



Cape Town Temple

Erf 160695, Observatory, Cape Town



(Source: Paton Taylor Architects)

Visual Statement

July 2022

Visual Impact Assessment prepared by **Square One Landscape Architects**

For Vidamemoria Heritage Consultants

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ABBREVIATIONS

CoCT	City of Cape Town
CBD	Central Business District
DEA&DP	Department of Environmental Affairs and Development Planning
DRD&LR	Department of Rural Development and Land Reform
FOV	Field of View
HIA	Heritage Impact Assessment
LUMS	Land use and Management
NHS	National Heritage Site
PHS	Provincial Heritage Site
POS	Public Open Space
SAHRA	South African Heritage Resources Agency
TRUP	Two Rivers Urban Park
VAC	Visual Absorption Capacity
VIA	Visual Impact Assessment
HPOZ	Heritage Protection Overlay Zone

DEFINITIONS

Impact	A noticeable change to the status quo when perceived under normal conditions. This change is not necessarily negative or positive, but may contain aspects of both.
Impact (visual):	A description of the effect of an aspect of the development on a specified component of the visual, aesthetic or scenic environment within a defined time and space.
Issue (visual):	A context-specific question that asks “what will the impact of some activity/aspect of the development be on some element of the visual, aesthetic or scenic environment?”
Landscape integrity:	The relative intactness of the existing landscape or townscape, whether natural, rural or urban, and with an absence of intrusions or discordant structures.
Receiving environment:	The surrounding area within which the development is situated. The area depends on the scale of the development and its influence on the context.
Receptors:	Individuals, groups or communities who are subject to the visual influence of a particular project. Also referred to as observers, viewers, or viewer groups.
Sense of place:	The unique quality or character of a place, whether natural, rural or urban. Relates to uniqueness, distinctiveness or strong identity. Sometimes referred to as genius loci meaning 'spirit of the place'.
View catchment area:	A geographic area, usually defined by the topography, within which a particular project or other feature would potentially be visible. Sometimes called the visual envelope.
View corridor/ Visual Corridor:	A linear geographic area, usually along movement routes, that is visible to users of the route.
Viewpoint:	A selected point in the landscape from which views of a particular project or other feature can be obtained.
Visual	The full range of visual, aesthetic, cultural and spiritual aspects of the environment, which together contribute to the sense of place.
Visual Absorption Capacity:	The ability of an area to visually absorb development as a result of screening topography, vegetation or structures in the landscape.
Visual exposure:	The proportion of a project or feature visually exposed to receptors.
Visual intrusion	Visual intrusion refers to the compatibility of the project with the particular characteristics and qualities of the receiving environment.
Zone of visual influence:	An area subject to the direct visual influence of a particular project.

1. INTRODUCTION

1.1. Background

The Applicant intends to develop a place of worship at site Erf 160695 and has appointed Paton Taylor Architects to oversee the development proposal. Vidamemoria Heritage Consultants were appointed by Paton Taylor Architects to advise on the heritage process pertaining to the proposal. Square One Landscape Architects (Square One) were appointed by Vidamemoria Heritage Consultants to undertake a Visual Impact Assessment to inform the Heritage Impact Assessment (HIA) required for the development of Erf 160695, Observatory, Cape Town.

1.2. Approach to the Study

This Visual Impact Assessment is guided by the criteria outlined by the Department of Environmental Affairs and Development Planning (DEA&DP) Guideline for Involving Visual and Aesthetic Specialists in the Environmental Impact Assessment process (the DEA&DP Guidelines) (Oberholzer, 2005: 1), which recommends that the following concepts underpin the visual evaluation of development proposals:

- Understand that 'visual' implies the full range of visual, aesthetic, cultural and spiritual aspects of the environment, which together contribute to the local character and sense of place;
- Understand that 'impact' means a noticeable change to the status quo when perceived under normal conditions and this change is not necessarily negative or positive, but may contain aspects of both;
- Identify all significant scenic resources, including protected areas, scenic drives, sites of special interest and tourist destinations, together with their relative importance within the region;
- Understand the dynamic landscape processes, including geological, biological, horticultural and human settlement patterns, which contribute to landscape character, visual attributes and scenic amenity value;
- Include both quantitative criteria, such as visibility, and qualitative criteria, such as aesthetic value or sense of place to achieve a balanced perception of visual impact;
- Include visual input as an integral part of the project planning and design process, to ensure that the visual findings and recommended measures for mitigation can influence the final design pro-actively; and
- Determine the value and significance of visual and aesthetic resources responsibly through a rigorous process, of which participatory public engagement forms an essential component.

1.3. Terms of Reference

A classification process was followed as per the guidelines set out in the 'Guidelines for Involving Visual and Aesthetic Specialists in EIA process' (Oberholzer, 2005) to determine the approach and method of visual assessment required.

Density of Development:

The proposed development is classified as medium density, and is defined as 'generally 1 to 3 storey structures, including cluster development, usually with more than 25% of the area retained as green open space' (Oberholzer, 2005: 7).

Category of the proposed development:

The proposed development is classified as a 'category 4 development': medium density residential development, sports facilities, small-scale commercial facilities / office parks, one-stop petrol stations, light industry, medium-scale infrastructure (Oberholzer, 2005: 7).

Type of environment according to visual sensitivity:

The subject site is located 'in an area of high scenic, cultural, historical significance' (Oberholzer, 2005: 7).

From the classifications above, the below table (Table 1.3.1) is used to determine the likely visual impact of the proposed development:

Table 1.3.1: Categorization of issues to be addressed by the visual assessment

Type of environment	Type of development from low to high intensity				
	<i>Category 1 development</i>	<i>Category 2 development</i>	<i>Category 3 development</i>	<i>Category 4 development</i>	<i>Category 5 development</i>
Protected/wild areas of international, national, or regional significance	Moderate visual impact expected	High visual Impact expected	High visual Impact expected	Very high visual impact expected	Very high visual impact expected
Areas or routes of high scenic, cultural, historical significance	Minimal visual impact expected	Moderate visual impact expected	High visual Impact expected	High visual Impact expected	Very high visual impact expected
Areas or routes of medium scenic, cultural or historical significance	Little or no visual impact expected	Minimal visual impact expected	Moderate visual impact expected	High visual impact expected	High visual Impact expected
Areas or routes of low scenic, cultural, historical significance /disturbed	Little or no visual impact expected	Little or no visual impact expected	Minimal visual impact expected	Moderate visual impact expected	High visual impact expected
Disturbed or degraded sites / run-down urban areas / wasteland	Little or no visual impact expected	Little or no visual impact expected	Little or no visual impact expected	Minimal visual impact expected	Moderate visual impact expected

The correlation of environment types with development types leads to varying levels of expected visual impact, and in this case, a 'high visual impact' is expected.

Issues associated with high visual impact are outlined as below (Oberholzer, 2005: 7):

- Potential intrusion on protected landscape or scenic resources;
- Noticeable change in the visual character of the area;
- Establishes a new precedent for development in the area.

Based on a high visual impact that can be expected, a level 4 visual assessment is recommended as shown with below table (Table 1.3.2):

Table 1.3.2: Categorization of approaches and methods used for visual impact

Approach and Method	Type of issue				
	Little or no visual impact expected	Minimal visual impact expected	Moderate visual impact expected	High visual impact expected	Very high visual impact expected
Level of visual assessment recommended	Level 1 Visual assessment	Level 2 Visual assessment	Level 3 Visual assessment	Level 4 Visual assessment	

The general terms of reference for a level 4 VIA based on the criteria described in the DEA&DP Guidelines are as follows (Oberholzer, 2005: 13):

- Describe the proposed project, in terms of its form, scale, massing, and general 'fit'; including technical data with respect to layout, bulk, building heights, boundary treatment, access roads, etc.
- Describe the receiving environment, identifying landscape types, landscape character and sense of place based on geology, landforms, vegetation cover and land-use patterns.
- Identify significant issues and real values relating to visual, aesthetic and scenic resources - highlighted through previous and on-going planning processes, site visits and surveys.
- Identify the viewshed, view catchment area and zone of visual influence, generally based on topography, modified by existing built fabric and vegetation, foreground conditions and site distance.
- Identify important viewpoints and view corridors within the affected environment, including sensitive receptors – for detailed modelling; and to indicate distance radii from the proposed project to the various viewpoints and receptors.
- Determine the Visual Absorption Capacity (VAC) of the landscape, based on topography, vegetation cover or urban fabric in the area; the relative visibility, or visual intrusion, of the proposed project.
- Conduct 3D modelling simulations and photomontages to determine relative compatibility or conflict of the development with its surroundings; and to compare the existing situation with the probable effect of the proposed project.
- Identify potential visual and cumulative impacts using established criteria – for construction and operational phases of the proposed project.
- Provide strategic design input for visual consideration, propose measures for the mitigation of negative visual impacts and recommend management actions to maintain or enhance visual quality.

1.4. Methodology

The methodology to complete the VIA includes the following:

- Existing background information regarding the proposed project, the previous EA application process, the site and the surrounding area was collected and reviewed.
- A site visit was undertaken on 10 June 2022 and the site was photographed to record visual data to determine the actual extent of visibility (recognizing the screening effect of foreground elements).
- The relevant spatial data was collated within an approximate 5km radius around the study area, including informants related to landscape character, scenic routes and corridors, sensitive receptors, existing development, topography and elevation.
- Viewshed mapping was completed to verify the view catchment by generating a digital viewshed analysis to establish the scenic character, extent of visibility, visual exposure to viewpoints and inherent visual sensitivity of the site.
- Photographs were taken from critical viewpoints onto the site, to identify sensitive receptors within the viewshed and to create a series of photo-montaged images of the proposed project viewed from these critical viewpoints.
- The development proposal was tested against the visual impact criteria (visibility, visual exposure, sensitivity of the site and receptors, VAC and visual intrusion).
- Visual issues were identified and visual impacts (opportunities and constraints) were described.
- Visual guidelines were developed and mitigation measures were recommended to reduce potential visual impacts and address potential visual issues where necessary.

1.5. Assumptions and Limitations

A number of assumptions and limitations apply to this VIA:

- It is assumed that the information provided to Square One is correct, that the proposed project is reasonable and feasible and that no fatal flaws associated with the project were identified during the planning process. It is also assumed that the development seeks to unlock the most appropriate use of the site.
- The VIA is aimed at the assessment of visual impacts on the heritage resources at and surrounding the site as part of the HIA process. General visual impacts associated with the project, such as those on neighbouring properties that are not considered heritage resources are therefore excluded from this assessment.
- Photographs were taken from publicly accessible areas only, specifically along major routes, protected areas and visual corridors that could potentially be affected by the proposed development.
- The digital generation of the viewshed map is based on topographical Lidar information, which includes the screening effect of existing vegetation and buildings. Lidar information is considered to provide an adequate (although not 100% accurate) depiction of the heights, scale and massing of structures, vegetation and landforms within the affected environment and is considered sufficient for the generation of viewshed mapping. The accuracy of the viewshed was also verified through a ground truthing exercise.
- In some cases, Google Street View was used to capture imagery and produce photomontages. The height of the Google camera is estimated at 2.4m.
- Buildings were positioned at current proposal elevation heights, retaining walls were excluded as information was not available at the time of the compilation of this report. Should the elevation heights of the buildings change, this report will need to be amended accordingly.
- As part of the viewshed analysis, the proposed development is recorded as being visible from a certain viewpoint even if only a portion of proposed development is visible from that viewpoint. The viewshed analysis is therefore limited in that it does not describe the degree of visual exposure of the entire development. However, the estimated degree of visual exposure of the development is qualitatively defined and described.
- The findings of this Report are based on the available information and the professional opinion of the authors of this Report. Should additional information regarding the development proposal become available, the findings of this Report may need to be amended.

1.6. Information Sources

Information used for the preparation of this report has been provided by the project professional team, as follows:

Heritage Consultants: **Vidamemoria Heritage Consultants**
 Quahnita Samie

Architecture Consultants: **Paton Taylor Architects**
 Lauren Haiden

2. PROJECT DESCRIPTION

2.1. Site Location

The earmarked site is located within the suburb of Observatory, approximately 5,5kms from Cape Town CBD and is positioned adjacent to the Liesbeek River, within the cultural landscape of the Two Rivers Urban Park (TRUP), a protected zone of high cultural, spiritual, social, historical and archaeological value. (See **Error! Reference source not found.** and Figure 2.1.3). The TRUP precinct is strategically situated at the confluence of the Liesbeek and Black Rivers, as well as being surrounded by a convergence of three major urban corridor systems, namely the Voortrekker Road (R102), Black River Parkway (M5) and Main Road (M4) connecting to the southern suburbs.

Currently, the site is mostly vacant with the exception of an existing single storey church mission office and remnants of historical structures. The site measures approximately 1.5 hectares and is bounded by the Two Rivers Urban Park to the west, the Protea Hotel to the south and Valkenberg Hospital to the north and east, all of which form part of the Valkenberg Mental Hospital Precinct, a Grade 3 Local Heritage Resource. With the exception of the Protea Hotel site, the surrounding land use is predominantly zoned as Community Zone 1 and as such includes a low to medium density urban fabric in the form of single to two storey hospital buildings. The Protea Hotel site is zoned as General Business 1 containing single and two storey hotel buildings. Beyond the immediate surroundings of the site, land use becomes slightly more coarse-grained with general residential and business zones located predominantly to the west while the east and south is dominated by single story residential buildings. The single use residential areas, associated with the suburbs of Mowbray and Pinelands, are located roughly 500m and 1km to the south and east of the proposed development site, while the more densely developed industrial zones associated with Ndabeni are located approximately 1.2km to the north-east of the site.

