

BACKGROUND INFORMATION DOCUMENT

PUBLIC PARTICIPATION PROCESS IN TERMS OF THE NATIONAL HERITAGE RESOURCES ACT (NHRA), ACT 25 OF 1999: DEVELOPMENT ON 80 LIESBEECK WAY (ZONING CERTIFICATE)/ 2 LIESBEECK AVENUE (GOOGLE EARTH), ERF 160695, CAPE TOWN.

APRIL 2022



Source: ARUP, 2020

THE PURPOSE OF THIS DOCUMENT

A public participation process is being undertaken to support a Heritage Impact Assessment (HIA) for a proposed development in Observatory, Cape Town.

The intention of this Background Information Document (BID) is to **provide background information** about the proposed project and provide an opportunity for you as an Interested and Affected Party to raise any issues or comments.

WHAT IS THIS PROPOSED PROJECT ABOUT?

The proposal is to **construct a temple** for the Church of the Jesus Christ of Latter-Day Saints. The temple is intended for daily use by small groups of worshippers. In addition to the temple building, it is proposed to also construct an **administrative unit and a utility building**.

The existing mission office and a smaller structure are to be assessed through the HIA for demolition within redevelopment of the site.

WHERE IS THE PROPOSED LOCATION OF THIS PROJECT?

The proposed temple and associated buildings are located on **Erf 160695** in Observatory, Cape Town. As shown in **Figure 1**, the site is bounded by Liesbeek Avenue to the west, the remainder of Erf 26439 to the north, Valkenburg Hospital Road to the east, and the Valkenburg Manor opstal (Protea Hotel Mowbray, standing on Erven 118877 and 148700) to the south. The Liesbeek River runs to the west of the site whilst the Black River runs to the east of the site.

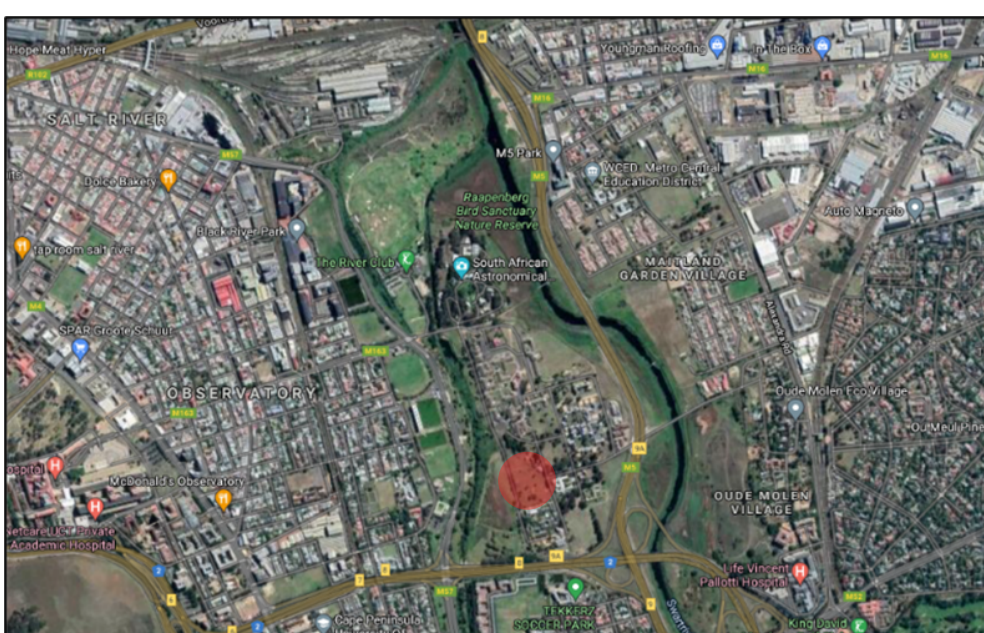


Figure 1. Locality map of proposed site. Site boundaries are demarcated in Blue (Google Earth, 2021)

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

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

WHAT IS THE LEGAL PROCESS THAT IS REQUIRED?

Heritage Western Cape (HWC) requires that the application be subjected to a public participation process as the proposed project triggers Section 38 of the NHRA (Act 25 of 1999). As such comment is requested from the relevant registered conservation bodies and the relevant municipality. In addition, comment will be requested from the South African Heritage Resources Agency (SAHRA) and this background information document will be circulated to Interested and Affected Parties in the Liesbeek / Observatory area.

Chand Environmental Consultants have been appointed by The Church of Jesus Christ of Latter-day Saints to assist in conducting the required public participation process.

