



DRAFT FOR DISCUSSION

TWO RIVERS URBAN PARK

CAPE TOWN

BASELINE HERITAGE STUDY

**Including erven Oude Molen Erf 26439 RE
Alexandra Erf 24290 RE Valkenburg Erf 26439 RE,
erven 118877,160695 The Observatory erf 26423-0-1
River Club erf 151832 Ndabeni Erf 103659-0-2 RE**

Prepared for:

NM & Associates Planners and Designers on behalf of Provincial Government of the Western
Cape (Department of Transport and Public Works) and Heritage Western Cape

October 2016

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October 2016

Executive Summary

This is a Baseline Heritage Study for the Two Rivers Urban Park (TRUP) The Park consists of the following areas:

- The TRUP site
- The Black and Liesbeek River Corridor
- The Ndabeni Triangle
- Alexandra Institute Precinct
- Maitland Garden Village
- Valkenburg East including Oude Molen
- Valkenburg West including Valkenburg Hospital and Valkenburg Manor
- The South African Astronomical Observatory Hill and buildings
- The River Club and Vaarschedrift
- The Liesbeek Parkway Corridor.

It includes but is not limited to, the following erven:

Oude Molen Erf 26439 RE, Alexandra Erf 24290 RE, Valkenburg Erf 26439 RE, erven 118877,160695, The Observatory erf 26423-0-1, River Club erf 151832, Ndabeni Erf 103659-0-2 RE.

The Two Rivers Urban Park (TRUP) consists of 297 ha of land situated in the Municipal District of Cape Town. It is located approximately 5km from the Cape Town Central Business District, at the intersection of the N2, M5 and N1 freeways, and at the confluence of the Black and Liesbeek Rivers.

The ownership of sites within the TRUP rests with State, Provincial Government and Local Government entities as well as privately owned and leased sites.

The purpose of the study is to place the heritage component within the planning framework and to fulfil the requirements of HWC in terms of S 389*) and S 38(3). The report identifies and assesses heritage resources within the site, provides historical and planning backgrounds and places the heritage assessments within the relevant policy frameworks. It assesses heritage resources and provides statements of significance (Section 10) followed by heritage related design informants (Section 11). The report concludes that the requirements of the Study to assist in the planning process by the identification and assessment of heritage resources and the provision of heritage-related Design informants have been met. The report notes that future planning for the TRUP site will assist in overcoming the legacies of apartheid planning barriers and separation and link previously separated parts of the City.

In terms of heritage, the report notes that the TRUP site is complex and multi-layered, with many sites of heritage significance, with links to intangible heritage and memory. It is of significance in terms of tangible heritage resources and also to contemporary amenity groups and people with strong historical and cultural associations with the site. The report records that:

- The requirements as contained within the Response to the Notification of Intent to Develop of 25th August 2016, i.e. the requirements of S 38(3) in terms of the identification, mapping and assessment of heritage resources, have been met.

- The requirements for consultation with registered conservation bodies have been met in terms of the extended period of public consultation underway by SUN, which includes registered conservation bodies as well as other heritage and community groups with an interest in the TRUP.
- That the Heritage indicators or HRDI have been identified based on an analysis of the character areas and statements of cultural significance. **(See Sections 10 and 11).**
- That the heritage sites and sites of memory exist at a variety of scales of objects of significance to entire landscapes of intangible value.
- The site is important in the pre-colonial and early colonial history of the Cape and has high heritage significance.

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Statement of independence

The heritage assessment report (HIA) submitted here was conducted by Ms Melanie Attwell and Associates and Mr Graham Jacobs of ARCON Heritage and Design. Both parties are members of the Association of Heritage Assessment Practitioners.

The views expressed in the report are the objective, independent views and assessments of Ms Attwell and Mr Jacobs. Neither party has any business, personal, financial or other interest in the proposed development apart from remuneration for the work submitted. Neither party has been influenced by the views and opinions of other parties.

Signed M J Attwell

Signed G C Jacobs

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List of acronyms

ACO	ACO Associates cc
BELCom	Built Environment and Landscape Committee
BAR	Basic Assessment Report
CF	Contextual Framework
CFR	Contextual Framework Review
CoCT/CCT	City of Cape Town
CTCMPBL	City of Cape Town Municipal Planning By-Law
DCF	Draft Contextual Framework
DEA&DP Development Planning	Department of Environmental Affairs and
DF	Development Framework
HIA	Heritage Impact Assessment
HPOZ	Heritage Protection Overlay Zone/s
HRDI	Heritage Related Design Informants/Indicators
HRS	Heritage Resources Section City of Cape Town
HWC	Heritage Western Cape
I&AP's	Interested and Affected Parties
NHRA	National Heritage Resources Act (Act 25 of 1999)

LN	Listing Notice
PHS	Provincial Heritage Site
PoP	Package of Plans
NEMA of 1998)	National Environmental Management Act (Act 107
NHS	National Heritage Site
SAHRA	South African Heritage Resources Agency
SAAO	South African Astronomical Observatory
SDP	Spatial Development Framework
TRUP	Two Rivers Urban Park

1. Introduction

The Provincial Government of the Western Cape and the City of Cape Town are undertaking a joint planning and development proposal for the area known as the Two Rivers Urban Park. The proposal is to undertake the preparation of Development Framework using a multi-disciplinary professional team, and the unlocking of the development potential of the area for the future growth of Cape Town by linking and developing areas of Cape Town formerly divided by apartheid planning.

The Two Rivers Urban Park's (TRUP) current terms of reference require that an updated Contextual Analysis be undertaken to review the 2003 TRUP Contextual Framework (CF) and inform a new Concept for the TRUP site, followed by Development Framework. The purpose of the Contextual Analysis currently underway is to examine current city and policy imperatives, relevant legislation, research into the site context and contextual considerations broader than the TRUP site itself.

Melanie Attwell and Associates together with ARCON Heritage and Design, were appointed by the clients (The Provincial Government of the Western Cape and the City of Cape Town) to advise the professional planning team and to fulfil the statutory heritage related requirements throughout the process. These requirements were identified in a response to the Notification of Intent to Develop submitted on 18th July, followed by a meeting between the consultants and HWC 19th July at which a proposed methodology was agreed upon.

It was agreed that as the site was a large and complex one and that as precincts were to be investigated with separate HIA's as the planning process unfolded, a broad overarching Baseline study would be the first and most useful step. This report is to provide a framework for future heritage studies. This report is the response to that requirement. It is intended to place the site in its social, heritage, physical and planning contexts; to identify, map and assess sites of cultural significance; and to provide heritage related design informants at a broad level. It also introduces the full consultation and stakeholder feedback process that is currently underway.

The Two Rivers Urban Park (TRUP) consists of approximately 297 ha of land situated in the Municipal District of Cape Town. It is located approximately 5km from the Cape Town Central Business District, at the intersection of the N2, M5 and N1 freeways, and at the confluence of the Black and Liesbeek Rivers.

It includes *inter alia* the following sites of acknowledged heritage significance:

- The South African Astronomical Observatory.
- The Valkenburg Manor House and related structures.
- The Valkenburg Hospital site and related structures.
- The Oude Molen site and related structures and landscapes.
- Maitland Garden Village.
- The Nieuwe Molen at the Alexandra Institute.
- Sites of pre-colonial significance, crossings and trans-humant routes with associational significance to the First Nation People.

The site is also "sandwiched" between the Heritage Protection Overlay Zones (HPOZ's) of Observatory and Pinelands.

The extended site comprises approximately 341 separate erven which are either privately owned or registered in favour of parastatal, national, provincial and local government entities. The Western Cape Government owns several of the large properties within the TRUP. These include Oude Molen (Valkenburg East), the Alexandra Institute and the Valkenburg Hospital (Valkenburg West). The former two have been identified within previous planning studies as having some development potential and are therefore of planning and urban design interest. A diagram of ownership is attached as **Annexure Four**.

Sites within the Park follow a range of uses from institutional, residential, community facilities, recreational open space, government research, educational, medical and industrial uses. The site itself 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

Four areas (or precincts) have been identified for priority release and will be investigated in the future for rezoning and development planning potential. This process will be undertaken in terms of a package of plans approach (see Section 1.1 below). They are:

- The Ndabeni Triangle between Alexandra Road and Berkley Road (various erven)
- The Alexandra Institute, Alexandra Road RE 24290
- The Oude Molen Precinct off Alexandra Road RE 2639
- The Liesbeek and Black River Corridors (various erven).

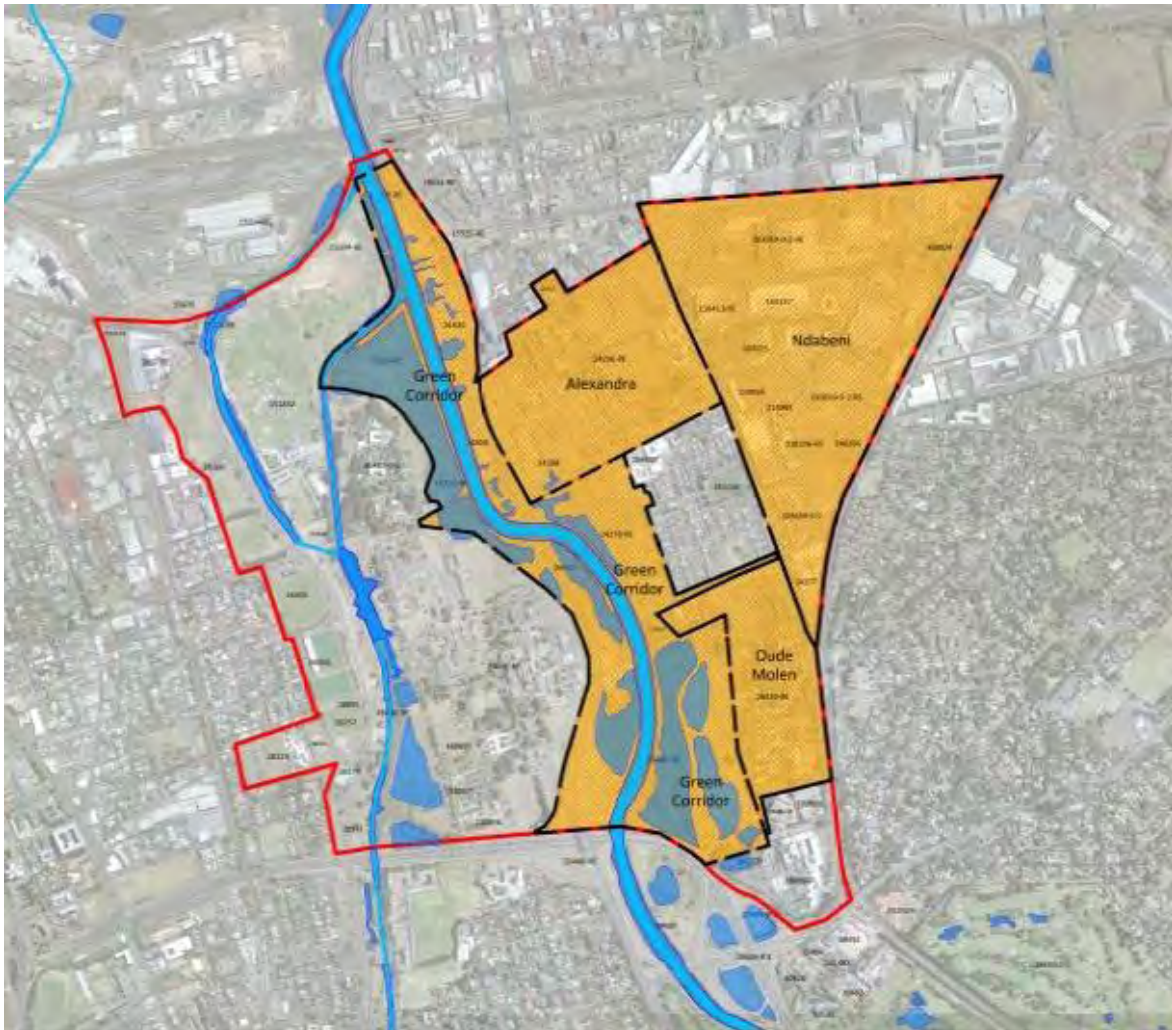


Fig 1.1. The priority release areas within the TRUP

The overview of the planning process is outlined in Section 1.1. and 1.2. of this Report.

1.1 Overview of the planning process

The 2003 TRUP Contextual Framework (CF) was reviewed in line with the Two Rivers Urban Park (TRUP) terms of reference and following a Package of Plans (PoP) approach as required. This review concluded that as the 2003 CF focused mainly on the environmental management of the TRUP area with conservation and resource management as its key considerations, an updated Contextual Framework was necessary to inform forward planning. This update including a heritage related contextual analysis, is in progress.

1.2 Overview of the Package of Plans approach

A draft Development Framework is presently being prepared in accordance with the PoP as contemplated by the City of Cape Town's Municipal Planning By-Law (2015).

In terms of section 136 (1) of the City of Cape Town Municipal Planning By-Law (CTMPBL), the 'general purpose of a package of plans is to provide for a mechanism to plan and manage the development of large or strategic urban development areas. It is a phased process of negotiation, planning and approvals, whereby increasing levels of planning detail are approved together with conditions for such approvals.' In terms of section 136 (3) of the CTMPBL 'a package of plans consists of the following components that are listed in a hierarchy from higher-order to lower-order plans, and the lower-order plans must follow the higher order plans:

- Contextual Framework
- Development Framework
- Precinct Plans
- Subdivision Plans
- Site Development Plans
- Building Plans

A Contextual Framework sets out broad land use policy for the development / site area and the surrounding area. It may include principles or heads of agreement summarising the general obligations of a municipality and the developer in relation to the development. A Development Framework identifies overall policy, broad goals, and principles for development within a development area. The DF identifies the range of uses, general spatial distribution of uses, major transport and pedestrian linkages, infrastructure and any limits within the development, including but not limited to density and floor space. Precinct plans apply to specific areas within the development framework that have common features, functional relationships or phasing requirements. There may be several precinct plans that make up the development.

While subdivision plans are processed in terms of the CTMPBL to establish new cadastral boundaries and facilitate the transfer of land units; site development plans depict more detailed design and development provisions for a single land unit or more than one land unit. Building plans contain detailed specifications as required in terms of the National Building Regulations (South African National Standards, 2010).

Notwithstanding the requirements of the PoP in terms of the CTMPBL the terms of reference also require a host of supporting specialist studies and statutory applications (including land use, environmental and heritage) to apply for development rights on specific precincts including the Ndabeni Precinct, the Oude Molen Precinct and the Alexandra Institute precinct (refer to Figure 2.1). To indicate the interrelationships between these studies and applications, Diagram 1 below is presented.

- Institutional uses including key scientific uses
- Medical Institutional uses
- Management of the Black and Liesbeek Rivers
- Early industries i.e. milling

In addition, Melanie Attwell and Associates were required to support and inform the Draft Contextual Framework by undertaking a review (from a heritage perspective) of the Two Rivers Urban Park Heritage Baseline Study (2002) and the Contextual Framework and Phase 1 Environmental Management Plan (2003). Its findings have informed the Contextual Framework Review currently underway. In brief, the report review noted the following:

- That the 2002 Heritage baseline was out of date with much of the subsequent heritage assessments which have followed in terms of subsequent HIA's and heritage studies.
- That no 60-year-old buildings (S 34 NHRA), PHS's (S 27 NHRA) and archaeological sites (S 35) were specifically identified in the 2002 Report.
- That the City of Cape Town had developed a heritage policy (The IMEP Cultural Heritage Strategy, 2005) after the study which had an impact on policy guidance affecting heritage for the City.
- That the City of Cape Town had subsequently (i.e. after 2002) established Heritage Protection Overlay Zones (HPOZ's) which impacted on the management of heritage resources on the periphery (but not within) the TRUP. These include the Observatory and Pinelands HPOZ's.
- That the Contextual Framework and Management Plan had a strongly ecological and bio-physical bias which did not focus in any detail on heritage related constraints and opportunities.
- That the Contextual Framework and Environmental Management Plan did not fully address the heritage-related analysis required particularly in relation to the mapping and assessment of heritage resources required in terms of S 38(3) and S 31 and that further mapping and assessment needed to be undertaken. (This has been addressed in this Baseline Study).