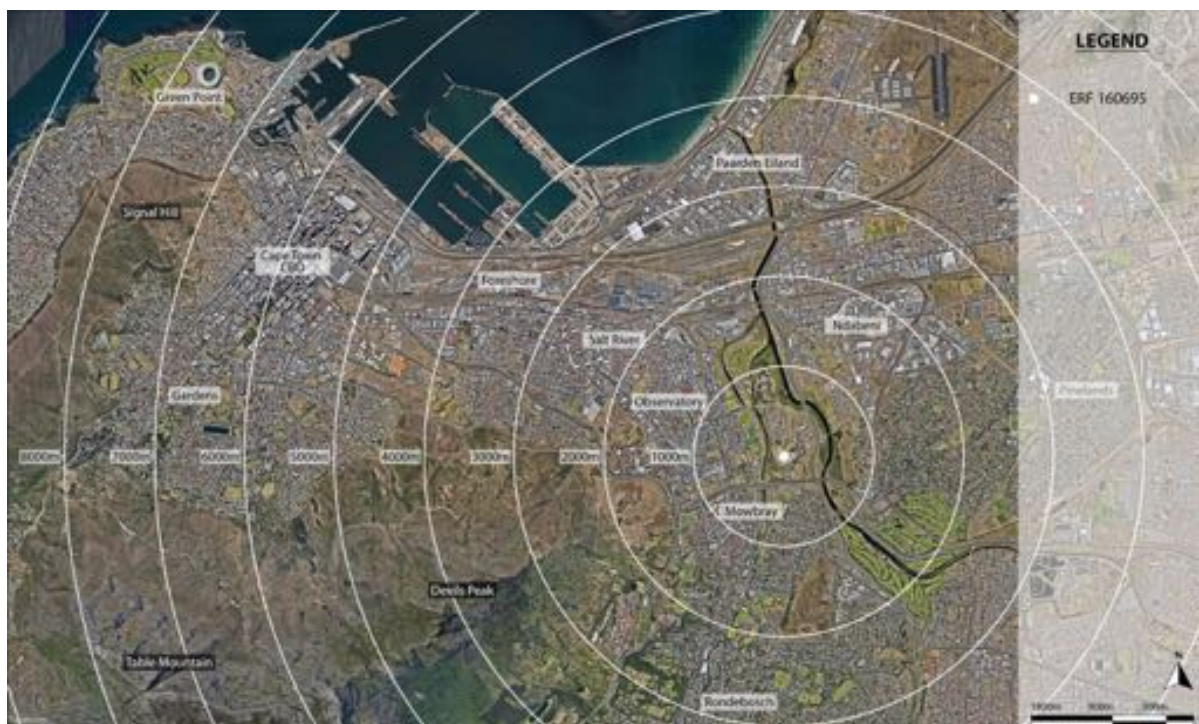


Figure 2.1.1: Metropolitan Scale Locality Map



Figure 2.1.2: Site location in relation to adjacent areas (Square One, 2022)

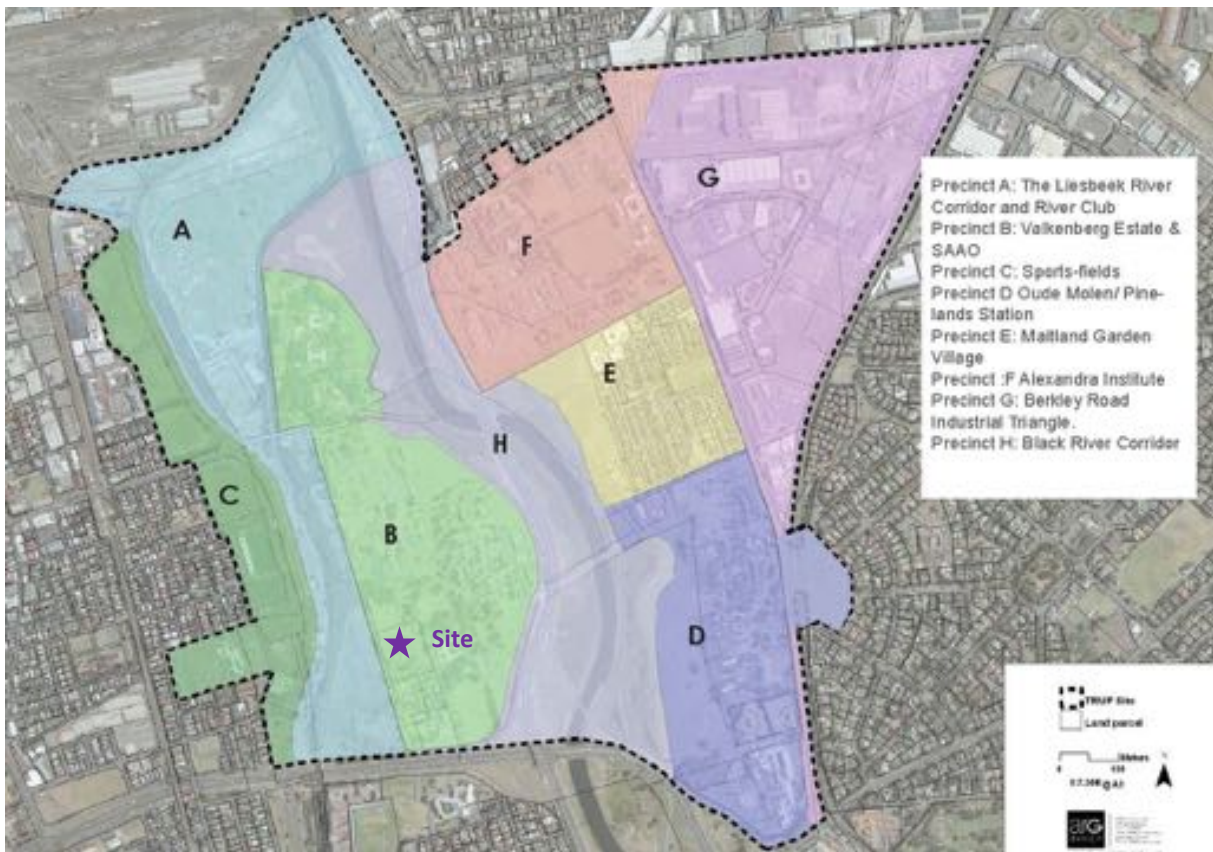


Figure 2.1.3: Two Rivers Urban Park Precinct Map extracted from Two Rivers LSDP (CoCT, 2020: 28)

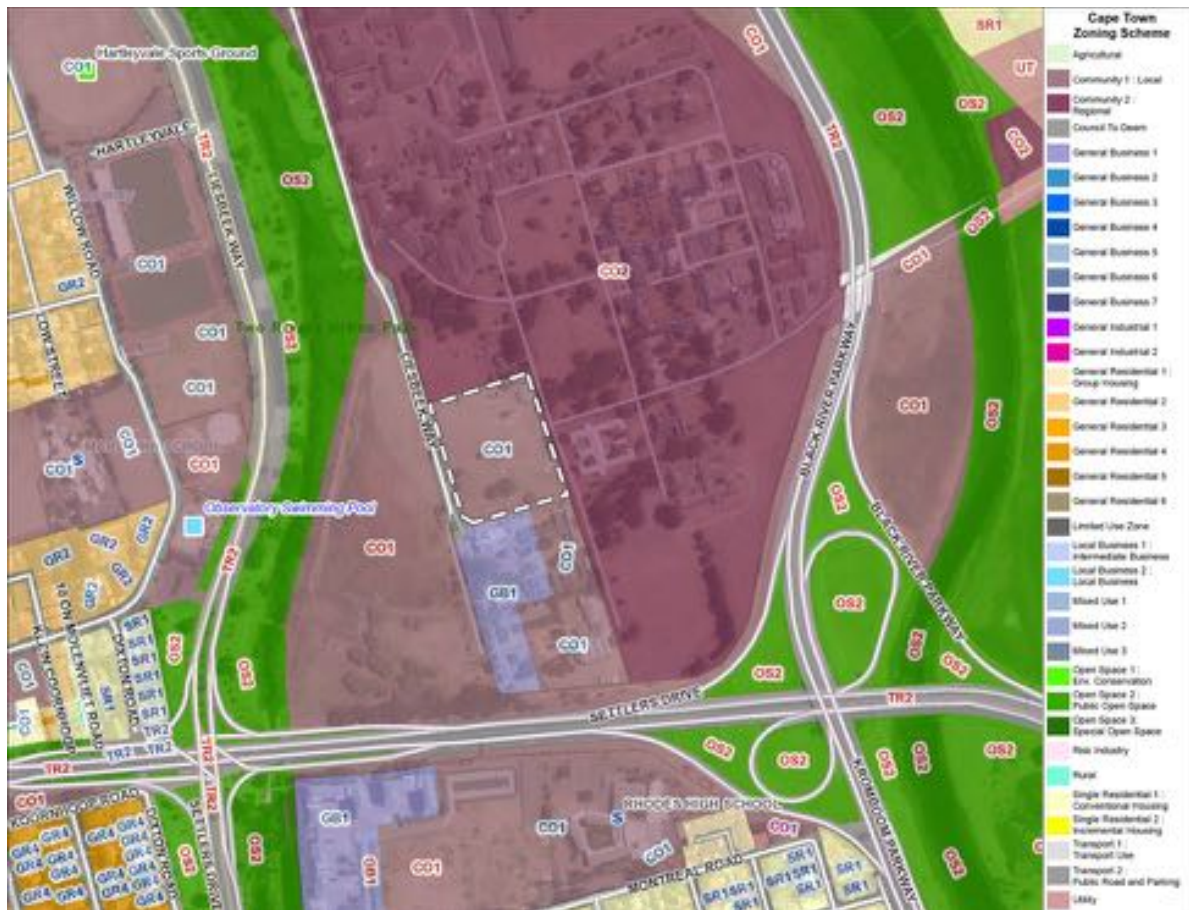


Figure 2.1.4: Zoning map for the area surrounding the proposed development site.

Source: CoCT Map Viewer, Zoning Dataset

2.2. Project Description

The proposed development comprises the construction of a place of worship in the form of a Temple and associated infrastructure for the Church of the Jesus Christ of Latter-day Saints. The development is intended for low traffic, daily use by small groups of worshippers. (VHC, 2022: 1) The Temple building measures approximately 953m² and has a height of approximately 29m from the finished floor level (FFL) to the top of the spire/steeple, making it the tallest structure on site, while also being most visually apparent to the surrounding area. In addition to the Temple building, the proposal includes the construction of an arrival building, an administrative unit for the Latter-day Saint congregation as well as one utility building. The existing mission office and a smaller structure are to be assessed for demolition within redevelopment of the site. (VHC, 2022: 1)



Figure 2.2.1: Proposed Site Layout

Source: Paton Taylor Architects, 2022

2.3. Project Motivation (*as submitted by applicant*)

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

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

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

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

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

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

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

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

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

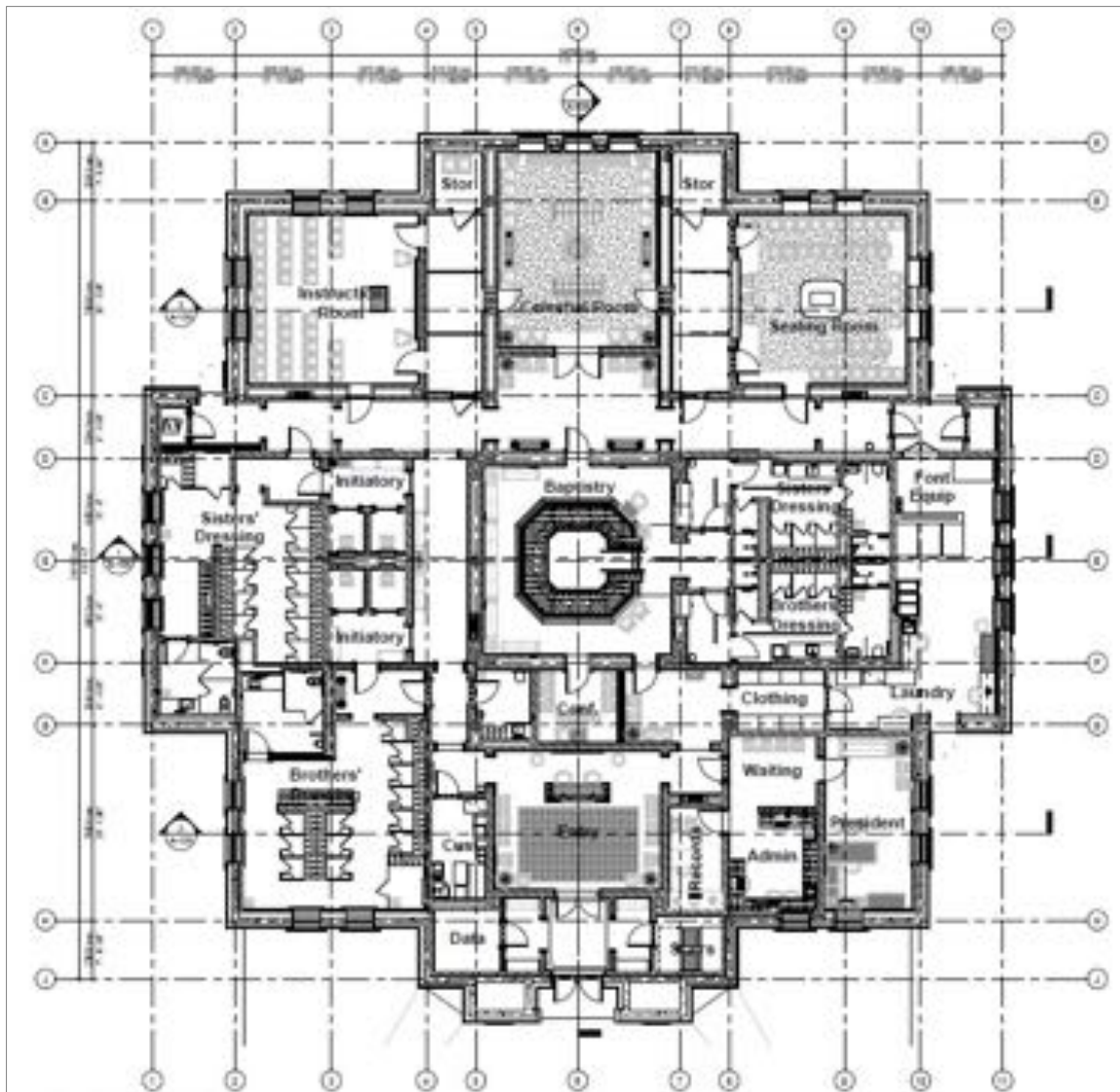


Figure 2.3.1: Temple – Ground Floor Plan

Source: Paton Taylor Architects, 2022

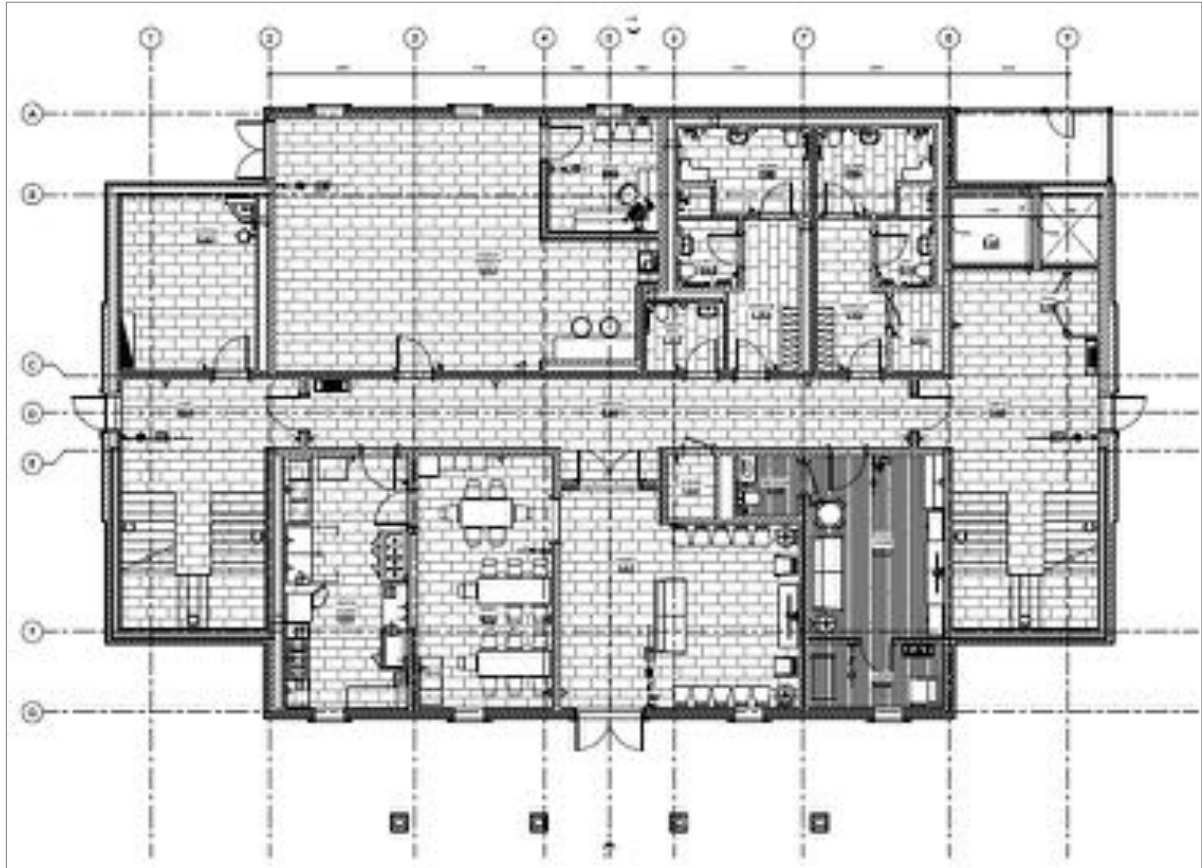


Figure 2.3.2: Arrival Centre – Ground Floor Plan

Source: Paton Taylor Architects, 2022



Figure 2.3.3: Concept Render – Temple Building (Illustrative)

