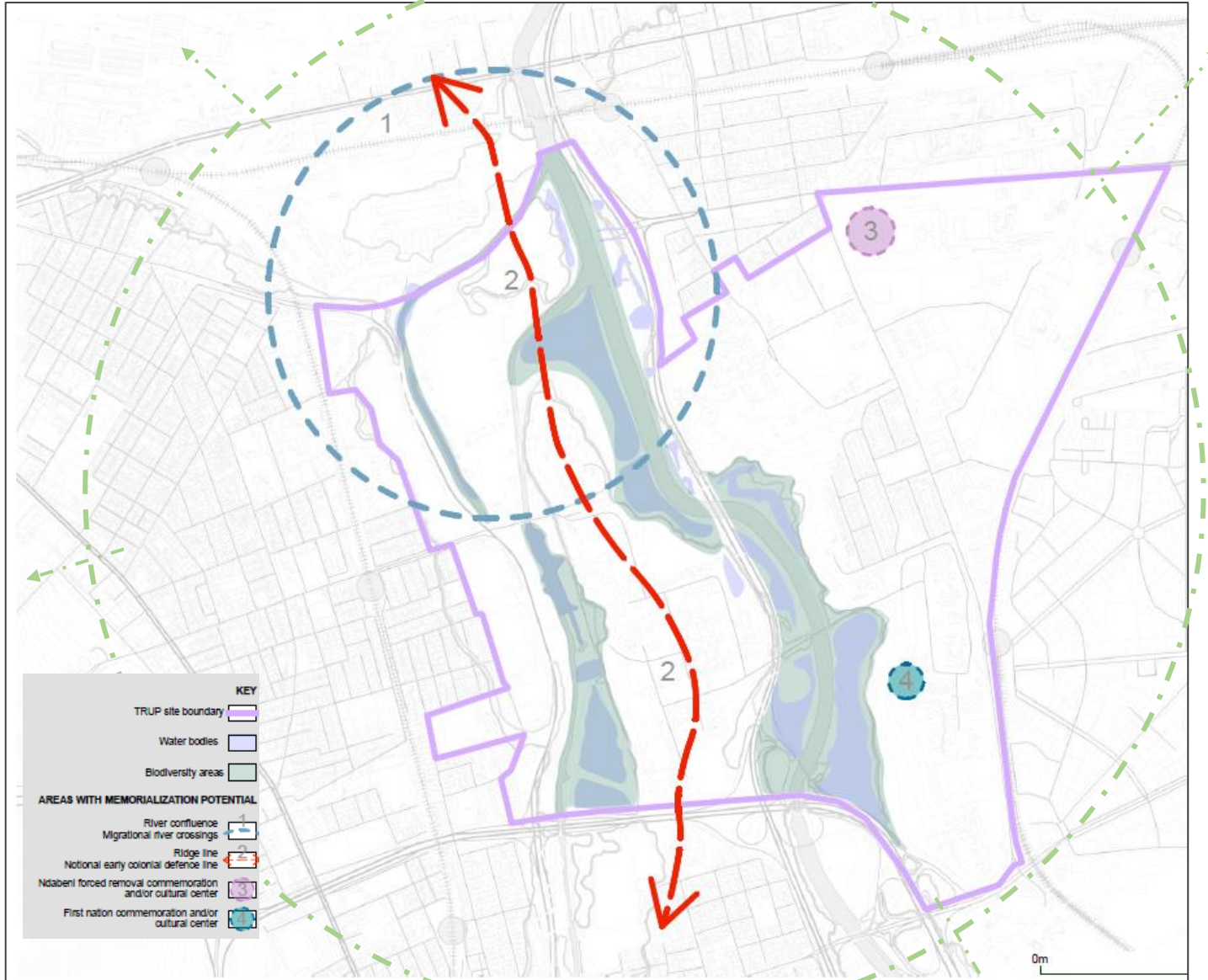


Figure 23: Pre-colonial indigenous landscape (conceptually indicated green outer circle) and early colonial intangible heritage (the frontier) and some commemorative/living memory opportunities

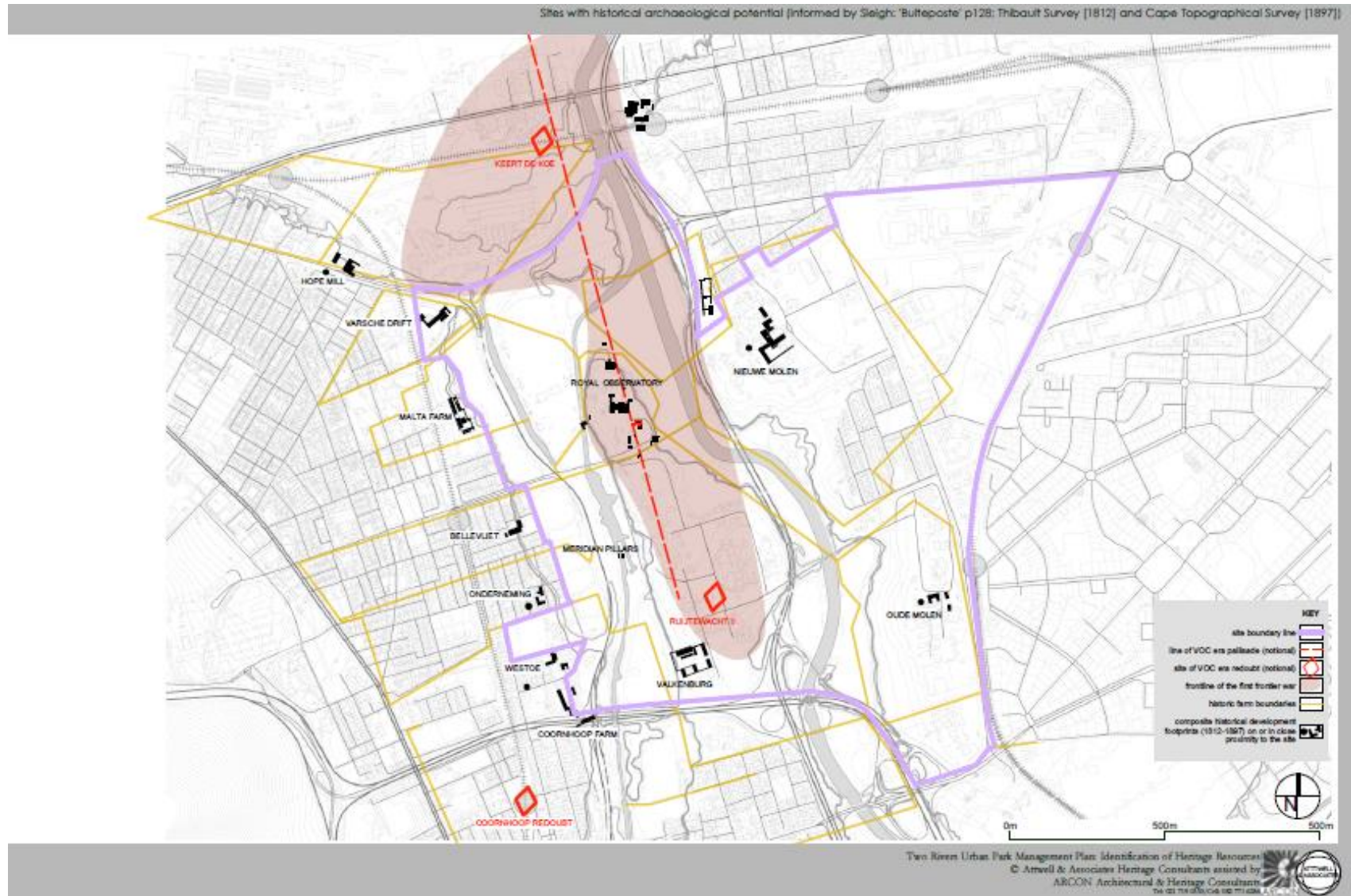


Figure 24: Pre-colonial and colonial archaeological potential Note that this identifies archaeological sites that are known to be of potential archaeological interest at the time of writing