Anticipated Timeline

The draft **Phase 1** Heritage Impact Assessment, as well as all supporting documentation will be made available for a commenting period that will commence **22 April 2022** and conclude at close of business on **23 May 2022**. Submissions received will be included within the interim report for submission to the heritage authorities.

The assessment of the impact on heritage resources will be the subject of the **Phase 2** Impact Assessment. Further to feedback regarding the Phase 1 HIA and the assessment of impacts of proposed intervention, Interested and Affected Parties will be afforded a further **30-day commenting period**. Submissions received during the second commenting period will be included within the final report for submission to the heritage authorities.

WHO ARE THE KEY ROLEPLAYERS?

The Applicant: The Church of Jesus Christ of Latter-day Saints

The Church of Jesus Christ of Latter-day Saints is a worldwide faith of over 16 million members. The Church has over 30 000 congregations in more than 160 countries and territories.

The Authority: Heritage Western Cape

Heritage Western Cape is a provincial heritage resources authority. Their role will be to review the application made by The Church of Jesus Christ of Latter-day Saints and make a decision on whether or not to grant permission for this proposed project.

The Project Team has been assembled to guide The Church of Jesus Christ of Latter-day Saints in the statutory processes to establish a temple and associated structures on the proposed site.

Quahnita Samie (vidamemoria)	Heritage Consultant
Square One Landscape Architects	Visual Impact Assessment, Tree Survey and Landscape Plan
Kathy Dumbrell	Specialist Heritage Input and Design Informants
Cape Town Property Histories	Historical Background
Katie Smuts	Archaeological Input and Assessment
Dr. J. Pether	Paleontological Input
Chand Environmental Consultants	Public Participation Facilitator

WHAT ARE THE KEY HERITAGE INDICATORS?

The Heritage indicators identified by the heritage team will guide the design of the temple. The following indicators are relevant:

Layers of Development on the Site

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

The Relationship between Erf 160695 and its Nearest Neighbours

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

The Hierarchy of Built Form set up by the Main Building of the Valkenberg hospital

The historic core of the Valkenberg hospital (built 1907) has an iconic main building which has landmark and iconic significance. The proposal needs to consider this from a visual perspective.

Views from the River and Views from the Hospital Historic Core

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

The Site as a Remnant of the Rural Character of the Hospital and Werf

The openness and greenness of the space is a remnant of the rural character of the area. Given the context of the site in an urban setting and the development rights, this rural character is no longer guaranteed. As an indicator, it should be used to inform ways in which to visually integrate the development with a sense of green space.

Memory and Space

An institutional landscape, as well as a landscape used in pre-colonial times by indigenous people in their transhumance patterns will have memory linked to the spaces. In the case of pre-colonial history, this is entirely intangible, which poses challenges in how to present them or use this as a design informant. As the pre-colonial period in the area's history may not have tangible heritage resources linked to it on the site, some interpretation or marking of this layer in the site's history would be appropriate.

WHAT ARE THE DESIGN INFORMANTS?

With the above heritage indicators in mind, the design team will ensure to incorporate the following design informants:

- **Conserving the layers of development on the site;**
- **Encouraging the memory, space and intangibles associated with the site; and**
- **Promoting the hierarchy of the built form through the use of landmark elements, height, scale, massing and the density of development.**

HOW DO I GET INVOLVED?

Should you, or your organisation wish to provide comment on this BID and/or the application, please do so before **23 May 2022**. There is a comment sheet accompanying this BID. The Heritage Impact Assessment is available for download on <https://www.chand.co.za/projects-under-review-2022/>.

The following contact details on the overleaf can be used to provide your comment and/or if you wish to register another party onto our database:

MICHELLE LEE
CHAND ENVIRONMENTAL CONSULTANTS
PO BOX 238, PLUMSTEAD, CAPE TOWN, 7801
TEL: (021) 762 3050
FAX: 086 665 7430
EMAIL: INFO@CHAND.CO.ZA

Please feel free to distribute this BID to other parties who may have an interest in this proposal.

Please note that within the context of this Public Participation, supporting the HIA process, only heritage related comments will be considered.

SAHRIS

MyDashboard Explore Create Calendar Maps Help

Heritage Cases *Proposed Temple on Erf 160695 Observatory* has been created.

Heritage Cases

Proposed Temple on Erf 160695 Observatory

CaseHeader

LocationInfo

Admin

ProposalDescription:

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

Expanded_Motivation:

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.