Source: Paton Taylor Architects, 2022



Figure 2.3.4: Concept Render – Temple Building (Illustrative)

Source: Paton Taylor Architects, 2022



Figure 2.3.5: Concept Render – Temple Building (Illustrative)

Source: Paton Taylor Architects, 2022



Figure 2.3.6: Concept Render – Temple Building (Illustrative)

Source: Paton Taylor Architects, 2022



Figure 2.3.7: Concept Render – Temple Building (Illustrative)

Source: Paton Taylor Architects, 2022

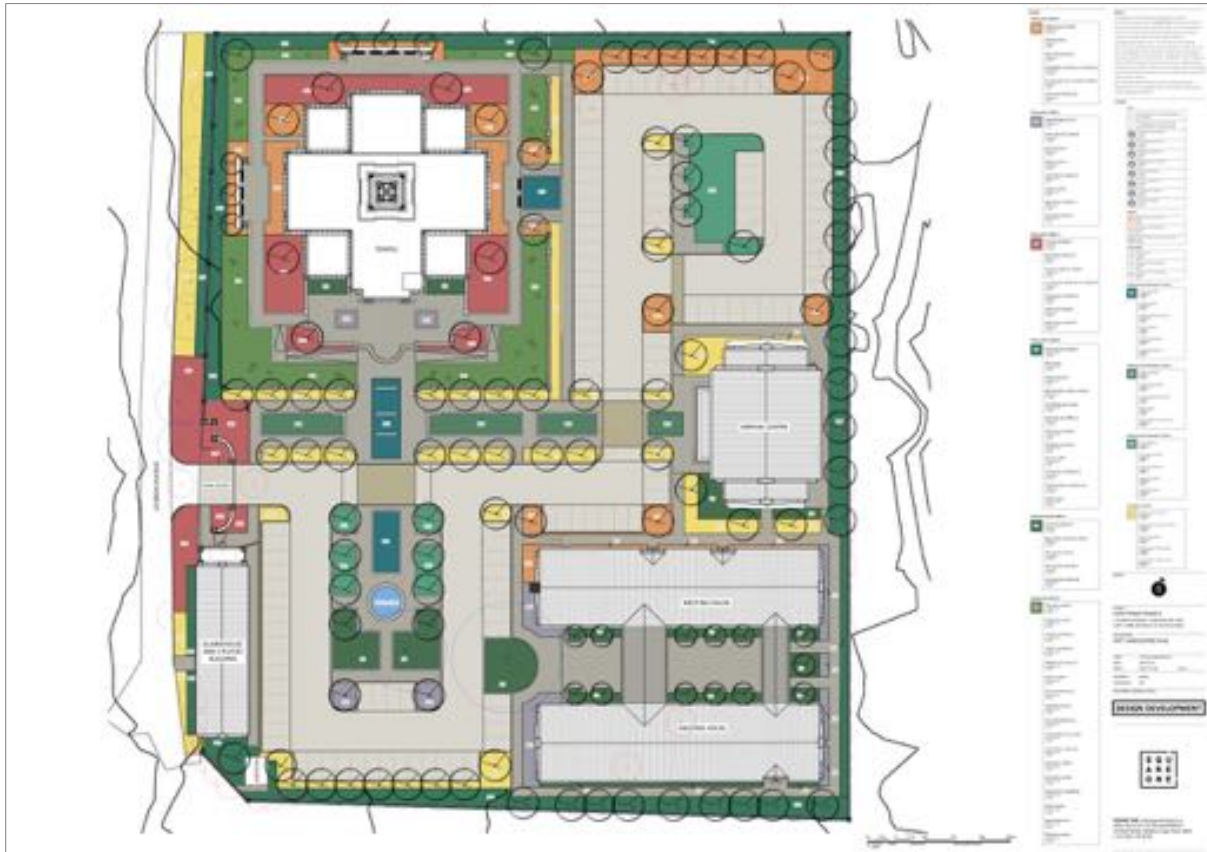


Figure 2.3.8: Concept Landscape Plan, existing trees along Liesbeek Avenue, and large trees on site are retained.

Source: Square One Landscape Architects, 2022

2.4. Visual Policy Framework

A number of policy framework documents are relevant to the potential visual impacts associated with the proposed development. These include the Table Bay District Plan (TBDP) (2012), City of Cape Town Scenic Drive Network Management Plan (SDNMP) (2003) and Two Rivers Urban Local Spatial Development Framework (2020). The relevant portions of these documents are highlighted below here for reference.

2.4.1 The Table Bay District Plan (2012)

The site falls within the TRUP and is identified under the Table Bay District Plan (TBDP) 2012 as a district scale, sport and recreational amenity, as a natural destination place, with portions of the Liesbeek and Black Rivers and riparian areas identified as conservation areas (Figure 2.4.1). These are identified as Environmental Impact Management Zones and are flagged as areas of ecological value. The Provincial Heritage Sites (PHS) is identified with the TRUP site, namely, Valkenberg Hospital, the Nieuwe Molen at the Alexandra Institute, and the Valkenberg Manor House. The TBDP states that such heritage sites must be respected, protected, and enhanced.



Figure 2.4.1: Map illustrating TRUP falling under sub-district area 3 of the TBDP and is bounded by core conservation areas.

Source: CoCT, 2012: 137

Relevant spatial development objectives outlined in the TBDP that pertains to visual impact:

- Ensure appropriate built form and land-use to give effect to proposed spatial restructuring.
- Improve the public realm in support of a quality built environment.
- Prevent deterioration of the natural environment as a result of over-development.

2.4.2 Two Rivers Urban Local Spatial Development Framework (2020)

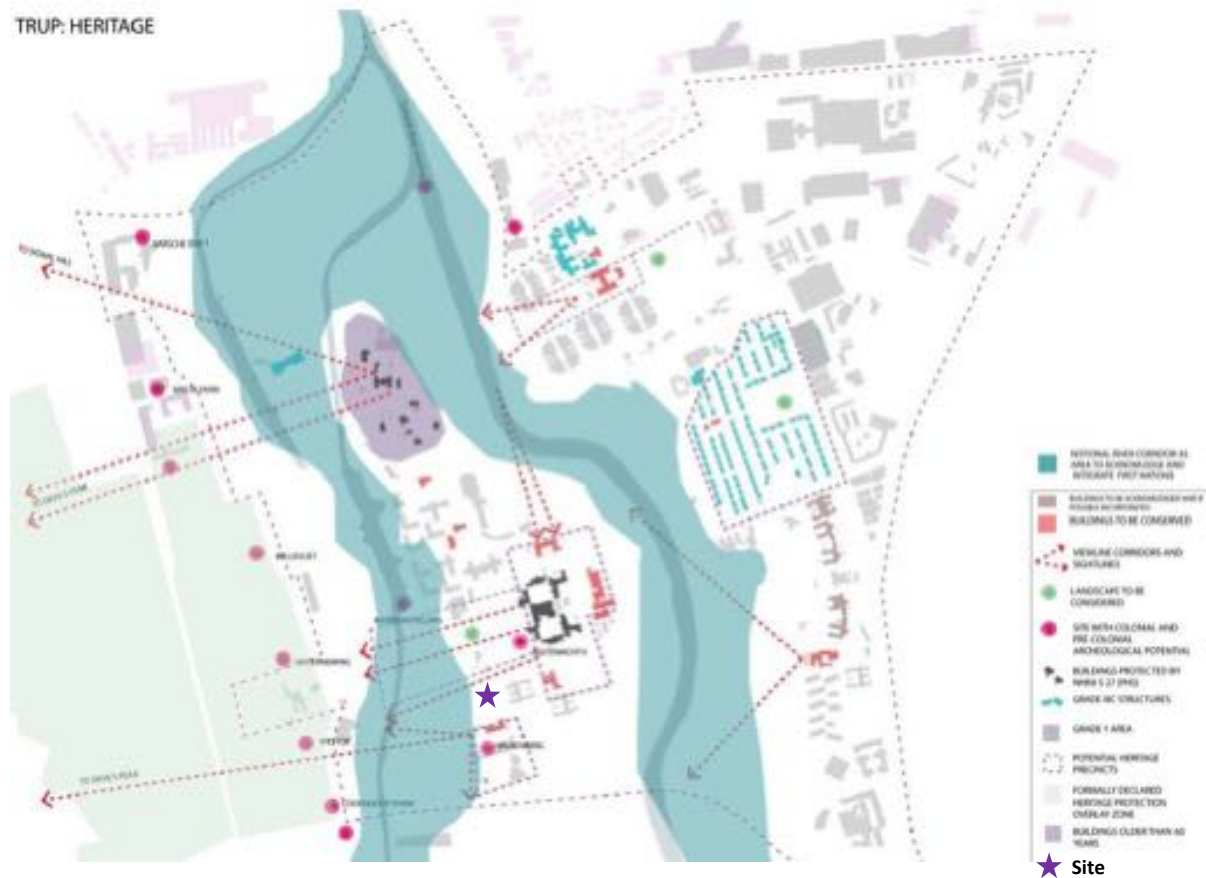


Figure 2.4.2: Map depicting the tangible and intangible heritage and view-line corridors and sightlines to be protected.

Source: Two Rivers LSDF, CoCT, 2020: 90

The Two Rivers Urban Local Spatial Development Framework (TR-LSDF) 2020 identifies the TRUP as an area that contains a mosaic of historically significant spaces and places. It illustrates landscape as a complex layering of memory and history, encompassing multiple eras and peoples. This policy further emphasizes that the TRUP is to be recognized with spaces that have different meaning for many communities, including the First Nation. These spaces should be created in appropriate places to allow cultural history and different narratives to be acknowledged.

The TRUP has the following heritage significance that has relevance to the study site:

- **First Nation:** a historically evolved landscape extending from pre-colonial to colonial times, where the links to the riverine landscape have played a significant and multivalent role in its use.
- **Intangible Heritage:** stories of resistance and indigenous folklore, Rieldans cultural dance, !Nau ceremony, indigenous ethno-botany and orature, “Matjieshuis” traditional huts made of reed mats and bend sticks.

- Possible grading for building/physical precincts to be confirmed: the Valkenberg Hospital and associated Grade IIIB building and sites, and Valkenberg Manor House and related structures.
- Archaeology.
- Buildings: Valkenberg West including Valkenberg Hospital, Valkenberg Manor, and surrounding landscapes.

2.4.3 Scenic Drive Network Management Plan (2003)

The Nelson Mandela Boulevard (formerly Eastern Boulevard) (Figure 2.4.3) is identified as a scenic route in the SDNMP (2003). It extends from Coen Steytler Avenue through to M5 and is approximately 8 km long. This route provides representative scenic views of Table Mountain, Table Bay and the Cape Flats as it descends down hospital bend. It provides a gateway experience to the CBD for northward bound traffic descending from Hospital bend. Travelling westwards towards hospital bend the route is dominated by the view of Devils' Peak. It is noted on the SDNMP (2003) that this route displays high visual quality, and that the development along this route must take into consideration the views of the mountain.



Figure 2.4.3: Extent of the Nelson Mandela Boulevard scenic route as defined in the SDNMP

3. RECEIVING ENVIRONMENT

Landscape character constitutes the attributes which make an area unique. It is defined by the U.K. Institute of Environmental Management and Assessment as the “distinct and recognizable pattern of elements that occurs consistently in a particular type of landscape, and how this is perceived by people. It reflects particular combinations of geology, land form, soils, vegetation, land use and human settlement.” It contributes to the specific ‘sense of place’ or essential character and ‘spirit of the place’.

This section describes the receiving visual environment that will be affected by the proposed development. The landscape character and sense of place of the site and surroundings is described, based on an understanding of the topography, landform, vegetation cover, anthropogenic influences and historic land use patterns.

3.1. Settlement Patterns/Landscape Character

The landscape character and sense of place is well interpreted in Attwell’s ‘Two Rivers Urban Park Cape Town Baseline Heritage Study’ (2017: 70-71), and is hereby referenced below:

The TRUP precinct where the site is situated is a topographically unique area surrounded by urban development and at the same time defined by riverine settings and hill crests, with significant views towards Devil’s Peak. It is also bounded by major road corridors with little penetration into the TRUP precinct, which has assisted in the conservation of the landscape qualities. Recreational spaces are located on the western periphery and adjacent to the historical residential areas of Observatory and Salt River.

The site is placed within a riverine landscape with a prevailing topographical quality of shallow hills and crests, extending towards the river corridors and wetlands. The presence of the riverine system, with its strong linear spatial qualities and the openness and visual accessibility of parts of the TRUP precinct, provides a strong sense of visual relief in an urbanized landscape. Its dominant character of hilly crests and valley systems extending towards to lower slopes of Devil’s Peak contributes to a strong sense of place.

Historical development responded to the constraints and opportunities within the landscape. Institutions were built on the crests of hills for visibility and effect, and the historically flood prone areas west of the Liesbeek River were used for sports and recreational facilities. Historically, development and placement of werfs faced the river corridors. One of the hills became the site for the astronomical observatory enabling a clear sight line towards the Cape Town harbour and Signal Hill. As a result, a unique cultural landscape has been created with the uses of the responses to the river corridors, including a structure of placement and orientation within the TRUP precinct.

Orientation towards the river corridors, entrance and crossing points, strong view corridors and (in some cases) high visibility placements within a landscape setting, has all contributed to its place-making qualities.