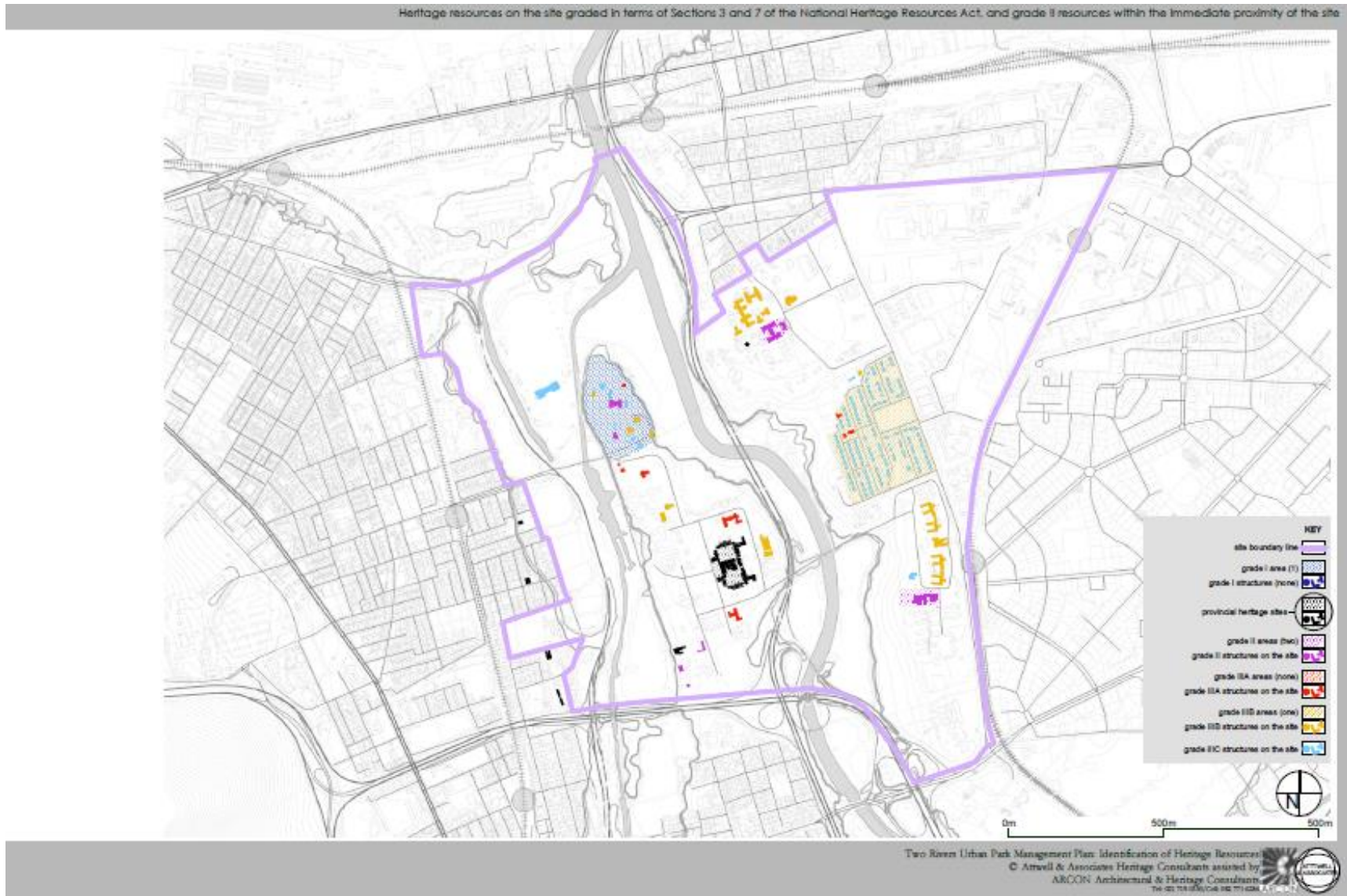


Figure 25: Provincial heritage sites and graded resources

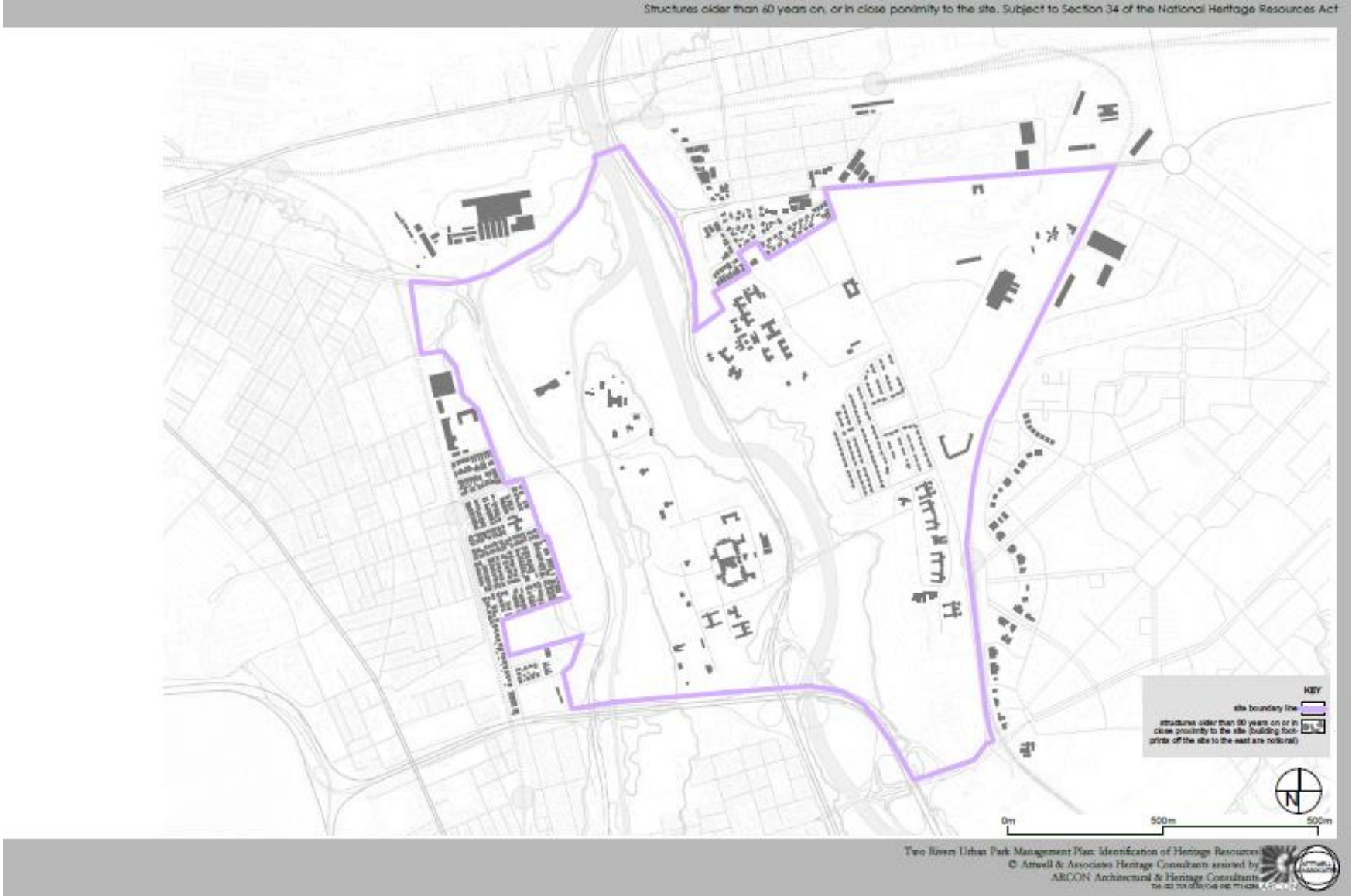


Figure 26: Structures older than 60 years

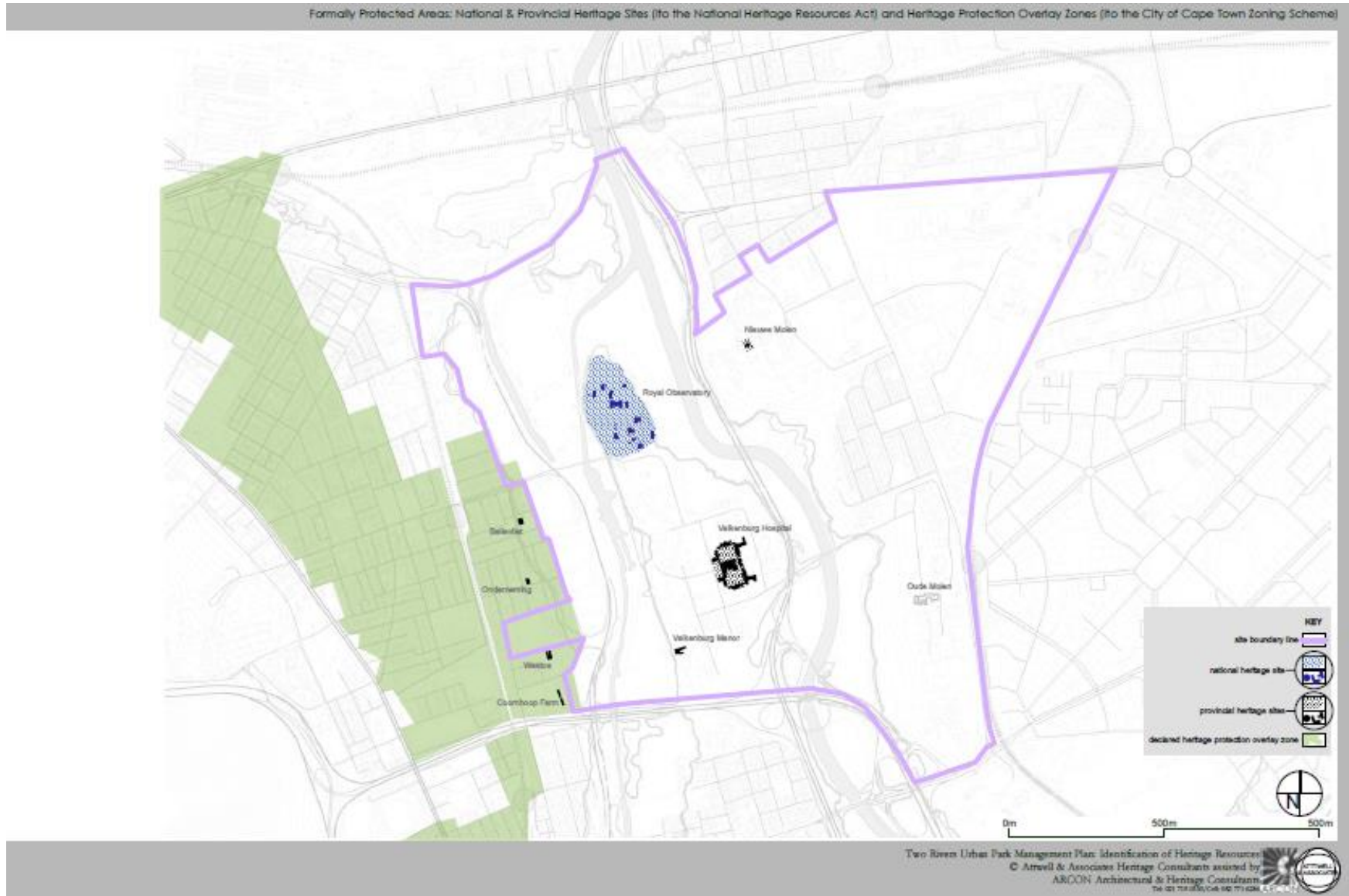


Figure 27: Formal protections as at 2019

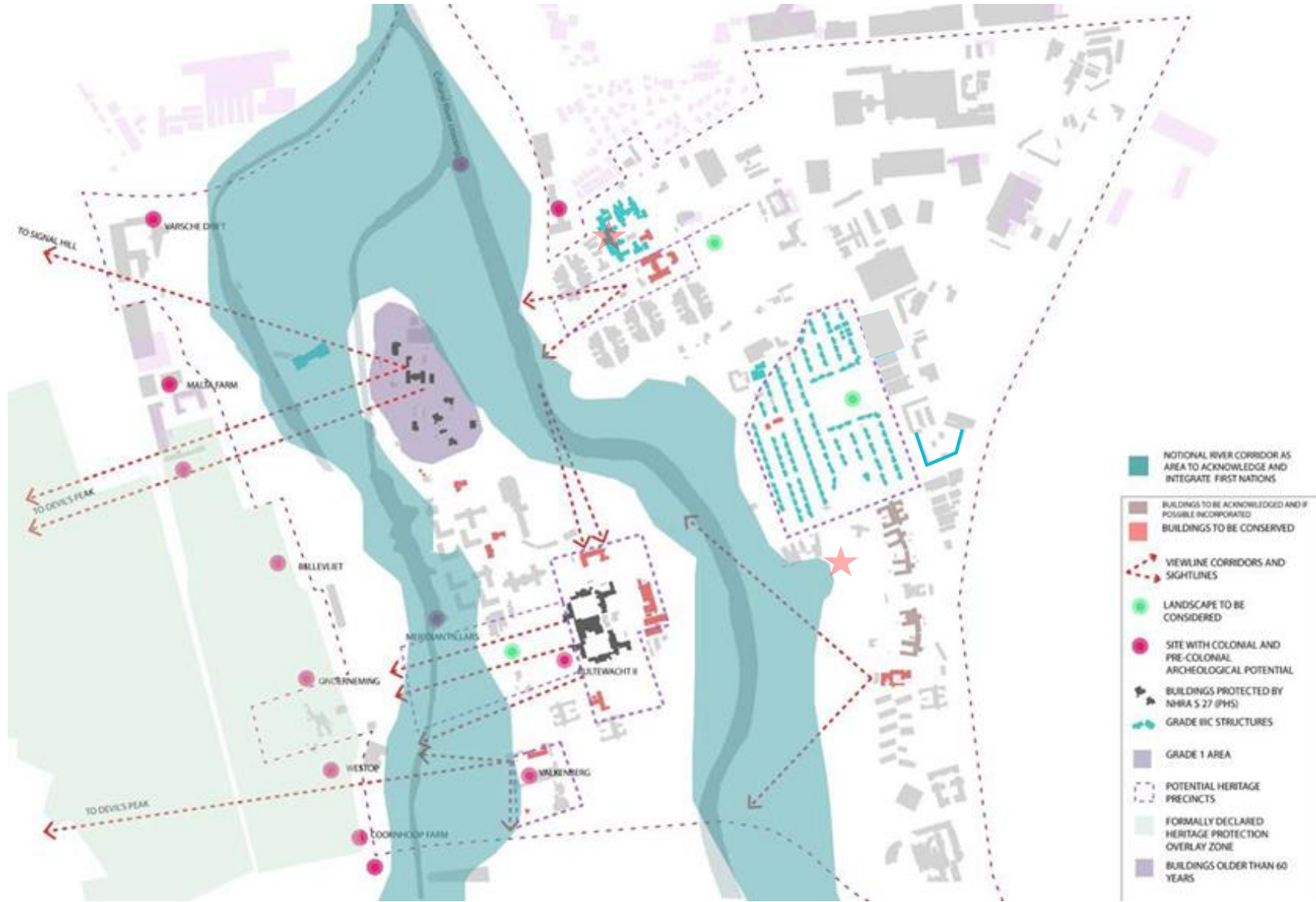


Figure 28: Composite diagram - tangible and some intangible heritage resources

9. High Level Heritage-related Development Informants

The following heritage related development informants⁹ (HRDI) are intended to provide a high level guide to the preparation of the LSDF and future precinct planning from a heritage perspective. They have been informed only by a *high-level* heritage assessment and analysis and must therefore be developed and further refined as detailed heritage studies or Phase 2 HIAs are prepared at a precinct level. It is also important to note that at this stage, only the high level LSDF is to be assessed.

The general purpose of the HRDI's are to:

- Protect heritage resources, tangible and intangible and ensure development responds appropriately and positively to heritage assets.
- Enhance a sense of place and uniqueness of character by the creative reference to heritage issues, sites and their contexts.
- Acknowledge the history of displacement and segregation within the study area and to seek mechanisms for memorialisation and redress.
- Ensure appropriate adaptive re-use for historic structures and sites.

9.1 Site as a whole

Sites associated with living memory and early history:

The Two Rivers site is of outstanding cultural significance in terms of living memory. The fact that this site holds the two rivers as they draw near and reach their confluence, still remaining within an urban context, is a substantial, authentic indigenous landscape memory that has to be celebrated.

Whilst relevant across and beyond the site, the following areas in particular are sites of living memory and associational value:

- The Vaarschedrift and river confluence sites
- Valkenberg
- The Oude Molen area
- The ridge line between the Black and Liesbeek Rivers
- The Ndabeni area (only part of which is included in the study area).

These sites present, together, opportunities for a range of living memory cultural activities, symbolic memorialisation and commemoration. They must be considered across the site as a whole and range from boards and markers explaining the historical significance of a site or event, to spaces allocated for cultural villages and ritual, to the use of the green and riverine landscape to illustrate an open riverine landscape and how it was used. It is crucial that all affected communities are integral to any project and design decisions in this regard. This is most appropriately conducted at a precinct planning or project level and little more will be suggested. Any projects that are carried out to spatialise or represent this history must be done with due consideration of the past practices of the representation of public histories and heritage in urban spaces in South Africa, and best practice for this particular project must be established.

The provision of a network of public spaces, landscapes and cultural spaces could most appropriately provide the opportunity to link the intangible and tangible heritage related to the site, and would be sufficiently open-ended to accommodate any future, more considered and consultative project input from any relevant parties. Literature dealing with the complexity of tangible and intangible heritage

⁹ 'informants' is often used interchangeably with 'indicators'

frequently views cultural spaces (in its broadest sense) as the nexus where the tangible and intangible take meaningful form.

Biodiversity areas also represent a symbolic heritage resource where the concept of a pre-colonial landscape is made visible. Consequently, the presence of open wetland remnants may be considered a design informant as a symbolic representative of a time before the land was colonised.

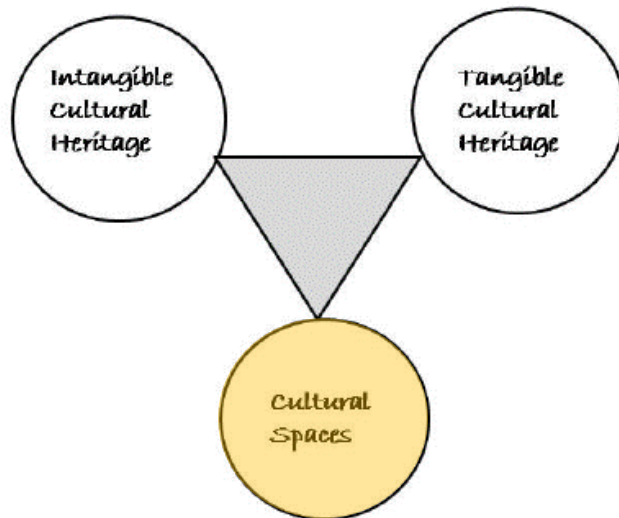


Figure 29: Cultural spaces as the nexus where the tangible and intangible take meaningful form (Source: D Thenchery2018)

In the indigenous narrative the entire landscape is the element of memory. However, there's a recognition that much of the original indigenous landscape have been altered by three waves of colonial (Dutch and British) and race-based place-making, dispossession and

displacement - acting in tandem with a cross-cutting wave of commercial and capitalist enterprise. Giving rise to the present-day fragmented landscape with remnants of colonial heritage. It's this fragmented landscape that needs to be reconstituted as an indigenous commemorative landscape with distributed spaces of engagement spanning different precincts.

Indigenising the Two Rivers landscape and transformation to a commemorative landscape, can be achieved by using land and space within the landscape, and physicality, to give form, structure and functional expression to the intangible cultural heritage of the Khoi and San.

Embodying the intangible can be expressed through a variety of cultural spaces and places. The indigenous narrative can be structured into the following elements:

1. *Oral Traditions and Expressions: Stories of resistance and indigenous folklore.* Key events and figures in the historical narrative that need to be memorialised include:
 - The Battle of Gorinhaiqua where the indigenous Khoi defeated the Portuguese Viceroy, D'Almeida on 1 March 1510.
 - The study area as the epicenter of the dispossession of land that kick-started centuries-long processes of indigenous dispossession and displacement
 - The area as site of resistance to colonialism where indigenous heroes and heroines like Doman, Autshmao and Krotoa - whose narratives are inextricably linked to the area - are commemorated.