The 2015 report by ACO Associates entitled "The First Frontier" has served to inform the current HIA Baseline, in enabling the understanding of the cultural significance of the site. It is attached as **Annexure Two**.

1.3.2. Submission of NID parameters of the Baseline Study

A Notification of Intent to Develop was submitted in terms of S 38(1) and S 38(8) of the National Heritage Resources Act (Act 25 of 1999) on 18th July 2016. **See Section 3: Statutory Framework.** A subsequent meeting (19th July 2016) was held with officials from Heritage Western Cape to discuss a methodology and a way forward. It was decided in view of the complexity of the site, and because each precinct would be subject to a separate heritage impact assessment in terms of the Package of Plans approach, a broad overarching HIA was required. It noted

“In discussion it was noted that a phased approach will be appropriate for this project. Specialist studies will be undertaken at a later stage in the second phase relevant to each precinct.”¹

As part of the first (baseline) phase HWC required:

- Identification of all heritage resources
- Identification of heritage indicators
- Requests for comments of registered conservation bodies and provision where available
- Request for comments from the City of Cape Town and provision where available
- An integrated set of recommendations.

The Response to the NID is attached as **Annexure 1**.

1.3.3. Package of Plans: Related heritage methodology

The HIA and related heritage responses to the package of plans approach potentially involves the following related planning and heritage activities: **(See Fig 1.4.)**

- Heritage: Baseline for the entire site including statement(s) of significance and heritage related indicators
- Planning: Information fed into the drafting of the Development Framework
- Heritage: Submission of Baseline to HWC for approval
- Planning: Approval of Draft Development Framework in terms of Package of plans
- Planning: Development of Precinct Phasing and site development plans
- Heritage: Development of Phase 2 HIA's
- Heritage: HWC approval of individual Phase 2 HIA's.
- Planning: Planning Report.

¹ Response to Notification of Intent to Develop Issues in terms of S 38(8) of the NHRA and Regulation 3(3)(a) of PN 298 (August 2003)

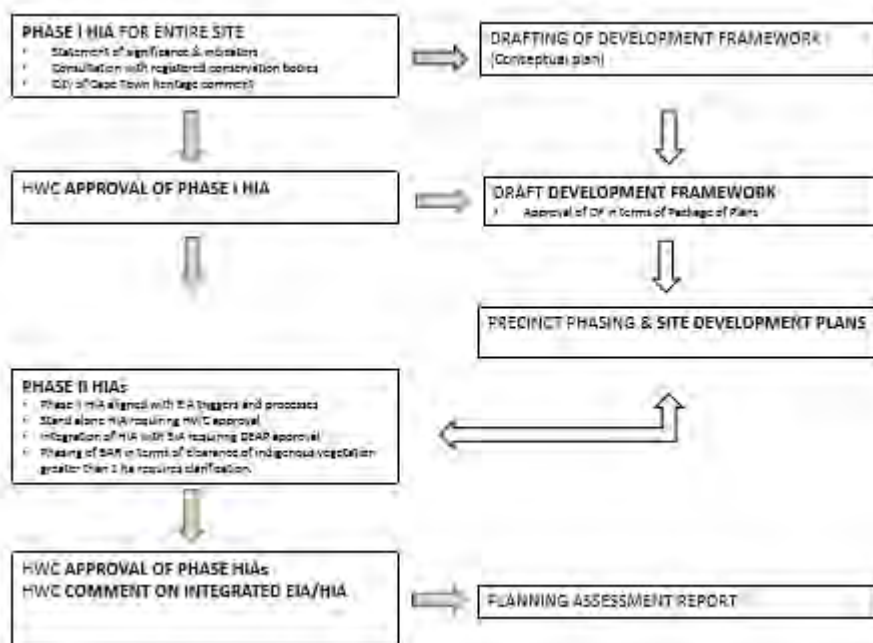


Fig 1.3. Package of Plans: Potential integrated heritage process and planning (Development Framework) Source: SE Winter- diagram for the Tygerberg Hospital Site.

1.3.4. Other TRUP Heritage Studies.

Several significant heritage-related studies have been undertaken in the TRUP area. These include Heritage Impact Assessments, Heritage Studies, Heritage Screening Reports and Archaeological Investigations as well as heritage components and guidelines contained within urban design documents.²

While the TRUP has been subject to intensive study, particularly in environmental matters, most heritage studies have focussed on single or grouped development parcels. There is only one earlier heritage study for the full site (excluding the Ndabeni Triangle which was added later). The study was undertaken by Aikman Associates in 2002 and entitled Two Rivers Urban Park Baseline Heritage Study. A full list of relevant studies is also attached in **Section 14: Sources Consulted**.

It should be noted that components of the identification, mapping and assessment of heritage resources contained in the several heritage reports and planning studies referred to have been incorporated into this study; and a degree of conformity with the previous heritage assessments has been sought. This has been done by examining the criteria used and assessments made in each report and incorporating

² See for example the heritage related components of: Citythinkspace *Urban Design Report* prepared for the provincial Government of the Western Cape (Department of Transport and Public Works) March 2012; and Le Grange, TKLA, *Regeneration: TRUP/Valkenburg Revitalisation Project*, May 2013.

these into the existing study where applicable as well as the assessments contained in the various report.

1.4. The Purpose and Structure of this report

The purpose of this report is to fulfil the requirements contained in the response to the NID (**See Annexure 1**). The purpose is also to introduce the planning and policy context and prepare the mapping and assessment of heritage resources on a broad scale. This will enable future studies to be guided by such information and assessment.

Because the area is extensive, broad and varied in terms of types of heritage resources (both tangible and intangible,) the focus has been on mapping resources identified and assessment from other heritage studies, as well as a new look at the site itself. Because the site is of interest and value for community groups for reasons of identity and history, a focus has also included identifying areas of cultural and memorial potential. This is an exercise that needs to be continued with the assistance for stakeholders as the detailed studies come underway.

The report identifies the site within its context and provides a description of the general area. It identifies the major transportation frameworks and the environmental and planning contexts. (**Section 2 Site Location**)

It sets the site within the relevant statutory frameworks including the National Heritage Resources Act. It identifies the report within the statutory context as a broad baseline study attached to Section 38(8) process (Section 3).

Section 8 identifies the mapping and grading of heritage resources and **Section 9** explains the identification of interested and affected parties and progress achieved thus. The I&AP's include the registered heritage conservation bodies.

Section 10 develops a statement of cultural significance for the site. **Section 11** prepares character statements for identified character areas and **Section 12** identifies Heritage-Related Design Informants (HRDI).

2. Site Location and Context of the TRUP

2.1. Site Location.

The TRUP site as defined by the terms of reference is located approximately 5km from the Cape Town central business district at the intersection of the N2, M5 and N1 freeways, and at the confluence of the Black and Liesbeek Rivers. The study area is depicted in Figures 2.1 and 2.2. below, and measures approximately 297 hectares in extent.



Fig 2.1. General environs of the TRUP in relation to road networks, stations and urban areas

While the Black and Liesbeek Rivers and related hills and riparian landscapes form a unifying feature, it should also be noted that the river system as a viable and positive system is currently compromised through poor environmental qualities. In addition, access to the Black River area from the west is compromised and fragmented by the M5 which creates a barrier between the two river areas.

Despite its strategic location the TRUP is not well integrated into the surrounding areas and road accesses into the site are currently limited. It is however well served by rail links with several railway stations in close proximity.

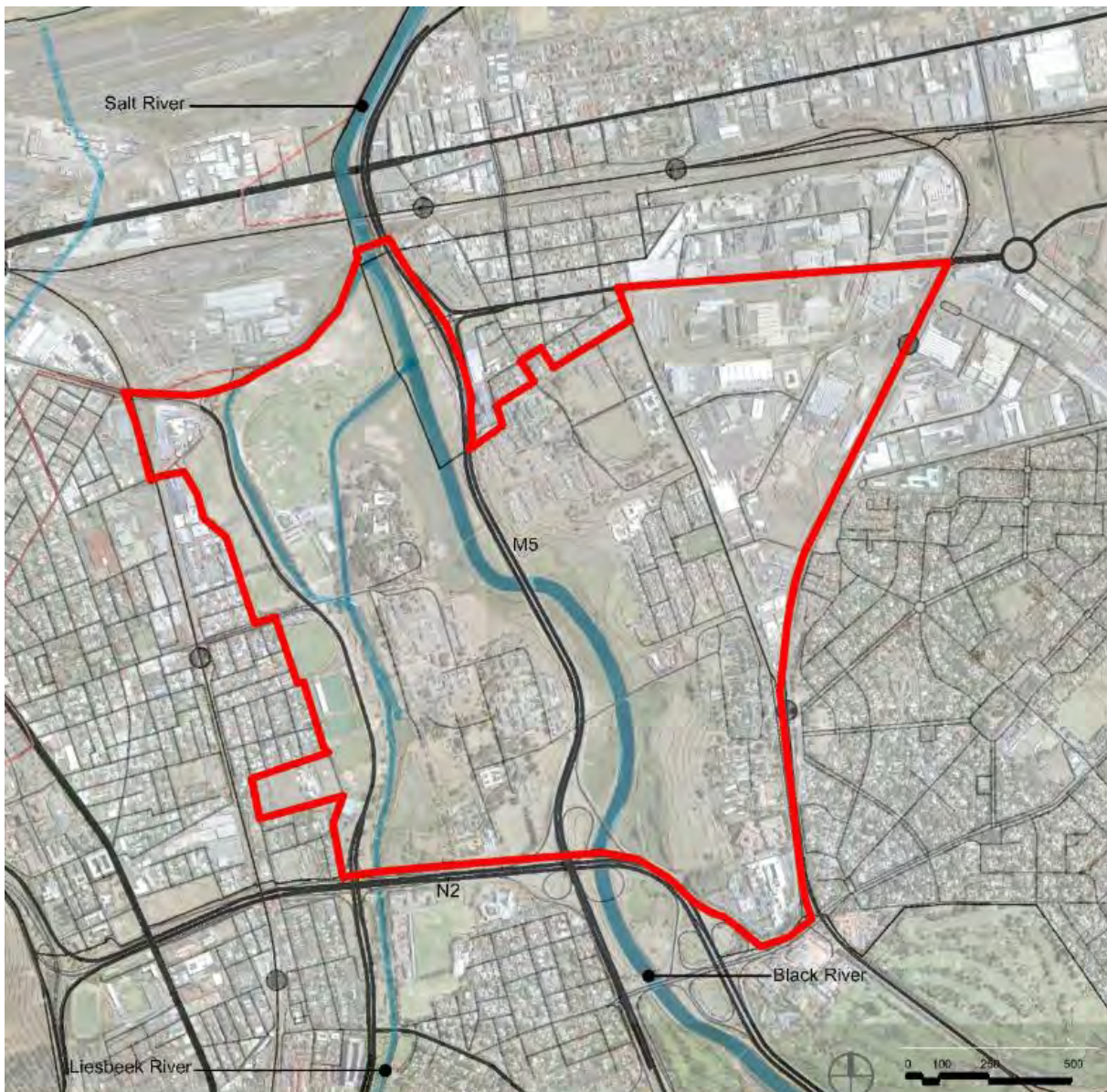


Figure 2.2: Location of the Two Rivers Urban Park.

2.2. Description of the site

The area as identified as the Two Rivers Urban Park is strategically situated at the confluence of the Black and Liesbeek Rivers. It is significant in extent, comprising some 297 ha in extent.

Its riverine and topographical qualities, and its proximity to densely developed urban cityscape, contribute to its value as a site of interest and character. It is situated within the Salt River catchment area, stretching from the Cape Flats to Newlands. The catchment areas are generally fully developed with limited open space in the Tygerberg and Table Mountain areas. The confluence of the Black and Liesbeek areas is characterized by a concrete canal which has altered environmental and water flow conditions.

The area itself is low-lying towards the west with the sports fields of Observatory, rising eastwards towards the Valkenburg and Slangkop (site of the South African Astronomical Observatory or SAAO) uplands, and slopes back towards the Black River, rising again to the Oude Molen, Maitland Garden Village, Alexandra Institute and Ndabeni sites. The area of Valkenburg, the SAAO and the River Club are contained within an "island" space between the two rivers. A wetland area extends beyond the Slangkop hill to the north-east which is visible from the M5.

The western edge along the Liesbeek Parkway is open and accessible with views towards the Liesbeek River and Devil's Peak. The open spaces in the peripheral low-lying areas are used for active recreational purposes. Valkenburg Hospital dominates the hill east of the Liesbeek River. There are views across the TRUP towards Valkenburg from the N2. Alexandra Road provides the eastern boundary to the site. The route is less open with walls and vibracrete providing a visually impermeable barrier to the west of the site. The view of the landscape as one of interest is interrupted in places by security fences particularly near the medical facilities.



Fig 2.3. Views towards Devils Peak from across the Liesbeek River



Fig 2.4. View from the base of the Slangkop Hill towards the wetlands and the M5.



Fig 2.5. Glimpses of the Nieuwe Molen, The Alexandra Institute and related security fencing from the Wetland.

2.3 Site context: Transportation

As illustrated in **Figure 2.6**, the site is surrounded by several significant infrastructural linkages. There are roads with various classifications around the TRUP site, however the M5 which traverses the site, and the N2 which is located south of the site are considered freeways, whereas Liesbeek Parkway and Albert Road west of the site are considered lower order arterials. During the morning and afternoon peak periods, the road network around the TRUP site is congested. The road network during the afternoon peak appears to be more congested than during the morning peak. There are low levels of congestion during the mid-day peak. This suggests that during the various peak periods the road network is at capacity.

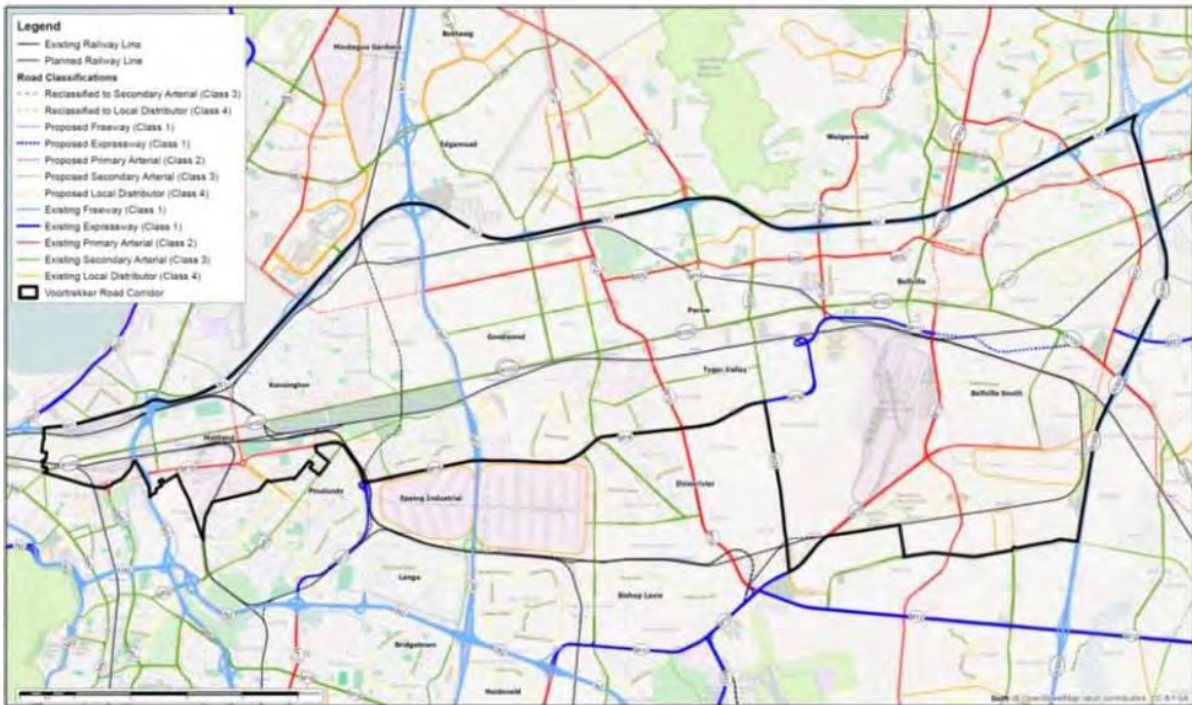


Figure 2.6: Major Road Network (Source: Voortrekker Rd Corridor Transport Status Quo, 2015)

The TRUP site is surrounded by a mature road and rail network. An additional connection, whether for private or public transport, linking Berkley Road and Albert and Malta Road may assist in reducing the current congestion – but might create a bottleneck further west at Salt River - Woodstock circle. However, the current Integrated Transport Plan for Cape Town does not indicate significant road upgrades in the TRUP area. It is also evident that in 2032, most of the City's road network will be at capacity (and therefore congested), with the road network around the TRUP site being no exception.