See report for full client motivation

ApplicationDate: Saturday, April 23, 2022 - 18:28

CaseID: 18431

Applicants: [Quahnita Samie](#)

Consultants/Experts: [Quahnita Samie](#)

OtherReferences:

Heritage Reports: [HIA Erf 160695 Observatory](#)

ReferenceList:

[Back to Top](#)

 Chat (0)

NOTICE OF A PUBLIC PARTICIPATION PROCESS IN TERMS OF THE NATIONAL HERITAGE RESOURCES ACT,ERF 160695, CAPE TOWN, 80 Liesbee...

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NOTICE OF A PUBLIC PARTICIPATION PROCESS IN TERMS OF THE NATIONAL HERITAGE RESOURCES ACT,ERF 16...

Info
 To Info
 Bcc secretary@rmcivic.org.za; obsnw@googlegroups.com; ah@obs.org.za; chair@obs.org.za; leslie.london@uct.ac.za; rampac@rmcivic.org.za; buildings@saltriver.org.za; marcturok@gmail.com; communications@rmcivic.org.za; tracy@hharchitects.biz; bmwasinga@sahra.org.za; Maurietta.Stewart@capetown.gov.za

Letter to email Liesbeek April 2022.pdf 314 KB
 BID for 2 Liesbeek Avenue_April2022_Final.pdf 3 MB

Dear Sir / Madam

Notice is hereby given that an application in terms of Section 27 of the National Heritage Resources Act will be submitted to Heritage Western Cape regarding the following property:

ERF 160695, CAPE TOWN LOCAL/ DISTRICT MUNICIPALITY: City of Cape Town Municipality STREET ADDRESS: 80 Liesbeek Way (in terms of the Zoning Scheme)/2 Liesbeek Avenue (Google Maps).

Please see attached notification letter for further information as well as the Background Information Document (BID).

Please also see the HIA by downloading it using this link <https://we.tl/t-kt4iERxuj9>

Kind regards,
 Laila Senaturo (Administrator)
Chand Environmental Consultants
 P O Box 238
 Plumstead
 7601
 Tel: (021) 762 3050

Windows taskbar: 13:53

NOTICE OF A PUBLIC PARTICIPATION PROCESS IN TERMS OF THE NATIONAL HERITAGE RESOURCES ACT,ERF 160695, CAPE TOWN, 80 Liesbee...

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NOTICE OF A PUBLIC PARTICIPATION PROCESS IN TERMS OF THE NATIONAL HERITAGE RESOURCES ACT,ERF 16...

Info
 To Info
 Bcc Matthew.Kempthorne@capetown.gov.za; Yusuf.Mohamed@capetown.gov.za; girshwin.fouldien@capetown.gov.za; birding@overberg.co.za; ER.leroux@sanbi.org.za; chair@trup.org.za; secretary@trup.org.za; Suretha.dorse@capetown.gov.za; davesue@mweb.co.za; ipacc@iafrica.com; tablebay.naturereserve@capetown.gov.za; info@fol.org.za; office@friendsofvalkenberg.co.za; Estelle.Malgas@westerncape.gov.za; terry@riverclub.co.za; info@vassa.org.za

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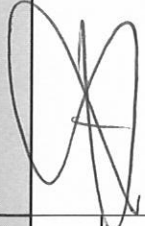

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 Laila Senaturo (Administrator)
Chand Environmental Consultants
 P O Box 238
 Plumstead
 7601
 Tel: (021) 762 3050
 Fax: 086 665 7430

Windows taskbar: 13:54

BACKGROUND INFORMATION DOCUMENT: PUBLIC PARTICIPATION PROCESS IN TERMS OF THE NATIONAL HERITAGE RESOURCES ACT (NHRA), ACT 25 OF 1999:
 DEVELOPMENT ON 80 LIESBECK WAY (ZONING CERTIFICATE)/ 2 LIESBECK AVENUE (GOOGLE EARTH), ERF 160695, CAPE TOWN.
 22 APRIL 2022 _ KNOCK & DROP