Land can be used to tell the events of resistance with a beginning, a middle and an end laid out along a path that visitors can follow - with landscape as backdrop to the story. The landscape can be punctuated with a combination of (a) solid memorial public

art/sculpture (providing physicality to the intangible) in public space and (b) memorial with *accessible internal* space. Engagement and generating dialogue must be fostered throughout.

This can be augmented with a heritage centre - inspired by indigenous architecture - that displays, reveals and interprets the pre-colonial indigenous landscape and its evolution through the three waves of colonial and race-based dispossession and displacement. The heritage centre could also be a place for engaging the different dimensions of indigenous culture and heritage, including demonstrations of indigenous languages, Khoi and San herbal and traditional food preparations, tastings and cures; photographic exhibitions, and film screenings.

2. *Performing Arts:* Providing place and space for the Rieldans and other indigenous cultural performances. An open-air amphitheater - inspired by the layout and configuration of a traditional Khoi kraal - can be established as a place for public and indigenous cultural performances (dance, music, theatre)
3. *Social Practices, Rituals and Festive Events:* Providing place and space for the !Nau ceremony and other ritual practices. A ceremonial and ritual circuit around the TRUP landscape can be developed where identified spaces imbued with indigeneity and ritual significance can be demarcated for the practice of indigenous ceremonies and rituals such as the !Nau.
4. *Knowledge and Practices Concerning Nature and the universe:* Indigenous knowledge and practices concerning nature and the universe can be given tangible manifestation and expression through the provision of dedicated land and spaces that can be used for indigenous allotment gardens for the growing of

indigenous food and medicinal plants used by the Khoi and the San. These indigenous allotment gardens would be curated by individuals and practitioners of the Khoi and San community who will be using the plants for personal consumption, healing purposes, ceremonial and ritual use, and community supply.

The indigenous allotment gardens could form part of a larger Two Rivers Bio-Cultural Diversity Initiative - incorporating indigenous vegetation and knowledge programmes

Public sculptures or life-sized bronze castings of wildlife (eland, lion, jackal, praying mantis) that are part of the Khoi and San cosmology and folklore, and historically used to be part of the indigenous landscape, would constitute the embodiment of intangible heritage. Their locations throughout the different precincts would be places where indigenous folklore and stories could be told, retold, and reinterpreted over time. The presence of sculptures or bronze castings of historic indigenous wildlife interspersed amongst other TRUP places and spaces would add missing elements to the historic landscape. Facilitating dialogue and reflection, and enhancing visitor experience of the site through combining indigenous narratives, art works and conservation.

5. *Traditional Craftsmanship:* Providing place and space for the "Matjieshuis." Traditional arts and crafts of the Khoi and San can be preserved, developed and promoted through the establishment of an Indigenous Arts and Crafts Training Centre and Gallery on the site. This will not only ensure the transmission and preservation of indigenous crafting skills and know-how, such as making reed mats and "matjieshuise", it could also serve as a vehicle for economic empowerment of the indigenous youth.

The centre would comprise a gallery with flexible exhibition and display areas including moveable walls, studios for artists and craftsmen, arts and crafts shop (including e-commerce), and artist residency programmes. Activities at the centre would include training and workshops in different Khoi and San arts and crafts, outreach programmes, organizing art and craft fairs and festivals, art tours and artist talks. Including accepting private, public and corporate indigenous art commissions.

The centre could be managed by an Indigenous Arts and Crafts Cooperative who will also be responsible for promoting indigenous art and craft production, referrals and networking, advocacy and lobbying, marketing and promotion, storing and publicizing artworks produced by community members; fomenting new talent, and training young professionals to work in the sector. And resourcing and supporting indigenous Khoi and San artists throughout South Africa.

The celebration of other aspects of intangible cultural significance of the area might, for example, include the following:

- Respect and protection of the wetland areas, not only for their ecological value but their heritage landscape value.
- The recognition on the one hand of the Liesbeek River as being of outstanding significance in terms of the history of South Africa; and on the other, recognition of the Black River as being of strong local significance.
- Recognition of the crossing at Vaarschedrift as being of outstanding cultural value in the precolonial history of pastoralism.
- Exploration of a detailed set of mechanisms at a site and precinct level to memorialise, narrate and celebrate the history of

marginalised and excluded groups. These could include, as examples but not a definitive list:

- A storyboard commemorating the narrative of Chief Langibalele a Chief imprisoned at Robben Island and who was involved for years with the planting of trees at the Government Location at Uitvlugt.
- An explanatory plaque on the Ndabeni site, explaining the fact that it was part of the first segregated "location" and served as a model for future segregated living environments.
- A celebration of the crossing point at Vaarschedrift at the confluence of the two rivers.
- A cultural centre detailing, in much the way the way the District Six Museum has done, the history of exclusion and forced removals.
- A narrative plaque to the washerwomen of the Liesbeek on or near the Liesbeek River in an area that was traditionally used for washing.
- A plaque or storyboard commemorating the narrative of the imprisonment of King Ceteswayo at Oude Molen.

It should be noted that such explorations of significance and culture do not preserve a landscape absolutely or prevent appropriate development but use the unique cultural qualities of the area and the narratives which shaped it to enrich an understanding of the diversity of Cape culture and history.

Living memory projects should aim for cohesion and consensus building via public consultation.

Living memory projects cannot assume that knowledge and sites are fixed and immutable. Rather they need to focus on the dynamic nature of change.

Accordingly, significant nodal points and precincts, associated landscape features, contexts, and responses to topography should be protected and enhanced. The sense of place arising from a unique historical character should be protected and enhanced as contributing to the landscape qualities of the area.

The strong linear nature of the River corridor system has resulted in the areas where crossings occur becoming gateways to the site. Because of the limited nature of such river “gateways”, access to the site is currently low. It does however mean that the historic gateways increase in visual, symbolic and functional sensitivity. Gateways should be noted and responded to in a sensitive manner.

Historic building, institutional groups and townscapes:

The project area abuts both tight grained (Observatory to the west) and low density suburban areas (Pinelands to the east). Its role as a place of barriers and exclusions has resulted in low connectivity in adjacent areas; and there are few linkages between areas extending east-west. Access is limited to routes along Alexandra Road to the east and Station Road and Liesbeek Parkway to the west. Improved access across the site will assist in notionally undermining the historical barriers and exclusions.

There are landmarks which give character to the site. They are associated with ridgelines and profiles. Development of adjacent ridgelines will need to be controlled to protect the landmark character presented by these sites.

The area has a rich concentration of historic buildings, sites and precincts of significance based on its historic roles and early colonial settlement and activity. Such buildings and ensembles should be conserved and their landscape contexts protected and enhanced.

The more highly graded and distinctive buildings and the PHS's are identified as follows together with broad conservation actions:

- Grade Two buildings and Precincts (not PHS's). To be conserved and enhanced and contexts retained as far as possible.
- Provincial Heritage sites. Formally protected, required by law to be protected; and contexts maintained to protect and enhance their cultural significance.
- Grade 3A and 3B buildings and sites. Not to be demolished, to be protected and enhanced along with their immediate settings. Carefully considered interventions and adaptive re-use possible.
- Grade 3C and ungraded buildings older 60 years. May be motivation for demolition and with heritage authority endorsement if required.
- The sensitivity of historic river crossings especially those regarded as “gateways” i.e. The Liesbeek River crossing from Station Road Observatory, should be carefully responded to in terms of its gateway role in the context of the river corridor. Interventions should ensure that the gateway quality is protected and enhanced.

Views, sightlines and orientation:

Historically, views and sightlines extended across the river corridors towards the mountain. Historic settlement and institutions were orientated towards the river corridors for reasons of either functionality or visual prominence. This has resulted in a varied and (in parts) scenic landscape composed of shallow hills, wetlands and river corridors where the development of institutional, recreational and residential

patterns together with remnant agricultural settlements, has created a strong sense of place.

Because of the scenic and historic significances of the site, several view cones and view corridors have been identified which extend beyond the boundaries of the character areas. Development should not impede significant view corridors, view cones and sightlines. These extend towards and from highly significant heritage landmarks including the following:

- Valkenburg Manor towards Devils' Peak and towards the Valkenburg *werf* from the N2
- Valkenburg Hospital towards the Liesbeek River Valley and Devil's Peak.
- The SAAO environs across the River Club towards Lion's Head and Signal Hill (the sightline to Table Bay has been lost).
- The view cones extending towards the Nieuwe Molen (partly obscured but visible from specific areas including Berkley Road and the River Club Golf Course).

Allowing views across and orientation of sites towards the river corridor is encouraged.

The heights and densities of building development throughout the site should be sensitive to views across the river corridors *towards* significant heritage sites or *from* heritage sensitive sites. This is particularly the case where orientation and visual prominence of a site contributes to its cultural significance.

Archaeological sites:

Potential historical archaeological sites based on documentary evidence have been identified. However, future archaeological significance relating to pre-colonial history for which there is no documentary

evidence yet is still a possibility and will only be revealed during archaeological excavation and site clearance.

Development on sites identified as being of archaeological significance will need potential further archaeological investigation and input in terms of S 35 of the NHRA.

The River Corridors:

- Retention and recreation where possible of soft river edges and wetlands adjoining historic sites.
- Retention where possible of green riverine spaces. Riverine and environmental setbacks established by ecological specialists are to be considered a primary informant in determining constraints.
- Wetland areas including Raapenberg Bird Sanctuary to be considered cultural resources as well as ecological and environmental resources of significance and retained, protected and enhanced. Peripheral edge development is to be avoided where they adversely impact upon such cultural and environmental qualities of significance
- Sensitive treatment of gateways, entrance and river crossings involving appropriate and contextual responses to scale, massing, width and height.
- Where possible riverine corridors are to be included within the public realm and as publicly accessible recreational areas. This informant is to be considered within the constraints of private ownership and security.
- Retention and enhancement of views across the river corridor system. Placement, geometry, density and height of development parcels to be carefully considered to enable the retention of significant views and sight lines to and from significant sites.

Development proposals should allow the “breaking up” of bulk to minimise visual impact across river corridors towards the mountains. The clustering of development in relation to the constraints presented by the site and the differing degrees of significance should be considered.

- Buildings to be orientated where possible towards the river corridors or in relation to the river corridors to maintain the visual and functional dominance of the riverine linear system.
- Removal of canalized portions of the river where possible to reinforce, at least in strategic parts, the notion of the area as a unique natural riverine system, with significant pre-colonial associations within what is now an urban context.

9.2 *Ndabeni LCA 2*

- No conservation-worthy buildings therefore structural heritage constraints to development or re-development are minimal
- Commemorations related to forced removals from District Six to Ndabeni in 1901 related to the bubonic plague and for Chief Langibalele to be considered.

9.3 *Alexandra Institute LCA 3*

- Development opportunities are available on the site with potential height, massing, scale and architectural treatments restrictions adjacent to the core and graded institutional buildings to reduce visual impact.
- Retention, restoration and adaptive re-use of the Nieuwe Molen. The Mill should ideally be publically accessible.
- Provision of sufficient curtilage to allow the Mill to be viewed in its entirety. Sufficient buffer space between the Mill and any proposed development

- A view cone to the Mill from the Liesbeek Black River confluence area should be accommodated, and the largely unobstructed view cone from the Liesbeek River (north) towards the Alexandra Mill is to be retained.
- Conservation of graded buildings.
- Retention of a sufficient portion of the open space in front of the Administrative block for its local landmark status to be retained.
- Investigation of historical archaeology in the site of the werf.

9.4 *Maitland Garden Village LCA 4*

- Development opportunities to the south and west. Proposals in this regard should respect the overall form, massing, roofscape and grain of the original. Intermediate scaling restrictions, including height and bulk restrictions, may apply on the immediate periphery to retain the scale and contextual quality of the original.
- The scale, grain and architecture of the precinct should be protected and enhanced through a variety of actions including considering declaring the area a HPOZ, urban design guidelines and architectural advice to homeowners. Consistency of scale should be encouraged within the context of modernisation.
- Views towards Devil’s Peak should be protected through scaling mechanisms and view lines where possible.
- Community development opportunities and urban renewal should be regarded as a key informant in the heritage conservation of Maitland Garden Village.
- Access to the riverine landscapes both visual and functional should be maintained.

9.5 Valkenburg East: Oude Molen complex and grounds incorporating the F-shaped Wards LCA 5

Oude Molen

- Historic buildings to be retained in their entirety, protected and enhanced.
- Conserve, restore and alter (both external and internal alterations) subject to HWC requirements and with the collaboration of a historical archaeologist.
- Interpretation opportunities to explain the significance of the Oude Molen complex.
- Interpretation opportunities to explain the significance of imprisonment of King Ceteswayo.
- Undertake archaeological investigations within areas known for high archaeological potential within the site.

Open space to the Black River

- Green open space and context to the Oude Molen Complex extending from the Black River to the homestead to be largely retained as foreground space and as a rural remnant retained within a green space. This allows for the retention its 'rural' historical quality and provides opportunities for current recreational and social/cultural uses as well as indigenous allotment gardens.
- Investigate, celebrate and enhance areas of cultural memory in collaboration with relevant parties.
- Potential space for First Nation cultural centre and ceremonial space.

Valkenberg East Wards

- Wards: Conservation and adaptive reuse of the black patient wards (female blocks, male blocks and dining hall).

- Adaptive reuse of and additions can occur within courtyards. Additional developments should not overly exceed height and bulk of existing.
- Retention of some foreground space in front of the wards to allow the buildings to maintain a presence in the landscape.
- Buildings of low heritage significance and ungraded buildings may be demolished, altered extended and adaptively re-used if development requires it.

9.6 Valkenburg West including Valkenburg Manor and Valkenburg Hospital and surrounding landscapes LCA 6

Valkenburg Manor

- The heritage precinct comprising the manor house and werf has distinctive qualities which need to be retained, protected and enhanced. Protection should include the protection of the iconic *figus* tree within the Valkenburg werf, including protection of its root zones.
- Additional development needs to respond to the topography and panoramic views which characterize the site. New development should not intrude into the view sheds from and of the manor house and werf, particularly in relation to the Liesbeek River and Devil's Peak.
- New development should respect the manor and werf as the focal point of development. Any additional development should be subservient in terms of location, height, massing and scale.