2.4 Site Context: Environment

Figure 2.7 shows the biodiversity network within the TRUP study area, which comprises protected areas as well as occurrences of other natural vegetation on site. Transformed sites of conservation significance in the southern portion of the TRUP study area are also shown. The highly fragmented nature of the habitats found within and surrounding the TRUP study area can be seen in the figure. However, despite this fragmentation, the level of transformation, and the polluted water courses flowing through the site, there are pockets of high biodiversity value.

The natural environment, when functioning optimally, provides a host of ecological goods and services, such as flood attenuation, reduction of heat islands, provision of water, and purification of air and water. When these processes are dysfunctional, it leads to increased social vulnerability (through the loss of natural services), and further environmental degradation. Despite the largely transformed nature of the TRUP study area, the site contains valuable pockets of terrestrial and aquatic biodiversity. In particular, the Raapenberg Bird Sanctuary and Pallotti Wetlands are reported to be an important open space cluster in Cape Town. Located at the

confluence of the Liesbeek and Black rivers, the 10-hectare sanctuary is a protected area, which is valuable for birds, as well as many members of the local community.

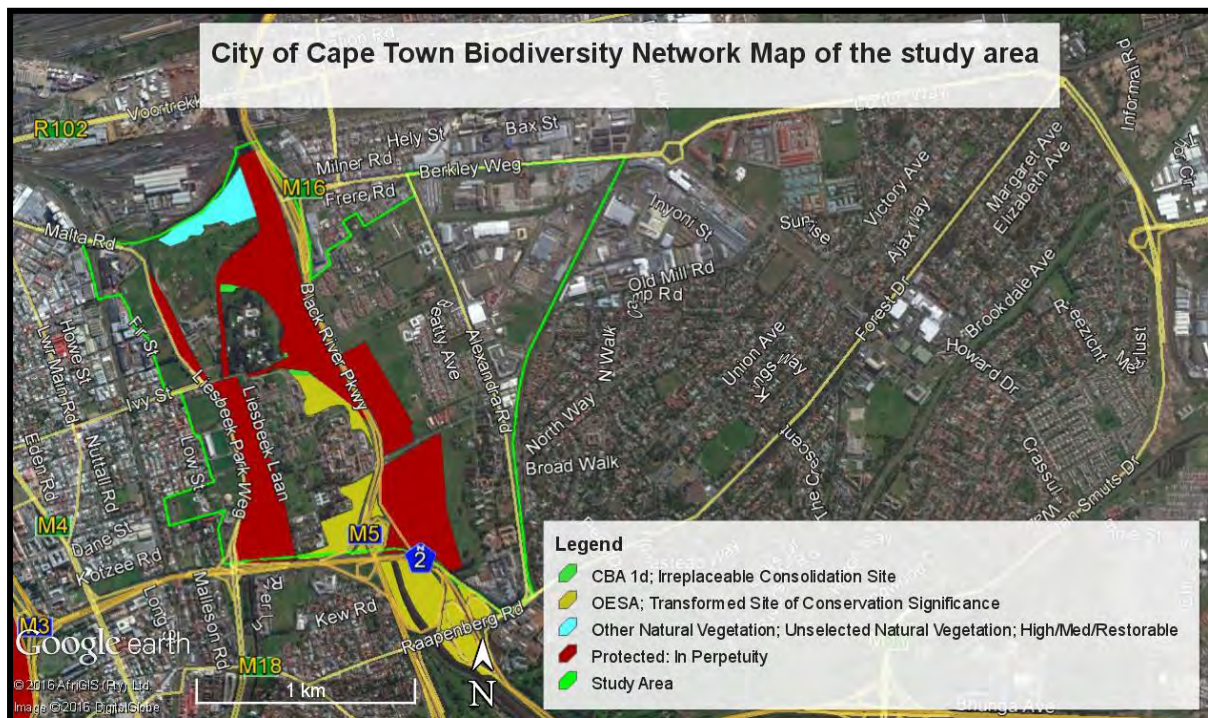


Figure 2.7: Extract of the City of Cape Town's Biodiversity Network Map (2016) for the study area. The northernmost Protected Area west of the Black River includes the Raapenberg Bird Sanctuary.

The conservation area includes a large portion of the wetlands found within the TRUP study area, as well as areas classified as 'critical biodiversity areas' (CBAs) according to the City of Cape Town's Biodiversity Network (**refer to Figure 2.7**). Unfortunately, there are some areas which have been identified as ecological support areas, which have not been included within the existing conservation boundaries. These conservation areas and the general surrounds of the TRUP study area are home to a variety of species, fauna and flora alike. The large range of bird species present is particularly evident, both within and around the Raapenberg Bird Sanctuary.

The functional patches of wetland which have been identified in the Black River, can be recognised as two clusters. The first patch is on the western bank, immediately downstream of the M5 bridge crossing over the Black River. It consists of an expanse of mixed, permanently and seasonally saturated to shallowly inundated areas, dominated by extensive stands of the indigenous reed *Phragmites australis*. The cluster connects with the riverine wetlands of the Liesbeek River at Liesbeek Lake, forming an extensive and ecologically important reed bed (Ross-Gillespie & Day, 2008).

During a plant species assessment of the TRUP area in 2003, it was recorded that there are only 38 local species present on the site, and roughly 51 alien plant species. The high volume of alien plant species is concerning, and is mostly attributable to the highly transformed nature of most of the site, including the polluted river which supports the growth of alien water plant species.

The South African Astronomical Observatory precinct is the last known location where *Moraea aristata*, a critically endangered iris species, is found in the wild. However, there is still some conjecture as to whether this location can in fact still be considered as 'wild', as there is virtually no other remaining habitat. The site can also be considered of cultural significance in terms of its rarity value and because of its "scientific" significance or value, identified as a component of cultural significance.³

In 2003, when the avifauna and plant species assessments were undertaken, it was reported that species numbers were declining. More than 10 years later, it is uncertain as to whether this declining trend has continued, and if this has negatively influenced the presence of indigenous species. If the trend did continue as expected, a negative influence is almost guaranteed.

The environmental sensitivity as well as the rich cultural heritage value of the area, has been recognised in the current management priorities for the site, set up by landowners and local stakeholders. The intention of the existing management priorities is to rehabilitate the polluted rivers for three purposes. These include enabling recreational activities; controlling alien vegetation and the presence of alien invasive fauna species; and creating walkways along the rivers for public enjoyment. Historic trees many of which are alien are considered part of the cultural landscape, particularly at the Valkenburg Hospital and Observatory area and should be considered sufficiently valuable to warrant conservation.

2.5. Land Use Context

The land use systems that predominate in the TRUP context area are varied in function, scale and intensity, but are informed by the early industrial expansion and institutional growth of the city. Land use systems initially clustered along the transport routes that extended into the hinterland. The TRUP site is currently surrounded by a convergence of three major urban corridor systems, namely the Voortrekker Road, Koeberg Road and Southern Suburbs/Main Road corridors which are examined here to understanding the main land use systems within the sub-metropolitan area. See Figure 2.6.

While different in nature, these corridors accommodate a mix of land uses and access to different public transportation services. Typically associated with these

³ Cultural Significance is defined in the National Heritage Resources Act as "Aesthetic, architectural, historical, scientific, social, spiritual, linguistic or technological value or significance". S 2 (vi).

corridors are areas of residential, institutional, commercial and industrial activity. The fast developing Koeberg Corridor is partially severed from the TRUP by the N1 and the main CBD – Bellville rail corridor, whereas the Voortrekker Road Corridor practically touches the site directly. Although removed from the immediate edges of the TRUP, the Main Road Corridor augments access to the Park. To the south of the N2 boundary of TRUP the Klipfontein Corridor transects Liesbeek Parkway which is part of a linear green belt system that connects with Rondebosch Common.

The Voortrekker Road Corridor to the north of the site is largely industrial in nature with small pockets of residential development along the rail line and the occasional school and civic building. The rail stations provide focal points.

The Main Road Corridor to the west of the site is different in nature with the focus being on institutional and fine grained commercial activity. The area between the Main Road and the site is largely small scale fine-grained residential, but it is serviced by a range of community facilities and schools, small scale retail and restaurants. Large blocks along the rail line have, in more recent years, been developed into office parks and higher density residential blocks. These developments include those bordering the site, for example the Black River Office Park. Integrated into the mix is light industrial and offices, along the rail line and the Main Road.

To the east of the site is Ndabeni Triangle, which is considered part of the Voortrekker Road Corridor system. Beyond this and east of the Ndabeni rail line is Pinelands. Pinelands was developed as a Garden City, incorporating all required land uses to support a suburban community, including commercial centres, schools, sports and recreational facilities. These facilities and commercial developments have been focussed within two nodes embedded centrally in the suburb. Developments such as the Old Mutual Headquarters, with entities such as the College of Cape Town and Oude Molen Academy of Science and Technology, have located on the northern edge along the rail line. Other office parks have located along the southern edge of Pinelands at the Mowbray Golf Course with easy access off the N2.



Figure 2.8: Urban morphology

2.6. Site Context: Heritage

The Two Rivers Urban Park is significant from a heritage perspective, comprising a unique series of sites and structures associated with the agricultural, scientific, institutional, industrial and residential growth of the City of Cape Town. In addition, because of its strategic position in relation to the river systems and the historic pastoral routes to the north and south, it has a significant role in pre-colonial history in terms of the history of transhumance and the indigenous residents of the Cape and their struggles to retain their land. As a result, it plays an important role in the cultural identity of the First Nation.

The cultural heritage and natural landscapes of the TRUP are closely linked with the cultural landscape and have evolved from the constraints and opportunities

presented by the topography and the riverine systems.⁴ The use of the site has produced overlapping patterns of use and significance including the following:

- The use of the site for summer grazing by transhumant pastoralists, largely the Gorinhauqua and Goringchoqua during the pre-colonial period.
- The placement of barriers and the development of frontiers by the Dutch East India Company (VOC) to limited access to fertile land and water systems.
- The sites of the granting of the first lands under individual tenure; and the introduction of private property ownership and use in the early Dutch Colonial Period.
- Early industrial use and the development of windmills to support agriculture in the area. These include the Oude Molen, and the Nieuwe Molen which remains.
- The presence of early homesteads and werfs which faced the Liesbeek River and used the riverine system for the purposes of irrigation using channels, weirs and dams.
- The use of the site for scientific institutional purposes i.e. at the Astronomical Observatory.
- The use of the site for medical purposes which required societal distance and separation i.e. the Valkenburg Mental Hospital and the Alexandra Institute.
- The use of the site for racially based segregation in terms of medical institutions i.e. the Valkenburg East Mental Hospital.
- The use of the site for segregated formal housing systems i.e. at Maitland Garden Village.
- The development of high density housing on the periphery of the TRUP in Observatory and Salt River
- The growth of the railway transportation links, the development of rail lines across the mouth of the isthmus and the estuary
- The loss of the historic werfs to development i.e. at Malta Farm and Vaarschedrift.
- The use of the areas prone to flooding and unsuitable for housing for recreation purposes i.e. Hartleyvale and the sport fields along the Liesbeek Parkway.
- The cultural landscape of the area including mature tree plantings and avenue of trees.

All the above responses to landscape are retained either in memory or spatial relationships and add a series of cumulative values and significances to the site. The remnant structures and patterns of use and their visual spatial relationships need to be considered in understanding the cultural significance of the site.

⁴ Baumann N, In *Regeneration: TRUP/ Valkenburg Revitalisation Project* 2013.

2.6.1. In addition to sites of intangible heritage, there are several sites formally protected in terms of S 27 of the NHRA. These include:

The Valkenburg Hospital, forecourt, courtyards and related supplementary structures

The Valkenburg Manor House and related structures

The Nieuwe Molen, Alexandra Institute

There are PHS sites within the suburbs adjacent to the TRUP including Observatory and Mowbray including:

- Wensch House, Wensch Road Observatory
- The Dovecote at Coornhoop Dixon Road Mowbray
- Molenvliet, Mowbray.

There are also PHS's within the suburb of Pinelands including houses and open space at The Meadway Road, Pinelands.

For a composite mapping of all known heritage resources see **Diagram 05**.

3. Statutory Framework

3.1. TRUP Heritage parametres in terms of the National Heritage Resources Act (Act 25 of 1999).

3.1.1. The National Heritage Resources Act (Act 25 of 1999) and applicable Sections of the Act, apply in the case of the TRUP. The site contains a significant number of sites of significance, graded sites and formally declared sites (PHS's) as well as sites of memory and living culture.

A Heritage Impact Assessment is required in terms of Section 38(1) and 38(8) of the National Heritage Resources Act and is intended to fulfil the requirements as laid out in S 38(3) NHRA and issues in the HWC RoD in response to the NID.

Section 38(8) applies because a Basic Assessment Report (BAR) is triggered in terms of the National Environmental Management Act (NEMA). The commenting heritage body is HWC and the authorising agency in this instance is the Department of Environmental; Affairs and Development Planning.

In addition, as The Observatory Hill area and related structures has been graded a grade 1 site (or a site of national heritage significance), SAHRA is also regarded as a commenting authority.⁵

In terms of Section 38(1) the TRUP triggers are the following:

⁵ The formal declaration as a National Heritage Site (NHS) will follow in terms of S 27 (1) NHRA.

- (a) the construction of a road, wall powerline, pipeline, canal or similar form of linear development or barrier exceeding 300m in extent;
- (b) the construction of a bridge or similar structure exceeding 50 m in length;
- (c) any development or other activity which will change the character of a site-
 - (i) exceeding 5 000 sqm in extent
 - (ii) involving three or more existing erven
- (d) rezoning of a site exceeding 10 000 sqm in extent.

The combined cadastral extent of the site is 294 ha but it is currently unknown how much of it will be used for development purposes. This is because there are significant environmental and heritage constraints affecting all combined area; and the development framework and related decisions which are currently underway will take cognisance of this fact.

In terms of NHRA Section 38 (3) a report must address the requirements contained within S 38(3) of the NHRA. As outlined in the HWC response to the NID, the report must address in broad terms the following:

- (a) The identification and mapping of all heritage resources in the area affected;
- (b) An assessment of the significance of such resources as set out in the NHRA.
- (c) The development of heritage related design informants.
- (d) The results of consultation with registered interested and affected parties.

3.1.2 Requirements for the study as contained within the HWC response to the Notification of Intent to Develop.

In terms of S 38(1) of the NHRA a NID was submitted in July 2016 to HWC.

A subsequent meeting between the heritage consultants dated 19 July clarified the way forward. **See HWC Response to NID as Annexure 1.**

The process to be followed is the following:

- A phased approach per a package of plans approach (see Section 1 above).
- Specialist and detailed heritage studies would be undertaken later and be relevant to each specific precinct.
- As heritage were likely to be affected HWC required that the first phase of the work include the identification of heritage resources and the development of a set of heritage indicators.
- The HIA should have a combined set of recommendations.