In summary, the TRUP comprises of the following heritage related landscape features:

- Topography of shallow hills and riverine landscape set within the riverine basins of Black and Liesbeek Rivers, and against the foothills of the lower Devil’s Peak Slopes.
- Nodal clusters of high value heritage buildings: institutions, werfs and residential environments.
- Evidence of early agricultural settlements and their landscape context in a linear fashion following the riverine pattern.
- Edges, peripheries and zones of transition following the linear river patterns.
- Landmarks and focal points, institutions are placed along ridgelines contributing to a unique sense of place.
- Significant views and sight lines.
- Open spaces and biodiversity areas which frame the historical nodal precincts.

- The river corridors of the Black and Liesbeek Rivers and their confluence. The mixture of soft and hard (canalised) edges of the river system.
- General sites and landscape associated with First Nation ancestral lands and transhuman pastoralism.

From a symbolism and historical perspective, the TRUP landscape is in essence a complex and multi-layered one, with remnants and symbolism of the historical past as well as contemporary significance. The following themes are or were present on the TRUP precinct:

- First Nation history, pastoralism and seasonal movement.
- Barriers conflict and exclusion from ancestral lands.
- Farming.
- Institution use.
- Exclusion and containment (medical).
- Innovations in health care.
- Social and racial differentiation.
- Natural biodiversity and scenic landscape.
- Industry.
- Recreational uses.

3.2. Site Characteristics

The site was formerly part of Valkenberg Estate, and one of the early free burgher allotments granted along the Liesbeek River. It abuts Liesbeek Avenue, the early access road to the Valkenberg opstal. It once formed part of the Porter Reformatory and subsequently, Valkenberg Mental Hospital.

Currently, the site is largely vacant, with one existing pre-1891 house located in the north-eastern corner, now used as offices by the Church. There is also a cluster of mature trees (*Ficus microcarpa* and *Quercus robur*) that currently stand on the southern part of the site. These two trees are visually significant and pre-date 1935 or older. These trees may be related to the Valkenberg Manor opstal (now forming part of the Protea Hotel), which is situated to the south of the site. Or possibly, related to the institutional complex that was built from the late-19th century onwards.

Along the western boundary of the site, large Eucalyptus trees stand in the road verge and forms of part of the tree line along Liesbeek Avenue. This avenue of trees sets against the views of the Liesbeek River and Devil Peak, enhancing the park-like setting of the landscape.

There are a number of built structures that stood on the property until the last half of the 20th century, and have since been demolished. Some older trees have been cut down over the past few decades.

The broader institutional landscape within which the site is situated contrasts in character between the institutional landscape and the suburb of Observatory. The institutional landscape is set into a park-like setting, while Observatory is a dense, late C19th to mid-C20th suburb.



Figure 3.2.1: View from site, looking in a westerly direction towards Devils Peak and Table Mountain. (Square One, 2022)



Figure 3.2.2: View from site, looking in a south-easterly direction with a view of the existing Ficus microcarpa and Quercus robur trees and the Protea Hotel Mowbray, historically Valkenberg manor house, in the background. (Square One, 2022)



Figure 3.2.3: View from site, looking in an easterly direction with a view of the existing church office building on site. (Square One, 2022)



Figure 3.2.4: View from site, looking in a southerly direction towards Protea Hotel Mowbray, historically Valkenberg manor house. Valkenberg opstal is seen to the right of the view. (Square One, 2022)

3.3. Heritage Resources

The site lies within the cultural landscape of the Two Rivers Urban Park (TRUP) which possesses high cultural, spiritual, social, historical and archaeological value. Significance of TRUP is multi-layered and incorporates both tangible and intangible heritage resources. The primary significance for the subject site (erf 160695) sets in its association with the Valkenberg werf and farm, as well as both the old and current Valkenberg Hospitals.

Places of acknowledged heritage significance within the TRUP associated with the subject site (Figure 3.3.2):

- The South African Astronomical Observatory (NHS, Grade I).
- The Valkenberg Manor House and related structures (PHS, Grade II).
- The Valkenberg Hospital site and related structures (PHS, Grade II).
- The Oude Molen site and related structures and landscapes (LHS, Grade IIIA).
- Maitland Garden Village (LHS, Grade IIIA).
- The Nieuwe Molen at the Alexandra Institute (LHS, Grade IIIA).

The site is also “sandwiched” between the Heritage Protection Overlay Zones (HPOZ’s) of Observatory and Pinelands (Figure 3.3.6).

Sites within the TRUP follow a range of uses from institutional, residential, community facilities, recreational open space, government research, educational, medical, and industrial uses. The TRUP includes a unique riverine and open space system within an urban environment. It also consists of a series of cultural layers of use and practice which add to the cultural significance of the area. The site is also regarded as being of significant bio-diversity value in places.

In Attwell’s Baseline Study (2017), a set of heritage related design informants as well as principals were identified to guide the development framework. The design informants relevant to visual impact are listed below:

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

Principles (Attwell, 2017):

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

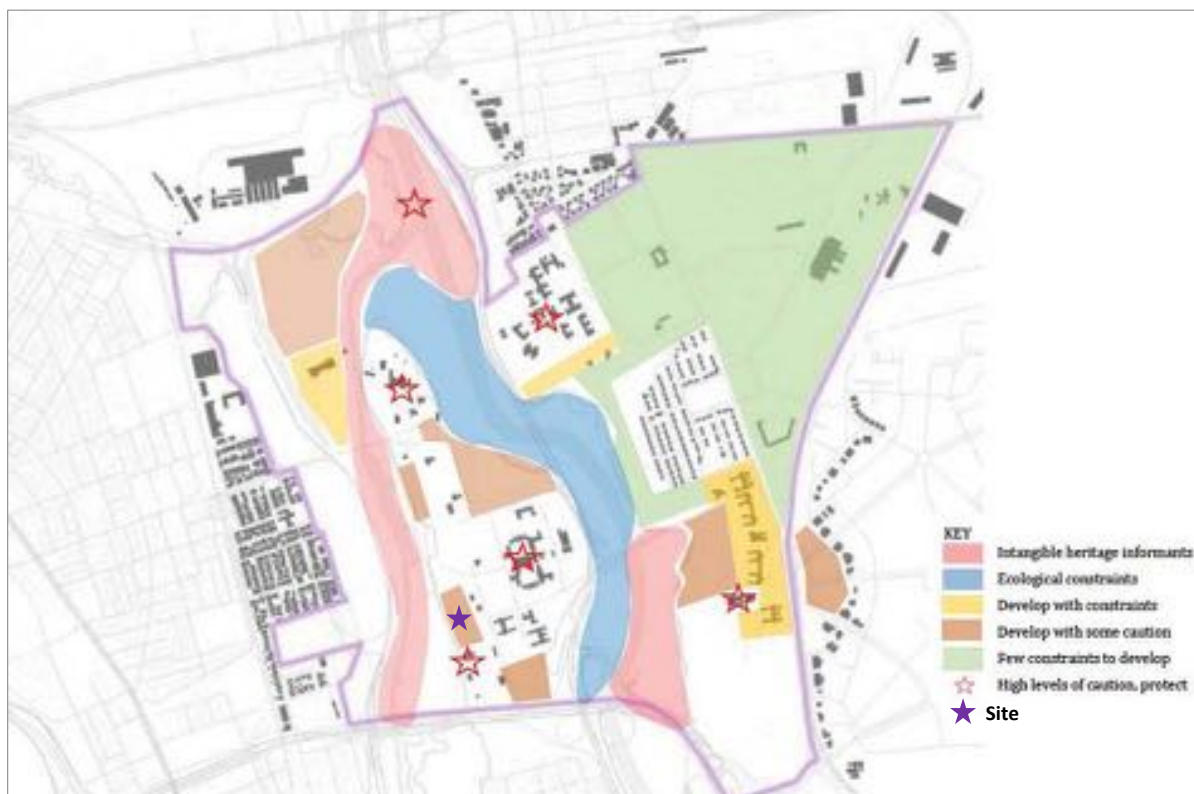


Figure 3.3.1: Heritage related constraints and opportunities for development (conceptual areas)

Source: Two Rivers LSDF, 2020: 91



Figure 3.3.2: Heritage Grading Map
 Source: CoCT Map Viewer, Heritage Grading Dataset



Figure 3.3.3: Valkenberg Mental Institute (Provincial Heritage Site, Grade II) facing west towards Devil's Peak and Liebeek River.
 Source: CIFA (<https://cifa.org.za/awards/restoration-revitalisation-of-valkenberg-hospital-core-historical-complex/>)



Figure 3.3.4: The 'front façade of the Valkenberg opstal (Grade II heritage site) facing west towards Devil's Peak and Liesbeek River.

Source: Hislop, 2021: 9

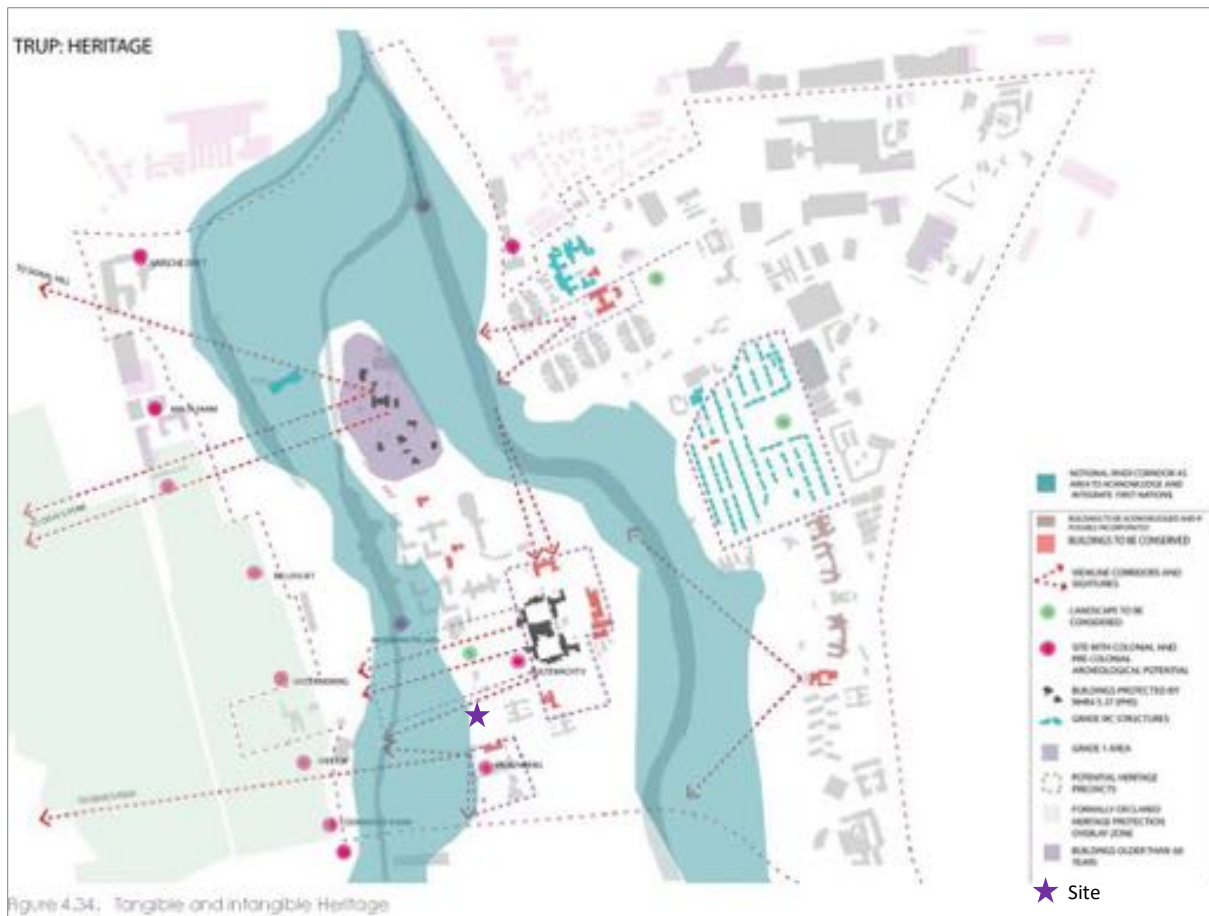


Figure 3.3.5: Heritage structures and associated view line corridors and sight lines to be protected.

Source: Two Rivers LSDF, CoCT, 2020: 90

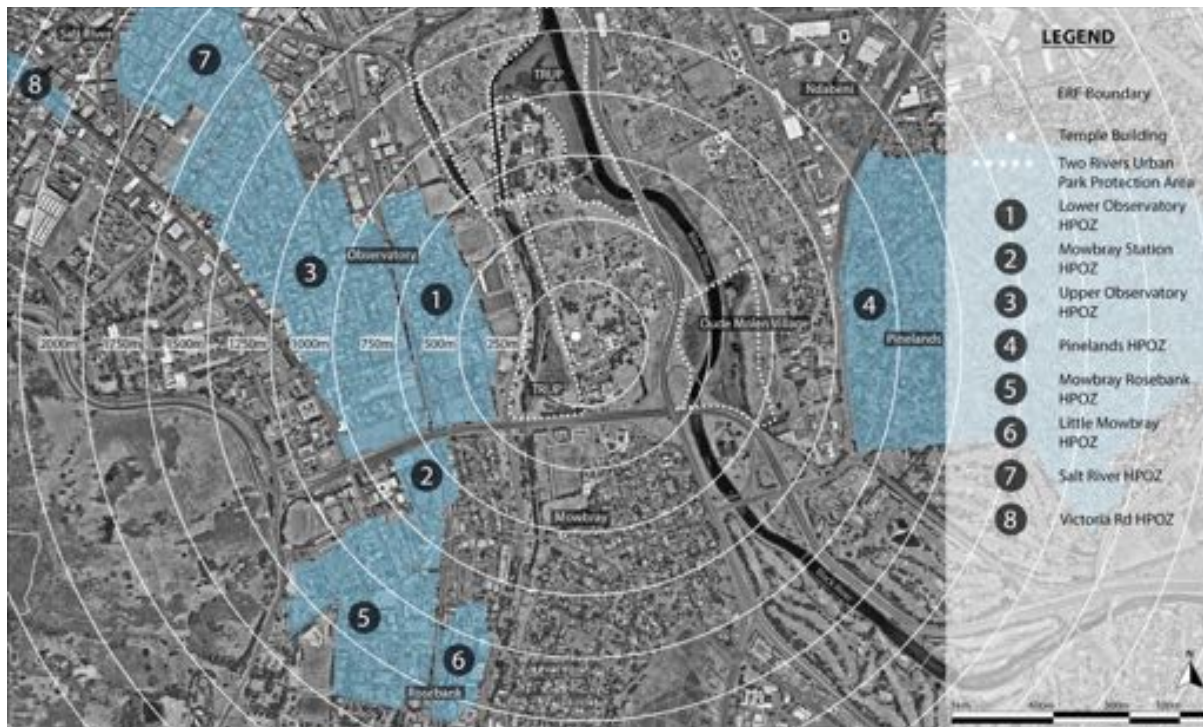


Figure 3.3.6: Heritage Overlay Map, showing the Heritage Protection Overlay Zones (HPOZs) in relation to the site.