Valkenburg Hospital

- Retention of the "green" landscape context of the site.
- Retention of forecourt of the main administrative buildings. No infill in the open space. Protection of the views towards Devils' Peak.

- Conservation and restoration of the administrative blocks and historic wards as outstanding examples of the typology.
- Retention of dominant landmark quality of the Administration precinct and related adjacent height, massing and scale restrictions.
- Conservation of the core administrative precinct within its landscape context.
- Appropriate response to the topography of the site including the conservation of the notion of “the citadel on the hill” concept.¹⁰

9.7 *The SAAO and Slangkop (Observatory) Hill LCA 7*

- All future development on the site must ensure the primacy of the Observatory Hill and its architectural, cultural and visual qualities within the landscape context. The primacy of the Observatory buildings and central open space needs to be protected and enhanced.
- The status of the historic Georgian classical revival Observatory building – The Royal Observatory - as the major focal point around which the campus revolves must not be eroded by excessive and high bulk peripheral buildings or any other developments which erode the unique qualities of the campus.
- All additional structures should respect the nature of the topography as well as the site’s existing heritage and architectural character, scale and form, and should therefore not exceed the height and bulk of the existing Observatory building and related historic structures. Any additional structures need to be subservient. Such height and bulk restrictions to be implemented

to ensure primacy and dominance and a “stand alone” quality of the Historic Observatory Hill and the Baker Observatory.

- The forecourts, visual settings and related surrounds of historic and graded buildings should be protected and enhanced.
- The treed quality of the campus should be retained where possible and used to define spaces, forecourts and winding paths.
- Adaptive re-use and retention of all graded structures (except for some grade 3C). Demolitions applications should consider the impact of the loss of individual structures on the composite.
- Historic routes across the site to be respected in terms of new spatial design concepts.
- The exact extent of the remaining, historically significant view cone/s to and from the SAAO and Observatory Hill should be determined and maintained.
- A buffer extending 10 metres around the base of the Hill of no development should be maintained.
- Possible links to First Nation cosmology could be explored and linked to more public areas of the site.

9.8 *Vaarschedrift and the River Club LCA 8*

- Tangible heritage is limited and re-development opportunities exist, provided the intangible heritage is respected and appropriate provision is made for spatial opportunities for commemoration (cf LCA1).
- Investigate, celebrate and enhance areas of cultural memory in collaboration with relevant parties.
- Celebrate and commemorate the notion of the transhumant crossing area at Vaarschedrift as well as the presence of the First Nation in the Peninsula.

¹⁰ Baumann N, Heritage Impact Assessment Phase One Valkenburg West Hospital 2012.

- The exact extent of the remaining, historically significant view cone/s to and from the SAAO and Slangkop Hill should be determined and recognised through appropriate development form.
- Development should not overwhelm the riverine corridor, the SAAO and Observatory Hill.
- A buffer and setback around the Liesbeek River should be kept open as a foreground and landscape buffer to the Observatory Hill to ensure that the SAAO retains the context of a hill site.
- Where wetland or biodiversity areas exist in a relatively pristine form, they may be used to commemorate the notion of the pre-colonial landscape i.e. the use of the landscape as artefact.
- Retention of mature treed edges to mitigate potential development impact on Observatory Hill.
- The view cone to Nieuwe Molen is to be established and is to remain unobstructed from significant public view- points.
- The hill is of exceptional historical and landmark value and is potentially highly sensitive to large scale adjacent developments which may adversely affect the nature of its topographical significance.
- Edge conditions within the site differ between those that are associated with existing development (i.e. the northern and western edges) and those that currently related to the green and cultural elements and features of the study area within the River corridor.

9.9 Liesbeek Parkway LCA 9

- Development proposals should consider the scale and grain of the HPOZ of Observatory. Height and bulk of development proposals should consider the historic scale and form of the HPOZ. Scaling

mechanisms and buffer areas (landscape) should be considered to minimize impact on the heritage qualities of the suburb.

- Development proposals should use historic precedent and engage with the river corridor in terms of orientation towards the Liesbeek River.
- Any proposed development near a potential archaeological site should be subject to prior archaeological investigation.
- The entrance to the site from Station Road should be celebrated within the confines of appropriately scaled and contextually appropriate gateway mechanisms.
- The historic gateway and route to Valkenburg east of the River should be retained. Historic gate piers should be protected and upgraded as part of a system of gateways at the entrance to the site.
- Views across the River from the Liesbeek Parkway should be unobstructed where possible, or allow views through towards the River.

9.10 Pinelands Station LCA 10

- There are no heritage resources of intrinsic significance. Development opportunities exist provided the design intent of the radiating roads from the station to the community heart is respected; the retention and/or replacement of the mature tree lines are maintained; and intermediate scaling restrictions, including height and bulk restrictions, must apply on the immediate periphery to retain the scale and contextual quality of the original residential areas.

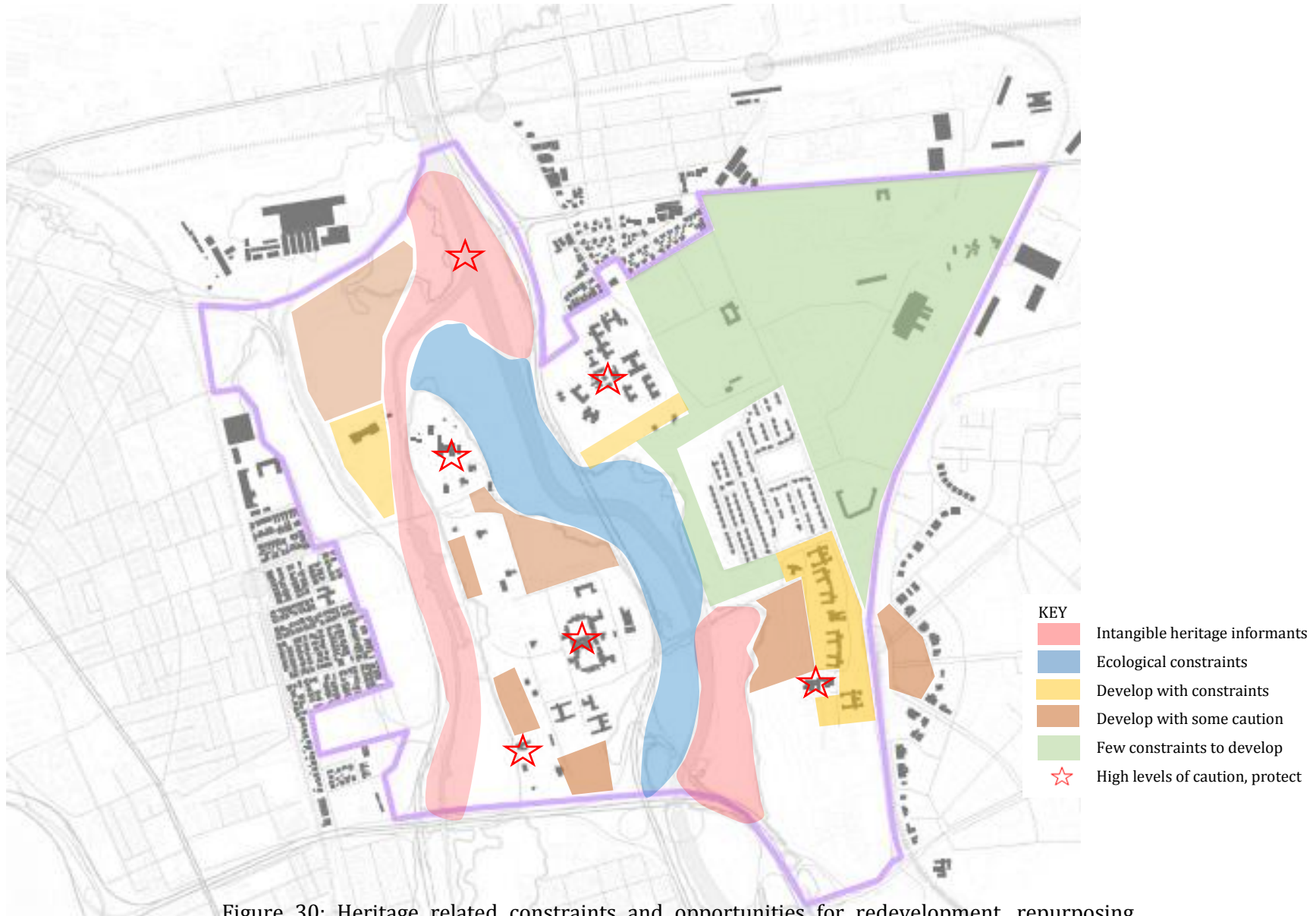


Figure 30: Heritage related constraints and opportunities for redevelopment, repurposing, restoring, re-imagining (conceptual areas, not development footprints)

10. Assessment of Two Rivers LSDF

The Draft Two Rivers LSDF is included in full in [Annexure G](#). A brief summary of the LSDF is outlined below, focussed specifically on those aspects of relevance to this assessment.

A high level assessment of the LSDF follows to establish conformity with high level heritage related development informants.

10.1 Summary of the LSDF

Objectives

The LSDF is required to align proposals for the study area with the 2018 CCT Metropolitan Spatial Development Framework (MSDF) and the principles outlined in the Spatial Planning and Land Use Management Act, 2013 which, *inter alia*, address spatial justice spatial restructuring and spatial equity, as well as the Transit Oriented Development Strategy (TOD) and Integrated Public Transport Network Plan (IPTN). The emphasis is to address rapid urbanisation providing housing and employment opportunities that would unlock the development of the strategically located site with significant public landholding, while enhancing and protecting the river corridors and acknowledging a variety of open space needs. The plan is also required to acknowledge and integrate the First People narrative as one of the layers to be institutionalised into the planning process.

Vision

The previous vision of the study area promoted a New York style Urban Park, with a green/park core and high rise buildings on the edges. This was to be supported by high tech green infrastructure, that made no impact on the grid. This does not deal with the reality on the ground, nor does it deal with the current mandate and national imperatives to create housing and jobs.

At the core of the study area on a hill are a number of large institutions

with built heritage significance, which have long term plans to remain on the site. In addition, the opportunities for development on the site are severely curtailed by the two large river/ecological corridors (some of which is severely degraded) and sensitive wetlands; and existing uses

The vision now proposed is that of a “mosaic of precincts at the confluence of two rivers that celebrates complex layers of memory, cultural heritage, science and diversity and supports healing, environmental resilience, promotes spatial integration and urban intensification within an efficient mobility network”

Spatial strategies

Spatial strategy 1: Build an inclusive, integrated, vibrant city(Connect/ integrate)

To connect the site to the local area and in so doing facilitate integration of communities and enable local residents to access urban opportunity affordably. Strategies to help achieve this objective include:

- Enhancing the Vehicular, Public Transport and NMT routes around and where appropriate through the local area for efficiency.
- Promoting safety especially for pedestrians through activity along NMT routes and increased surveillance.
- Spatial Justice through integration projects, mixed income housing and job opportunities.

Spatial strategy 2: Manage urban growth, and create a balance between urban development and environmental protection (Enhance/Protect Biophysical/Heritage Resilience)

To enhance the sensitive eco-systems, river corridors and cultural landscape. Strategies to help achieve this objective include:

- Structuring of the River Corridors into management zones that allow for collaboration and focused funding for rehabilitation and improved water quality;

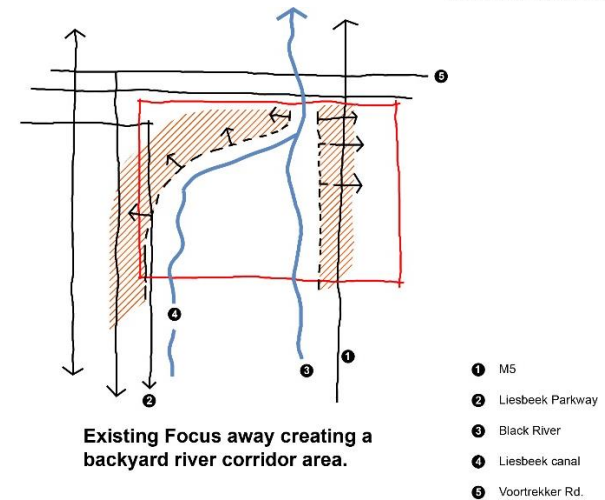
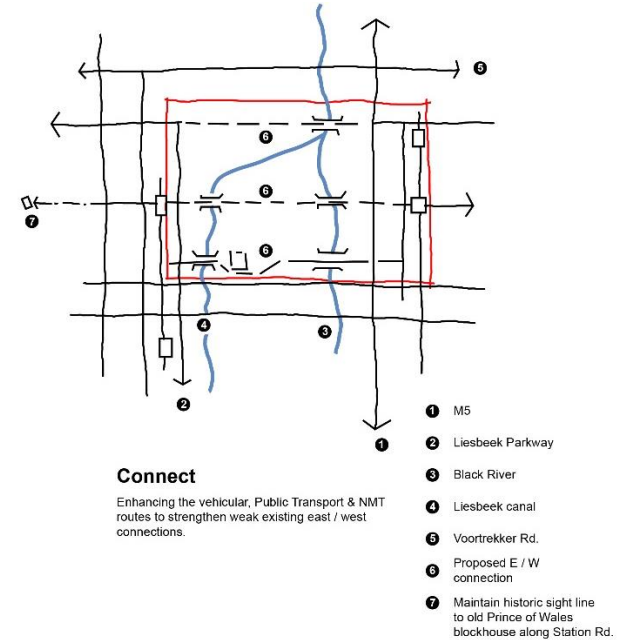
- Conservation of sensitive ecological areas through limited access while promoting access in less sensitive areas;
- Acknowledgement and celebration of the cultural heritage and multiple layers of history including historic structures , historic landscapes and opportunities for gathering and ritual. Creating a network of cultural spaces and public places. Distributed spaces of engagement spanning different precincts.