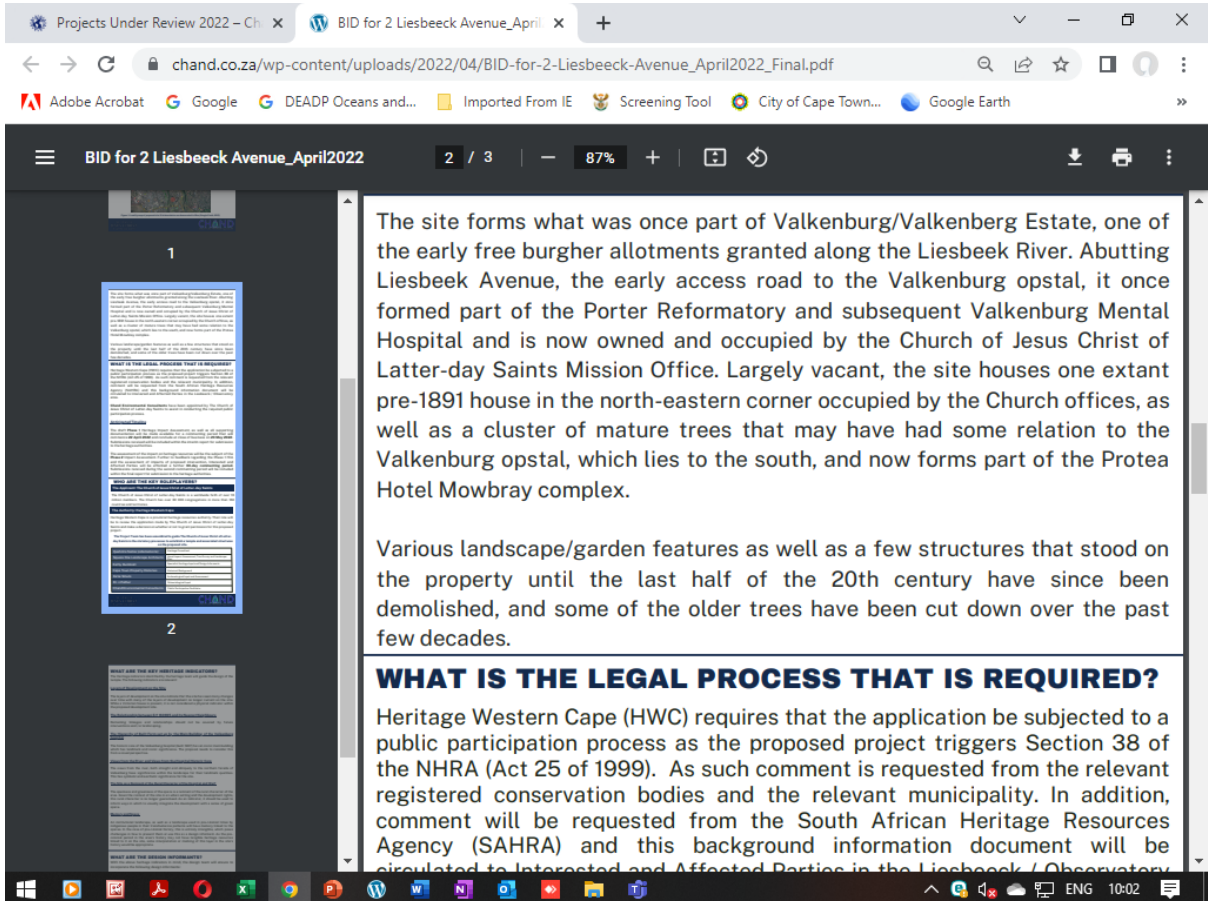
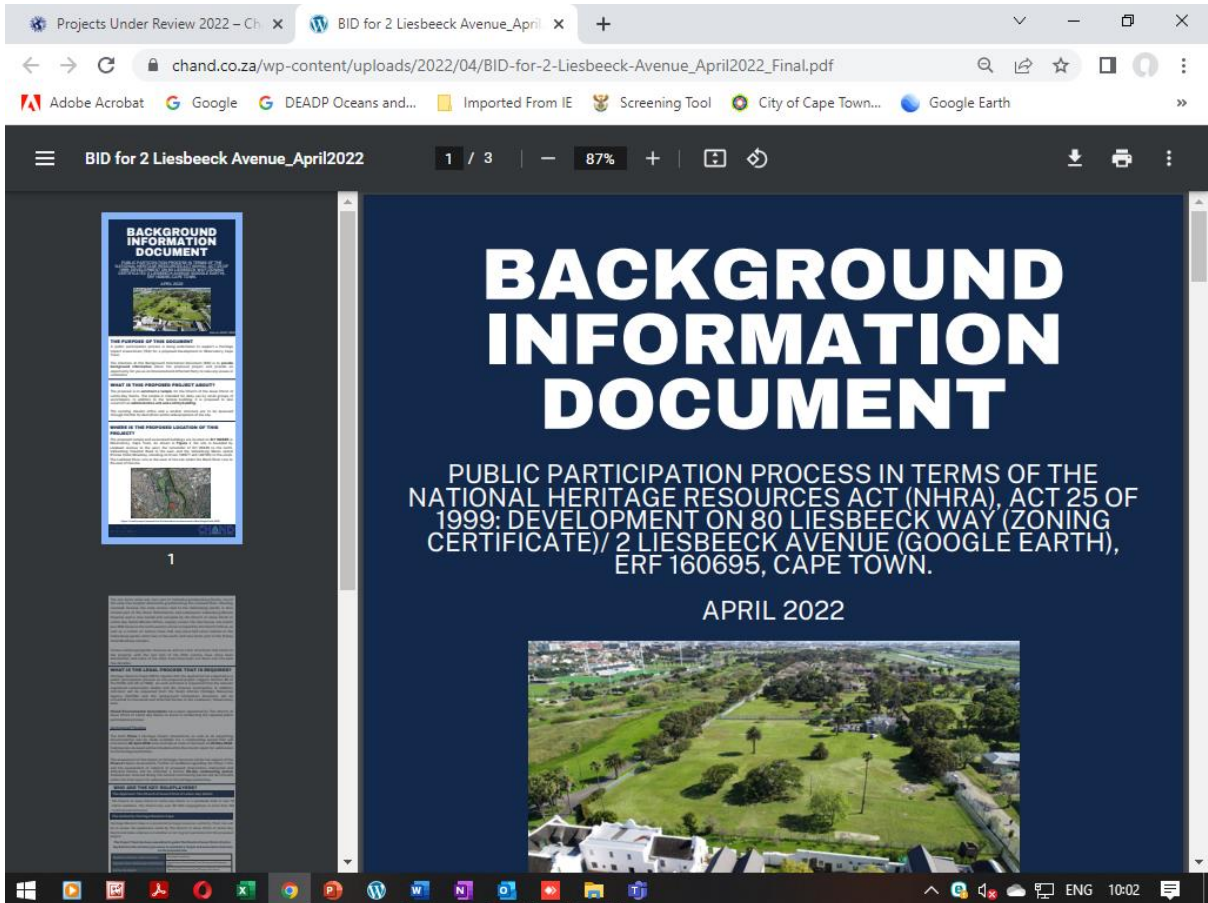
NAME AND SURNAME	ADDRESS	CONTACT DETAILS	RECEIVED: SIGNATURE/COMMENT
VERNON RUSTIN	[REDACTED] OBSERVATORY	Telephone: [REDACTED] Fax: Cell phone: E-mail:	
TREVOR HUGHES	[REDACTED] Mowbray	Telephone: [REDACTED] Fax: Cell phone: E-mail: [REDACTED]	
David Nwambonyi	[REDACTED] Newbony	Telephone: Fax: Cell phone: [REDACTED] E-mail:	