Source: CoCT Map Viewer, Heritage Protection Overlay Zones Dataset

3.3.1 Site history: Erf 160695

A detailed account of the history of the site is expounded in Dumbrell's Heritage Indicators Report (2022: 3-8). A brief summary highlighting those aspects of the social and spatial history of the site that are relevant to heritage significance, heritage indicators and heritage-derived design informants is referenced below.

Pre-colonial period: ephemeral occupation by indigenous people

The area around and between the Black and Liesbeek Rivers are considered to have been a significant part of the transhumance patterns of the use of the landscape of the Peninsula for pre-colonial inhabitants of the Cape. The fertile, well-watered soils on the banks of the rivers mean that ample grazing was available for the Khoenkhoen herds. However, due to the nomadic, transhumant way of life of the pre-colonial people of the area, any traces of this period in the history of the area are likely to be ephemeral. Furthermore, working of the land in the subsequent centuries will have disturbed these ephemeral traces. The period in the history of this area is closely linked to the topography and natural landscape, with the grazing lands, river crossings, and cattle trails all constitute to the cultural significant elements that originated as tangible features, and have lived on in present times as cultural memories of the place and Khoenkhoen association with it (Dumbrell, 2022).

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

The need for growing grain increased with the establishment of the VoC refreshment station, and the land along the Liesbeek River was identified as a fertile land suitable for grazing and growing grains. As a result, the Koe people and their animals were displaced by the colonial settlers. Land parcels were granted to Free Burghers and subsequently led to the first frontier war at the Cape. The indigenous people were pushed out of their grazing lands, and a defensive network of forts and barriers built to keep them from accessing the land.

Erf 160695 was part of the land granted to hunter and free burgher Willem Willemsz van Deventer and Pieter de Jongh. By 1663, it was recorded that the property was just over 10 hectares in extent,

of which half was cultivated. The farm had undergone a few changes of ownership from 1666 to 1721, and was named Valkenberg. However, there was no traceable record of the house on Valkenberg until 1713. By 1770, Valkenberg's werf was enlarged by Cornelis de Waal, and became the largest farm along the Liesbeek. The former struggling Free Burghers had been replaced by farms of some stature in the Cape society. In 1791 more than half of Valkenberg's 68 hectares of land were subdivided off to become Bloemdal (the site of the current St George's Grammar School).

The C19th: burgeoning institutional landscape

In the early 19th century, Valkenberg was acquired by Cornelis Mostert, who enlarged the property to about 150 hectares in extent. Major additions to the opstal were made between 1820 and 1830. In 1828, during Mostert's ownership, the Royal Observatory (now the South African Astronomical Observatory/SAAO) was built on a deduction of Valkenberg estate. This was the start of the evolution from farmland to institutional landscape.

In 1881, Valkenberg and Oude Molen were bought to become the Porter Reformatory. In 1884, in a land swap, the Reformatory moved to Tokai and the site became a hospital. The homestead was adapted for use as doctors' wards, before being vacated in the late 1960s and slowly allowed to fall into decay. In 1891, a structure was first shown on the site for the first time. It was in the position of the existing, much altered Victorian house on erf 160695.

The Valkenberg Hospital historical core was designed in 1899 in response to the need for a new complex of specially built hospital wards resulted in plans being drawn up in 1899 for a new asylum. However, it was only in 1907 that the Valkenberg Asylum complex was erected. By this time, Oude Molen was also a hospital site, with the lepers moved there from Robben Island and housed there until 1931; thereafter the site became a mental hospital for people of colour. The institutional landscape we know today had been established on the old Valkenberg Estate.

The 20th Century to the present

Cape Town in the early 20th century was a harbour town, tightly bounded by the mountains surrounding the city bowl. The suburbs of today were originally separate villages and hamlets. The Cape Town Municipality gradually expanded from the 1890s to 1925 to include the villages of Green Point, Sea Point, Woodstock, Salt River, Observatory, Rondebosch, Claremont and Wynberg.

However, government institutions such as the SAAO and the old Valkenberg Estate were managed independently of the Cape Town municipality due to its location across the Liesbeek River and its institutional nature. Each institution had housing for staff and the hospital in particular had extensive gardening operations to provide food for the patients and staff, in addition to the institutional functions housed on each site. It is presumed that the house on erf 160695 originally housed a member of the hospital staff.

By 1934, the Valkenberg opstal complex and werf (then still relatively intact) had been extended with a north-facing wing extending into erf 160695, with a curved access pathway leading to this wing from the east. In the north-eastern corner of the site, the Victorian house can be identified, with an enclosed formal garden extending southward. Various mature trees can also be identified on the property, as well as a rectangular raised area in the south-west corner, noted on other drawings as a tennis court. A line of trees marks the perimeter of the subject area to the west along Liesbeek Road and there are a number of mature trees on the site. On the 1966 aerial photograph, smaller-scale kitchen gardens adjacent to the Victorian house on erf 160695 are visible. The extension to the Valkenberg homestead ("old hospital") is also visible. A hedge demarcates some smaller outbuildings on erf 160695 as part of the hospital complex. Two outbuildings and what may be a diamond-shaped pool are clearly visible on erf 160695.

When the hospital moved out of the old Valkenberg opstal, vagrants moved into it, resulting in devastating fires in 1955 and during the 1970s. It was around this time that some of the old outbuildings were demolished (presumably including the structures that had been erected on the

southern half of erf 160695), and by the early 1980s the opstal was in danger of collapse. In 1986, the homestead was restored for the Rosenfontein Restaurant/Masterprop Group. In 1995, the property changed hands and the hotel complex as we know it today was developed.

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

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

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

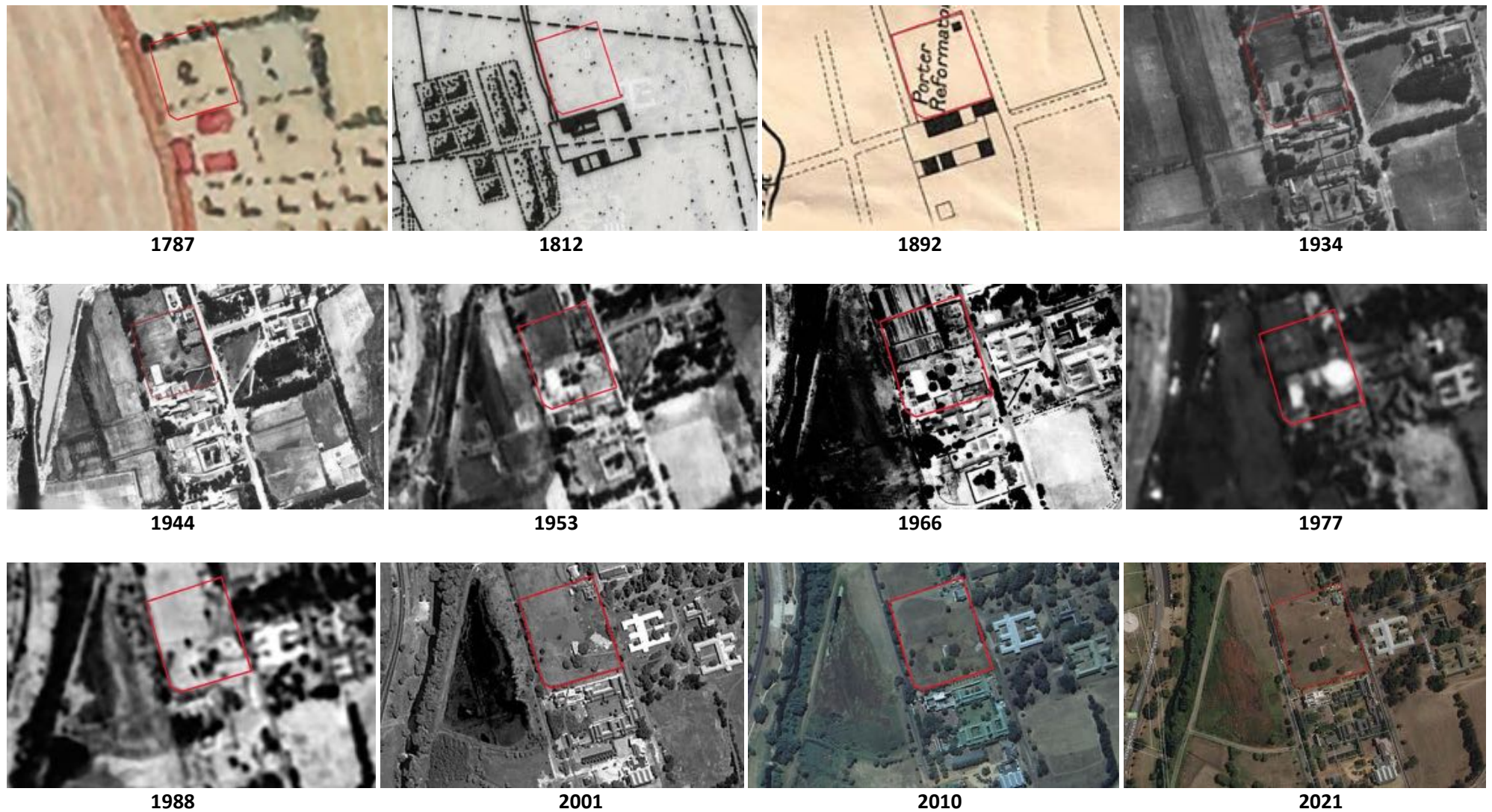


Figure 3.3.7: Maps and aerial photographs illustrating the spatial evolution of the site (erf 160695).

Source: Hislop, 2021: 16-23

3.3.2 Statement of Significance

The Statement of Significance in Vidamemoria's HIA Report (2022: 34) report is referenced below:

While erf 160695 has few surviving features of intrinsic heritage significance on it, it has, by virtue of having been part of the Valkenberg estate and adjacent to the historic farmstead and werf, some significance, both tangible and intangible. As part of the broader TRUP cultural landscape it has significance that contributes to the significance of the broader landscape, mainly as part of its open space system and with intangible significances linked to transhumance patterns and other uses of the site, from precolonial to colonial times. Views from the river towards the site also have intangible heritage significance. It is a space of contributory significance within the broader landscape (VHC, 2022).

Tangible heritage significances: the site and context as artefacts.

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

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

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

The river, view corridors and planting features

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

Intangible heritage significances: Space and social history

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

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

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

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

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

Overall site as a precinct

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

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

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

4. VISUAL ANALYSIS

This section describes the visual analysis that was conducted to determine the overall visibility of the proposed development from various locations. The visibility of the site is qualitatively described and viewpoints are identified from which interventions at the site would be most noticeable.

4.1. Bird's Eye Views

A number of birds-eye views (Figure 4.1.1 to Figure 4.1.4) were created to illustrate the proposed building within its surrounding context using Google Earth technology. The location of the proposed Temple building is shown with a yellow marker, and the Valkenberg tower is marked in red in each of the images. It should be noted that these views are for illustrative purposes only and do not accurately depict the experience of the receptor at ground level. However, they do provide a useful tool to examine the scale of the proposed building in the context of its surroundings from certain vantage points, at the townscape level.

The site is broadly bound between two rivers that are the Liesbeek River to the west and the Black River to the east. The site is also flanked by major road networks that connect the site to the CBD, i.e. Liesbeek Parkway running parallel to the Liesbeek River to the west, and the M5 running parallel to the Black River on the east. In the south is Settler's Way (N2), which forms part of the Eastern Boulevard scenic route. The subject site falls within the TRUP which possesses high cultural, spiritual, social, historical and archaeological value. The total height of the proposed Temple building at the top of its spire will be approximately 30m above natural ground level (NGL). As a result, the proposed Temple building will be taller than the Valkenberg tower and may dominate over the heritage buildings within the landscape. However, the sight lines from the Valkenberg tower towards the Liesbeek River and Devil's Peak remain uninterrupted as shown in the below bird's eye views, indicated as dashed lines.



Figure 4.1.1: Birds-eye view of the proposed development in a northerly direction towards the Foreshore and Table Bay. (Google, 2022)



Figure 4.1.2: Birds-eye view of the proposed development in a south-easterly direction looking towards the Black River and Maitland Garden Village. (Google, 2022)

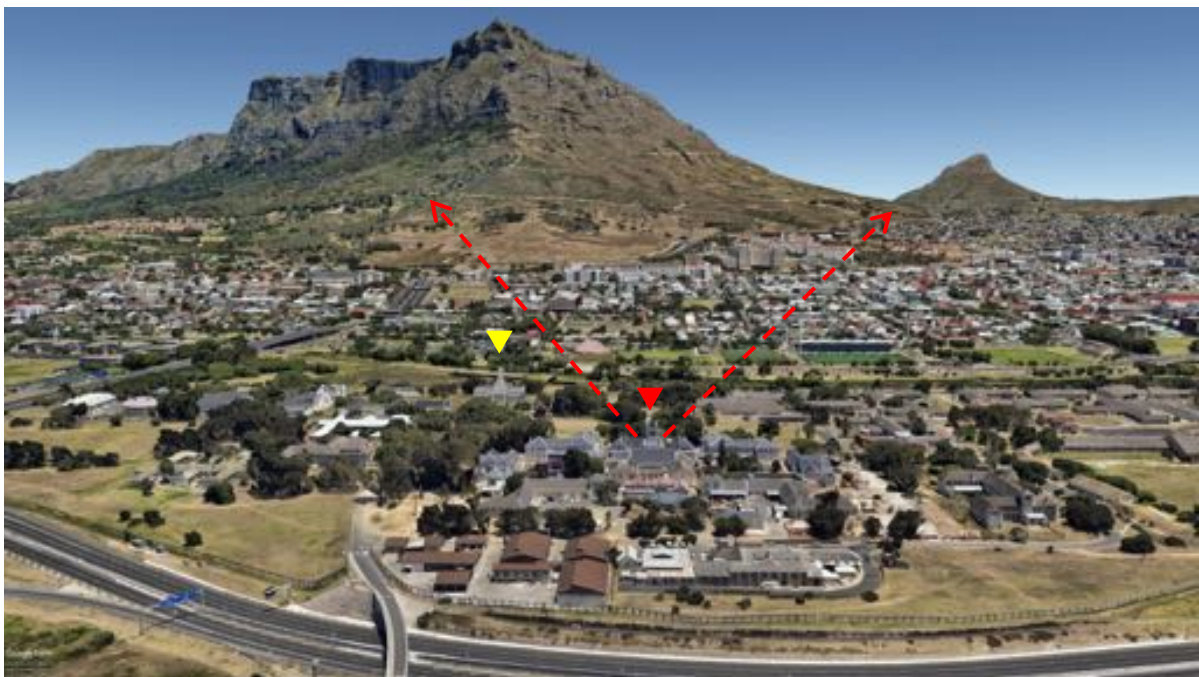


Figure 4.1.3: Birds-eye view of the proposed development in a south-westerly direction towards Devil's Peak and Lion's Head in the background. (Google, 2022)



Figure 4.1.4: Bird’s-eye view of the proposed development in a southerly direction looking towards Rondebosch Common and the southern suburbs. (Google, 2022)

4.2. Visual Sensitivity of Receptors

The below map (Figure 4.2.1) illustrates visually sensitive areas surrounding the proposed development site. These areas include the suburbs of Observatory to the east of the subject site, Mowbray and Rosebank to the south of the subject site, and Oude Molen Village and Pinelands to the west of the subject site. The open space areas of the TRUP are also considered to be visually sensitive. Of the surrounding area, the receptors within these suburbs are considered to be most sensitive to visual impacts as they are predominantly residential areas containing private dwellings and public open spaces with high amenity value.