- The comments of registered heritage conservation bodies and the relevant Municipality must be requested and proof of such included.

3.1.3. Other statutory parameters in relation to the NHRA apply. They include the following:

Section 27 Formally declared Provincial Heritage Sites (PHS's).

Such properties as identified in Section 2.5.1. above are formally protected in terms of the NHRA 27(18) which states, "No person may destroy, damage, deface, excavate, alter, remove from its original position, subdivide, or change the planning status of any heritage site without a permit issued by the heritage resources authority responsible for the protection of such a site".

The site contains several formally declared Provincial Heritage Sites with a further series of PHS's on the outskirts of the TRUP site. Formally declared PHS are the Alexandra Mill at the Alexandra Institute, the Valkenburg Manor house and Valkenburg Hospital (See **Diagram 04 Formal Protections**).

Section 34: (buildings over 60 years of age).

There are a significant number of buildings older than 60 years in the study area and surrounding environment many of heritage importance. These include the whole of Maitland Garden Village, the historic Valkenburg Hospital and supplementary buildings, Valkenburg Manor House, the South African Astronomical Observatory and supporting scientific buildings, buildings of Oude Molen Village and the wards of Valkenburg East, the suburbs Observatory and Woodstock largely composed of building stock of 80 to 100 years of age, the hospital buildings and the Mill at the Alexandra Institute, the early Pinelands settlements and many others. Buildings older than 60 years have been mapped and are attached as **Diagram 03 structures older than 60 years**

Section 35: Archaeological sites.

These include early historical archaeology at the demolished farms at Malta Farm and Vaarschedrift and the potential sites of the early 17th century redoubts. These have been identified *where known* and included in **Diagram 01 Historical archaeological potential**. No precolonial archaeology on the site has been recorded.



Fig 3.1. S 35 NHRA the archaeological remains of Vaarschedriff House within the Black River Office Park

Section 36: Burial Grounds and graves.

There is a known farm graveyard at Valkenburg and known graves at the Observatory of the founding astronomer, the Rev Fearon Fellowes; and Thomas Mc Clear are buried. Both burial sites have statutory requirements attached in terms of this Section of the Act. There may be further unknown burials including precolonial burials.

Finally, it should be noted that while there are sites and structures of Provincial Heritage Significance or grade 2 sites, not all are formally declared Provincial Heritage Sites. The miller's house and the historic Oude Molen Complex at Oude Molen for example is identified as being of outstanding (provincial) significance, but is not a formally declared PHS.

The Observatory and related heritage structures and scientific objects within the grounds, is currently formally protected in terms of S34 of the NHRA. It has been graded by SAHRA as being of National (Grade One) significance, but is currently not formally declared a NHS. This means in terms of process, that SAHRA is a commenting authority but as the formal declaration has not yet occurred the heritage process will be run through HWC in terms of a S 38 application.

3.1.4. Further relevant Sections of the NHRA.

The NHRA has as its heart the need for heritage as the recognition for redress Its Preamble states that heritage has the potential to:

- Affirm diverse cultures
- Facilitate healing and material and symbolic restitution
- Promotes research into oral traditions and customs
- Help us define our cultural identity.

The NHRA identifies the National Estate as including places, buildings, structures and archaeological sites, but also “places to which oral traditions are attached or which are associated with living heritage”.⁶ Places in the National estate are considered of cultural significance when they are important in history, are rare, yield information and have “strong or special associations with a particular community or cultural group”. Such principles as outline in the NHRA have particular resonance for the TRUP as it has strong symbolic associations with the First Nation and other groups who used the land in traditional patterns of settlement and culture and were displaced in colonial settlement.

3.2. The Restitution of Land Rights Act No 15 of 2014 and Act 22 of 1994.

This legislation was passed to provide for the redress and restitution of land rights of those dispossessed of land rights and landed possessions after 1913 because of racially based apartheid legislation. It established a Commission on Restitution of Land Rights for those affected, to obtain appropriate redress.

No land claims for the Two Rivers Urban Park Areas have been received by the Commission and consequently no claims adjudicated.⁷

3.3. TRUP Heritage Requirements in terms of the National Environmental Management Act (NEMA) (Act 107 of 1998) as amended.

In terms of S 38(8) of the National Heritage Resources Act, the responsible authority in the case of the TRUP is the Provincial Government of the Western Cape: the Department of Environmental Affairs and Development Planning.

The NHRA states that previous Sections in the Act do not apply where “the evaluation of the impact of such development on heritage resources” is required in terms of related environmental legislation, “provided that the consenting authority ensures that the evaluation fulfils the requirements of the relevant heritage authority...”⁸

NEMA provides for a series of listed activities in terms of Listing Notices 1 and 3 (GNR 983 and 985, where listed activities may not commence without environmental authorisation; and are deemed to require a Basic Assessment (BA) process leading to an environmental authorisation. The types of listed activities include construction, establishment and expansion of facilities, prospecting and phased activities.

Activities which may require authorisation in terms of TRUP include: (a) mixed land-use node, (b) formalisation of some existing uses, (c) watercourse rehabilitation, (d) storm water attenuation rectification, (e) renewable energy generation, (f) modification of internal bulk services within the site, (g) rezoning from public open

⁶ NHRA Section 3(2).

⁷ Letter Land Claims Commission to NM&Associates, 22nd September 2015.

⁸ NHRA S 38(8).

space, (h) potential additional electrical infrastructure, (i) watercourse interventions, and (j) implications of new development footprints.

However, as the development proposals have not yet reached any form of finality the issues remain open ended at this stage. However, at a minimum a BAR will be required. It is noted that present no proposed interventions trigger the need for a S&EIR process. As noted this may change as development proposals have not yet reached any form of finality.⁹

3.3.1. A number of other environmental statutory requirements have relevance in relation to the TRUP. They include the following:

- The National Environmental Management (NEM) Waste Act (Act 59 of 2008)
- The NEM Biodiversity Act (Act 10 of 2004). This related to specifically critically endangered species and degraded ecological systems, both which are present in the TRUP.
- The National Water Act (Act 36 of 1998)

3.3.2. The NEMA application: process to the present

The NEMA application remains in pre-application mode until 2017. This is because it requires the development framework to identify potential triggers. Once that is done it will submit a draft basic assessment Report (BAR) which will include the Heritage Baseline Study. The formal application will follow. Changes in legislation have allowed for the application of a BAR other than a full EIA process.

At present the supporting Environmental Baseline studies are being completed.

3.4. TRUP: Local Authority Heritage related formal protections: HPOZ

Local authority protections: Urban Conservation (Heritage) Areas. At the time of the Baseline Study (2002) the City of Cape Town had established conservation areas in Observatory and Woodstock which were then being managed in terms of Section 108 of the Zoning Scheme. This has been superseded by the current City of Cape Town Zoning Scheme.

There are areas which are on the periphery of the study area once part of conservation areas which have now become part of Heritage Protection Overlay Zones or HPOZ. They are managed in terms of the City of Cape Town's Zoning Scheme. This means that planned amendments which affect these areas some peripheral to the Park are controlled in terms of those local protections. It should be noted that currently no HPOZ's fall within the TRUP boundaries other than a section of recreational spaces and facilities along the Liesbeek Parkway. **(See Diagram 4: (Formal protections)**

⁹ RHDHV to M Attwell 4/10/2016.

Road widenings or transportation amendments through HPOZ's as well as peripheral development affecting the scale and form of buildings on the outer edge of the HPOZ's may have impact.

The HPOZ for Upper and Lower Observatory and Pinelands have relevance. A further HPOZ is proposed for the full TRUP site as part of an extension to the Woodstock HPOZ but this has no status yet. See Fig 3.2.



Fig 3.2. Diagram showing the established Observatory and Pinelands HPOZ and the proposed extended Woodstock HPOZ.

4.Scope of Work and Methodology

4.1. Scope of Work

The Scope of work for the HIA was defined by the Package of Plan approach and the requirements attached to the HWC response to the NID.

It was decided that a broad overarching baseline study would be sufficient at the current stage. This would be undertaken firstly to inform the DF, and secondly to fulfil initial heritage related requirements outlined in the NID.

It was noted that a phased approach will be appropriate on account of the extensive nature of the project and the need to conduct more detailed heritage

analysis at a precinct level. It was noted that "Specialist studies will be undertaken at a later stage in the second phase relevant to each precinct."¹⁰

In terms of the NID the scope of work was outlined as follows:

- Identification of all heritage resources.
- Identification of heritage indicators.
- Requests for comments of registered conservation bodies and provision when available.
- Request for comments from the City of Cape Town and provision when available.
- An integrated set of recommendations.

4.2. Methodology

4.2.1. Package of Plans: Related heritage methodology.

The methodology was as follows:

- To fully inspect the sites where accessible.
- To examine the edge conditions, urban morphology, cultural landscapes and view cones.
- To examine and assess previous heritage studies insofar as they related to the current study. These include the Aikman 2002 Report and HIA's undertaken by heritage specialists of individual sites for different clients.
- To consolidate known and HWC endorsed heritage evaluations.
- To consolidate with up-to-date information and evaluations.
- To undertake research on the site based on information available at the City of Cape Town and by the examination of secondary sources.
- To examine aerial photographs historic maps and photographs for an understanding of the development morphology of the area.
- To identify registered conservation and heritage bodies and inform the specialist public consultation professionals accordingly.
- To liaise with the planning professional and environmental consultants.
- To liaise with ACO as the archaeological consultants.
- To use the above to identify, map and assess heritage resources on the extended site.
- To liaise with NM&Associates in the development of heritage related design informants.

5. Limitations to the Study

This current study has been limited by several factors. They include the following:

¹⁰ Response to Notification of Intent to Develop Issues in terms of S 38(8) of the NHRA and Regulation 3(3)(a) of PN 298 (August 2003)

5.1. The extent and complexity of the study area and the need for a “broad brush” approach to the mapping and assessment of heritage resources and related heritage informants. It is proposed that heritage factors will be examined in more detail as the precinct based heritage studies, proceed.

5.2. Limitations to access. Access in the health sector was limited because of security. Thus, only the exteriors of buildings were examined. Interior inspections where necessary will be undertaken in more detail as the precinct based heritage studies, proceed.

5.3. Limitations arising out of previous Heritage Baseline Study entitled “Two Rivers Urban Park Baseline Heritage Study”¹¹. These included the following:

- The diagrammatic nature of the identification of heritage resources.
- The exclusion of the Ndabeni Triangle.
- The lack of identification and grading of all heritage resources.
- The lack of identification of formally protected heritage sites.
- The lack of identification of axial alignments, view corridors.
- The lack of identification of known archaeological sites.
- The lack of reference to a statutory framework.

5.4. Gaps in the heritage data record (CoCT). This refers to a lack of a full and consolidated assessment in terms of the City of Cape Town's grading system. The current City of Cape Town grading map is incomplete and work is ongoing. Later HIA studies have largely filled the gaps in assessments and gradings in terms of HIA's on individual sites but their status in terms of a consolidated grading system varies. Some areas such as the Alexandra Institute have not been graded yet and other such as Maitland Garden Village gradings are outdated.¹² **Consequently heritage gradings in this report are proposed gradings only and would need to be endorsed by both the City of Cape Town and HWC.**

5.5. **Diagram 04** entitled “Formal Protections” identifies the areas formally protected at a Provincial level in terms of Section 27; and at a local level in terms of the HPOZ. It should be noted that the City of Cape Town intends reviewing the gradings of sites within the Two Rivers Urban Park and extending the HPOZ - particularly the Salt River HPOZ, which may include the entire Two Rivers Urban Park, in the future.

5.6. Gaps regarding heritage in the 2003 Contextual Framework. The lack of a detailed heritage assessment and related information, the omissions regarding statutory frameworks and the dependence on the 2002 heritage study only; makes the heritage basis on which the CF is constructed incomplete. This is a limitation in that the current directive for the planning approach has shifted from a strongly

¹¹ Aikman associates for the City of Cape Town 2002.

¹² The current grading is based on architectural coherence only and fail to consider the historical significance of the area as South Africa's first formal garden Village.

ecological to a focus on the use of the site to integrate a structurally divided city. This means that heritage decisions and assessments need to be more clearly articulated to inform future planning options.

5.7. Current heritage studies for privately owned or state owned sites are currently underway on The River Club Site and at the Observatory. Further studies may follow. Such studies have followed their own trajectories in terms of methodology, attitudes to grading and scope of work. There has been a degree of engagement with such studies. However, the work of such studies is at a more detailed level than this one, which is broad brush in nature and intended to provide a basis for future detailed HIA's of the priority release areas identified in **Fig 1.1**.

6. Policy Frameworks

The Contextual Analysis and Development Framework underway has been informed by a series of policy frameworks which have relevance to the site.

6.1. Planning Policy Frameworks

The following are the approved planning documents and as such any planning proposals for TRUP will need to take them into account.

6.1.1. City of Cape Town Integrated Development Plan (2012-2017).

The vision set out in the City of Cape Town IDP is built on five key pillars, which are briefly touched on here in relation to how they may guide proposals for the TRUP site. They include ensuring that Cape Town functions as 'the opportunity city', 'the safe city', 'the caring city', 'the inclusive city' and 'the well-run city'. Of relevance to heritage are the notions of 'the caring city' and the "inclusive city". The inclusive city ensures inter alia to the ongoing goal of redressing the historical divisions of the city along the lines of ethnicity and income. This also implies the physical integration of fragmented parts of the City, to allow citizens to move freely and connect with each other.

6.1.2. The Spatial Development Framework City (SDF) of Cape Town (2012).

The City of Cape Town's SDF is a long-term plan to manage growth and change in Cape Town. The TRUP site is identified within the SDF as a component of Cape Town's natural asset network and it plays a role within in the Coast -to-Coast Greenway.

The SDF requires the protection of its natural assets. TRUP is also identified as a high order destination place or a well-known public space which is of value in the unique identity of Cape Town. In sum, the SDF supports the case for considering the reconnection of green linkages between the mountain, the sea and the rivers passing through the TRUP and opening up opportunities for larger scale city restructuring. This may be done through the release of land parcels as well as emphasising the role of higher order public spaces as key opportunities in growing

cities. The active role of green and river systems and their edges as key public spaces can support land use intensification, mixed use / mixed income.

6.1.3. The Table Bay District Plan (2012).

The TRUP site is identified in the TBDP as a district scale, sport and recreational amenity, as a destination place, with portions of the Black and Liesbeeck Rivers and riparian areas identified as conservation areas. These are identified as Environmental Impact Management Zones and are flagged as areas of ecological value.

Three Provincial Heritage Sites are identified within the TRUP site – Valkenburg Hospital, the Nieuwe Molen at the Alexandra Institute and the Valkenburg Manor House.¹³ The District Plan states that such heritage sites must be respected, protected and enhanced.

The TBDP contained key policy directives which are of relevance to the TRUP in heritage terms. They include *inter alia*:

- To ensure appropriate built form and land use.
- To improve the public realm in support of a quality built environment.
- To retain and protect existing built fabric that provides well-located residential opportunities.
- To develop a continuous green system from Table Bay to False Bay as a natural destination place.
- To facilitate the development of a mixed-use precinct at the Oude Molen site.

6.1.4. The Two Rivers Urban Park Contextual Framework and Phase 1 Environmental Management Plan (2003).

The 2003 Contextual Framework (CF) is a City approved policy which currently guides development at the level of the TRUP site. It is a structuring framework, which provides broad land use and urban design guidelines. The 2003 TRUP Contextual Framework's vision is "to rehabilitate, secure and enhance the intrinsic ecological qualities of the area, to conserve the unique cultural landscape, to encourage environmental education, to maximise opportunities for all people and to promote sustainable development." The CF primarily focused on the environmental management of the TRUP area with conservation and resource management as its key considerations.

The CF (2003) broadly identifies heritage goals as part of a social contract, stating that "cognizance shall be taken on the cultural and social significance of all the recognized sites". The cultural heritage significance is regarded as central to the vision for the site, which is to *inter alia* "conserve the unique cultural landscape". It

¹³ This is an incomplete list.

does not however identify or articulate what the cultural landscape is or might be, or its component or related parts. The detailed and conceptual focus remains overtly environmental and ecological.