NAME AND SURNAME	ADDRESS	CONTACT DETAILS	RECEIVED: SIGNATURE/COMMENT
<p>Pumeza Louw DEPUTY DIRECTOR FACILITY MANAGER</p>	<p>VAUWENBERG HOSPITAL OBSERVATORY RD OBSERVATORY 7935</p>	<p>Telephone: [REDACTED] Fax: Cell phone: E-mail:</p>	 Documents will be presented to the CEO for Signature
<p>Siyabonga Mokoena</p>	<p>South African Astronomical</p>	<p>Telephone: Fax: Cell phone: E-mail:</p>	
		<p>Telephone: Fax: Cell phone: E-mail:</p>	
		<p>Telephone: Fax: Cell phone:</p>	

NAME	SURNAME	ORGANISATION	DESIGNATION
WARD COUNCILLORS			
Matthew	Kempthorne	City of Cape Town: Subcouncil 16, Ward 57	Chairperson
Yusuf	Mohamed	City of Cape Town: Subcouncil 16, Ward 57	Ward Councillor
Girshwin	Fouldien	City of Cape Town: Subcouncil 16	Sub council Manager
HERITAGE BODIES AND INTEREST GROUPS			
Anton	Odendal	Western Cape Birding	
Elton	Le Roux	South African National Biodiversity Institute (SANBI)	
Anthony Phillip	Williams	First Nations Advocacy	Executive Chairperson
His Royal Headman: John	Ferris	Khoisan Kingdom	
Hudson	McComb	Two Rivers Urban Park Association (TRUPA)	Chair
Louise	Badenhorst		Secretary
Suretha	Dorse	Western Leopard Toad Conservation Committee	Representative
David	Whitelaw	Cape Bird Club	Chairman CBC conservation Committee
		The Indigenous Peoples of Africa Co-ordinating Committee (IPACC)	
		Raapneberg Bird Sanctuary Nature Reserve	
		Friends of Liesbeek	
Ben		SAHRA	
		Friends of Valkenberg Trust	
FIRST NATIONS COMMUNITIES			
Aaron	Molyosi	Representing Nguni & K Koran	
Anthony	William	Indigeneous First Nations Advocacy	Executive Chairperson
Adv. W	Erasmus	Representing CPT. Arendse, Witbooi, Prince Titus	
AM	Messelaar	Griqua Royal House	
AM	Messelaar	Indigeneous Conscious Movement	
Andre	Naidoo	Empower NPO	
Anthony	Le Fleur	National Griqua Cultural Council	
Barry	Jacobs	Gouriqua House	
Bradley	Van Sitters	KSAAG	
Captain	Witbooi	Witboois Traditional Council	
Charles	Quint	Gorinhaiqua	
Kai Bi'a Hennie	Van Wyk	Gorochoaqua	
Chief Khangelayo		Kei Korana	
Chief Mazinyo		Nguni Goalition, Kei Korana	
Chief Mbombi Mazinyo			
Khoebaha Melvin	Arendse	Kai!Korana Transfrontier	Kei Korana
Chief Vincent Valensky		Ngwini Coalition Rei Korana	
Chief Zenzile Khoisan		Gorinhaiqua Cultural House	Gorinhaiqua
Delrique	Aran	Gorinhaikona Cultural Council	
Donovan	Sam		Attorney at SV Attorneys representing Captain Witbooi, Prince Titus & Chief Melvin Arendse
F	Smith	First Indigenous Women Cultural Council	
GPJ	Mooney	Attaqual House	
Hawston, Chief Ernest Solomon		Hessequa Cultural Council	
Head of Royal House King Khoebaha Cornelius		Khoisan Cultural Movement	
J	Boltron		
Bia Jeanette	Abrahams	Goroichouqua	
Jeremy	Jackson	Gorinhaiqua	
Khiorah Dalubuhle Muqinqeni		Nguni & K Koran	
L	Abrahams	Iziko Museums of SA	
M	Duminy	Cape Khoi Cultural Council	
Ms Hillary	Solomon	Foundation Nation Restoration Network	
Nongazi	Nongwe	Western Cape Nguni Council	