Figure 4.2.1: Visually sensitive areas

4.3. Viewshed Analysis

Visibility is described in terms of the viewshed areas calculated based on digitized topographical (Lidar) information, which includes for the size, scale and massing of the surrounding buildings, vegetation and urban infrastructure. It should be noted that the viewshed area shows locations from which only a portion of the development area could potentially be visible, i.e., the entire development will not be visible from all the areas shown in the viewshed area, but small portions of the development may be visible.

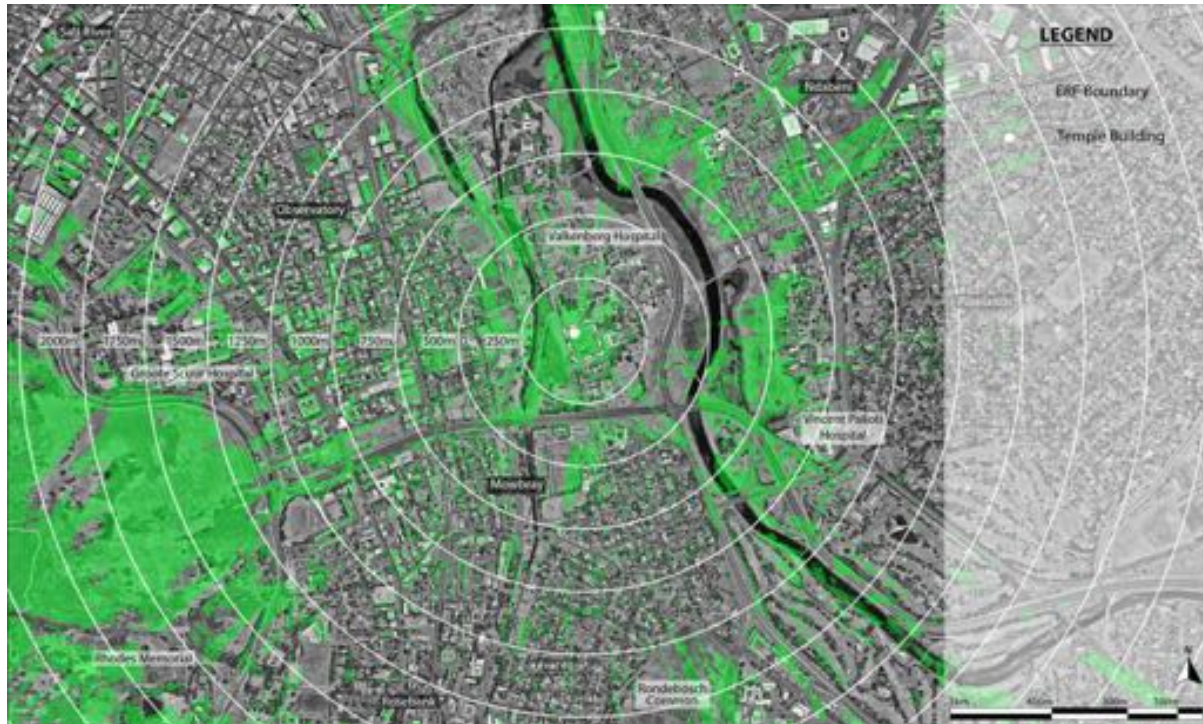


Figure 4.3.1: Viewshed and view shadow areas for the proposed development

The viewshed area (shown in green) indicates areas from which certain components of the proposed development could potentially be visible, while the view shadow area (clear areas) indicates areas from which certain components of the proposed development are unlikely to be visible. The actual visibility of the proposed development from various viewpoints is largely dependent on the presence and positions of screening elements, including vegetation, urban development and infrastructure and the location of the site in the receptor's Field of View (FOV). Visibility decreases exponentially with the apparent decrease in size of the proposed development within the receptor's FOV, and as contextual information increases. The development would therefore be more clearly visible in close proximity and less perceivable at greater distances.

Figure 4.3.1 illustrates that the proposed development will be most visible within a 1250m radius of the site. The proposed development will also be visible from the elevated eastern slopes of Devil's Peak. The proposed development is likely visible from the Observatory HOPZ as well as the areas east of the Black River, and along the Liesbeek River between Voortrekker Road and Settler's Way (N2).

The combination maps (Figure 4.3.2 and Figure 4.3.3) provided below illustrates a comparative analysis of the proposed developments viewshed area (Figure 4.3.1) overlaid on the surrounding heritage resources and the visually sensitive areas. According to the viewshed map, the proposed development is most likely visible from the Lower and Upper Observatory HOPZ, the northern areas of the Mowbray HOPZs, as well as the Oude Molen site. However, due to the height of the proposed development, distance from the site, and existing visual screening elements, the visibility will be limited as seen in Section 4.5.

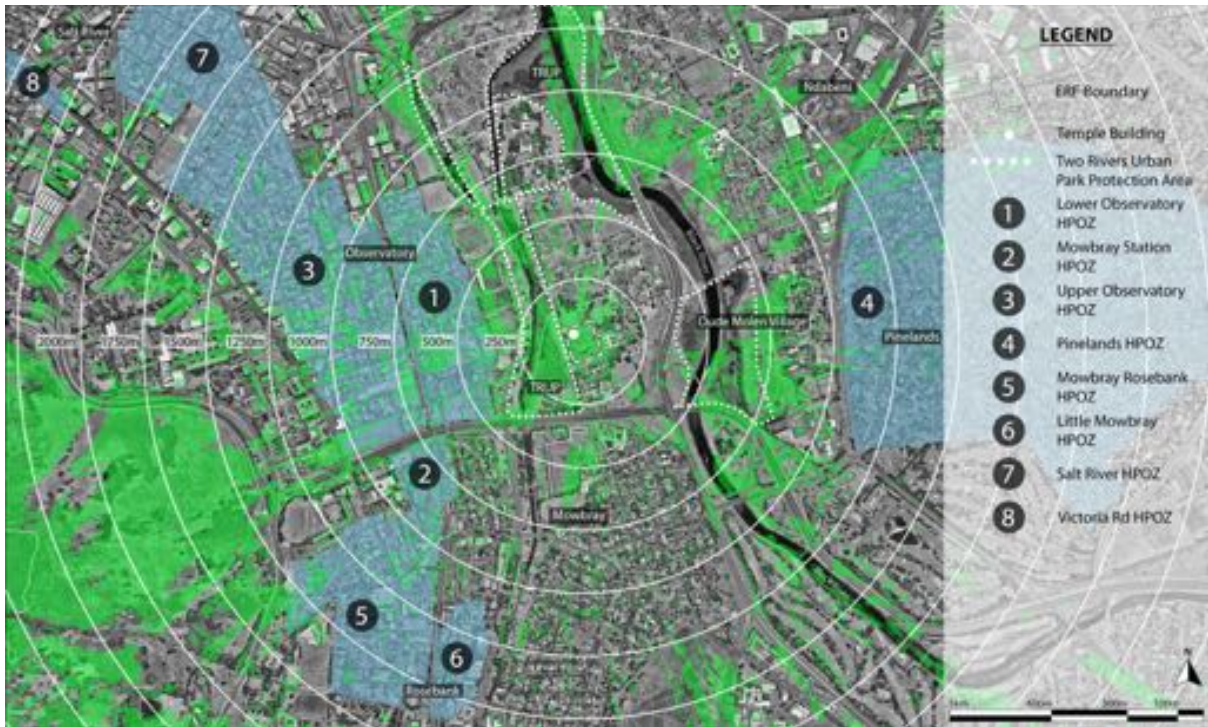


Figure 4.3.2: Combination map of the viewshed and view shadow areas overlaid with the Heritage Protection Overlay Zones (HPOZs) in relation to the site.



Figure 4.3.3: Combination map of the viewshed and view shadow areas overlaid with the Visual Sensitivity Map in relation to the site.

4.4. Visual Assessment Criteria

This Section describes the visual criteria that will inform the impact assessment.

4.4.1 Visibility – Viewshed Area and Zone of Visual Influence

The zone of visual influence is defined as the area which is subject to the direct visual influence of the proposed development. The zone of visual influence will be experienced at different scales by receptors located at various distances from the site. Visibility (viewshed area and zone of visual influence) is defined as follows:

- High visibility - Visible from a large area (E.g.: several square kilometers, >5km radius).
- Moderate visibility - Visible from an intermediate area (E.g.: several hectares, 2.5 – 5 km radius).
- Low visibility - Visible from a small area around the project site (E.g.: <1km radius).

4.4.2 Visual Exposure

This is based on the degree to which the site is visually apparent and the distance from the project to selected viewpoints. Exposure or visual impact tends to diminish exponentially with distance. Visual exposure is defined as follows:

- High exposure – Dominant or clearly noticeable.
- Moderate exposure – Recognizable to the viewer.
- Low exposure – Not particularly noticeable to the viewer.

4.4.3 Visual Absorption Capacity (VAC)

The VAC of a site indicates how much of the project would be visually “absorbed” or “disappear”, into the receiving environment. VAC is defined as follows:

- High VAC – Effective screening by topography and vegetation.
- Moderate VAC – Partial screening by topography and vegetation.
- Low VAC – Little screening by topography or vegetation.

4.4.4 Visual Sensitivity of the Area

The level of visual impact considered acceptable is dependent on where the site is located in the receiving environment and the sensitivity of its location to development. Visual sensitivity can be defined as follows:

- High visual sensitivity – Highly visible and potentially sensitive areas in the landscape.
- Moderate sensitivity – Moderately visible areas in the landscape.
- Low visual sensitivity – Minimally visible areas in the landscape.

4.4.5 Visual Sensitivity of the Receptors

The level of visual impact considered acceptable is dependent on the type of receptors.

- High sensitivity – Residential areas, nature reserves and scenic routes or trails.
- Moderate sensitivity – Sporting or recreational areas, or places of work.
- Low sensitivity – Industrial or degraded areas.

4.4.6 Visual Intrusion

The visual intrusion that could potentially be caused by the proposed project is related to the level of compatibility or congruence of the proposed project with the particular qualities or sense of place of the surrounding areas. Visual intrusion relates to the concept of placing appropriate development typologies within their context to maintain landscape integrity and sense of place and is defined as follows:

- High visual intrusion – Noticeable change or conflicts with the surroundings.
- Moderate visual intrusion – Partially fits into the surroundings, but clearly noticeable.
- Low visual intrusion – Minimal change or blends in well with the surroundings.

4.5. Viewpoints and Photomontages

The viewshed mapping was interrogated through a ground-truthing exercise to determine locations from which the proposed development would be visible to receptors along the major road and access roads, such as the Nelson Mandela Boulevard scenic route, Liesbeek Parkway, and the M5, as well as surrounding publicly accessible locations. Geo-located photographs were captured from various positions to create photomontages of the proposed development from various vantage points. The identified viewpoint locations are illustrated in Figure 4.5.1.

Each viewpoint is illustrated through a series of before and after imagery and described in more detail below (see Figure 4.5.2 to Figure 4.5.23). It should be noted that while the photomontages provide an indication of the existing vistas at the location where the most pronounced visual change would be experienced in the landscape, views taken along the Nelson Mandela Boulevard and Philip Kgosana Drive essentially provide static glimpses of portions of these routes. These glimpses would, in most cases, be experienced as a continuum by receptors, and the visual impacts at certain locations would be experienced momentarily along this continuum.

Eleven viewpoints were identified:

- VP 1 – Looking in a south-easterly direction from the TRUP protected area.
- VP 2 – Looking in an easterly direction from the Liesbeek Parkway parking.
- VP 3 – Looking in a north-easterly direction from Settler’s Way (N2).
- VP 4 – Looking in a south-easterly direction from Liesbeek Parkway.
- VP 5 – Looking in a westerly direction from Settler’s Way (N2).
- VP 6 – Looking in a westerly direction from the open fields adjacent to the Black River.
- VP 7 – Looking in a southerly direction from the Black River Parkway (M5).
- VP 8 – Looking in an easterly direction from the Main Road (M4).
- VP 9 – Looking in a south-easterly direction from Liesbeek Parkway.
- VP 10 – Looking in a north-westerly direction from Rondebosch Common.
- VP 11 – Looking in an easterly direction from Rhodes Memorial.



Figure 4.5.1: Viewpoints towards the proposed project site with distance radii.



Figure 4.5.2: VP 1: Looking in a south-easterly direction from a footpath off the Liesbeek River.

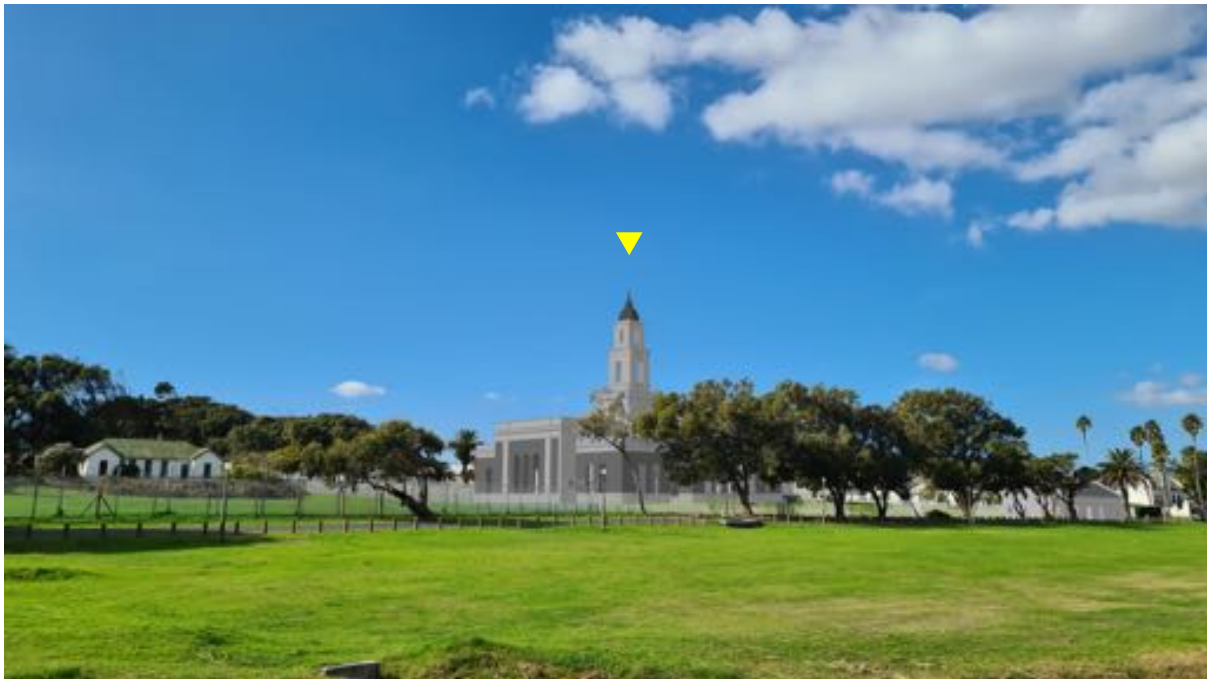


Figure 4.5.3: VP 1 – Photomontage: Looking in a south-easterly direction from a footpath off the Liesbeek River.