An important outcome of the document was the formation of the TRUP Association, which advises on developments within the Park.

6.2. Heritage-related policies

6.2.1. City of Cape Town: The IMEP Cultural Heritage Strategy.

This document was approved in 2005 after the 2003 Contextual Framework. Its vision was for a unique historic city where the heritage of its past and present inhabitants is respected, protected and enhanced through appropriate heritage management practices; adherence to sensitive, socially aware and appropriate heritage concepts; and integration with other City responsibilities and policy objectives.'

The City of Cape Town's heritage policies relative to the development of planning frameworks state *inter alia* the following:

- Access: The City will ensure access to public heritage sites, particularly where the public has traditionally enjoyed rights of access.
- Archaeology: The City will assist the relevant archaeological authority (Heritage Western Cape) in mapping known archaeological resources.
- Community participation: The City will encourage partnerships between itself and the communities and organizations of Cape Town for more effective heritage management.
- Context and Scale: The City will consider the relevance of social and landscape contexts when making decisions affecting heritage resources. The City will acknowledge the significance of scale in making appropriate conservation-related decisions and in evaluating heritage resources within broader contexts. The City will ensure that the character of places based on their context and scale, (rather than individual sites and objects) is protected, wherever appropriate.
- Cultural diversity: The City will ensure that different readings and perceptions of heritage are acknowledged. The City will allow for cultural diversity and contestation, while seeking to be representative of the broad range of places and practices that are meaningful to cultural groups.
- Cultural landscapes: The City will ensure that the cultural landscape is protected and managed as an integral part of development and environmental planning.

6.3. Broad-based international policies

6.3.1. International Declaration affecting the Rights of Indigenous Peoples.

The Government of South Africa is a signatory to The United Nations Resolution: United Nations Declaration 61/295 concerning the Rights of Indigenous Peoples.

The resolution:

- Recognises:

“the urgent need to respect and promote the inherent rights of indigenous peoples which derive from their political, economic and social structures and from their cultures, spiritual traditions, histories and philosophies, especially their rights to their lands, territories and resources.”

- Reaffirms that:

“indigenous peoples, in the exercise of their rights, should be free from discrimination of any kind.”

- Is concerned that:

“indigenous peoples have suffered from historic injustices as a result of, *inter alia*, their colonization and dispossession of their lands, territories and resources, thus preventing them from exercising, in particular, their right to development in accordance with their own needs and interests.”

Notions of redress and acknowledgement of past injustices are explicit and implicit in the NHRA. As a result, it is necessary in terms of the Act and guided by Resolution 61/295 to further examine notions of redress and acknowledgement of colonial and apartheid injustices. As a result, the United Nations Resolution should be examined to explore mechanisms and opportunities for redress and cultural acknowledgement in the TRUP.

7. Historical background to the TRUP

7.1. Background and findings: Precolonial history in relation to the TRUP.

Hart (2003)¹⁴ notes that the TRUP site, situated as it is to fresh water, “has the potential to reflect any period within South African prehistory,” from the early stone age to the first establishment of burger farms along the edge of the Liesbeek River. The diary of Van Riebeeck¹⁵ mentions that considerable herds of cattle were found close to the early Fort, especially the herds of the Gorinhauqua and the Cochoqua during the summer months. Herder groups followed a seasonal round, moving between the Vredenberg area and the current Cape Town area.

¹⁴ Hart, T Archaeological Assessment for Baumann and Winter, *Valkenburg East: Draft Scoping Report Heritage Study* May 2003.

¹⁵ Moodie, D. *The Record* as quoted in Hart Valkenburg East Draft Scoping Report, for Baumann and Winter 2003.

In the absence of physical archaeological evidence within the Two Rivers Urban Park's early history, the general archaeology of pastoralism, environmental factors and primary sources were used to synthesize an understanding of the role this area played in the early history of the Cape. This is more fully outlined in **Annexure 2: "The First Frontier: An Assessment of the Pre-colonial and Proto-historical Significance of the Two Rivers Urban Park."**

Khoikhoi¹⁶ groups on the Cape Peninsula and Table Bay who made a living on the relatively limited resources that Peninsula had to offer, while there were more powerful groups to the north near Saldanha who came into Table Bay during the summer months. There was also the occasional maritime visitor to the Cape shores – Francesco D'Almeida and his crew being one group, although the exact location of their route inland and later massacre has not been fully established.

Due to the Peninsula's unfavourable geology, its carrying capacity was limited. It was isolated by the sterile sands of the Cape Flats. In contrast to this, the Liesbeek and Black River valleys formed a verdant strip of good grazing land that stretched from the Salt River Mouth to Wynberg Hill.

When Van Riebeeck's free burghers began to cultivate the land circa 1657 and privatise land ownership, relations with the local Khoikhoi pastoralists deteriorated and later spilled into warfare as indigenous peoples resisted the loss of their lands. A colonial response was the construction of a cattle control barrier by the eastern bank of the Liesbeek and the eastern border of free burgher farms near Coornhoop. In places, a pole fence was built reinforced by cultivated hedges and thorn bush barricades, while several small forts and outposts kept watch over the movements of Khoikhoi. This short simple boundary was the very beginning of a process that saw the exclusion of the Koina from their ancestral grazing lands and access to water resources during the following century leading to greater barriers and exclusions in the future of the Cape.

¹⁶ The term Khoikhoi or Koina is contested. In this instance it refers to the groups who visited the Southern Peninsula on a seasonal basis largely the Goringchoqua (T Hart personal communication).



Figure 7.1. Map showing potential sites of redoubts and areas of contestation, early structures along the Liesbeek and the historic Observatory urban area as a HPOZ: Source Baumann Winter Abrahamse Attwell (2012).

While the exact positions of van Riebeeck's defensive line of watch towers and redoubts is currently unknown, there is compelling evidence to suggest that the spine of land between the Liesbeek and Black Rivers, that now houses the Royal Observatory and Valkenburg Hospitals, played a key role. The site for the Royal Observatory was chosen in 1825 because its key location on raised ground that placed it in line of sight of Table Bay so the falling of the time ball could be observed from the Table Bay and the Castle. Descriptions contained in Moodie¹⁷ and the *Resolutions* indicate that one of the major forts of the DEIC (Fort Ruitervacht II) was built on the same site, as its signals could be observed from the Fort and other watchtowers that formed the system.

The exact places where incidents and confrontations occurred are unknown, but what is evident is that the historic landscape contained within the land between the Black and Liesbeek River marks one of the most tangible and earliest historical frontiers that were to eventually herald the fragmentation of the Khoikhoi nation.

The area has high historical significance as the site of the war for the valley (1659 – 1660) when indigenous groups attacked the Company's stock in retaliation for the

¹⁷ Moodie, D. *The Record: A series of official papers relative to the conditions and treatment of the native tribes of South Africa*. Cape Town, A S Robertson (1959 reprint).

free burgher farms along the river from the East. In on-off operations they advanced and retreated, sometimes with captured stock, back across the Liesbeek to the Black River which was regarded as a "safe zone". In the early contact period the area could thus be regarded as a war zone.¹⁸ In terms of the history of the settlement for the next 400 years the site thus has considerable significance as one of the first sites of displacement of local communities and progressively marginalised community groups.

Other places of significance are the sites of crossing the Rivers and the cattle routes and drifts that were used. In this instance the Vaarschedrift meaning "fresh water crossing" was possibly of significance.

In terms of the Criteria contained in the NHR Act the site thus has considerable significance in reflecting the broad patterns of South African history as a place of conflict, contestation, incarceration and displacement.¹⁹ What is also of importance in terms of the early (precolonial settlement) era of the TRUP is the contemporary significance accorded to it by the First Nation peoples, as a site that is closely identified with their history and traditions.

7.2. Background and findings: The historical river systems

The estuaries of the Black and Salt Rivers formed a tidal estuary which, according to Durden (1992)²⁰ may have been historically navigable as far as Vissershoeek. Early maps show that the confluence of the Liesbeek, Black and Salt Rivers formed a significant tidal wetland. The Black and Liesbeek Rivers joined just beyond Observatory Hill (where the SAAO is situated). Beyond this to the west was an extensive wetland extending to the coastline. This was destroyed in the late nineteenth and early twentieth centuries with the development of transportation routes, and later the reclamation of the Culemborg area and the development of Paarden Eiland for industrial and commercial purposes.²¹

The Black River also had significance in the early contact period because it functioned as a natural boundary between the early colony and beyond the settled VOC area. Former pastoralists were pushed beyond the boundaries of the Black River. This action established a spatial precedent for the TRUP as a place of separation, and as a place of barriers.

¹⁸ (Dan Sleight: Valkenburg East Heritage Study, pers.com. 20 February 2004). From Baumann and Winter 2011).

¹⁹ For the full report see ACO Associates, 2015, *The First Frontier: An Assessment of the Pre-Colonial and Proto-historical Significance of the Two Rivers Urban Park, Cape Town*, attached as Annexure Two to this report.

²⁰ Hart T in Baumann and Winter Heritage Consultants Valkenburg East Draft Heritage Report (2003)

²¹ Hart T in Baumann and Winter Heritage Consultants Valkenburg East Draft Heritage Report (2003)



Fig 7.2. Extract: Plan Militaire de la Peninsula du Cap by Lieut Col Bridges BMM 6821.f.1 University of Cape Town. 1806. This map although not strictly to scale, provides more detail on the settlement patterns along the Liesbeek River Valley than 7.2. It also how the Black and Liesbeek Rivers feed into an extensive tidal estuary.



Fig 7.3. Extract: Map of the Cape of Good Hope: C.K. Macdonald C86LC June 1824. This shows the area before the building of the Observatory on what the outskirts of Cape Town. It shows the confluence of the Liesbeek and Black Rivers leading into an extensive wetland area which extended along the coastal area. The Map shows routes and tracks but no cultivation and settlement which existed at the time.



Fig 7.3. Skead's Nautical Chart. Map of the Cape Peninsula including Table Bay, Hout Bay and False Bay. Surveyed in 1822, with corrections to 1861, July 1862, September 1863, and November 1864. This useful chart accurately maps the coastline and shows the extent of the Liesbeeck Black and Salt River Estuary. It identifies the prominent position of the Royal Observatory in relation to Table Bay.



Fig 7.4. Photo: Woodstock Beach Salt River Works and the mouth of the Liesbeeck /Black River c 1930: Source University of Cape Town.

The Liesbeek River by 1657 because it was along the river that the first private land grants were made against, effectively created a model for the dispossession of the indigenous peoples. Agriculture, mostly the production of wheat was practised for the first time in the valley. This partly accounted for the large number of windmills in the area.

Both the Liesbeek and the Black River flooded seasonally over the wetlands near Malta Farm, Vaarschedrift and Paarden Eiland. The Liesbeek River, with its streams and tributaries, was an essential component for the growth and development of the Liesbeek River Valley extending from Newlands where streams of good fresh water descended the mountains slopes.

The small municipalities that developed in the southern suburbs were the Municipalities of Woodstock, Mowbray, Rondebosch and Claremont. They were largely dependent on the wells, small springs and the Liesbeek River for their survival. Noxious industries like the Mossop Tannery in Rondebosch, the wool washing establishment in Salt River and the Woodstock Glass factory in Observatory used the Liesbeek water source for industry purposes.

Water scarcity, increasing pollution and water-borne health problems accompanied rapid urbanisation. The municipalities most affected were those downriver from the others. By 1913 the Municipalities of Cape Town, Green Point, Woodstock, Mowbray and Claremont amalgamated into the Corporation of Cape Town, partly to investigate and fund a new and reliable water source, this time from the building of the Steenbras Dam.

The homesteads of the Liesbeek River Valley like Valkenburg Bellevliet, Westoe and the now demolished Malta Farm and Vaarschedrift; were situated on higher ground and avoided the seasonal flooding. They also made good use of wetland areas. Malta Farm harvested water lilies; and the grazing that followed the wet season was good for stock farming.



Fig 7.5. Harvesting water hyacinth below Malta Farm

The response to seasonal flooding was canalisation. The first known canalisation of the Liesbeek River occurred in 1917 near Observatory Road (later Station Road) towards the Observatory.



Fig 7.6. Rare early photograph of the canalisation process with a portion of the Observatory hill on the right. ABE 1917.



Fig 7.7. c1930. This shows fundamental changes to the area since the nineteenth century including the beginnings of the process of canalisation west of the Valkenburg Hospital extending to Station Road, with canals being led west of the railway sports grounds and the River, extending to the Vaarschedriff railway workers cottages off Nelson Road and linking with the Black River before the railway bridge. The area itself is fundamentally changes with urban development of Maitland, Maitland Garden Villages and Pinelands.



Fig 7.8. 1945 Aerial photograph showing original course of the Liesbeek River (arrowed) the wide water body in front of the Valkenburg Hospital and the continuing canalisation of the Black and Liesbeek Rivers.

7.3. Background and findings: Agricultural Use in the Black and Liesbeek River Valleys.

The introduction of formal agriculture and the granting of freehold rights marked a fundamental change in the landscape of the Liesbeek and River Valley and indeed the Cape itself. Land was privatised and domesticated, crops sown and homesteads were built. Farming appears to have been mixed and cattle trails and river drifts remained a feature of the landscape well into the nineteenth century. Thibault (See Fig 7.10) shows agricultural production before the residential invasions with neat ordered orchards and wheat fields which were irrigated by the Liesbeek River. The riparian landscapes of the Black River were domesticated later, if at all.

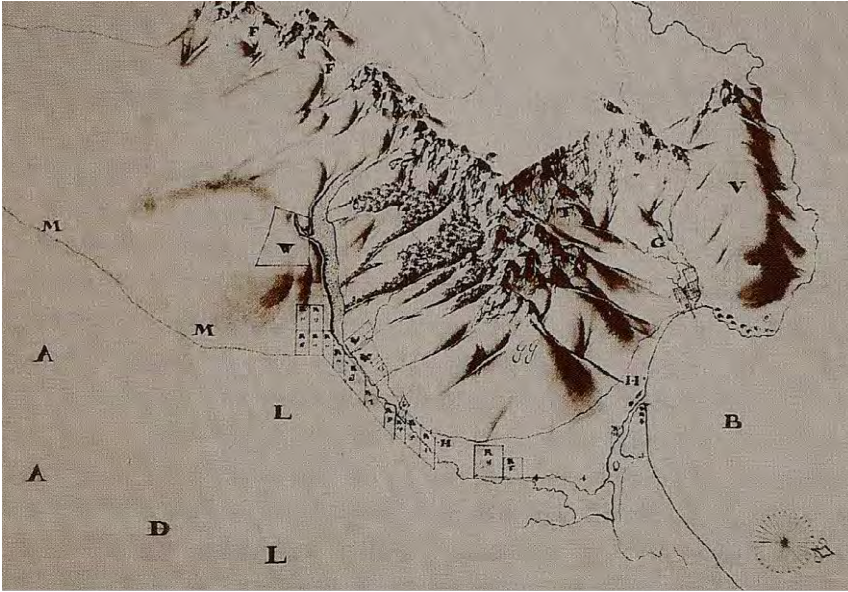


Fig 7.9. Early map showing the first land grants in the Liesbeek River Valley to free burghers. The line marked "M" marked the limit of the area most suitable for burghers to build and farm thus forming the first colonial boundary. M3/9/KAB, Baumann and Winter 2011.

