



Attention Ros Devereaux

**Heritage Mitigation Report
New Administration Block - Town Hill Hospital Precinct
Pietermaritzburg**

Introduction

Together with Len van Schalkwyk of eThembeni Cultural Heritage, Prof. Deborah Whelan of Archaic Consulting were appointed by Town Hill Office Park JV (TOP JV) via the KwaZulu-Natal Department of Health (KZN D.o.H) to compile a heritage report assessing the impact that the new Administrative Block, constructed below the original building of Town Hill Hospital, would have on the old building and the site in general. This in response to an official communication received from Amafa on 04 August 2017 (see Appendix 1) where the following conditions were set:

- A Heritage Impact Assessment must be submitted to Amafa.
- This Assessment must be done by a registered practitioner and must:
 - a) Identify any heritage resources that might have been impacted on by the development
 - b) Assess what the significance of these researches was/is
 - c) Consult the complainants as part of a larger public participation process
 - d) Suggest remedial action to offset any damage done by the development.
- Form I – Rectification of Unlawful Work – must also be completed.
- A Section 38 application is to be made because the site is over 5000m². These applications must be loaded to the SAHRIS system – go to www.sahra.org.za. All the above-mentioned documents must be uploaded as part of the application.
- Amafa will peruse the Assessment and inform you of what remedial action you will be required to complete.

The development can continue while this process is taking place, on condition that no further impact is made on any heritage resources.

Heritage Report and recommended mitigation measures

A site inspection of the near completed New Administration Block in relation to the historical precinct was concluded on 12 July 2018 and a Heritage Impact Assessment Report was subsequently compiled¹.

In the light of the New Administration Block comprising a *fait accompli* the following mitigation measures were recommended in the report:

“....whilst the impact of the new complex may not be limited from an elevated position, viz. the first floor of the old Town Hill Hospital building; it may well be mitigated to some degree, at ground floor and parking level, allowing for the siting and massing of the original building to be appreciated in its space, through”:

- A denser planting of quick growing, indigenous vegetation (such as *Freylinia* spp) following the original curved planting line as currently described, together with a formal architectural element which reflects the symmetry and axially of the main building and its position on the site.
- Through the construction of a well-designed face-brick wall which not only respects the material components of the original building, but also allows for a dense screening of the new complex from the lower areas of the old building, and the car park. This brick wall should also respect the symmetry and axially of the main building.
- A programme of planting of the new administrative precinct which allows for screening and fragmentation of the mass of the new individual buildings.

To this end KZN D.o.H's consultant architects, SMS Designs Architects cc, were tasked to provide scale drawings and detailed costs of a proposed face-brick screening wall that “respected both the material components, symmetry and axially of the original historic main building”. See Drawing ZNB94701 as loaded to the SAHRIS Case File.

They were further tasked with providing the same for a ClearVu[®] fence barrier located on the top of a retaining wall required to stabilise the embankment between the car park and the lower levels on which the New Administration Block had been constructed. This was to include mass plantings of indigenous vegetation on the retaining wall and judicious plantings of the same following the original curved planting line of the historically laid out garden. See Drawings 15500-RW-01 and SK 006 as loaded to the SAHRIS Case File.²

Stakeholder Engagement (I&AP's)

Amafa are in receipt of two reports dated January 2016, compiled respectively by Ginette Potgieter (Chief Occupational Therapist) and Kerry Smith (Professional Nurse) where concerns were expressed about the perceived negative impacts of the New Administration Block on the recreational facilities used by Mental Health Care Users as part of their Psychosocial Rehabilitation programmes viz. soccer grounds, swimming pool, Putt-Putt and tennis courts (see AMAFA DOCS TOWNHILL 1- 4.pdf's loaded to the SAHRIS Case File).

Despite these internal memoranda and appeals to Amafa the Infrastructure Section (KZN D.o.H) motivated for and pursued the establishment of the New Administration Block³ on open parkland that excluded physical

¹ See: SAHRIS Case File No.13316. Heritage Impact Assessment Report of the new Administrative Block, Town Hill Hospital, Pietermaritzburg.

² Hard copies of all drawings have been lodged with Amafa.

³ AMAFA DOCS 5 on SAHRIS Case File. The Provision of Alternative Building Systems to Fast Track Service Delivery. G.B. Pike. Principal Technical Advisor. Infrastructure Development and Clinical Support. KZN D.o.H.

impacts on the above recreational facilities. (See Drawing ZNB 94701/A002 loaded to the SAHRIS Case File). Access to these facilities was thus not compromised.