Viewpoint 1 (Figure 4.5.2 and Figure 4.5.3) illustrates the visibility of the development when looking in a south-easterly direction towards the site from the open space along the Liesbeek River within a 250m radius from the study site. The Visual Exposure is considered to be high as the proposed development is recognizable to the viewer. The Visual Absorption Capacity (VAC) of the receiving environment is considered **moderate** with partial screening by foreground elements, i.e., vegetation (street trees). As the site is currently vacant, the proposed development will be clearly noticeable to the receptor when it is constructed, resulting in a **high** Visual Exposure (VE). But due to its height of 30m above NGL, it stands tall above the surrounding environment from this vantage point. Thus, the Visual Intrusion (VI) is considered to be **high**.



Figure 4.5.4: VP 2: Looking in an easterly direction from Liesbeek Parkway.



Figure 4.5.5: VP 2 – Photomontage: Looking in an easterly direction from Liesbeek Parkway.

Viewpoint 2 (Figure 4.5.4 and Figure 4.5.5) illustrates the visibility of the development when looking in an easterly direction towards the site from Liesbeek Parkway at 250m away from the site. The Visual Absorption Capacity (VAC) of the receiving environment is considered **moderate** with partial visual screening of foreground elements or vegetation. As a result, the proposed development is clearly visible from this vantage point to the receptor. Therefore, the Visual Exposure (VE) is considered to be **high**, and is clearly noticeable to the viewer. Due to its height, the proposed Temple building stands proud above the existing vegetation and surrounding environment from this vantage point. Thus the Visual Intrusion (VI) is considered to be **high**.



Figure 4.5.6: VP 3: Looking in a north-easterly direction from Settler's Way (N2).



Figure 4.5.7: VP 3 – Looking in a north-easterly direction from Settler's Way (N2).

Viewpoint 3 (Figure 4.5.6 and Figure 4.5.7) illustrates the visibility of the proposed development at a distance of approximately 500m when looking in a north-easterly direction towards the site from Settler's Way (N2). From this vantage point, it is apparent that the proposed Temple spire stands taller than the Valkenberg tower. The Visual Absorption Capacity (VAC) of the receiving environment is considered **moderate** with the proposed development being partially visible from this vantage point as it is screened from view by existing foreground elements (vegetation). The Visual Exposure (VE) is considered to be **moderate**, and recognizable to the viewer. But due to its height, the proposed Temple building rises above the surrounding environment from this vantage point. The Visual Intrusion (VI) is considered to be **high**, as there is a noticeable change in the skyline with the spire protruding higher than the Valkenberg tower. The viewshed map overlaps with the N2 for approximately 300m; therefore, receptors traversing along the route at the maximum speed of 80km/h, the visual effect of the proposed Temple building will be experienced for approximately 14 seconds. This portion of the N2 also forms part of the Nelson Mandela Boulevard scenic route, however, views towards to mountain remain unaffected.



Figure 4.5.8: VP 4: Looking in a south-easterly direction from Liesbeek Parkway.



Figure 4.5.9: VP 4 – Photomontage: Looking in a south-easterly direction from Liesbeek Parkway.

Viewpoint 4 (Figure 4.5.8 and Figure 4.5.9) illustrates the visibility of the proposed development at a distance of approximately 750m when looking in a south-easterly direction towards the site from Liesbeek Parkway. The Visual Absorption Capacity (VAC) of the receiving environment is considered **moderate** with the proposed development being partially visible from this vantage point as it is screened from view by existing foreground elements (vegetation). The Visual Exposure (VE) is considered to be **moderate**, as the proposed Temple spire protrudes above the existing vegetation and is recognizable to the viewer. Thus the Visual Intrusion (VI) is considered to be **moderate**, as it partially fits into the surrounding, but is clearly noticeable.



Figure 4.5.10: VP 5: Looking in a westerly direction from Settler's Way (N2).



Figure 4.5.11: VP 5 – Photomontage: Looking in a westerly direction from Settler's Way (N2).

Viewpoint 5 (Figure 4.5.10 and Figure 4.5.11) illustrates the visibility of the proposed development at a distance of approximately 750m when looking in a westerly direction towards the site from Settler's Way (N2) travelling into the CBD. The Visual Absorption Capacity (VAC) of the receiving environment is considered **high** with the proposed development not being clearly from this vantage point as it is screened from view by existing foreground elements and the distance from the site. The Visual Exposure (VE) is considered to be **low**, and not particularly noticeable to the viewer. Thus, the Visual Intrusion (VI) is considered to be **low**, and there will be minimal change to the skyline.



Figure 4.5.12: VP 6: Looking in a westerly direction from the open fields that form part of the TRUP adjacent to the Black River.

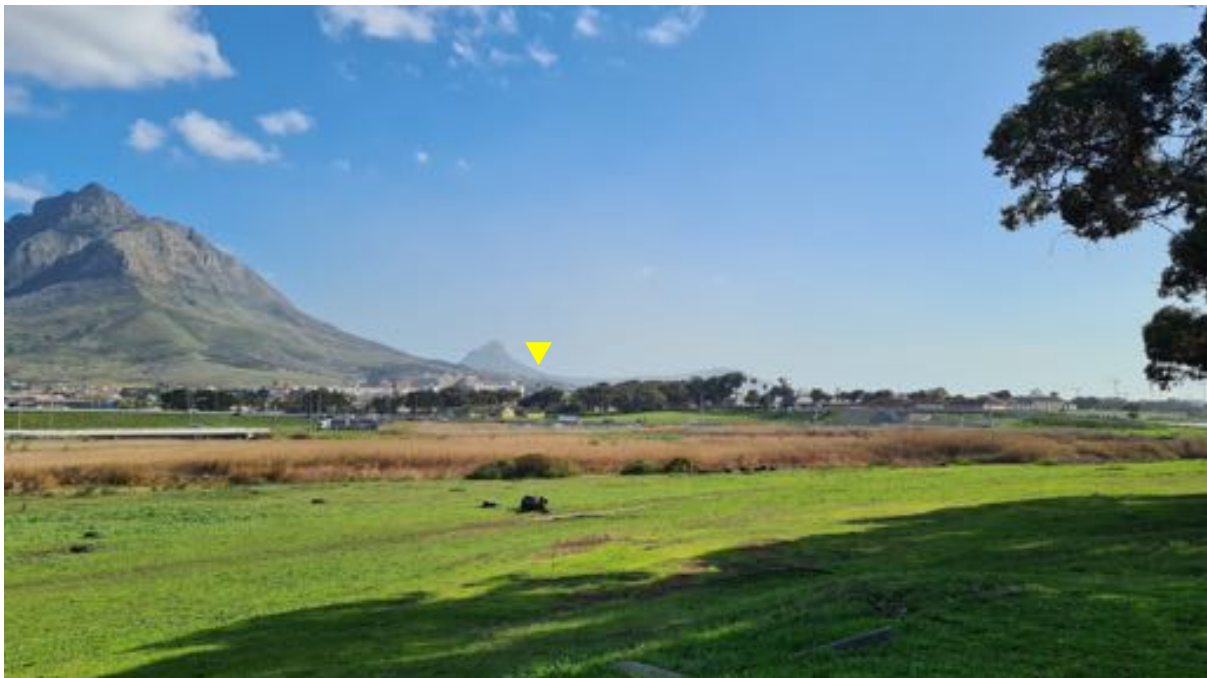


Figure 4.5.13: VP 6 – Photomontage: Looking in a westerly direction from the open fields that form part of the TRUP adjacent to the Black River.

Viewpoint 6 (Figure 4.5.12 and Figure 4.5.13) illustrates the visibility of the proposed development at a distance of approximately 750m when looking in a westerly direction towards the site from the open fields adjacent to the Black River. The area in the foreground forms part of TRUP, and Devil's Peak forms the visual anchor from this vista with Lion's Head and the top of Signal Hill in the background. This vantage point is important as the proposed development falls within the view cone from Oude Molen towards the mountain (Figure 3.3.5). The Visual Absorption Capacity (VAC) of the receiving environment is considered **high** with the proposed development not being clearly visible from this vantage point as it is screened from view by existing foreground elements such as vegetation. As a result, the proposed development is small within the receptors FoV resulting in an expected **low** visual exposure and **low** visual intrusion from this viewpoint with the proposed Temple building not being particularly noticeable to the receptor. The proposed Temple building also does not protrude onto the view of the mountains.



Figure 4.5.14: VP 7: Looking in a southerly direction from the Black River Parkway (M5).



Figure 4.5.15: VP 7 – Photomontage: Looking in a southerly direction from the Black River Parkway (M5).

Viewpoint 7 (Figure 4.5.14 and Figure 4.5.15) illustrates the visibility of the proposed development at a distance of approximately 750m when looking in a southerly direction towards the site from Black River Parkway (M5). The Visual Absorption Capacity (VAC) of the receiving environment is considered **high** with the proposed development not being clearly visible from this vantage point as it is screened from view by existing foreground elements such as vegetation and other building structures. As a result, the proposed development is small within the receptors FoV resulting in an expected **low** Visual Exposure (VE) and **low** Visual Intrusion (VI) from this viewpoint with the development not being particularly noticeable to the receptor, and blends well with the surrounding buildings.



Figure 4.5.16: VP 8: Looking in an easterly direction from the Main Road (M4).



Figure 4.5.17: VP 8 – Photomontage: Looking in an easterly direction from the Main Road (M4).

Viewpoint 8 (Figure 4.5.16 and Figure 4.5.17) illustrates the visibility of the proposed development at a distance of approximately 1000m when looking in an easterly direction towards the site from Main Road (M4). The Visual Absorption Capacity (VAC) of the receiving environment is considered **high** with the proposed development not being clearly visible from this vantage point as it is screened from view by existing foreground elements such as vegetation and other building structures. As a result, the proposed development is small within the receptors FoV resulting in an expected **low** Visual Exposure (VE) and **low** Visual Intrusion (VI) from this viewpoint with the development not being particularly noticeable to the receptor.



Figure 4.5.18: VP 9: Looking in a south-easterly direction from Liesbeek Parkway.



Figure 4.5.19: VP 9 – Photomontage: Looking in a south-easterly direction from Liesbeek Parkway.

Viewpoint 9 (Figure 4.5.18 and Figure 4.5.19) illustrates the visibility of the proposed development at a distance of approximately 1250m when looking in a south-easterly direction towards the site from Liesbeek Parkway. The Visual Absorption Capacity (VAC) of the receiving environment is considered **high** with the proposed development not being clearly visible from this vantage point due to the distance away, as well as being screened from view by existing foreground elements such as vegetation and other building structures. As a result, the proposed development is small within the receptors FoV resulting in an expected **low** Visual Exposure (VE) and **low** Visual Intrusion (VI) from this viewpoint as there will be minimal change to the skyline.



Figure 4.5.20: VP 10: Looking in a north-westerly direction from Rondebosch Common.



Figure 4.5.21: VP 10 – Photomontage: Looking in a north-westerly direction from Rondebosch Common.

Viewpoint 10 (Figure 4.5.22 and Figure 4.5.23) illustrates the visibility of the proposed development at a distance of approximately 1500m when looking in a north-westerly direction towards the site from Rondebosch Common. The Visual Absorption Capacity (VAC) of the receiving environment is considered **high** with the proposed development not being clearly visible from this vantage point as it is screened from view by existing foreground elements such as vegetation and other building structures. As a result, the proposed development is small within the receptors FoV resulting in an expected **low** Visual Exposure (VE) and **low** Visual Intrusion (VI) from this viewpoint with the development not being particularly noticeable to the receptor.



Figure 4.5.22: VP 11: Looking in an easterly direction from Rhodes Memorial.



Figure 4.5.23: VP 11 – Photomontage: Looking in an easterly direction from Rhodes Memorial.

Viewpoint 11 (Figure 4.5.22 and Figure 4.5.23) illustrates the visibility of the proposed development at a distance of approximately 2250m when looking in a easterly direction towards the site from Rhodes Memorial. Sweeping views of the entire TRUP and beyond is experienced from this vista. The Visual Absorption Capacity (VAC) of the receiving environment is considered **high** with the proposed development not being clearly visible from this vantage point as it is screened from view by existing foreground elements such as vegetation and other building structures. As a result, the proposed development is small within the receptors FoV resulting in an expected **low** Visual Exposure (VE) and **low** Visual Intrusion (VI) from this viewpoint with the development not being particularly noticeable to the receptor.

4.6. Visual Mitigation Measures

Visual impacts are experienced during two phases of the proposed projects life-cycle. Construction impacts are expected to occur over a shorter time period, and operational impacts are expected to be long term. Construction impacts are sudden, and usually have a noticeably negative visual impact.

Operational visual impacts are initially noticeable, but normally recede over time as the development becomes more integrated within its context.

As a result, mitigation measures are divided into mitigation that applies during the construction phase and the operational phase of the approved development. Mitigation measures that impact on the operational phase may need to be implemented during the design phase to ensure that they are affected during the operational phase.

4.6.1 Planning Phase Mitigation Measures

- Locate the proposed Temple building on lowest slopes of the property to reduce visibility.
- Roof and spire height kept to minimum within functional facility requirements.
- Introduce visual screening through strategic screening vegetation and low, landscaped berms.
- Given the sensitive nature of the receiving environment, screening using large trees, where appropriate, should be included to ensure that the development is screened from view as far as possible.
- Large retaining structures should be stepped and designed to be integrated with natural vegetation and planting.
- Building forms and volumetric/elevational components articulated to avoid a monolithic form and flat facades.
- Retain existing vegetation as far as possible and do not damage or destroy vegetation on adjacent properties. Trees to be protected in accordance with a tree survey and tree management plan.
- Retain the existing Eucalyptus trees along the western boundary of the site (Liesbeek Avenue) as visual screening elements.
- Ensure that a landscape master plan is prepared by a SACLAP registered professional landscape architect and implemented during construction. The landscape master plan must include visual screening that offsets the visual impact of the proposed built forms and establishes a green network of indigenous vegetation at the site.

4.6.2 Construction Phase Impacts

The construction site and facilities would be more visible in close proximity to the site as compared to distances further away. Visual scarring of the landscape during construction could potentially be experienced at greater distances without appropriate mitigation.

Construction impacts will be limited to the construction phase and will largely be experienced within the local area prior to the implementation of mitigation measures. With the implementation of mitigation, the extent and magnitude of the construction phase impacts can be reduced.

Construction phase impacts would be noticeable to surrounding receptors and are expected to have a 'Medium' magnitude without the implementation of mitigation. With the implementation of mitigation, this can be reduced to a Low level.