Paramount Chief David Johannes		Cochoqua Indigenous Royal Tribal House	
Paramount Chief Volletora		Kei Korana	
Prof Jatti	Bredenkamp		
Reginal Boesak		Hessequa Cultural Council	
Ron	Martin	Gorinhaiqua	
Ruben	Richards	Ruben Richards Foundation	
Tania	Kleynhans-Sedras	IRASA	

			Supreme High Commissioner: Goringhaicona Traditional Council Chair: Aboriginal Xarra Restorative Justice Forum (CAS,UCT) Chair: Khoi + San Legal Resource Centre
Tauriq	Jenkins	Goringhaicona	
Thetha	Sithole	Nguni & Koran	
Thomas	Deutschen	Obiqua Indigenous Tribal Council	
Joseph	Esau	Gorinhaiqua	
Shireen	Martin	Gorinhaiqua	
Princess Elizabeth-Ann Smith-Daniels		Kei Korana	
Prince Jacobus Titus		Western Cape House of N!!ne	
Paramount Chief Hennie van Wyk		Gorachouqua Tribal Council	
Ayanda	Bans	MPL	
Khuhlekile	Busakwe	Khoisan Kai Koran	
Koneli	Mngangeni		
Chief Siraz Mohamad		Ghoranair Khorana Khoi	
Lilia	Bosma	Eerste Rivier	
Jade	Goeda	Eerste Rivier	
Maria	Taaibosch	Belhar	
Leonora	Solomons-Jantjies	Hessequa	
Andile	Nompunga	Khayelitsha	
Danny	Bolton	Cochoqua	
Aäron	Messelaar	Griqua Royal House	
Rachel	Cloete	Griqua Royal House	
Khiorah Dalubuhle Muqinqeni		Nguni & K Koran	
Mzwanele	Mnqandeni		
Derick	Vissa	Kei Korana	
Clive	Samuels	Kei Korana	
Adon	Valensky	Kei Korana	
Tyrique	Valensky	Kei Korana	
Elain	Adams	Khoi Kindom	
Joseph	Esau	Gorachouqua Tribal Council	
John	Jansen	Cochoqua	
Chief Phillip	Pedro	Goriahgona	
Desiree	Rudolph	Goringhaicona	
David	Malong	Kei Korana	Contact person for Hoogstander Royal house of the Kei-Korana clan
Chief Melton	Valensky	Kei Korana	
Chief Glen	Valensky	Kei Korana	
Head woman Beverley	Malong	Kei Korana	
Mark	Orsen	Goringhaicona	
Faraah	September	Goringhaicona	
Alphonso	Davids	Goringhaicona	
Chief Shameemah	Daniels	Goringhaicona	
Peter Ludolph	Elden	Ghoranair Khorana Khoi	
King Peter	Cardie	Khoisan Kingdom	
RATEPAYERS, RESIDENTS & CIVIC ASSOCIATIONS & FORUMS			
Belisa	Rodrigues	Rosebank / Mowbray Civic Association	
David	Raphael	Observatory Neighbourhood Watch: Chairperson	
Naomi	Roux	Observatory Civic Association	Heritage matters
Tracey	Hyde	Observatory Civic Association	
Leslie	London	Observatory Civic Association	
Marine	Leblond	Observatory Civic Association	Architecture & Heritage Committee
		Rosebank and Mowbray Planning & Architectural Committee	
Yusuf	Lalkhen	Salt River Heritage Society	Chair
Marc	Turok	Two Rivers Urban Park Association	Chairman
OTHER I&APs & BUSINESSES			
Estelle	Malgas	Valkenberg Hospital	
Trevor	Hughes	Friends of Liesbeek (FOL)	Vice Chairman
Terence	Dickinson	The River Club	
Marc	Turok	Two Rivers Urban Park Association (TRUP)	
Asa	Gordon	South Africa Institute of Architects	Executive Officer
Anton	Roux	Vernacular Architecture Society of South Africa (VASSA)	
Trevor	Thorold	Vernacular Architecture Society of South Africa (VASSA)	
CITY OF CAPE TOWN			
Maurietta	Stewart	City of Cape Town	Heritage Resources