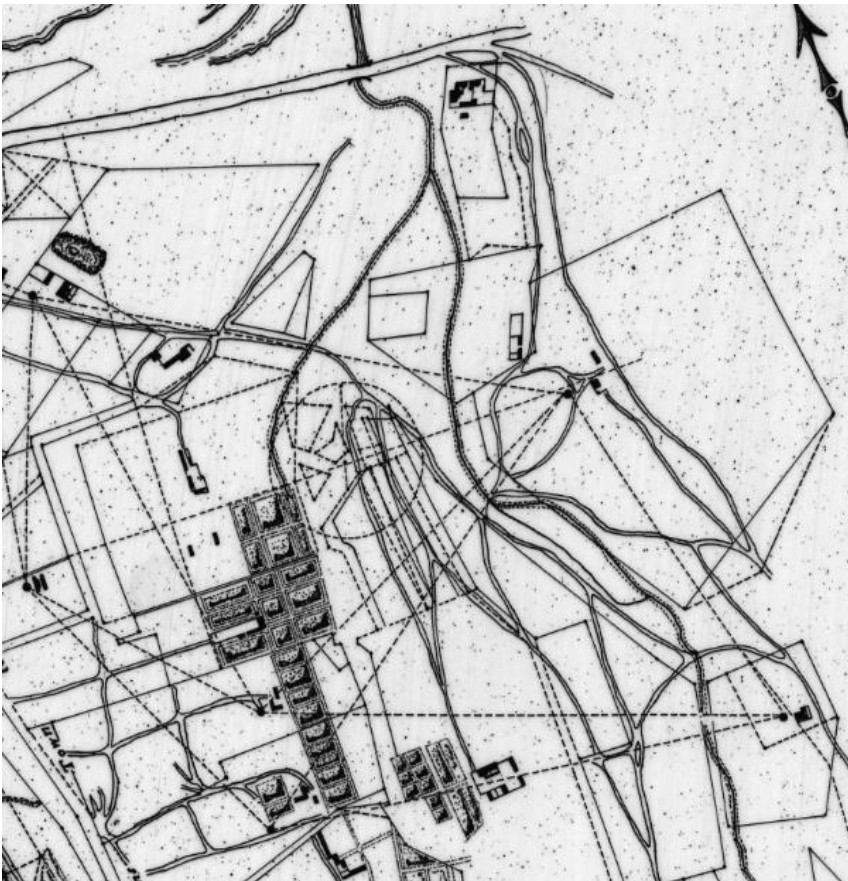


Fig 7.10. Portion of LM Thibault, Survey of the Abodes and Properties 1812-1813 showing a road and bridge over the Black and Liesbeek. This shows the cultivated fields east of the Liesbeek and the vantage point of the Oude Molen from which Thibault took his measurements. A network of routes, crossings, bridges and tracks show how intensely the area was traversed.

A permanently settled landscape based on agriculture followed, with cultivated (and fenced) lands, farmhouses, werfs outbuildings and functional road and route patterns. Dairy farming remained a consistent use, well into the twentieth century. Open space for agriculture and cattle farming was gradually taken up by the need for mass housing in the late nineteenth and early twentieth centuries. The network of cattle trails and routes which crossed the Liesbeek River Valley towards the Cape Flats was testament to the success of cattle farming begun in the pre-colonial times.²² Routes and particularly bridges weirs and drifts altered by way the land was used and eventually imposed a structure.

Of the many farms that once bordered the Liesbeek River, some historical homesteads remain. Other homesteads are embedded within late 19th early 20th century suburban expansion which became the suburb of Observatory and Mowbray. For a summary of the farms in the vicinity in the Liesbeek River Valley see below.

The following agricultural homesteads have been demolished:

- Vaarschedrift. C 1783. The building footprint has been excavated and there are partial remains in the grounds of the Black River Industrial Park.
- Malta Farm, previously Uitwijk, Van Riebeeck's farm in 1659.
- Coornhoop late eighteenth century, (demolished for Settlers Way). The remaining dovecote is a Provincial Heritage Site (PHS).
- Rheezicht and windmill mid eighteenth century. Site near Arnold Street, Observatory.

The following homesteads remain in altered form:

- Valkenburg Homestead, a PHS.
- Westoe (in Mowbray) a PHS, originally part of the Coornhoop farm, c1740.
- Onderneming (in Observatory) a PHS.
- Wrench House (in Observatory), a PHS, 1785.
- The Oude Molen homestead. Grade 2 site. (Early mill demolished).ⁱ
- Bellevliet c 1750 -1800.

The following agricultural remnant remain.

²² From Attwell, M for N Baumann. Unpublished Report: Valkenburg West Historical Background Report, Historical and Social Significance, 2012

- The Nieuwe Molen at Alexandra Institute a PHS, (c1780) once part of a larger agricultural establishment now demolished.

7.4. Background and findings: The South African Astronomical Observatory and the Observatory Hill.

The hill on which the South African Astronomical Observatory is situated, is significant in the scientific history of Southern Africa, as it was here that the Royal Observatory made significant advances in the astronomical record from the early nineteenth century onwards. The intention in establishing an Observatory at the Cape was to find “accurate star positions and provide a reliable time service to aid the navigation of ships”. For the latter function a clear view of Table Bay was essential to pass on visual time signals. Maclear erected a “time ball” visible from the harbour which dropped at 1pm. In the 1860s an electrical signal dropped time balls at the Observatory, Cape Town Harbour, Simon's Town, Port Elizabeth and East London – and fired the Cape Town noon gun (Signal Hill). An electronic signal from the Observatory still fires the noon gun today.

The site chosen was on the low hill between swampy ground near the Black and Liesbeek Rivers – an area known as Slangkop. A reason for the choosing of the Observatory site was that the buildings of the Observatory also needed to be east of Table Mountain for an unobstructed meridian.

The building of the Observatory on the hill which was considered far from the town centre resulted in the area, previously empty wetland, being put to institutional use for the first time. The Observatory campus itself consists of a coherent group of buildings with the main Observatory building itself set in a commanding position at the apex of the rise of the hill. This building was designed by Sir John Rennie of the Royal Admiralty in the Greek revival style and built in 1825-1826. The roofs are flats with the domes shown in the early images having been removed. Also, situated in the grounds is the McClean building, a structure designed by the renowned architect Herbert Baker, which houses the McClean telescope erected in 1896.²³

The entire site has been declared a Grade One Heritage Site by the South African Heritage Resources Agency, i.e. as a site of national cultural significance. A case study has also been undertaken by ICOMOS, (the International Centre for Monuments and Sites) on its outstanding cultural significance (2014). A heritage study was undertaken by Baumann and Winter in 2011 and its findings are cited in the ICOMOS report.²⁴ The report sums up its character in the following way:

“The Observatory campus forms a coherent enclave of scientific buildings. It was administered at first by the Royal Navy and, even following the Simonstown agreement (when the Royal Navy withdrew from South Africa), enjoyed

²³ This has been superseded by the NHS Grade One protection by SAHRA.

²⁴ <http://www2.astronomicalheritage.net/index.php/>

extraterritorial rights. This led to a certain unique atmosphere and a feeling that it was a special outpost of empire. The buildings are all white-painted in the general style of Cape Town, with its Dutch colonial heritage. For much of the twentieth century there was little change or development, leading to a unique atmosphere preserved up to the present day."²⁵

"For most of its existence the Royal Observatory was the major contributor to positional astronomy in the southern hemisphere." Outstanding contributions in the field of international astronomy have been made by astronomers working at the Cape including Thomas Henderson, Thomas Mc Clear and his assistants Charles Piazz Smyth and William Mann; and David Gill.

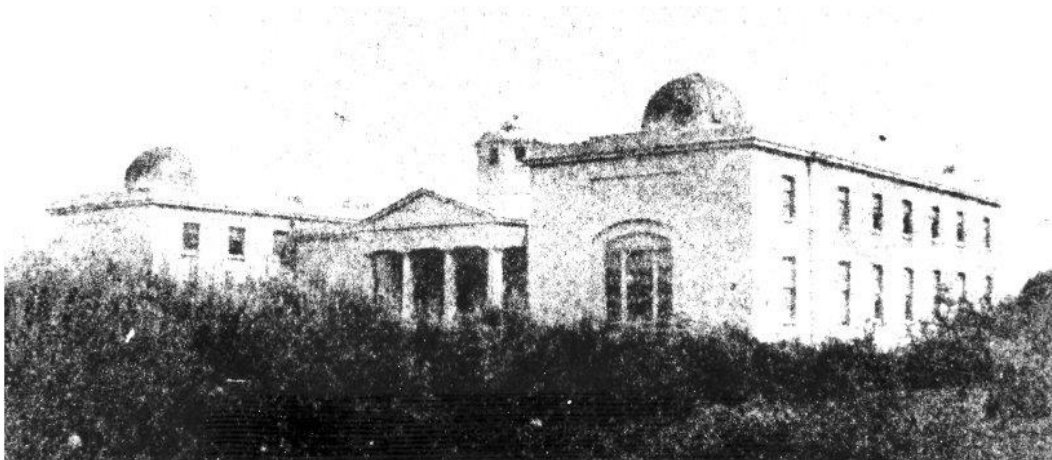


Fig 7.11. Early photograph of the Observatory Charles Piazz-Smith 1841. This is the earliest photographs taken in South Africa.

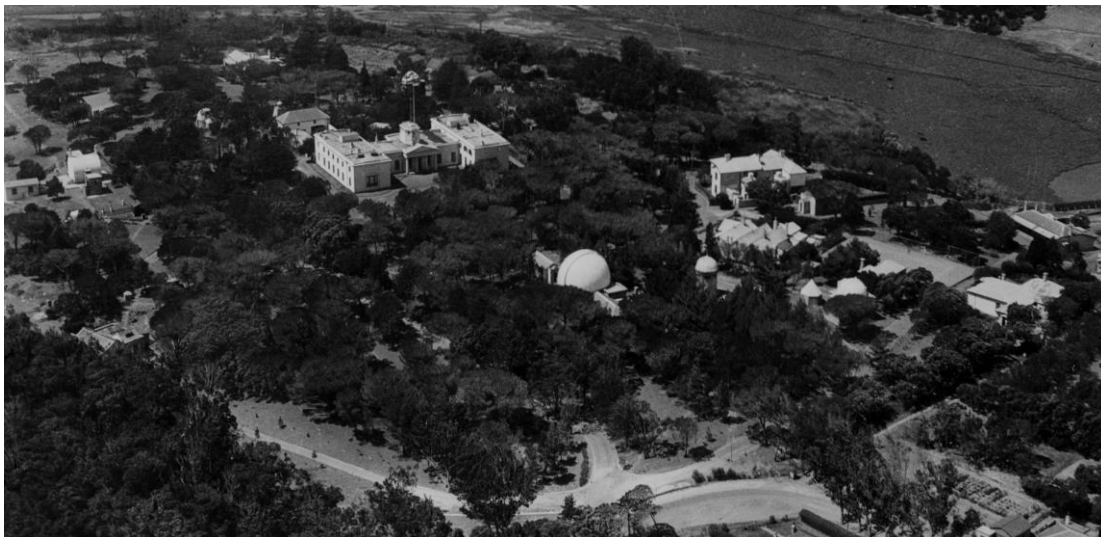


Fig 7.12. Aerial view of the SAAO in 1931 showing the freed campus and the position of the main building on the hill surrounded by wetland. (SAAO Archives Baumann and Winter 2011).

²⁵ *ibid*

7. Background and findings: The medical institutions at Valkenburg and Nieuwe Molen (the Alexandra Institute).

Institutions in the Two Rivers Urban Park area dominated late nineteenth century and early twentieth century use. For the mental institutions of Valkenburg and Alexandra Hospital, the authorities required that the housing and treatment of mental patients be a distance from town. The distance and isolation of the sites were further enhanced by the barriers presented by the rivers. A designed landscape of trees and buffers separating the mentally ill from common sight, completed the sense of isolation and "apartness".

Deacon considers the area around Valkenburg being characterised as a place for institutions "of social or physical "impurity" thereby by exclusion, sanitising the town"²⁶. She cites the other uses of Ndabeni to accommodate black workers after plague scares in 1901, the presence of the abattoirs (1915), the treatment of leper cases, and the use of the Oude Molen site to accommodate black mental health patients after 1913. Other institutions included a TB hospital at the Alexandra Hospital in 1906, followed by its use as a hospital for the "medically defective" in 1918.

Valkenburg West

Valkenburg Hospital was a purpose-designed institution for the housing and treatment of the insane. Scottish architect Sydney Mitchell of Sydney Mitchell and Wilson undertook the first commission, with project management being undertaken by the Department of Public Works Department. The Valkenburg design shows some resemblances to Mitchell's Scottish asylum designs and hospitals.

Valkenburg was developed on a low rise looking west towards the Liesbeek River, and over time, developed a well ordered picturesque quality in the best of the English landscape traditions. The focal point of the design was the double story administration block surmounted by a tower (containing the water tank) and flanked by a series of double storey and single story symmetrical wings extending in an orderly hierarchical progression. By 1897 the core buildings were completed, including all the north and south wards of the main complex. When shortage of accommodation became an issue, additional female wards were undertaken in 1911 and subsequently extended, followed by an additional male ward to the south in about 1915.²⁷

Valkenburg East in the Oude Molen area

The Oude Molen site was acquired by the Union Government in 1912 and by 1915 existing buildings may have been converted for use by black patients. By 1917 a

²⁶ Deacon, H in Baumann and Winter, 2003, page 3.

²⁷ This information is obtained from Baumann Winter Attwell and Abrahamse Valkenburg Hospital Phase One HIA.

process of the construction of wards was underway. This part of Valkenburg Hospital was intended for the use of black patients with Valkenburg west remaining for the use of white patients, thus creating spatially and racially divided mental treatment facilities and wards. The wards which were built between 1917 and 1920 are F-shaped and grouped around a series of courtyards, like the Valkenburg west pavilion style model.

7.6. Background and Findings: Mills and early industry in the TRUP.

Some of the early farms on the Liesbeeck area had their own mills – Onderneming was one and Rheezicht ²⁸ another. There were also windmills situated in Salt River many of which remained into the nineteenth century. The most significant of the early Company mills were the Oude Molen on the current Oude Molen site (now demolished), and its replacement, the Nieuwe Molen which still exists.

Although the mill was demolished, Oude Molen site retains the early eighteenth century farmhouse. The first detailed map of the complex is the Thibault survey of 1812-1813 on which the mill house is clearly marked. The mill house and remaining *opstal* were used by the state for a variety of purposes including the imprisonment of King Ceteswayo between 1879 and 1882. It was formally transferred to the State in 1912 after which the Department of Public Works leased it out on an annual basis.²⁹ Currently Oude Molen forms the focus of a thriving ecological village.

Alexandra Mill or the Nieuwe Molen is the “oldest remaining and largest windmill in the country.” It stands an impressive four storeys high and is visible from some distance away.³⁰ The mill remained operational until the advent of steam-driven mechanisation and industrialisation in the 1870's.³¹ The mill gradually deteriorated and was stripped of many of its features but was subsequently restored.

The Nieuwe Molen site itself has a varied history. Around the Nieuwe Molen developed a large *opstal* which is shown as early as 1813. It grew as an agricultural establishment until the late nineteenth century, when it was acquired by the Colonial Government for use as a military camp in the Anglo Boer War 1899-1902. There was a tented military camp and by 1901 the Colonial Government had started on the construction of a military hospital. The institutional and medical use remained entrenched with the opening of the Alexandra Institute as a mental asylum. A series of buildings, wards and spaces have grown around the original site. The new buildings have adversely affected the character of the environment.

7.7. Conclusions regarding historical background.

²⁸ The mill has been demolished by would have been situated on the corner of Milton and Arnold Road Observatory (Hislop 61).

²⁹ Ibid.

³⁰ Hislop pg 86.

³¹ Hislop pg 86.

Material contained in previous HIA's has proved a valuable source of historical information on the site.

The precolonial study undertaken by ACO Associates in 2015 is attached to this report as **Annexure Two**. For additional information on the historical (colonial period) see Attwell 2015/2016 *The Two Rivers Urban Park Contextual Framework Review and Preliminary Heritage Study*. Further information has been obtained from published secondary sources. For a full list of sources consulted see **Section 14**.

The historical detail briefly summarised above provides an initial explanation as to the complexity of the historical record, both in tangible and intangible heritage terms. What emerges in the historical background is a multiplicity of layers of uses and functions, meanings and values associated with the site and which are bound into its history, both colonial and precolonial.