In the original design and scope of works for the New Administration Block it was to be entirely fenced with 2.4m ClearVu[®] for security of both this precinct and the Mental Health Facility.

On 10 October 2018 Messer's Tia Katsikoyiannis (Chief Architect, D.o.H), Steve Swanepoel (SMS Designs Architects cc) and Len van Schalkwyk (eThembeni Cultural Heritage Management) met with the incumbent CEO of Town Hill Hospital, Mr R.N. Hadebe and his HR manager and Chief Maintenance Officer (Appendix 2). They were appraised of the mitigation measures that were being investigated and the security provisions planned for the New Administration Block. They concurred that the recreational facilities were still accessible (however, that these required substantial maintenance interventions) and that the security measures in place met the Mental Hospital's requirements.

A discussion ensued on the merits of a solid wall or the ClearVu[®] fencing option. Mr Hadebe favoured the fencing option, as anyone wanting to breach the fence could see that they were leaving one secured area for another, and no escape route was available. Further, the view shed from the main entrance/ground floor of the Town Hill hospital would overlook any 2m + wall constructed, and over the roofs of the New Administration Block (see Figure 1).

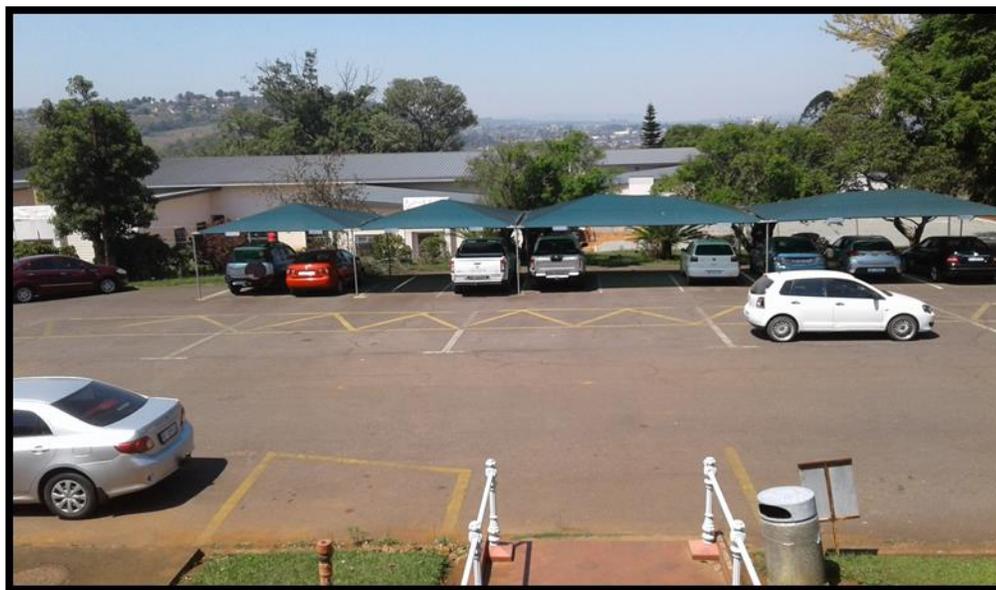


Figure 1. View from Town Hill Hospital main entrance over the car park and New Administration Block

Subsequent discussions were held between Messer's Tia Katsikoyiannis (Chief Architect, D.o.H), Steve Swanepoel (SMS Designs Architects cc) and Columbus Pritchard (QS, TOP JV). Whilst the merits of constructing a face-brick screening wall were well supported in principle by all stakeholders the cost of such was quantified as being three times the order of magnitude of the proposed retaining wall and ClearVu[®] fencing option. A Variation Order budget for the screen wall was not going to be easily motivated or procured from the Finance Section of the D.o.H.

On site meetings were then held with the appointed Landscape and Horticultural consultants. They were advised that the original garden layout plan had to be retained and that only supplement plantings in these spaces was allowed. The Hydrangea and Azalea beds should be bulked up, the Cycads left *in situ* and the

Australian Bottlebrush trees pruned and cleared of deadwood. Supplementary tall tree plantings, to break the fence and roof lines of the New Administration Block, should comprise fast growing indigenous species, viz. White Stinkwood (*Celtis Africana*), Pompom Tree (*Dias cotonifolia*), Yellowwood spp. (*Podocarpus spp*), Paperbark Acacia (*Vachellia sieberiana var. woodii*), Tree Aloe (*Aloidendron barberae*). The proposed Löffelstein® retaining wall plantings should comprise bulked and tall shrubs along the top fence line viz. *Aloe arborescence*; *Carissa edulis*, *C. bispinosa* and *C. tetramera*; *Strelitzia regina*; Inyanga Hedge Plant (*Freylinia tropica*); *Plumbago spp* and Cape Honeysuckle (*Tecoma spp*).