BID DOCUMENT ON WEBSITE



WHAT ARE THE KEY HERITAGE INDICATORS?

The Heritage indicators identified by the heritage team will guide the design of the temple. The following indicators are relevant:

Layers of Development on the Site

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

The Relationship between Erf 160695 and its Nearest Neighbours

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

The Hierarchy of Built Form set up by the Main Building of the Valkenberg hospital

The historic core of the Valkenberg hospital (built 1907) has an iconic main building which has landmark and iconic significance. The proposal needs to consider this from a visual perspective.

Views from the River and Views from the Hospital Historic Core

The views from the river, both straight and obliquely to the northern facade of

HIA ON WEBSITE

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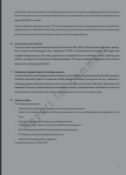


NEW PUBLIC MANAGEMENT 1 / 58 88%

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

80 Liesbeeck Avenue
Erf 160695, Cape Town

prepared for
The Church of Jesus Christ of Latter-day Saints
Version: 13 April 2022

prepared by:
vidamemoria heritage consultants
3rd Floor - Guarantee House 37 Burg Street - Greenmarket Square P O Box 50605 Waterfront - 8002 - Cape Town
tel: 076 840 9556 / 082 330 4066 - qjahmta@vidamemoria.co.za - CK 2006/049087/23



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Adobe Acrobat Google DEADP Oceans and... Imported From IE Screening Tool City of Cape Town... Google Earth

NEW PUBLIC MANAGEMENT 2 / 58 88%

Executive summary

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



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

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

6. Heritage Resources Identified

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

7. Preliminary anticipated impacts on heritage resources

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

8. Authors and date

The heritage team comprises:

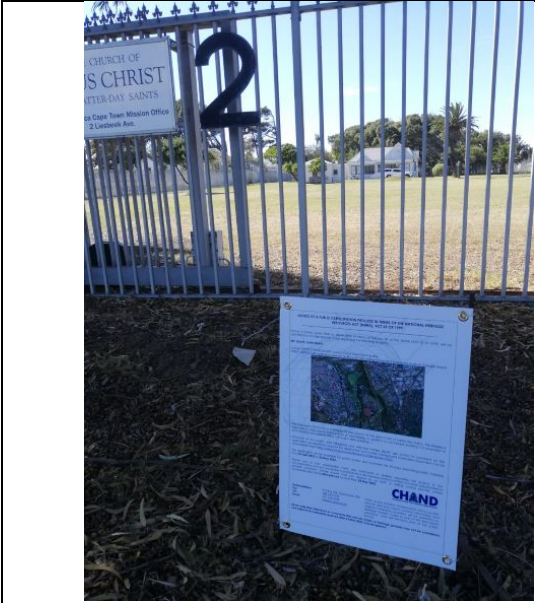


Figure 1 Site notice at entrance placed on 22 April 2022

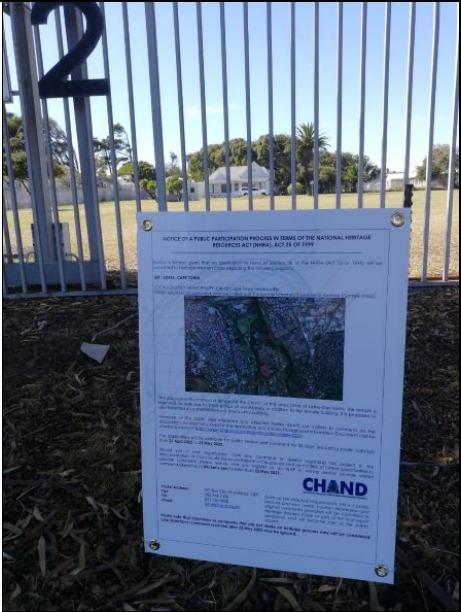


Figure 2 Site notice at entrance placed on 22 April 2022 (2)



Figure 3 Site notice at entrance placed on 22 April 2022 (3)



Figure 4 Site notice at entrance placed on 22 April 2022 (4)



Figure 5 Site notice at entrance placed on 22 April 2022 (4)



Figure 6 Site notice at entrance placed on 22 April 2022 (5)



Figure 7 Site notice at entrance placed on 22 April 2022 (6)

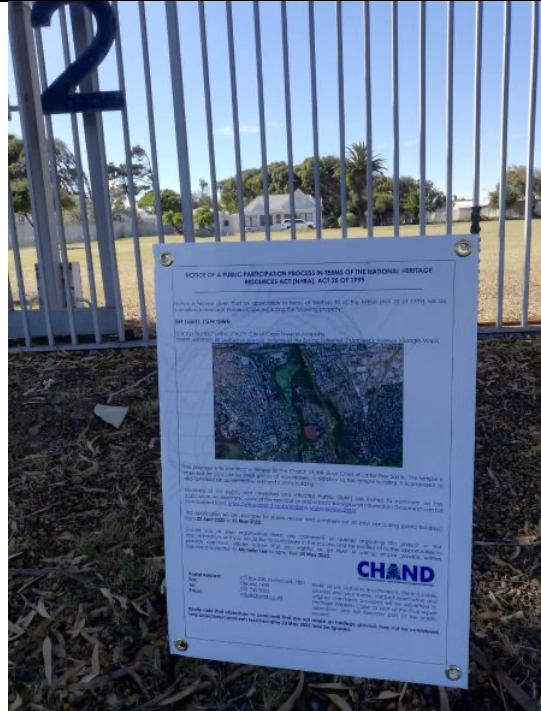


Figure 8 Site notice at entrance placed on 22 April 2022 (7)

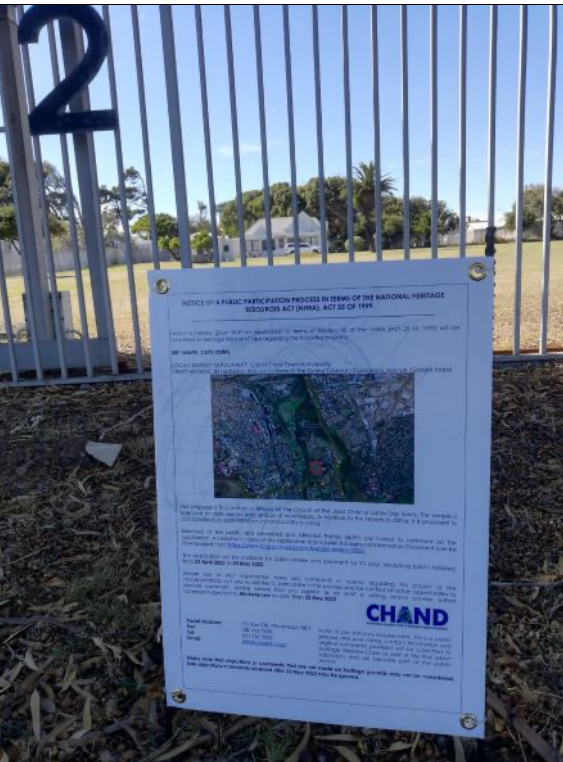


Figure 9 Site notice at entrance placed on 22 April 2022 (8)



Figure 10 Site notice at entrance placed on 22 April 2022 (9)