While geography and human use has imposed a structure in terms of routes, bridges, institutions, water management features and structure, the over-riding characteristic of the site is imposed by the river system.

The river system the confluence of the Black and Liesbeek Rivers and the extensive tidal estuary system remained intact until the mid-to-late nineteenth century and the early twentieth century. The increasing attempts to manage seasonal flooding, (always a characteristic of the river system) together -with increasing urbanisation and pollution, has caused environmental conditions to deteriorate.

The site has the potential to reflect any period within the colonial and pre-colonial period. The late precolonial period is of interest considering the contemporary resurgence of First Nation interest in their historical culture and identity. The early contact period and the establishment of barriers and access restrictions has formed a characteristic of the site since earliest times, first with the barriers to entry and the privatisation of land on the part of the early VOC settlement, to the later use of the site for mental and medical functions that required a distance and screening off from society. Notions of separation and barriers increased with the development of apartheid style settlement planning including the provision for accommodation in Ndabeni for black workers forcibly displaced from District Six in the early twentieth century³²; the development of Pinelands as a "whites only" suburb and the development of Maitland Garden Village for "Coloured" workers in 1918.

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

³² They were later moved to Langa, and Ndabeni was rezoned for industrial use.

8. Identification, mapping and grading of heritage sites in terms of S 38(3).

8.1. The historical record and heritage resources

The historical record is complex and there are many layers of meaning inherent in the site. **(See Section 7)**. At best identification and mapping can rely on existing records to spatialize what is known about the sites and their layers of meanings. Mapping is related to spatial phenomena but their meanings are fluid and open to interpretations by many parties. In preparing the grading map the previous grading system of the City of Cape Town has been consulted, together with the gradings proposed in the heritage studies undertaken by previous heritage consultants on specific sites including Valkenburg East and West; and the Observatory.

8.2. Assessments and Grading of Heritage Resources

The gradings are proposed gradings. Sites within the TRUP itself have been graded in this report per the required systems and criteria of grading as listed by HWC as well as within the limitations identified within **Section 5**³³. Gradings and assessments of heritage resources have occurred in successive heritage studies on individual sites which have been consulted. Consequently, the assessments have been used with a degree of confidence in this report.

Criteria for the assessment of heritage sites and sites of memory are based on the criteria contained in the City of Cape Town's IMEP Cultural Strategy (See Section 6 Policy Frameworks); and the criteria in the NHRA S 3(3).

These include the following:

- Importance in the community, or pattern of South Africa's history,
- Possession of uncommon rare or endangered aspects of South Africa's natural or cultural heritage,
- Its potential to yield information that will contribute to an understanding of South Africa's natural or cultural heritage,
- Its importance in demonstrating the principal characteristics of a particular class of South African 's natural or cultural places or objects
- Its importance in exhibiting aesthetic characteristics valued by a community or cultural group
- Its importance in demonstrating a high degree of creative or technical achievement at a particular period

³³ See HWC A Short Guide to and Policy Statement on Gradings, May 2002.

- Its strong or special associations with a particular community or cultural group for social, cultural or spiritual reasons
- Its strong association with the life or work of a person group or organisation of importance
- Sites of significance associated with slavery

It may be argued that all the criteria identified above are present in the entire TRUP either in whole or in part. A case could be made for the TRUP having substantial cultural significance for associational, symbolic, spiritual, historical aesthetic (scenic) reasons.

The entire TRUP site itself could be regarded as being of outstanding historical, symbolic scenic and amenity value, or a Grade 2 site. It is of sufficient cultural significance in terms of the definition and criteria contained within the Act. Within this, specific sites have been identified as following:

8.2.1. Grade 1 Sites

They are identified as “heritage resources with qualities so exceptional that they are of special national significance”.

Authentic in terms of design, materials, workmanship or setting and is of such universal value and symbolic significance that it can promote human understanding and contribute to nation building and its loss would significant diminish the national heritage.”³⁴

The Observatory Hill has been identified by SAHRA as a Grade 1 site. **See Diagram 02: Graded Resources.**

8.2.2. Grade 11 sites

They are identified as “those with special qualities which make them significant in the context of a province or a region and should be applied to heritage resources which:

- Are of great significance in terms of the criteria laid out in the NHRA.
- Enriches the understanding of cultural historical social and scientific development in the province or region in which it is situated but that does not fulfil the criteria for the Grade 1 status.

Grade 11 sites have been identified as the Oude Molen complex and the core Alexandra Institute complex. Formally declared PHS's could also be grade 11 sites.

³⁴ Regulation 43 GG 6820 No 24893 Notice 694.

(See Diagram **02 graded Resources**)

8.2.3. Grade 111 sites

They are divided into the following:

- Grade 111A. Buildings and sites of sufficient intrinsic significance to be regarded as local heritage resources and are significant enough to warrant any alteration being regulated.
- Grade 111B This is applied to buildings and sites of marginally lesser significance than grade 111A.
- Grade 111C. This grading applies to buildings and sites whose significance is in large part a significance that contributes to the character or significance of the environs. They may be protected if the significance of the environs is sufficient to warrant protective measures.

(See Diagram **02 Graded Resources**)

8.3. Identification and mapping required in the NHRA (S 38(3)).

The NHRA requirements for an HIA include: “The identification and mapping of all heritage resources in the area affected” (S 38 [3a]).

Individual heritage studies previously undertaken on specific sites previously identified and mapped heritage resources. They have however not been for the full TRUP site. The methodology for this report has been to work with previous studies and reflect as so far as possible their findings together with the application of the assessment criteria contained in HWC guidelines of May 2002.³⁵

Heritage resources are defined in the NHRA as “any place or object of cultural significance” (NHRA 2 xvi). Place of heritage significance are taken in this instance to mean tangible and intangible and would include not only structures and objects but landscape associated with meaning tradition and custom. As a result, notions of “living heritage” including cultural traditions and indigenous knowledge systems become of significance. (NHRA 2 xxi).

Historical studies and public consultations have highlighted potential areas of significance for heritage groups (**See Section 9**). It is expected that the layers of significance will be revealed as further studies and consultations are undertaken during detailed studies. Structures and sites of heritage significance have been graded according to the standard HWC criteria and mapped in terms of categories Grade 1, Grade 2 and Grade 111A, 111B and 111C.

³⁵ HWC: A Short Guide to and Policy Statement on Gradings May 2002.

The mapping and assessment in terms of grading is contained in **Diagram 02 entitled Graded Resources**. This diagram identified the following:

Grade 1 area

Grade 2 sites

PHS's: Formally protected PHS's

Grade 111A structures and sites

Grade 11B structures and sites

Grade 111C structures and sites

8.3.1. Buildings older than 60 years (S 34 NHRA). This provides an indication of the historical morphology as well as buildings affected by S 34 NHRA. **See Diagram 03**. This diagram shows the distribution of buildings older than 60 years.

There are a significant number of buildings older than 60 years within the TRUP as well as historical urban settlements within and without the TRUP. A notable exception is the Ndabeni Triangle. They include the following:

- Peripheral urban area including the suburbs of Observatory, Salt River and Pinelands which contain a high degree of fabric older than 60 years
- Suburban environments within the TRUP. This refers the Garden Village of Maitland where the buildings and related design spaces are older than 60 years.
- Institutional buildings within the TRUP. These include Valkenburg Hospital and related buildings older than 60 years, Valkenburg Manor House and related werf, The F-shaped wards at Valkenburg east, the Oude Molen complex, the River Club Building and the buildings on the Observatory Hill
- Industrial buildings near Salt River.
- Recreational facilities including the stadium at Hartleyvale.

8.3.2. Archaeological Potential (S 36 NHRA) See **Diagram 01 Potential Archaeological Sites**.

Few archaeological sites are known and even fewer have been investigated. and excavation have been undertaken previously at Valkenburg.

Diagram 01 shows the distribution of the early agricultural and industrial sites within the TRUP. It also shows a potential position of VOC redoubts and palisades.³⁶ Of the mapped sites the following no longer exist:

- The Oude Molen Mill.
- The Opstal at Nieuwe Molen.
- Coornhoop (excepting the dovecote.)
- Malta Farm.

³⁶ These sites have not been further investigated and ACO Associates considers that the likelihood of materials finds is low. (2015)

- Vaarschedrift except foundations.
- Early contact period palisades and redoubts.

Furthermore, no archaeological/material evidence of Koina settlement has yet been uncovered.

8.3.3. Formal protections (S 27 NHRA) **See Diagram 04.**

This diagram shows the three formally protected heritage sites which are all PHS's. Formally protected sites are sites which are subject to the requirements of the NHRA (S 27). Such sites have been through a formal process of nomination and declaration; and are formally protected in terms of the NHRA as sites of Provincial Heritage Significance.

There are unusually few PHS's in the TRUP site bearing in mind the importance of the site as a whole and its role in the early history of the Cape Peninsula. Within the TRUP the following are formally declared PHS's.

- Valkenburg Hospital, wards, quadrangles and service buildings.
- Valkenburg Manor house and related structures.
- Alexandra Mill Alexandra Institute.

Several formally protected sites (PHS's are situated in Observatory and Pinelands. It should be noted that although several sites including the Oude Molen site and the Observatory Hill site are graded 2 and 1 respectively i.e. of provincial and national significance they have not been formally declared.

Diagram 05 is a composite diagram showing the distribution and significances of the heritage resources on the site including the River Corridors which have symbolic significance. As noted, the entire site has heritage significance.

8.4. Photographic record of selected heritage resources.

8.4.1. Formally declared Provincial Heritage Sites



Fig 8.1. Valkenburg Manor House Declared PHS in 1986.



Fig 8.2. The Nieuwe Molen declared a PHS is 1978

8.4.2. Grade 1 Buildings



Fig 8.3. The Observatory Hill and buildings graded a Grade 1 site in 2016.

8.4.3. Grade 2 buildings (not PHS)



Fig 8.4. The eighteenth-century house at Oude Molen



Fig 8.5. The Administration Building Alexandra Institute

8.4.4. Buildings and settlements older 60 years of heritage value i.e. graded buildings.



Fig 8.6. Graded buildings older than 60 years Maitland Garden Village.



Fig 8.7. Graded buildings older than 60 years The F shaped wards Valkenburg East.

8.4.5. Sites of symbolic heritage significance



Fig 8.8. The Liesbeek River near Vaarschedrift: Potential site of crossing from pre-colonial times



Fig 8.9. The crest of the hill near the stable area Oude Molen: Of symbolic significance for the First Nation.

8.4.6. Known graveyards and burials



Fig 8.10. The grave- site of Thomas Mc Clear astronomer.

9. Consultation with registered heritage conservation bodies and interest and affected parties. (I&AP's).

9.1. Background to public consultation

Planning for the TRUP has had a strong consultation component since the initial processes as early as 1998. This involvement continued during the development of the 2003 TRUP CF. Notably a significant part of this process was the setting up of a

“social contract” of 1999 which comprised a set of principles to adjudicate future proposals for the area and the setting up of the TRUP Association. The TRUP Association was set up as a vehicle for ongoing public involvement of interested and affected parties. It had a constitution on which the Association conducted its mandate.

The current process of consultation was established in 2015 by the setting up of a specialist team consisting of SUN (Sustainable Urban Neighbourhood Development) to undertake the necessary consultation arising out of the Provincial and City initiative for the TRUP.

SUN Development initiated a process of engaging key stakeholders in 2015. Work undertaken by SUN Development focused on stakeholder engagement and the wider planning process. The first series of engagements were with structures directly affected by the proposed processes. These were followed with both one on one meetings and a series of workshops with the larger groups during 2015.

The Public Participation Process [PPP] has been, and still is unfolding along with the design and planning process at this stage. It is fostering co-design workshops, where the different stakeholders can actively participate in the co-design process.

A requirement of HWC (see Annexure 1) is that stakeholders and registered heritage conservation bodies are consulted during the development of the HIA. Proof of this consultation process is required. A list of meetings undertaken with stakeholders including the registered heritage groups is attached as **Annexure 4**.

9.2. The consultation process to date

Public consultation relies on information sharing and feedback with stakeholders on a variety of topics including heritage. This approach is inclusive and focused on active participation. It has included the following:

- Identification of stakeholders
- The compilation of a Draft Manifesto, indicating the guiding overarching principles for the future development of the TRUP site.
- The compilation of a series of ‘constraints and opportunities’ maps is aiming to capture the stakeholders’ knowledge and perception of the site, as well as their visions and ideas for the future.
- A series of resource maps capturing the stakeholders’ various inputs about the site. A series of scenarios to facilitate the debate around the future of the TRUP site, testing the socio-spatial implications of each scenario. Several sessions have been held this year with a combined group of stakeholders.
- On-going co-design process.

At this stage the Public participation is ongoing and includes the following steps:

- Identification of a broad group of stakeholders.
- One-on-one and in small groups stakeholder's engagement.
- A series of TRUP stakeholder's workshops involving the broader group of stakeholders.

The sessions completed are identified in **Annexure 4** with the dates and parties concerned. Heritage consultation is ongoing.

The public participation process started by identifying and engaging key stakeholders in 2015. The first series of engagements were conducted with stakeholders directly affected by the proposed processes. These were followed with both one on one meetings and a series of workshops with the larger groups during 2015. A series of TRUP stakeholder's workshops have been held this year with the broad stakeholders group.

Several workshops have been held this year with the broad group of stakeholders. During these workshops, the broader stakeholder group has been involved in the compilation of the TRUP Manifesto, a series of Constraints and Opportunities maps at the TRUP scale, walkabouts and scenario-based discussions. The heritage component of the TRUP is playing an important role in discussion during public engagement. Heritage consultation is therefore ongoing.

Consultation began with the negotiation and establishment of an agreed **Draft Manifesto**. This is a dynamic process with the compilation of the Manifesto aiming to support the co-design process, pinning down the overarching essential objectives and vision for the future development of the TRUP site. At the heart of the Draft Manifesto is an agreement that the TRUP site is an ecological and cultural asset of unique value, offering an opportunity to re-address legacies of socio-spatial exclusion.

This was followed by stakeholders' resource mapping including the compilation of a series of 'constraints and opportunities' maps is aiming at capturing the stakeholders' knowledge and perception of the site, as well as their visions and ideas for the future.

The Manifesto aims to conserve the tangible and intangible heritage assets and enhance the cultural narratives embedded in the TRUP site. The approach to culture and heritage is clearly stated in Objective 8 of the Manifesto, which is:

“To develop TRUP as an integrative space that responds to culture, heritage and memory of the site – a place that joins together this region of the city and its local communities, rather than continuing to serve as a 'barrier space' and therefore, assists in undoing apartheid spatial planning and attending to the needs of the

current and future communities. This is to be implemented with sensitivity to the heritage of the site and be inclusive of the diverse cultural characteristics”.

This was followed by the presentation of a set of scenarios which had heritage implications. They included scenarios developed by the TRUP Association. This process is ongoing.

9.3. Stakeholders

The PP process has included different levels of public engagement, namely government, directly affected, and interested parties. Firstly, the engagement at the government level includes the following stakeholders:

1. Sub-council's wards City of Cape Town, representatives and Provincial Government departmental representatives.
2. A second level layer directly affected parties including Associations and Forums including TRUP Association, The Oude Molen Forum, Western Cape Diverse Traditional Leaders Forum, and the First Nation groups.
3. Landowners and Private businesses. The last stakeholder group is formed by the interested and affected stakeholders, including surrounding businesses, research institutions, environmental initiatives and individuals including the University of Cape Town, Friends of the Liesbeek, Friends of the Black River.
4. Registered heritage conservation bodies. These do not form a separate group but are included in the second level of stakeholders. They include the following:

The Observatory Civic Association

The Pinelands Ratepayers Association

The Rosebank and Mowbray Association

9.4. Public Consultation and heritage to date

In the response to the Notification of Intent to Develop of 25th August 2016 HWC noted the following:

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

There has been an ongoing series of engagement with stakeholders (See above and Annexure 3) regarding a vision, a draft Manifesto and future planning for the TRUP. The Draft Manifesto included the following preamble:

“The Two Rivers Urban Park (TRUP) and its associated landholdings offer a unique opportunity for the City of Cape Town. This strategically located site has many attributes and unique qualities that can help to “heal the city” and give hope to its people. TRU-Park is located at a strategic confluence of important ecological elements and urban corridors. The surrounding communities are culturally diverse and live in different socio-economic conditions.” See **9.2.** for mission statement regarding cultural heritage.