Figure 2. Example of massed tall plantings atop a retaining wall
(Photo Credit. IC Paving and Walling cc. Durban)

Recommendations

Given the foregoing it is recommended that the ClearVu® fencing along the top of the required Löffelstein® retaining wall be implemented to satisfy the security requirements of both the New Administration Block and the Mental Health Facility. The suggested programme of planting of the new administrative precinct will allow for a desired screening and fragmentation of the mass of the new individual buildings. Further, in following the curved planting line of the original garden layout and the suggested supplementary planting, the stark fence line view is broken and screened; allowing for an appreciation of the symmetry and axially of the main hospital building and its position on the site, as viewed from the car park level. A distinct break between old and new is achieved.

These proposed interventions are in accordance with the mitigation recommendations made in the Heritage Impact Assessment Report by Prof. Whelan.

On the basis of the foregoing mitigation recommendations it is requested that Amafa endorse the proposed interventions. **Please can you notify us timeously via the loaded SAHRIS case file as to Amafa's decision in this regard.**

In conclusion, as recommended by Prof. Whelan, Amafa should uphold the need for the Department of Health to conduct a full Phase 1 Heritage Impact Assessment for the entire Town Hill Hospital Precinct that would inform any future proposed developments on the historical site; and avoid unnecessary *post facto* mediatory interventions.

Yours sincerely

Len van Schalkwyk
Principle Investigator.

Appendix 1



AMAFA AKWAZULU NATALI

HERITAGE KWAZULU NATAL

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Fax: (033) 394 6552
website: www.heritagekzn.co.za**

**TO : TIA KATSIKOYIANNIS
DEPARTMENT OF HEALTH**

**FROM : ANNIE RADFORD
DEPUTY DIRECTOR-RESEARCH, COMPLAINEE & PROFESSIONAL
SERVICES**

SUBJECT : TOWN HILL HOSPITAL

DATE : 4 AUGUST 2017

Dear Tia,

Previous communication with regards to this matter refer.

I can confirm that Amafa will not at present pursue the alleged non-compliance to heritage legislation on the following conditions:

- A Heritage Impact Assessment is submitted to Amafa.
- This Assessment must be done by a registered practitioner and must:
 - e) Identify any heritage resources that might have been impacted on by the development
 - f) Assess what the significance of these researches was/is
 - g) Consult the complainants as part of a larger public participation process
 - h) Suggest remedial action to offset any damage done by the development.
- Form I – Rectification of Unlawful Work – must also be completed, no fee is applicable to Government Departments.
- A Section 38 application is to be made because the site is over 5000m². These applications must be loaded to the SAHRIS system – go to www.sahra.org.za. All the above-mentioned documents must be uploaded as part of the application.
- Amafa will peruse the Assessment and inform you of what remedial action you will be required to complete.

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Yours sincerely,

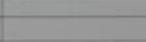
Annie van de Venter Radford

Appendix 2
Attendance Register of meeting with Town Hill Hospital CEO and Staff


health
 Department
 Health
 PROVINCE OF KWAZULU-NATAL

MEETING		
Date: 10 OCTOBER 2018	Time: 12h00	Venue: Bolton Boardroom

ATTENDANCE REGISTER

Name	Designation	Department	Tel. No.	Signature
1. N.R. MADIBI	C.E.O.	D.O.H	033 341 5625	
2. S. SWANEVELD	TOP	TOP-TV	082 541 3306	
3. Len van Schoor	Heritage Protection	ETowons City	033 609679	
4. M.T. MATHIBANE	SIS-OPS	TTH	033 341 5501	
5. K. JELICE	CATER ASSISTANT	TTH	033 341 5591	
6. T.A. KATSIKOYANWIS	CHIEF REGISTRAR	Doh	033 846 7330	
7.				
8.				
9.				
10.				
Apologies				
1.				
2.				
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5.				

Fighting Diseases, Fighting Poverty, Saving Lives