4.6.3 Construction Phase Mitigation Measures

- Store and keep excavation machinery and trucks out of sight of surrounding areas as far as possible.
- Ensure that excavation machinery and trucks entering and leaving the construction area do not leave any rubble, sand, rock, branches or other unwanted material on roads linking to the area.
- Where required, use appropriate hoarding and materials that blends into the surrounding vegetation. Ensure that construction hoarding is dark in colour and free of excessive branding.
- Ensure that the construction area is kept neat and clean. Collect and dispose of litter appropriately to prevent any potential wind-blown litter on or off the site (ecological protection zones to be protected).
- Ensure that site clearing is delayed as long as possible prior to construction in any particular area. Limit site clearing to within the minimum footprint required for construction.
- Control erosion immediately to prevent visual scarring of the landscape.
- Control dust using the appropriate dust suppression techniques.
- Rehabilitate eroded/denuded areas as soon as possible following construction in any particular area.
- Protect existing vegetation in all areas that do not fall directly into the construction footprint.
- Prohibit excessive signage outside the construction camp.

4.6.4 Operational Phase Impacts

Potential visual impacts during the operational phase relate to a number of factors that must be taken into consideration during the design phase:

- Protection of any of the site's special features that is conservation worthy):
 - Possible archaeological remains, if any (Grade IIIA) (VHC, 2022: 37),
 - Existing Ficus microcarpa and Quercus robur trees,
 - Existing Eucalyptus trees along the site boundary on Liesbeek Avenue;
- Acknowledgement of the site's contextual environment;
- Detailed design of proposed built forms;
- Detailed design of fencing, walls, signage and lighting; and
- Visual screening provided by vegetation included in the landscape master plan.

Detailed design resolution combined with the overall visibility of the project and the compatibility of the project with its context will influence the overall visual impact of the proposed project during the operation phase.

Visual intrusion on local residents such a Valkenberg Hospital and Protea Hotel is expected to be most pronounced, due to the proximity of the proposed development within these observers' FOV. The proposed development would be visible from Devil's Peak at distances of up to 1.5km. If inappropriate reflective materials and colours are selected, it is possible that the development may cause excessive visual intrusion onto the landscape which would impact negatively on the sense of place experienced from Devil's Peak and Rhodes Memorial. This would need to be carefully controlled and mitigated to ensure that visual impacts are reduced.

As the development is located at the boundary of the edge of urban development, it is possible that lighting at night could be visually intrusive. It is therefore important that the relevant mitigation measures are taken into consideration to ensure that this is avoided. As a lighting plan for the proposed development has not yet been developed, the findings of this report may need to be amended. On completion of a lighting and signage plan, a full Illumination Analysis can be conducted as part of the Visual Impact Assessment. Appropriate illumination of the proposed development and/or site will require careful consideration and mitigation given the sensitive nature of the surround receiving environment.

4.6.5 Operational Phase Mitigation Measures

- Use exterior colours that have low reflectivity value and blend with the surroundings and the contextual character of the site/surrounding area.
- Make use of natural, contextually appropriate materials.
- Keep reflective surfaces to a minimum or ensure that these areas are shaded by roof overhangs, where possible.
- Ensure that non-reflective; colour appropriate paving surfaces are used as far as possible.
- Large retaining structures should be stepped and designed to be integrated with natural vegetation and planting. Given the sensitive nature of the receiving environment, screening using large trees, where appropriate, should be included to ensure that the development is screened from view as far as possible.
- Ensure that the proposed boundary fencing is permeable and softened with planting to provide visual screening. Use appropriate colours that are visually recessive.
- Make allowance for on-going landscape maintenance to allow site vegetation to mature sufficiently to allow the environment to achieve maximum VAC.
- Site clearing must be carefully controlled to minimize potential damage and/or erosion and all areas that are disturbed must be repaired and rehabilitated.
- Retain the existing Eucalyptus trees along the western boundary of the site (Liesbeek Avenue) as visual screening elements.
- All areas disturbed on and off-site during construction activities must be rehabilitated using appropriate vegetation.
- Ensure that low level, unobtrusive and contextually appropriate signage is used. All signage (including lighting requirements) should be compliant with the recommendations stipulated within the South African Manual for Outdoor Advertising Control (SAMOAC).

4.6.6 Illumination Mitigation Measures

The proposed development is situated within a sensitive heritage protection area, and night-time illumination may have an impact on the heritage resources, public open spaces/amenity spaces, and surrounding residential areas. At the time of the compilation of this report, only a conceptual lighting layout with indicative positions of different lighting types was provided. Therefore an illumination analysis was not conducted, but the intention of the lighting for the proposed development is provided below with examples of rendered images of other Temples that are being constructed elsewhere. Once finalized lighting plans with full lighting specifications are provided, this report will need to be revised to incorporate the associated visual impacts of the proposed lighting.

The principles of a 'dark sky' philosophy are to be employed to limit the amount of light pollution and energy wastage. Broad level lighting mitigation measures are recommended below:

- Under no circumstances should naked light sources be visible.
- Colour of the illumination should be carefully considered. Neon lights are prohibited.
- Lighting must be low energy and must be shielded down lighting to minimize light impacts and night and light spillage into the surrounding heritage protection areas and public open spaces.
- Spot lights and flood lights around the proposed Temple structure should be limited to a minimum number.
- Outdoor lighting fixtures and luminaires should be carefully selected to minimize light spillage and positioned/angled to avoid undesirable 'sky-glow'. Light sources should be automated, shielded and directed directly into the site but never directed upwards into the sky/open air.
- The duration of the illumination must take into consideration of the surrounding residential areas, as well as the residents of Valkenberg Hospital, and patrons of the Protea Hotel. Floodlights must be turned off at an appropriate hour.
- All signage lighting must be in compliance with the recommendations stipulated within the South African Manual for Outdoor Advertising Control (SAMOAC), as well as the CoCT Policy Framework for Outdoor Advertising and Signage in Cape Town.

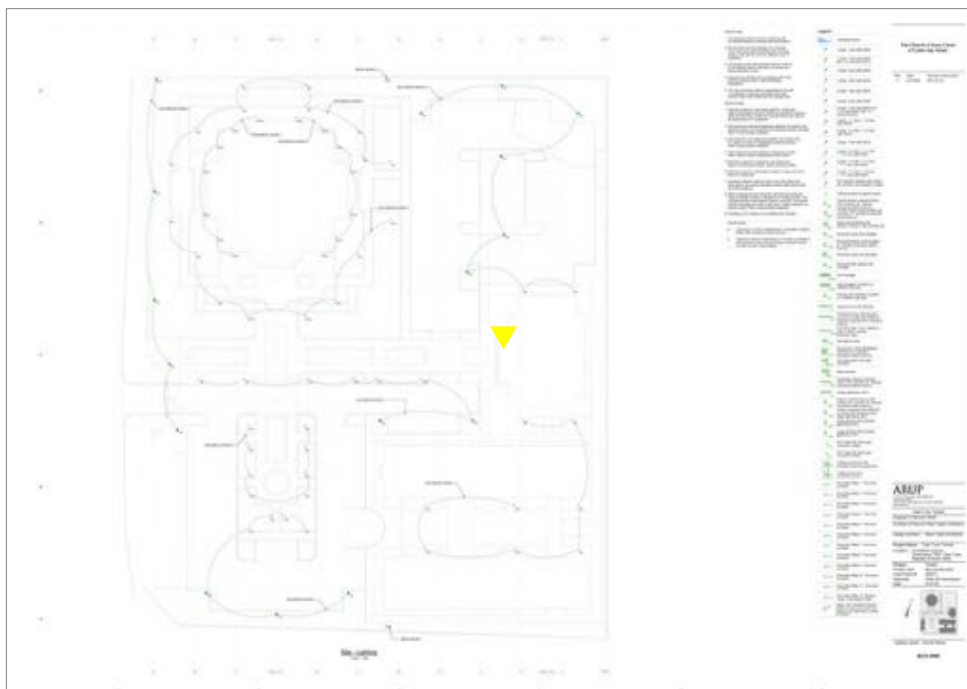


Figure 4.6.1: Conceptual Lighting Plan indicating positions of lighting types

Source: Arup, 2022



Figure 4.6.2: Example of proposed lighting at pathways.

Source: Paton Taylor Architects



Figure 4.6.3: Example 1 of proposed lighting for Temple

Source: Paton Taylor Architects



Figure 4.6.4: Example 2 of proposed lighting for Temple
Source: Paton Taylor Architects



Figure 4.6.5: Example 3 of proposed lighting for Temple
Source: Paton Taylor Architects

5. FINDINGS AND RECOMMENDATIONS

This Visual Impact Assessment describes the potential visual impacts associated with the proposed Cape Town Temple development at Erf 160695, in Observatory, Cape Town. The subject site is broadly bound between two rivers that are the Liesbeek River to the west and the Black River to the east. The site is also flanked by major road networks that connect the site to the CBD, i.e., Liesbeek Parkway (M57) running parallel to the Liesbeek River to the west, and Black River Parkway (M5) running parallel to the Black River on the east. In the south is Settler's Way (N2), which forms part of the Nelson Mandela Boulevard scenic route. The subject site falls within the TRUP which possesses high cultural, spiritual, social, historical and archaeological value.

The TRUP precinct is a topographically unique area surrounded by urban development and at the same time defined by riverine settings and hill crests, with significant views towards Devil's Peak. Recreational spaces are located on the western periphery and adjacent to the historical residential areas of Observatory and Salt River. This unique location grounds the institutional landscape into a park-like setting.

The site is placed within a riverine landscape with a prevailing topographical quality of shallow hills and crests, extending towards the river corridors and wetlands. The presence of the riverine system, with its strong linear spatial qualities and the openness and visual accessibility of parts of the TRUP precinct, provides a strong sense of visual relief in an urbanized landscape. Its dominant character of hilly crests and valley systems extending towards to lower slopes of Devil's Peak contributes to a strong sense of place.

The visual sensitivity of the receptors is considered to be high as it is located in close proximity to multiple residential areas and are HPOZ's, the open spaces/recreational spaces associated with the TRUP precinct, and nearby important scenic routes. Visual intrusion on local residents such as Valkenberg Hospital and Protea Hotel is expected to be most pronounced, due to the proximity of the proposed development within these observers' FOV. The proposed development would be visible from Devil's Peak at distances of up to 1.5km.

Visual links and sight lines from the Valkenberg main admin building (tower) to the Liesbeek River and Devil's remain uninterrupted. However, the scale and massing of the proposed Temple building is larger and taller than the Valkenberg tower. This may result in the Temple building dominating over the Valkenberg Tower and competing with the heritage structures in the landscape.

It is argued in Vidememoria's HIA report that while the subject site lies within an area of heritage significance, the fact that the site is currently under private ownership makes it overly-idealistic to attempt to preserve the rural, park-like quality. It is a delicate balancing act between preservation and heritage management. From a heritage management perspective, a preservationist stance and an implicit "no-go" is considered to be inappropriate for this site (2022:35). From a visual impact point perspective, the anticipated visual impacts associated with the proposed development can be effectively managed with the implementation of the recommended mitigation measures, and Vidememoria's view that the project should not be considered as a "no-go" is supported.

The proposed development is a religious institution that promotes the spiritual wellbeing of individuals, although not a medical institution, it serves the same purpose of healing and wellbeing. It may add another layer to the cultural significance of the TRUP precinct in time.

In summary, the anticipated visual impact of the proposed development is likely to be of **medium to high** significance without mitigation, with the most pronounced impacts within 250m from the site, pertaining to the potential visual impact on the heritage resources of the Valkenberg tower, Valkenberg opstal and TRUP as well as altering the park-like setting of the institutional landscape. Without mitigation, the extent of the visual impact is considered to be local, limited to the immediate surroundings, and the duration of the visual impact is expected to be long term.

The most prominent visual impacts are illustrated in the photomontages of Viewpoints 1 to 3 (Figure 4.5.3, Figure 4.5.5, Figure 4.5.7). Recommended mitigation measures for these particular viewpoints inclusive of those provided in Section 4.6 include the following:

- Retain the existing Eucalyptus trees along the western boundary of the site (Liesbeek Avenue) as visual screening elements,
- Introduce additional visual screening vegetation such as trees and large shrubs to screen the proposed development along the site boundary,
- Locate the proposed Temple building on lowest slopes of the property to reduce visibility,
- Roof and spire height of the proposed Temple building to be kept to a minimum within functional facility requirements,
- Locate certain spaces of the Temple Building to below ground level to reduce its overall height.

With mitigation measures applied, the anticipated visual impacts of the proposed development can be reduced to a low impact and ensuring the proposed Temple building does not visually compete with significant heritage resources such as the Valkenberg tower.

6. CONTRIBUTORS

Amy Feng, MLArch (UCT) 2007, BAS (UCT) 2005, completed her Bachelor of Architectural Studies (BAS) degree at the University of Cape Town in 2005. She studied architectural theory and design, creating buildings with creative and functional interior spaces. In 2007, she obtained her Master of Landscape Architecture degree at UCT, expanding her knowledge in the field of landscape design where her studies focused on the design of outdoor spaces with an ecological approach. Having trained in both disciplines, her expertise lies in landscape architecture, spatial design and architectural and technical detailing.

Luke Coughlan, #20380 (SACLAP), MLArch (UCT) 2018, BDes, graduated from UCT's Master of Landscape Architecture Programme in 2018. His thesis project investigated the prioritisation of pedestrian public space through the reversal of modernist planning practices within Cape Town's CBD. His concept revolved around a reaction to the stark, harsh nature of modernism by using natural systems found on-site as inspiration for the design language that ultimately informed the practical aspects of the intervention. Luke has extensive experience in technical architectural and landscape modelling and 3D visualization for VIA purposes and has worked on a number of VIAs in the Western Cape context.

7. DECLARATION OF THE SPECIALIST

I, as the appointed Specialist hereby declare/affirm the correctness of the information provided or to be provided as part of the application, and that:

- In terms of the general requirement to be independent:
 - other than fair remuneration for work performed in terms of this application, have no business, financial, personal or other interest in the development proposal or application and that there are no circumstances that may compromise my objectivity; or
 - am not independent, but another specialist (the “Review Specialist”) that meets the general requirements set out in Regulation 13 of the NEMA EIA Regulations has been appointed to review my work (Note: a declaration by the review specialist must be submitted);
- In terms of the remainder of the general requirements for a specialist, have throughout this EIA process met all of the requirements;
- I have disclosed to the applicant, the EAP, the Review EAP (if applicable), the Department and I&APs all material information that has or may have the potential to influence the decision of the Department or the objectivity of any Report, plan or document prepared or to be prepared as part of the application; and
- I am aware that a false declaration is an offence in terms of Regulation 48 of the EIA Regulations.

Signature of the EAP:

Date:

Name of company (if applicable)

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9. VIA REVIEW LETTER



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TO: Square One Landscape Architects
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Att: Amy Feng

Date: 12 July 2022

RE VIA Review: Cape Town Temple, Erf 160695, Observatory, CT

To whom it may concern,

We have reviewed the visual impact assessment listed above, dated 2022.07.07, and concur with the findings and recommendations proposed.

Yours faithfully



Antoinette de Beer (née Raimond)
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