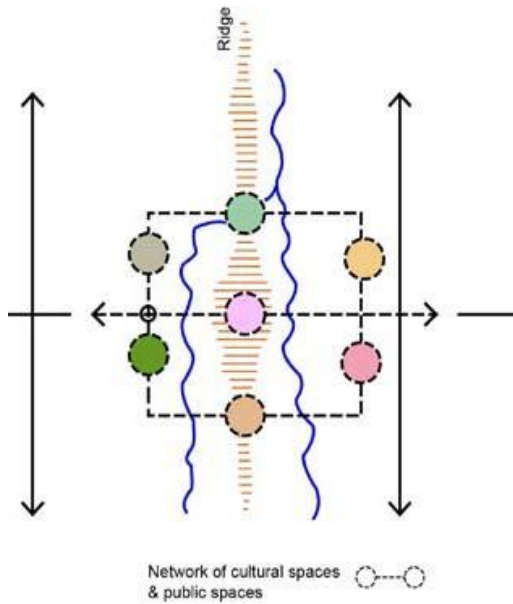
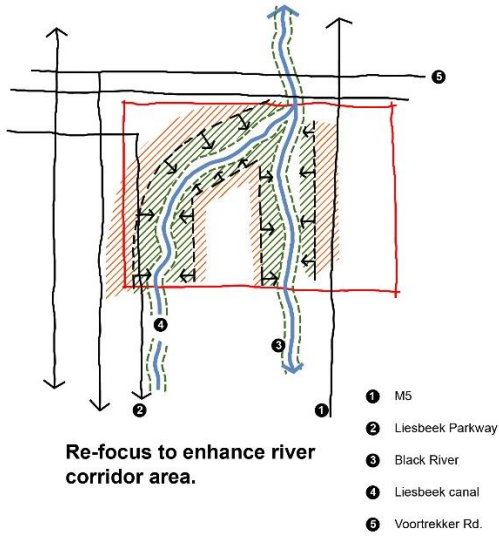
Spatial strategy 3: Plan for employment, and improve access to economic opportunities(Activate economic)

To create a vibrant, safe, efficient inner city environment. Strategies to help achieve this objective include:

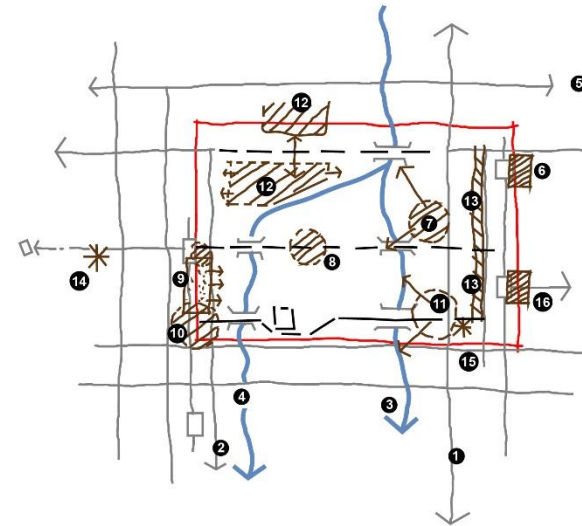
- Location of particular land uses, especially residential development, strategically to provide surveillance over key public spaces, day and night;
- Provision of social infrastructure and regional sports facilities to enhance current communities access to facilities.
- Promotion of job creation opportunities in the industrial area focused on opportunities in the health and science industries.

The diagrams that follow illustrate these principles.





Activate



- 1 M5
- 2 Liesbeek Parkway
- 3 Black River
- 4 Liesbeek canal
- 5 Voortrekker Rd.
- 6 Ndabeni Station related Social housing & forecourt space.
- 7 Public activity space lined with housing forming active edge to Alexandra Institute.
- 8 Public activity space lined with active edges and institutions
- 9 Regional sports facilities, orientated to help activate river edge.
- 10 Educational facility
- 11 Oude Molen Mixed-use
- 12 Mixed-use Berkley Road and river frontage
- 13 Alexandra Rd. developed as local activity route. Active commercial edge to street. 'High street' type shopping precinct.
- 14 Groote Schuur hospital. Major regional facility as anchor to west side of extended Station Rd. E / W connection.
- 15 Vincent Pallotti hospital. Major regional facility as anchor to east side of south E / W connection and south end of Alexandra Rd. activity route.
- 16 Pinelands Station related Social housing & forecourt space.

At the strategic level the vision is to strengthen movement links between Two Rivers local area with the rest of Cape Town. Currently, the area is isolated by the two rivers which limit east-west access. This is further reinforced by the railway line (Cape Flats) running in a north south direction and the M5.

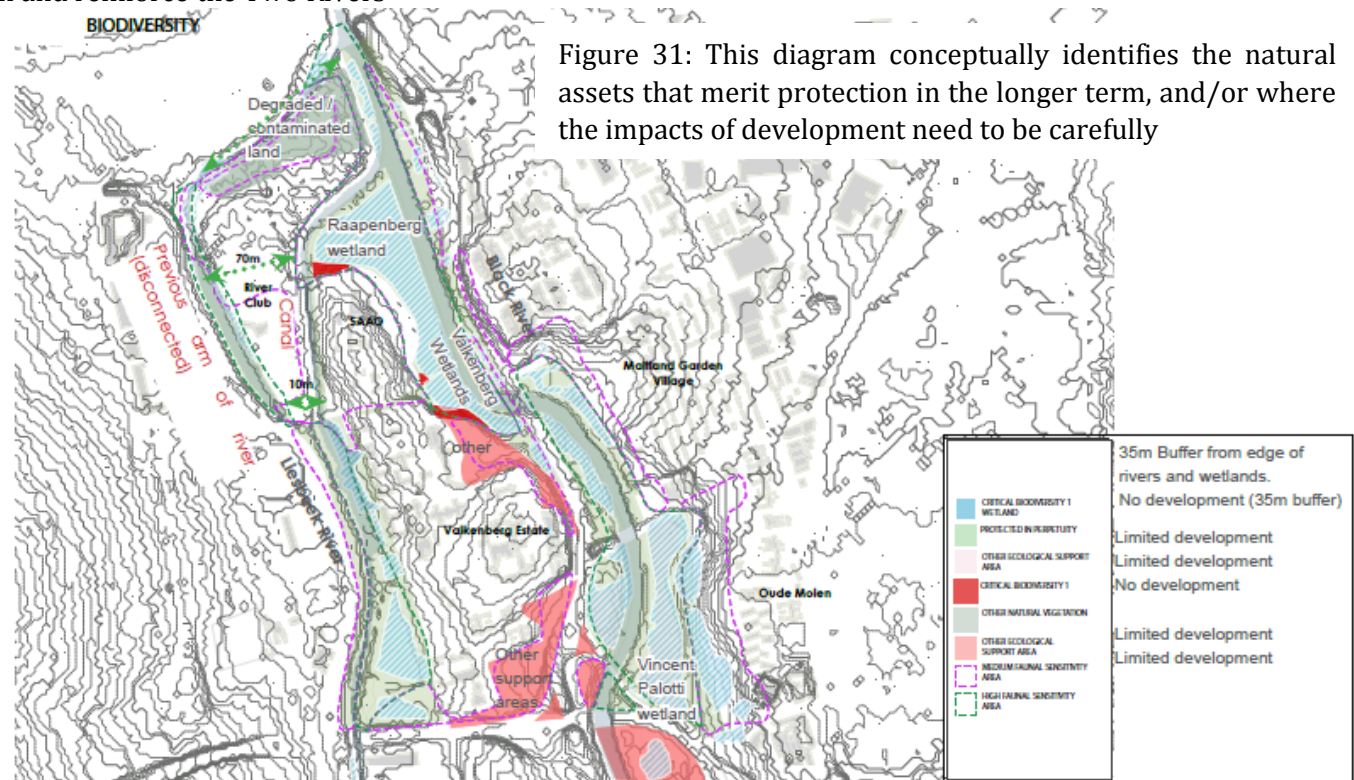
The gentle river valleys are ecological corridors that contain some critical biodiversity areas (CBAs) and areas of ecological importance as well as providing amenity value for residents. These should be linked to a NMT green route.

The main interventions are to strengthen and reinforce the Two Rivers transport and NMT network and link with Cape Town CBD and to provide intensification around transport nodes and routes.

Other elements include:

- A primary transport system comprising M5, Liesbeek Parkway and Alexandra Rd, from south to north with the latter operating as an activity spine as higher order mobility routes. Link roads comprising Berkley Road extension and Station Road extension east-west and Valkenberg Bridge as the public transport and non-motorised transport spines;
- These routes should be treed and landscaped and direct access permitted wherever possible;

- Mixed use intensification areas along Alexandra Road and especially at Oude Molen/Pinelands Station and along the Berkley Road extension and Station Road extension.
- A public open space network comprising the river corridors lined with a recreational/NMT route that allows public access to the western bank of the Liesbeek, but limits access to the Black River and that traverses the River Club site.
- An active Sporting precinct along western side of Liesbeek Parkway between Hartleyvale and Malta Road.
- Celebration of cultural heritage as it has manifested over time.



Infill and Intensification

- Intensification and higher intensity residential land use within targeted precincts is proposed at River Club, Oude Molen, Ndabeni, parts of Maitland Garden Village, parts of Alexandra Institute and the old Bowling Club in Observatory. The Ndabeni precinct is to be established as a mixed use industrially led densification node
- Intensify identified nodes especially TOD nodes around Pinelands Station and along the proposed Berkley Road extension.
- Retain the residential character within the Pinelands and Maitland Garden Cities/village precinct, except at the Pinelands Station Forecourt and possible mixed use opportunities along Alexandra Road to create transit accessible/ well-located residential development.
- Possible Future UDZ along Alexandra Road to encourage redevelopment.

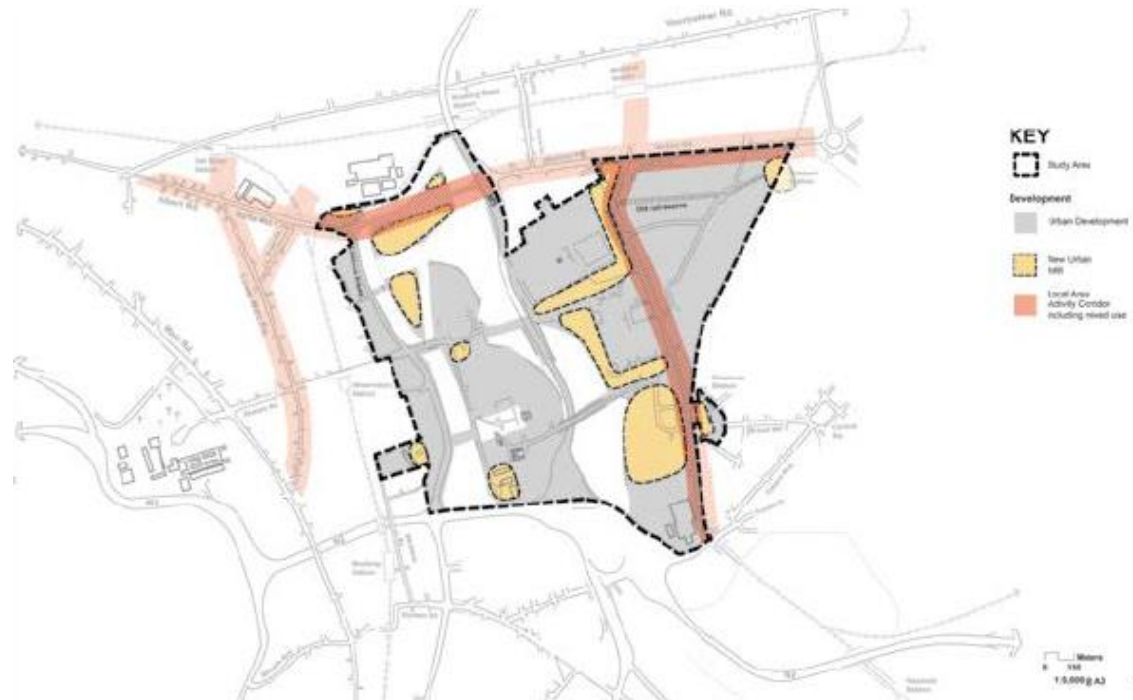


Figure 32(right): Strategic land opportunities

Containment and Protection

- Enhance the possibilities for cultural and spiritual embodiment and spaces along the river corridors and green network of spaces.
- Protect the environmental integrity of identified biodiversity areas along the river corridors and potential. In particular limited access along the Black River.
- Protect continuity of ecological corridors and linkages with larger river system.
- Protect the integrity of the Hartleyvale/Malta regional open space spaces should make up a continuous network of space.
- Maintain integrity of existing public open space throughout the study area.
- Support residential character maintenance in identified areas, with acknowledgement of higher intensity uses along Berkley Road Extension.
- Contain commercial development within identified nodes and nodal boundaries.

- Acknowledge the river corridors (Liesbeek and Black) as strategic land in support of flood mitigation, conservation, NMT support and functional and recreational space.
- Make provision for a Cultural Heritage network as part of continuity and protection

Figure 33 (left): Containment and Protection

Strategic State Land

- Promote intensification, mixed use and residential densification along Alexandra and Berkley Road extension and portions of Station Road extension (within the Alexandra Institute) in support of activity routes
- Support redevelopment of state owned land at Oude Molen for mixed use development including residential particular around the Pinelands station.
- Support intensification along Alexandra edge of Alexandria Institute.
- Support a strategic focus as scientific/industrial hub at Ndabeni.
- Support the location of SKA HQ at Observatory Hill and a Data center at Ndabeni



Guiding design principles

P1 Promote integration and inclusiveness

- Improve movement routes to and around the study area.
- Promote and identify areas of affordable housing.
- Improve integration between precincts and user groups.
- Create a system of NMT routes and public spaces that promote public access without compromising environmental functioning.

P2 Conserve, protect and enhance natural and heritage assets

- Enhance public access and or awareness of heritage buildings, and landscapes.
- Protect and conserve wetlands, faunal and avifaunal habitat where possible and appropriate along river corridors.
- Enhance, acknowledge and celebrate the layers of history and memory associated with the landscape. Memorialisation and acknowledgement of the history of exclusion in particular for the First Nation.
- The rivers have been identified as a critical component of the work and as such, understanding how best to manage flooding and develop within a dynamic natural environment whilst also improving water quality within a spatial framework,
- Integrated river management : river edge (riparian buffers)
- Ecology restoration
- Flood mitigation and integrated management

P3 Maximise the development and economic opportunities

- The study area is a strategic part of the City, that is well located within the larger transport and economic network.
- Maximising economic opportunities can also be achieved through unlocking underutilized state land for development.
- As large parts of the site are state owned, it can provide an opportunity to create jobs and other economic opportunities

related to scientific endeavor and health as well as for affordable housing opportunities and community facilities.

- The opportunities created through intensification of use also allow for associated commercial and retail opportunities especially in the River Club site and along Alexandra Road.
- Co-ordinate spatial planning efforts with infrastructure investment.

P4 Creating a clear urban structure through place making

The key to a town's image: paths, edges, districts, nodes and landmarks
This would entail:

- Connecting key landmarks and nodes through a system of movement routes (paths).
- Acknowledging the cultural heritage potential of the local landmarks and maximising the educational and access opportunities around these (nodes).
- Promoting appropriate open spaces as active spaces(nodes) and places of social interaction rather than sterile areas.
- Celebrate some of the edges (such as the western Liesbeek River Bank by promoting public access to it (i.e. NMT route) albeit on private land.

P5 Encourage a compact urban form through residential densification and transport network upgrades and transit oriented land uses

Appropriate densification is thus strategic (where) and supported by a good transport and infrastructure system (how) and within close proximity to social amenities. The LSDF promotes the concentration of higher residential densities:

- Along higher order roads (Alexandra Road, Berkley Road, that support the public transport system.
- Adjacent to and around Public Transport stations (in particular Pinelands Station, Ndabeni and Observatory Station).

- On the periphery of open spaces to increase surveillance (Oude Molen).
- Within areas of concentrated public-sector investments (Berkley Road), and in selected areas of high private sector investment (Oude Molen and River Club)

Densification efforts therefore include;

- Mixed use development along Alexandra Road
- The River Club development located at the intersection of Berkley Road Extension and Liesbeek Parkway.
- Transnet site in the new Berkley Road Extension.
- Transit Oriented Development around the Pinelands Station including social housing and some housing and retail and around Ndabeni Station.
- Additional affordable housing adjacent to Maitland Garden Village

P6 Promote highest and best use of strategic state landholdings (spatial efficiency)

- Reorganising Valkenberg- more compact footprint (Relocating Valkenberg Forensic Facility into main Valkenberg Estate)
- Infill and reorganization of Oude Molen to promote economic development and mixed use.
- Reorganising Alexandra Institute – more compact urban form through moving educational facilities away from Alexandra Road and better utilization of Alexandra Road edge for mixed use including some residential opportunities.
- “Spatial Resilience”- flexibility in spatial plans is accommodated to ensure sustainable livelihoods.
- Allow for incremental growth over time as circumstances, technologies change.
- Climate change adaptation - as technologies change, precinct to move towards green infrastructure and sustainable resource use.

Development Directives

As a result of their over-riding significance at a ‘whole site’ level, the following spatial and policy aspects should be considered in early deliberations of development proposals and in the assessment of proposals:

- protected areas, wetlands;
- areas of risk –safety zones / flood;
- Cultural and built heritage resources and aesthetic, social assets (e.g. public sports grounds, public open space, cultural/spiritual places).
- Cultural/intangible heritage directives are to be implemented: view corridors such as the view from the Observatory Administration building towards Signal Hill, undeveloped ridge lines, tangible heritage assets and existing vistas should be enhanced and celebrated by any development

The Two Rivers LSDF provides more detailed development guidelines at the precinct planning level, although these remain at the level of broad principle. They will not be reiterated here but can be found on pages 96 – 113 of the LSDF Report.

Proposals are made in respect of overarching public space provisions and public facilities (pages 114 – 118). The location of publically funded housing development is identified (page 119). Finally, an Implementation Framework is proposed. Of specific relevance in this regard is a proposed cultural heritage project for the entire Two Rivers site – a cultural heritage mapping and framework project inclusive of indigenous people narrative and in consultation. This is to be driven by DECAS and CCT.



Figure 34: Spatial Development Framework Diagram

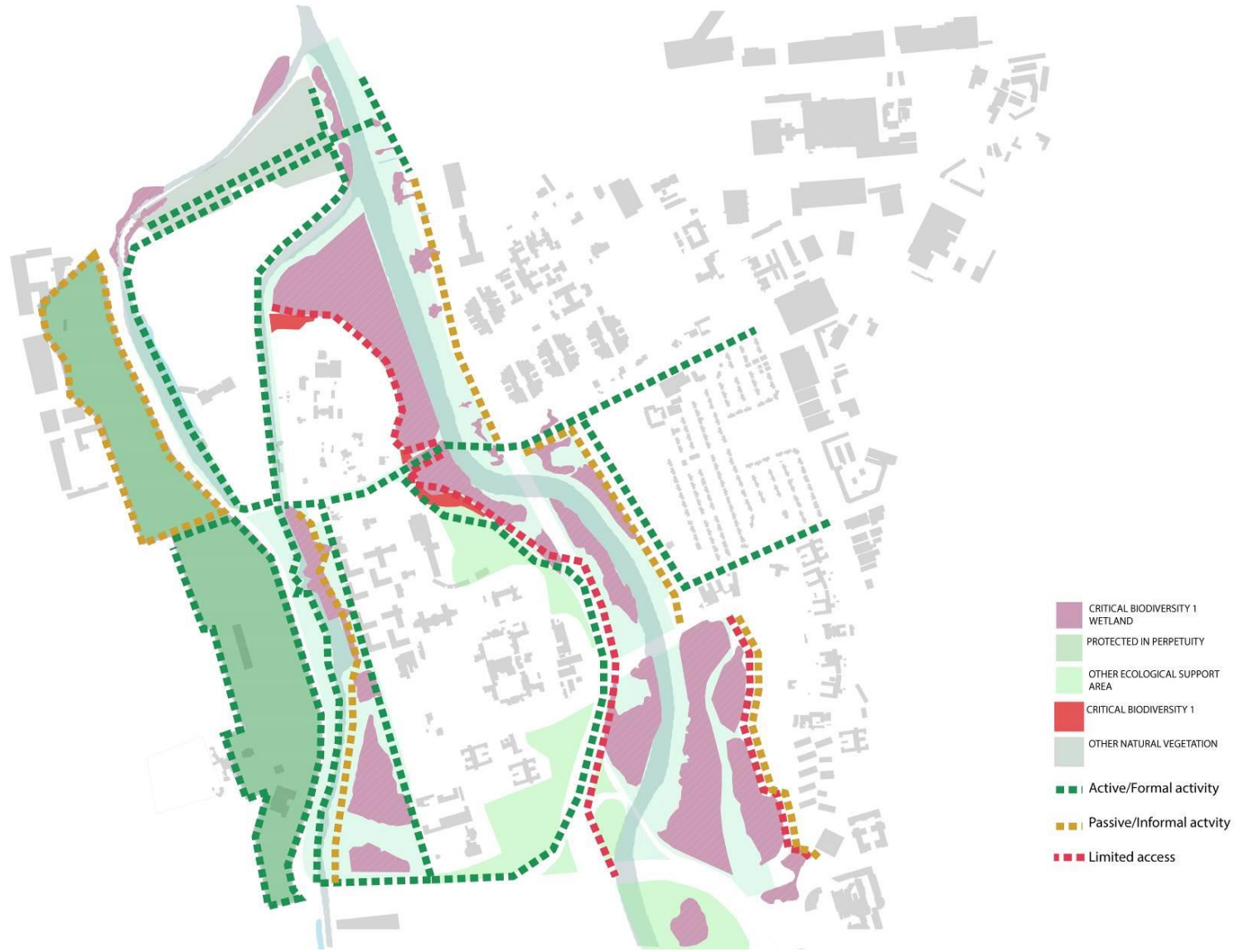


Figure 35: Active and passive recreation plan

10.2 High level assessment of the LSDF for conformity with HRDI

It is noted that conformity with many of even the high level HRDI's in this Report can only be established at more detailed planning levels. The LSDF is therefore assessed for the degree to which it is *sufficiently sensitive* to heritage issues to *enable* effective incorporation of such considerations at later stages in the process, such as Precinct Level Plans and projects, which will trigger the Phase 2 HIAs.

Preamble

The associations of the site are historically, and in many respects currently, one of dispossession, exclusion, marginalisation and loss. Recognition and redress must be at the core of any heritage sensitive planning process.

Heritage is a creative process, not only about recognising the history of a place, building, or community, but more importantly about creating a new, vibrant future. For buildings, this is called “adaptive re-use”, and there good reason at the Two Rivers site that the term “adaptive re-use” can also be usefully applied at planning level. At this site, the “wholeness” of the site experience does not currently exist robustly at all: an integrated planning and heritage (*inter alia*) design process holds the possibility to create a better future for the site. Arendse (Second Supplementary Report) has presented in his work the concept of a heritage matrix which can attend to First Nation issues. This indigenous heritage underlies all site precincts; the heritage matrix idea provides a spatially rich concept for linking the sites.

LSDF as it addresses the site in its entirety

The Two Rivers LSDF in its essence is regarded as a catalytic project, with a vision based on spatial transformation where social and economic challenges are to be placed at the centre of spatial transformative growth. It explicitly recognises the significance of the

heritage issues to inform growth and development, protection and enhancement. “From a heritage perspective, the NHRA speaks to “redressing past inequities”, through deepening our understanding of society, encouraging us to empathise with the experience of others, and address the facilitation of healing through both material and symbolic restitution” (pp20, 22).

The draft Phase 1 HIA (and associated reports), with heritage informants has been incorporated directly into the LSDF where appropriate.

The LSDF recognises the landscape as historically layered, from the whole to the part, and the value of this to enhancing the experience of the site. The provision for a network across the site of public places and spaces, in particular, lays the framework for a proposed cultural heritage project designed, in consultation with the I&APs, to give life and local meaning to the proposals contained within the AFMAS supplementary (First Nations) report and other intangible heritage associations across the site. This will allow for the reconstitution of a fragmented landscape to an indigenous commemorative landscape with distributed spaces of engagement spanning different precincts. The proposal is sufficiently open-ended to accommodate any future, more considered and consultative project input from any relevant parties.

It is essential that this project be commissioned as soon as Precinct Planning for the site is initiated, as no one local area or precinct or developer can host or appropriately reference the aspirations of broader heritage intent. It is suggested HWC play a part in facilitating this. The Western Cape Department of Cultural Affairs and Sport (DCAS) have confirmed that they have identified the Two Rivers site as one of the three sites for the Western Cape Legacy and Resistance route.

The City of Cape Town's Development Facilitation Unit, in a presentation on 19 February 2015 to the Department of Trade and Industry, confirmed that the CCT Mayoral Committee, in 2010, supported:

- the proposed commemoration of the first Koina-VOC war, which could take the form of public art, a memorial, or interpretive installations
- that such commemoration occur in the Liesbeek Valley and should promote healing, education and heritage;
- that a public process be initiated to solicit concepts and ideas, which the City would adjudicate, budget and identify possible funding partners or sponsors.

It is suggested this project build on the work undertaken by AFMAS, including the precedent studies, and be driven through the combined and co-ordinated efforts of DCAS, HWC and the CCT. It is important that this project espouses indigenous planning with its hallmark being the centrality of the indigenous worldview. It should incorporate traditional knowledge and cultural identity, in a participatory manner, in the planning process.

Additional proposals which support the heritage concerns include:

- The protection and restoration of the river corridors, floodplains and wetlands which in terms of this Phase 1 HIA is of outstanding cultural significance since, in terms of living memory, it is a substantial, authentic indigenous landscape memory that has to be celebrated.
- The myriad of constraints on the site mean there are few opportunities for re-development. However, proposals for infill, densification and the provision of affordable housing in such an accessible location, together with the potential for the provision of work provided by the industrial node must be considered of very high socio-economic benefit and offering an opportunity to

redress and re-balance in a currently divided city. This is supported.

LSDF precinct proposals

The Precinct Plan boundaries included in the LSDF do not accord directly with the Landscape Character Area (LCA) boundaries utilised in this Phase 1 HIA. The former were developed later and on the basis of different requirements (the LSDF precincts apply to specific areas that have common features, functional relationships or phasing requirements). However this is not considered to be a concern provided the identification of heritage resources, significance and HRDIs are appropriately applied at the Precinct Planning stage.

The following table links the Precincts to the appropriate LCA.

LSDF PRECINCT		PHASE 1 HIA LCA	
A	The Liesbeek River Corridor and River Club	8 and part of 6	Part of "site as a whole"; Vaarschedrift and the River Club (LCA 8) and portion of surrounding landscapes of LCA6
B	Valkenberg Estate & SAAO	6 & 7	Valkenburg West including Valkenburg Hospital, Valkenburg Manor, and surrounding landscapes (LCA 6) & the SAAO (LCA 7)
C	Sports fields	9	The Liesbeek Parkway Corridor (LCA 9)
D	Oude Molen/ Pinelands Station Precinct	5 & 10	Valkenburg East: Oude Molen complex and grounds incorporating the F-shaped Wards (LCA 5) & Pinelands Station (LCA 10)

E	Maitland Garden Village Precinct	4	Maitland Garden Village (LCA 4)
F	Alexandra Institute	3	Alexandra Institute (LCA 3)
G	Berkley Road Industrial Triangle	2	Ndabeni
H	Black River Corridor	4 & 5	Part of "site as a whole"; LCA 4 and LCA 5

A: The Liesbeek River Corridor and River Club

Provided the HRDIs are applied at precinct planning level and heritage impact assessments as triggered by the NHRA undertaken, the concept proposals are in general conformity. It is accepted this site is one of the few areas available for re-development. However, it is essential that the intangible heritage factors and protection of the SAAO be taken into consideration. The proposal that at least 40% of the land use of the developable portion should be residential, of which at least 20% of the should be social housing is supported as a socio-economic benefit which would mitigate potential heritage impacts.

B: Valkenberg Estate & SAAO

The character of the Valkenberg Estate and SAAO will largely remain the same in line with the existing institutional restrictions, approved Development Frameworks and approved HIAs for this precinct.

Two proposed changes include:

- "The current DF for the Valkenberg Site has allowed some space north of the precinct for possible future expansion. This offers an opportunity for a reconfiguration of this northern boundary to allow the SKA development to occupy this space on the hill. Buildings not to exceed 3 storeys or 15m in height"

- New urban infill sites have been identified on under-utilised land around the Valkenberg Manor and at the north-western corner of the Valkenberg Institution site.

The possible relocation of the SKA site is seen as an appropriate opportunity to link with the SAAO site, and also holds the possibility of linking into intangible heritage informants such as indigenous cosmology. Provided the HRDIs are applied at precinct planning level and heritage impact assessments as triggered by the NHRA undertaken, the concept proposals are accepted in principle.

C: Sports fields

The regional sports and recreational character is to be maintained, with some intensification of regional facilities.

A new urban infill site for social housing has been identified on under-utilised land at the old Hartleyvale Bowling Club site, and an additional primary school next to the Mary Kihn school. Both have suggested height restrictions.

Provided the HRDIs are applied at precinct planning level and heritage impact assessments as triggered by the NHRA undertaken, the concept proposals are accepted in principle.

D: Oude Molen/ Pinelands Station Precinct

This precinct is envisaged as an intensive mixed use precinct inclusive of offices, residential, schools and related facilities on the Oude Molen site and a 4 storey social housing residential precinct on the Pinelands side of the station. The intensification of use around the station on both sides may justify additional retail facilities on the overhead platform of the station as well as possible retail (small shop) on the ground floor of the forecourt building or residential buildings. An overhead bridge linking Oude Molen and the Pinelands side is to be explored.

Principles of re-development include:

- Mixed use development
- Increased density towards Alexandra Road
- Decreased density towards the river.
- Acknowledgement and adaptive re-use of the heritage structures
- Improvement of the interface with Maitland Garden Village and the river.
- Acknowledgement of the cultural rights of First Nation and integrating heritage and culture into public place design
- Promoting TOD through intensification of residential and commercial use around station.
- Promoting spatial integration through social housing
- Retaining the park like character around station on the Pinelands side and build on land next to station.

This is possibly the most intensive re-development envisaged for a heritage sensitive area in the project area. However, heritage considerations have been taken into account and provided the HRDIs are applied at precinct planning level and heritage impact assessments as triggered by the NHRA undertaken, the concept proposals are accepted in principle.

E: Maitland Garden Village

The intention is that the village is largely retained in its present form due to its heritage significance and future upgrade and development of the residential properties be guided through urban design guidelines and architectural advice to owners to achieve a consistency of scale within the context of modernization. Some additional housing is proposed on the periphery to respond to the need from backyarders as well as the extremely central location of this site in the City in relation to jobs and public transport.

Heritage considerations have been taken into account and provided the HRDIs are applied at precinct planning level, the concept proposals are accepted in principle.

F: Alexandra Institute

In terms of the requirements of the current users and owners, the main portion of the precinct to remain as it is. However, the proposal is to move the current school facilities along the Alexandra Road edge to be consolidated within the current precinct in the vacant spaces. The southern edge with Maitland Garden Village is to be intensified with additional housing. The Alexandra Road edge to be redeveloped as a mixed use precinct to encourage the use of Alexandra Road as an activity street. Alexandra Road to be realigned to connect with Bax Road. This will allow an additional mixed use development site on the western side of Alexandra Road.

The Nieuwe Molen is proposed to be retained, restored and reused preferably for a public use, although public access is difficult as it is embedded in the hospital precinct.

Heritage considerations have been taken into account and provided the HRDIs are applied at precinct planning level, the concept proposals are accepted in principle.

G: Berkley Road Industrial Ndabeni Triangle

Berkley Road Industrial Triangle is to remain an industrial area with some utility functions. The Biovac facility to be extended and the industrial area may take on a larger health/medical technology role. The interface along Alexandra Road to become more mixed use with opportunities for retail and office/ commercial on the ground floor.

There are no structural heritage constraints to development or re-development, although commemorations related to forced removals of

the urban Black community of Cape Town from District Six to Ndabeni in 1901 and for Chief Langibalele were suggested for consideration in this Phase 1 HIA. This could form part of the proposed cultural heritage project designed, in consultation with the I&APs, to give form to intangible heritage associations across the site.

H: Black River Corridor

The Black River corridor will retain limited access particularly around the wetland areas. Development, however in the form of landscaping is promoted on the M5 road reserve in the form of a cultural park. The presence of the riverine system, with its strong linear spatial qualities and the openness and visual accessibility of parts of the site, to provide a strong sense of visual relief in an urbanised landscape.

The Landscaped Cultural Park/study to be initiated is to include a process for acknowledgement of cultural diversity in the precinct (the details and extent of which are to be determined as part of the larger cultural heritage project).

Heritage considerations have been taken into account and provided the HRDIs are applied at precinct planning level, the concept proposals are accepted in principle.

Conclusion

In conclusion, the Draft Two Rivers LSDF is assessed as being sensitive to heritage issues and this should enable effective incorporation of such considerations at later stages in the process, such as Precinct Level Plans and projects, which will trigger the Phase 2 HIAs.

However, whilst precinct level planning will ensure more detailed heritage input into and assessment of the proposals, there remains a concern that the *area-wide* heritage considerations may be lost, in particular the detailing of the 'network of public places and spaces' as they accommodate the proposals arising from the Supplementary

(First Nations) Report, with the additional intangible heritage identified elsewhere in this Phase 1 HIA. It is therefore re-iterated that it is essential that this project be commissioned as soon as Precinct Planning is initiated, and it is recommended that HWC and the CCT play a part in facilitating this. The DCAS Legacy Project may be an appropriate location for this initiative.

11. Public participation

The 2017 TRUP Baseline Heritage Study was subject to an extended public participation process linked to the 2017 TRUP Draft LSDF, for further details, refer to Annexure B.

The Second Supplementary (First Nations) Report was specifically commissioned, and the outcomes based on a series of engagements with First Nation representatives. For further details, refer to Annexure D.

This consolidated Draft Phase 1 HIA is now presented to all I&APs for a 60 day period for their comment. This is undertaken simultaneously with the public participation process for the Draft LSDF.

However, only heritage related comments will be considered for incorporation into the final Phase 1 HIA. Other matters will be taken up through the LSDF process.

All heritage related comments are to be included in full in Annexure H. In summary ... & responses ...

(to be completed following public participation)

12. Recommendations

On the basis of this assessment, it is recommended that HWC:

- endorse this report as having complied with the provisions of section 38(3) (a) and (b) of the NHRA
- endorse in principle the identification of heritage resources, their significance and the Heritage Related Design Informants as a basis for informing further assessment in subsequent Phase 2 HIAs;
- provide Interim Comment to support the Two Rivers LSDF in principle, on condition that precinct level development proposals are to be assessed in Phase 2 HIAs and submitted to HWC for approval;

on condition that:

- the project area as the historic landscape of the indigenous First Nations, is recognised.
- That spatialising the indigenous narrative will constitute acknowledging the indigenous narrative;
- A re-naming process should be introduced as an integral part of the indigenising of the study area landscape as well as recognising that the greater Two Rivers area has been developed in many ways over time.
- The Western Cape Department of Transport and Public Works, HWC and the City of Cape Town engage with DCAS to agree on funding and initiating a proposal for the cultural heritage project for the entire Two Rivers site, preferably to be undertaken before Precinct Planning for the first precinct is completed and in consultation with all relevant I&APs.

Additional References

Baumann N (2013) In Regeneration: TRU-PARK/ Valkenburg Revitalization Project

Brodie N (2015) The Cape Town Book

Coetzer N (2009): Langa Township in the 1920s – an (extra)ordinary Garden Suburb

Deacon H with Dondolo L, Mrubata M & Prosalendis S (2004) The Subtle Power of Intangible Heritage

Lowenthal D (1985) “The Past is a Foreign Country”

Thenchery, D. (2018): “Scrutinising the role of cultural spaces as a common factor in tangible and intangible cultural heritage”, Athens: ATINER’S Conference Paper series, No: ARC2017-2374

www.alamy.com

www.assa.saa0.ac.za

www.pelteret.co.za

www.pinelandstratepayers.co.za

www.thenewspaper.co.za

www.saa0.ac.za

www.w24.co.za

ANNEXURE A: TRUP Contextual Framework Review and Preliminary Heritage Study, Phase 1 Report

(separate e-file)

ANNEXURE B: TRUP Baseline Heritage Study

(separate e-file)

ANNEXURE C: TRUP First Supplementary Report

(separate e-file)

ANNEXURE D: Second Supplementary (First Nation) Report

(separate e-file)

ANNEXURE E: HWC Interim Comments

Our Ref: HM\CAPE TOWN METROPOLITAN\OBSERVATORY\TWO RIVERS URBAN PARK
Case No: 16071903GT0721E
Enquiries: Guy Thomas
Email: guy.thomas@westerncape.gov.za
Tel: 021 483 9685
Date: 25 August 2016
Auto ID: 3883-4802



RESPONSE TO NOTIFICATION OF INTENT TO DEVELOP
Issued in terms of Section 38(8) of the National Heritage Resources Act, 1999 (Act 25 of 1999) and Regulation 3(3)(a) of PN 298 (29 August 2003)

Attention: Ms Melanie Attwell

Arcon Heritage Consultants
 2 Caxton Close, Oakridge
 Cape Town

NID: PROPOSED TWO RIVERS URBAN PARK, CAPE TOWN.

The matter above has reference

Heritage Western Cape is in receipt of your application for the above matter received on 21 July 2016. This matter was discussed at the Heritage Officers meeting held on 19 July 2016.

In discussion it was noted that a phased approach will be appropriate for this project. Specialist studies will be undertaken at a later stage in the second phase relevant to each precinct.

Requirement:

You are hereby notified that, since there is reason to believe that the proposed development 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. The first phase must include the identification of all heritage resources and identification of heritage indicators.

The required HIA must have an integrated set of recommendations.

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

Conditions Applicable to This Response:

This letter does not constitute conclusion of processes under the National Heritage Resources Act (Act 25 of 1999). These processes may only proceed further once the contents of this letter have been adhered to. Please note that no final documentation may be submitted to the Environmental Authority until the process under the NHRA has been concluded. Heritage Western Cape reserves the right to request additional information as required.

RNID 25 August 2016

Our Ref: HM/ CAPE TOWN METROPOLITAN/ OBSERVATORY/ TWO RIVERS
 URBAN PARK BASE LINE HERITAGE STUDY –
 OUDE MOLEN ERF 26439 RE ALEXANDRA ERF 24290 RE
 VALKENBURG ERF 26439 RE, ERVEN 118877,160695 THE OBSERVATORY
 ERF 26423-0-1 RIVER CLUB ERF 151832 NDABENI ERF 103659-0-2 RE

Case No.: 16071903WD0721M

Enquiries: Waseefa Dhansay

E-mail: waseefa.dhansay@westerncape.gov.za

Tel 021 483 9533

Date: 3 May 2017



INTERM COMMENT
 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

TWO RIVERS URBAN PARK BASE LINE HERITAGE STUDY – OUDE MOLEN ERF 26439 RE ALEXANDRA ERF 24290 RE VALKENBURG ERF 26439 RE, ERVEN 118877,160695 THE OBSERVATORY ERF 26423-0-1 RIVER CLUB ERF 151832 NDABENI ERF 103659-0-2 RE, OBSERVATORY. SUBMITTED IN TERMS OF SECTION 38(8) OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999)

The matter above has reference.

Heritage Western Cape is in receipt of your application for the above matter. This matter was discussed at the Impact Assessment Committee (IACom) meeting held on 12 April 2017.

Ms Atwell gave a presentation to the Committee and thereafter the applicants and various interested and affected parties were given an opportunity to make representation to the Committee and took part in the discussion.

Ms Atwell verbally confirmed that application was being made in terms of the provisions of s38(8) of the NHR Act.

It was formally agreed on that the Committee would go into closed session in order to frame its response.

Amongst other things, the following was discussed:

The very competent and informative baseline study was noted and commended, although certain gaps were identified. These were primarily in respect of the following:

- Lack of discussion of the estuarine system as a whole and particularly in respect of the area to the north of the site and its history.
- The National Khoisan Legacy Project in particular the understanding that this site may form an important aspect thereof. It is further understood that this site has been identified as part of the National Liberation and Resistance Project of Government. These are aspects that cannot be ignored and must be taken into account when framing heritage related informants for the site.
- The living heritage relating to the D'Almeida incident of 1510.
- The River Club and its history and relationship with the development of Afrikaner nationalism.
- Organisations present raised concerns regarding the cultural and natural landscape and broader metropolitan significance of the site.
- The potential loss of open space qualities were of particular concern, as was the impression that fast tracking pockets of development was being promoted.
- Concern was raised in respect of the origin of certain of the heritage informants that have been tabled; one example is that it is wholly unclear as to how the height related informants for the River Club were derived. It is difficult not to draw conclusion that these are based on a pre-conceived development concept.
- A further presentation in respect of the wider planning and development framework for the TRUP site was offered to the Committee by NM Associates in order to inform the Committee of the current state of planning for the area.

IACom 12 April 2017 cont.../



- On balance it is evident that based on the heritage resources identified in the baseline study and its supporting documentation, that the TRUP is of extremely high heritage significance. The Committee agrees that the overall site is of at least Grade II heritage significance, if not higher.

RECOMMENDATION

Based on the significance of the overall site the Committee recommends that the TRUP area is referred to the next meeting of the Inventories, Grading and Interpretation Committee for formal grading.

Given the strategic importance and high significance of the site, it is a strong recommendation of the Committee, that the Council of HWC gives consideration to the provisional protection of the TRUP area under S 29 of the NHRA, and in so doing, providing more effective legal controls than those provided for in S 38(8), and specifically to investigate the desirability and extent of the area to potentially be declared as a Provincial Heritage Site.

INTERIM COMMENT

The Committee cannot at this stage endorse the Baseline Study as meeting the requirements set out in the response to the NID, dated 25 August 2016.

The Committee resolved that a formal presentation of the wider planning issues as well as any conceptual design framework undertaken thus far is made to it by NM Associates at its next meeting.

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.

Yours faithfully



 Mr. Mxolisi Dlamuka
 Chief Executive Officer, Heritage Western Cape

IACom 12 April 2017

16. PROPOSED PROVINCIAL PROTECTION

16.1 Two rivers Urban Park Baseline Study application: NM

Chairperson recused himself for this item: KD took over the chairpersonship.

JW gave some background information on this matter.

It the discussion, amongst other things, the following was noted:

- The committee acknowledges that the site is large and comprises a complex interplay of significances- social, natural, industrial, scientific, architectural, agricultural and historical- that spans from pre-colonial contact to present.
- Appropriate management of the site is necessary in order for this multi-layered significance to offer an opportunity for marginalised and intangible histories and heritage to be celebrated.
- The committee further acknowledges that integrated consultation will be complex for this site, but is essential as part of the S38 process.
- The committee notes IACom's comment that the Baseline Study does not meet the requirements of the NID response dated 25 August 2016 and is in agreement with IACom's identification of gaps in the study.

RECOMMENDATION

- The committee recommended that the further work required by IACom be completed before IGICom considers provisional protection of the site.

IGIC 31 May 2017

10.2.1 Report back from IGIC

TRUP

The IGIC decision was noted. However, the Committee also noted that the IGIC does not have delegated authority to take decisions in respect of provisional protection. The recommendation that the area be provisionally protected in terms of s29 of the NHRA (Act 25 of 1999) must be decided on by HWC Council.

RESOLUTION

The Committee is unanimously of the view that based on the information provided for in the consultant's Baseline Report tabled before this Committee, the TRUP is of potential Grade II or even Grade I significance. The Committee stands by its previous recommendation that the site should be provisionally protected so that the matter is fully investigated. The Committee recommends that a recommendation for the provisional protection of the TRUP is sent to the Council of HWC for its consideration.

IACom 9 June 2017

9.6 Two Rivers Urban Park

Discussion was held by the Committee in respect of a proposed s29 boundary for the TRUP Area.

Discussion included but was not limited to the following:

- Concern was tabled that the entire TRUP area as identified in the Baseline study may be too wide and that a more compact boundary should be investigated. It was further noted that HWC may have capacity problems in respect of investigating a wider s29 protection area and that this must be taken into account.
- Other members of the Committee felt that the boundary should be bigger, given that the intangible heritage relating to the site affected a larger area, and in order to investigate this significance the boundary should be enlarged to include the railway properties to the north of the site which fall in the area of the old Salt River estuary and is a known site of colonial conflict, as well as the Mowbray Golf Course to the south.
- It was recognised that in the past, SAHRA's s29 protections in respect of the Prestwich Area and Winelands areas had led to problems and certain conceptions as a result of mismanagement and process. It was suggested that this could be an opportunity to do the process properly.

DECISION

Discussion will be ongoing.

GT will investigate and identify sites within the wider area that would either not already be formally or generally protected in terms of the Act should a development be proposed and circulate these to the Committee.

IACom 12 July 2017

24.1 Two Rivers Urban Park - Oude Molen Erf 26439 RE Alexandra Erf 24290 RE Valkenburg Erf 26439 RE, Erven 118877,160695 The Observatory Erf 26423-0-1 River Club Erf 151832 Ndabeni Erf 103659-0-2 RE: MA HM/ CAPE TOWN METROPOLITAN/ OBSERVATORY/ TWO RIVERS URBAN PARK

Case No: 16071903WD0721M

FURTHER REQUIREMENTS

The applicant must circulate all supplementary information to I&AP's for comment. Any additional comments from I&AP's and the heritage practitioners' response thereto, must be included with the resubmission of the supplementary report.

WD

IACom 8 Nov 2017

**25.1 Two Rivers Urban Park - Oude Molen Erf 26439 RE Alexandra Erf 24290 RE Valkenburg Erf 26439 RE, Erven 118877,160695 The Observatory Erf 26423-0-1 River Club Erf 151832 Ndabeni Erf 103659-0-2 RE:
HM/ CAPE TOWN METROPOLITAN/ OBSERVATORY/ TWO RIVERS URBAN PARK**

Case No: 16071903WD0721M

INTERIM COMMENT

1. The Committee notes the process undertaken thus far and requires that the applicant subjects all the TRUP Phase 1 HIA information to further public participation and thereafter submit the Phase 1 HIA information and the outcomes of the further public participation to HWC for consideration.

WD

IACom 17 January 2018

DISCUSSION

Amongst other things, the following was discussed:

The DTPW informed as follows:

- The DTPW had, during the process of the s29 protection of the River Club, become aware of a real need for public engagement. In this regard, DTPW had resolved to undertake a further public participation process for the wider Two Rivers Urban Park. This is primarily to address the role that the First Nation groups have in commenting on the wider process.
- AFMAS Solutions has been formally appointed as the Social Facilitator.
- Mr Ron Martin is preparing a list of all groups that should be consulted.
- The Public Participation Process is earmarked for a 2-month period.

The Committee welcomed that the process is back on track, and believed that this has the potential of adding a very important layer to the already-commended Baseline Study prepared by Attwell and Associates.

The Committee believed that it is outside of its mandate to interfere with the process being undertaken by the DTPW, and is comfortable that it will comply with relevant statutory provisions.

It did however note that it trusted that engagement with the Cape Indigene and First Nation groups will further assist in the provision of appropriate heritage resource indicators which will assist in guiding an appropriate development.

While a two-month process was envisaged for stakeholder engagement, the Committee encouraged the DTPW not to rush this critical component if it meant that valuable input could be missed out on.

ADVICE:

That the DTPW continue with the Public Participation as outlined in its letter to HWC, and include any comment or interaction received, and if applicable, resultant development indicators, within an updated Baseline Study.

WD

IACom 12 June 2019

ANNEXURE F: Pinelands Precinct historical background

An understanding of Pinelands as a whole is necessary to contextualise the station precinct.

In the 1870's the land currently occupied by Pinelands, along with Ndabeni, was part of the Uitvlugt pine plantation planted by prisoners from Robben Island. It is this history that gave Pinelands its name (see also Attwell et al 2017 on Ndabeni).

“Chief Langalibalele, a tribal Chief of the Hlubi of the Utrecht district and leaders of the Langalibalele Rebellion, was sent to the Cape where he was imprisoned on 4 August 1874. From the 27 August 1875, he was held on the farm Uitvlugt (transl. “The Escape”) on the Cape Flats..... The farm Uitvlugt was later earmarked as a Forest Reserve by the Cape Colonial Government and tens of thousands of pine trees were planted to control the drifting sands from the Cape Flats, the isthmus between the main body of land and the peninsula proper. Langalibalele was sent back to Natal in 1887 and the original farmstead, situated in the area of the present Homestead Way, was occupied by the Forestry Officer. The homestead was a spacious Dutch-styled (sic) house with walls of mud and stone which, during the early 1920's, had to be reinforced with concrete supports. Sadly, it was demolished in 1947...

During the Anglo-Boer War (1898-1902), Uitvlugt was used as a remount camp by the British Army who used not only horses and mules, but also camels for certain purposes. The camels were later trained for postal duties in the Kalahari Desert by the South 2 African Postal Service. During later property developments in Pinelands bones

identified as those of camels as well as hundreds of horseshoes and tent pegs were to be unearthed.”¹¹

The Spanish Influenza epidemic of 1918 motivated one Richard Stuttaford (head of the eponymous departmental store, chairman of the Cape Town Chamber of Commerce, farmer and later Cabinet Minister), to view better housing as an opportunity to improve living conditions in Cape Town and thereby avoid future such epidemics. He was particularly interested in the ideals of the British reformist housing programmes of the Garden Cities movement which held the view that the creation of an ideal socio-spatial environment, modelled on the romantic rural English village, would resolve the housing problems associated with rapid industrial urbanism. The movement was initiated by the writings of Ebenezer Howard and the work of architect and town planner, Raymond Unwin along with his partner Barry Parker, and their successors.

Stuttaford approached the Acting Prime Minister, FS Malan, and offered £10 000 for 800 acres of the Uitvlugt Forest Reserve, by this time deemed uneconomic by the Department of Forestry. The House of Assembly approved the sale in 1919, and the grant was made in 1920.

Initially Pinelands was managed by the Garden Cities Trust, which terminated in 1948 with its conversion to a municipality and in 1996 it merged with the City of Cape Town.

Whilst an extended analysis of Pinelands and the Garden City Movement is not required here, a number of points can be made:

- A social experiment, aimed at re-creating the bucolic, picturesque English village in order to ‘uplift’ those exposed to the social ills

¹¹ <http://www.pelteret.co.za/content/000207/The-Garden-City-of-Pinelands-South-Africa.pdf>

of dense urban living, in at least the South African context, the translation tended towards the creation of middle class suburban dormitories, and were ideal for the transmission of the ideology of separation of class and race.

- Garden City design motifs had in common a formal and orthogonal layout focussed on a civic and commercial centre. *Cul-de-sacs* are ubiquitous. The historic core of Pinelands however has a more web-like, 'organic' layout, distinct from the more usual grid layout in other parts of Cape Town. It is also defined by low densities, and an early house typology of a detached, single or double storey, thatched roofed 'English' cottage. "Roads were cut and wherever possible the original pines were preserved. Great care was taken to ensure that even the smallest lanes should offer a beautiful vista - either a distant view of Table Mountain or perhaps an attractive cluster of trees"¹²
- Many claim Pinelands is South Africa's first Garden City (and the third in the world), the layout completed in 1921, with the first 24 houses built the following year.
- The layout of the Pinelands Precinct as defined in this project is clearly set in the earliest layout of the suburb, the Broad Walk bisecting the open spaces connecting the 'new station' with the central square and civic heart.
- The area defined by the original layout of Pinelands (the suburb is now much extended) has been declared a Heritage Protection Overlay Zone (HPOZ) although there are no formal conservation guidelines in this respect.
- Maitland Garden Village (Precinct 4 of this study area) is also a Garden City inspired residential area, a housing scheme built by the local authority to house 'coloured' municipal workers and soldiers returning from the war. Initially comprising 108

cottages, it was completed in 1920 and thus probably the first in South Africa, although it is perhaps more 'inspired by' than rigorously following the Garden City notions in full.¹³

- Langa also initially conceptualised as a garden suburb, became a design where the Garden City notions were subverted to the political imperatives of separation and control.



Figure 1: One of the earliest cottages in Pinelands¹⁴

¹² Eric Rosenthal quoted in <http://pinelandsratepayers.co.za/history-of-pinelands/>

¹³ Brodie N 2015 The Cape Town Book

¹⁴ *ibid*

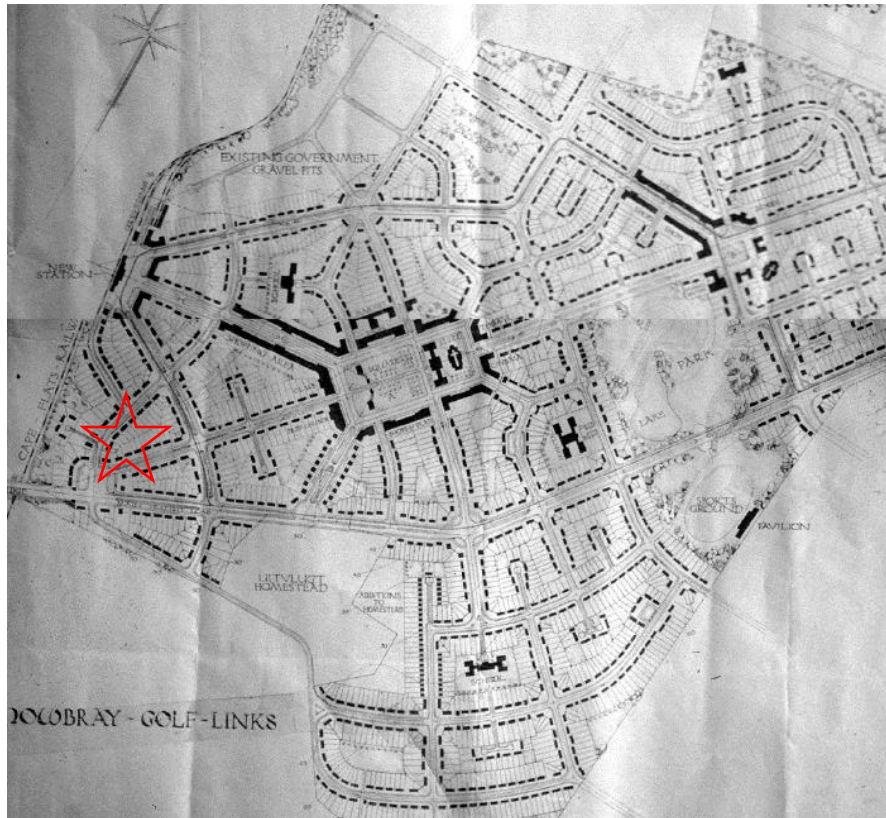


Figure 2: Pinelands layout of initial development c1920 (Source Cape Archives, M4-1902)¹⁵ (Coetzer N 2009). Study Area Precinct 10 identified.

To reiterate Attwell et al 2017, “notions of separation and barriers increased with the development of apartheid style settlement planning including the provision for accommodation in Ndabeni for black workers forcibly displaced from District Six in the early twentieth

¹⁵ Coetzer N (2009): Langa Township in the 1920s – an (extra)ordinary Garden Suburb

century¹⁶; the development of Pinelands as a “whites only” suburb and the development of Maitland Garden Village for “coloured” workers in 1918.

The historical legacy of barriers, dispossession, racial and spatial developments is a conceptual legacy that strongly needs to be overcome in integrating the site into the future life of the City” (Attwell 2017 p49)

The portion of Pinelands included in the LSDF and the subject of this report includes the Pinelands Railway station and area immediately adjacent to and east of the station. It includes two very large parks – some 6,000m² each - which are lawned with some mature stone pines on the station side of the parks. Clumps of less mature pines are distributed generally at the perimeter of the parks. The surrounding character of the area is a low density single residential character on large erven. The road network comprises wide boulevards, with a central spine of trees, radiating out from the station, linking it to the central community precinct. The Pinelands Station is an over head station, which is mainly a destination station. There is minimal park and ride occurring, resulting in largely empty parking areas adjacent to the station on the Pinelands side. It is the nearest rail station for residents of Maitland Garden Village and Oude Molen.

¹⁶ They were later moved to Langa and Ndabeni was rezoned for industrial use.



Figure 3: The Pinelands Station



Figure 5: The park, bounded by single residential



Figure 4: Broad Walk, separating the parks and linking the station to the community heart

ANNEXURE G: LSDF

(appended as a separate e-file)

ANNEXURE H: Public Participation

(appended as a separate e-file)