9.4.1. Registered heritage conservation bodies

The Registered heritage bodies have been approached for comment as well as being in the extensive list of stakeholders who have been consulted on an ongoing basis.

9.4.2. Workshops with the Nguni Council and the First Nation representatives

The outcomes of the engagements with stakeholders have informed the heritage baseline study. Workshops have been held with representatives of the Nguni Council. The First Nation (King Khoebaha Kelvin Denver John Cornelius and Traditional Leaders) have made presentations at TRUP stakeholder engagement workshops. Inputs have noted associations with the following aspects or areas of the TRUP site.

9.4.3. Current feedback from the stakeholder groups includes the following:

There are strong associations with the TRUP neighboring areas including:

- Ndabeni and Pinelands in respect of the Nguni Council's inputs. The Nguni Council notes that according to its history both King Langalibalele, once released from Robben Island in 1875 and King Ceteswayo lived in Pinelands. Black workers were moved from District Six to Ndabeni in 1901 but were removed from the area to Langa as early as 1923 as a result of colonial rule.
- There were no direct land claims made against TRUP or the neighboring areas but there is a desire to establish a Nguni presence within the proposed development for TRUP.
- In respect of the First Nation represented by the current King Cornelius (the narrator of the video recording)³⁷, it was noted on 11 August 2016, that there are strong associations with the crossing of the Liesbeeck River as well as the Maitland Garden Village. Whereas the King's mother, Theresa Magdalena Roman, was born in the Maitland Garden Village; the King reported that Kratoa crossed the Liesbeeck River near TRUP (around Mowbray) when she visited her mother's abode. The Oude Molen Precinct resonates with current cultural practices where Traditional Leader participants described at length the existing rituals that take place at Oude Molen

³⁷ For the video recording visit

(OM) where the Chief conducts ceremonies, slaughtering occurs and dancing inside the OM hall from time to time. Ideally participants require a kraal or a private site for rituals so that no one is offended by their ceremonies. The ceremonies take place typically on 6, 7 and 8 August each year where they prepare and decorate the hall. As the traditional leaders' group, the Khoi and San work together. OM is the best place for this to happen at the horse stables where it is taking place now. These rituals have been taking place for more than 10 years at OM – the site has strong ancestral connections, according to the traditional leaders' group. Ideally a dedicated ritual space, private kraal space and semi-private space for cultural activities that can be shared with outsiders or the public, are required at OM. This is already indicated in the Design Capital proposal for OM which plan makes provision for multi-culturalism.

- The Maitland Garden Village community who presented to the stakeholder group on 07 July 2016 made several observations of social heritage significance. The first has to do with historical (direct) access to the river which was enjoyed by the community. The second included soccer as a traditional sport in the community and the open space / soccer field that edges onto Alexandra Road as a community recreational / sports gathering space. The third refers to the laundry houses of which there were a series of small buildings where handwashing of laundry took place. The last remaining one is presently used for the payment of municipal bills where mainly elderly folk go to settle municipal accounts.

In summary, the TRUP heritage engagements have revealed the following opinions:

- Areas needed for proper social development.
- Traditional leaders need a cultural centre to attract tourists.
- Alexandra Road should have an active street edge.
- There should be a cultural Village in the Oude Molen Precinct.
- There is a need for a ceremonial and ritual space for the First Nation.
- There should be food gardening markets and arts and crafts in the Oude Molen Precinct.
- There is a need for an educational centre.
- There is the potential for large scale murals and public art.
- There is a need for a museum or interpretive markers to help people understand the history of the area.
- Build and develop a spirit of free cultural exchange and about the cultural activities of the people in the Western Cape.

These comments will be taken in account and will be reflected in the future planning of the various precincts.

9.4.3. Further public consultation to be undertaken.

The Baseline Study is to be submitted to registered heritage conservation groups, as well as commenting authorities SAHRA and the City of Cape Town for comment.

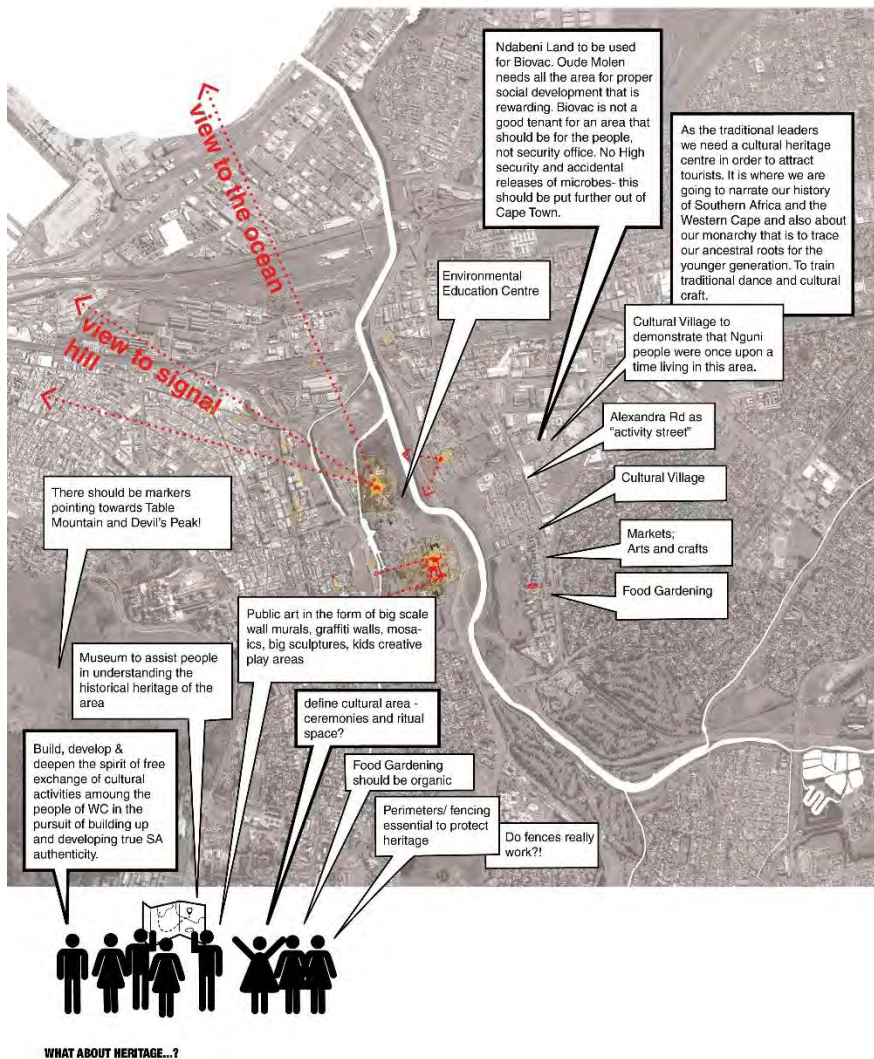


Fig 9.1. Summary of inputs from stakeholders regarding Heritage: Source SUN.

10.Character statements and Statements of Cultural significance.

The following analysis consists of character statements for the site and individual character precincts, followed by statements of cultural significance.

The identification of cultural significance is a requirement for the HIA.

Cultural significance is defined as "Aesthetic, architectural, historical, scientific, social, spatial, linguistic, or technological value or significance" (NHRA).

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

A further applicable cultural value is contained in the concept of "living heritage" which refers to intangible aspects of inherited culture and may include elements such as "tradition, oral history and popular memory, ritual, and indigenous knowledge systems". S 2 [xvii]. These are closely associated with the TRUP site.

The National Heritage Resources Act also identifies the significance of *associational values* in the identification of cultural significance. Such values may be based in memory and present intangible associations with place. The NHRA refers *inter alia* to:

- "Places buildings structures and equipment of cultural significance" (all of which are present in the TRUP); and
- "Places to which oral traditions are attached or which are associated with living heritage." These may be present at the TRUP in relation to links with formerly marginalised groups.

Consequently, it is necessary to examine the TRUP for both tangible and intangible heritage values which are rooted in the past histories of the sites and the wider surrounding environment; and which may affect its contemporary significance.

Identification of these intangible aspects is highly important to the identification of cultural significances which could be both notional and associational. Cultural significance relating to intangible and living heritage should be considered within the context of a range of historical themes and events as well as the cultural significance of the site. These are identified further below.

Intangible aspects of heritage as identified do not refer only to the TRUP site but affect the Cape Peninsula as a whole and the West Coast area, all of which were affected by pre-colonial seasonal migrations and other relevant historical events. They affect the River Club area, the PRASA owned land and other areas in proximity.

The site has been analysed in terms of character area. These are not defined boundaries or precincts but broad areas with special character. This is a loose distinction as the informants are likely to cross precinct boundaries particularly at the macro level. They are identified in **Diagram 07A: Character Areas**. The character

statements follow the broad arrangement of the character areas. They are divided³⁸ as follows: The TRUP site as a whole and the Green Corridor system and

- Ndabeni
- Alexandra Institute Precinct
- Maitland Garden Village
- Valkenburg East including Oude Molen
- Valkenburg West including Valkenburg Hospital and Valkenburg Manor
- The South African Astronomical Observatory Hill and buildings
- The River Club and Vaarschedrift
- The Liesbeeck Parkway Corridor.

10.1. The TRUP site as a whole and the Green (River Corridor) system.

10.1.1 Character statement

The TRUP exists as a topographically unique area defined and surrounded by development, forming part of the original “Coast to Coast Greenway”. It is a space defined by riverine settings and hill crests, with significant views towards Devil’s Peak. It is surrounded by a road network with little penetration into the site, a matter which has assisted in conserving its landscape qualities. Recreational spaces exist on the western periphery where they abut the historical residential and industrial areas of Observatory and Salt River.

It is a riverine landscape with a dominant 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 site, provides a strong sense of visual relief in an urbanised landscape. Its dominant character of hilly crests and valley systems extending towards the lower slopes of Devil’s Peak, contributes to a strong sense of place.

The Liesbeeck and Black Rivers extended from south to north creating a landscape determinant for development and use. Bridges and crossing points were dependent on the landscape and river conditions. Such crossings and bridges marked the point at which there was engagement with the River Corridor. The crossings of the 17th and 18th centuries were points of control while the bridges of the 19th century (Observatory crossing, Durban Road Bridge) facilitated ease of movement.

Historical development responded to the constraints and opportunities within the river corridors. Historic homesteads were situated above the areas of potential river flooding. Institutions were situated on the crests of hills for visual effect, and the historically flood prone areas west of the Liesbeeck River, were used for sports and recreational facilities. Historically, development and placement of werfs faced the

³⁸ This division been replicated in Section 11: Heritage Related Design Informants.

river corridors. Where wind was necessary for energy, early milling facilities were placed on the crests of the hills. One of these hills became the site for the astronomical observatory enabling a clear sight line towards the Cape Town harbour and Signal Hill.

Consequently, uses and responses to the River corridors have created a cultural landscape, including a structure of placement and orientation within the TRUP area.

The River corridors have been affected by amendments to the river courses and canalisation which have affected place-making qualities. 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.

A strong linear nature created by the river corridor system is reinforced by road systems to the west (Liesbeek River Parkway); and to the east (Alexandra Road). Recreational and social facilities are located at the western edge of the Two Rivers Urban Park site in areas that were historically flood prone, allowing a green and open interface with the historic suburb of Observatory. By contrast the Alexandra Road is defined by high walls allowing little visual wards.

In summary, the full site comprises heritage related landscape features as follows:

- Topography of hills summits and riverine landscapes set within the riverine basins of the Black and Liesbeek Rivers and against the foothills of the lower mountain slopes.
- Nodal clusters of high value heritage buildings – institutions, werfs and residential environments.
- Evidence of early agricultural settlements and their landscape contexts and in a linear fashion following the riverine pattern.
- Edges, peripheries and zones of transition following the linear river patterns.
- Landmarks and focal points, some intentionally placed along the ridgelines which contribute to a unique sense of place.
- Significant views and sight lines.
- Open spaces and biodiversity areas which frame the historic nodal precincts.
- The River corridors consisting of the Black and Liesbeek Rivers and their confluence. The mixture of soft and hard (canalised) edges of the river systems.
- General sites and landscapes associated with First Nation ancestral lands and transhumant pastoralism.
- Flat industrial spaces towards the Ndabeni Triangle.

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

- Presence of the First Nation history, pastoralism and seasonal movement
- Barriers conflict and exclusion from ancestral lands
- Farming
- Institutional use
- Exclusion and containment (medical)
- Innovations in health care
- Social and racial differentiation
- Natural biodiversity and scenic landscape
- Industry
- Recreational use³⁹.

10.1.2. Character Area 1. Statement of cultural significance

The TRUP is an outstanding example of 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.

The TRUP is of cultural significance in terms of its pre-colonial and post-colonial history. Within the site identification of potential areas for commemoration and explanation of the role and the rights of the First nation to the area have been suggested. Potential sites have been identified for commemoration of the First Nation's history and struggle as well as other historically disadvantaged groups.

The entire TRUP is of symbolic value to the First Nation as a visible example of historical exclusion and loss of rights, division and apartheid. The partial remnant of a "pristine" and unbuilt landscape serves to re-enforce notions of what the landscape represented to those who were excluded.

The riverine system may be considered to have heritage significance in light of the role it played in the history of the area, and considering the landscape and the nature of transhumant pastoralism. This includes the value of the river system to transhumance, the wars against the indigenous people, the erection of barriers on the high ground, the fording of rivers, the introduction of agricultural settlements along the edge of the river system and finally, the development of tracks and transport routes and the development of bridges and weirs in order to cross and the rivers and control water flow.

The rarity value of a wetland system within an urban environment, together with the presence of rare plant life contributes to the cultural significance of the river corridors. The dominance of the river corridors as defining elements is re-enforced by the orientation of sites towards the Black and Liesbeek Rivers and the historical use of

³⁹ Adapted from Nicolas Baumann Heritage Consultant Heritage Impact Assessment Phase 1 Valkenburg West Hospital, November 2012.

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

10.2. Character area 2. Ndabeni

10.2.1. Character statement.

Ndabeni is a flat industrial area with an absence of heritage landmarks and heritage conservation worthy buildings. It is of historical and social significance as the area where the first forced removals took place after the 1901 Bubonic Plague epidemic. Black residents were forcibly moved from central Cape Town and District 6 to hastily built basic accommodation in Ndabeni. This current portion is just a small portion of the affected Ndabeni site.

Ndabeni and Pinelands were part of the Uitvlugt pine plantation planted by prisoners from Robben Island in the 1870's.

10.2.2. Statement of cultural significance.

Ndabeni (of which this area forms only a part) is a site of memory. It is the site where Black workers for forcibly moved from District Six and elsewhere after 1901. It therefore has historical and associational significance in terms of the history of segregation in Cape Town. It has associational and historical significance because a link to Chief Langibalele who as a prisoner was tasked with the planting of pine trees on the Uitvlugt (Pinelands) location. It is identified as a place of value for the Nguni group of stakeholders.

10.3. Character Area 3. The Alexandra Institute and surrounds

10.3.1. Character statement

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

Impact of the nodal clustering of the heritage institutional building cluster has been degraded by *ad hoc* placement of later additional groups. The site formerly a werf, contains the eighteenth-century Alexandra Mill, which is a PHS. The Mill is a significant built structure symbolising agriculture and early industry of the region; and; with Mostert's Mill, one of only two remaining windmills in Cape Town. At a result of later institutional development to the south and south east, the Alexandra Mill is largely hidden from view. The Alexandra Mill has channelled views up from the river concourse which gives a distinctive quality to the ridgeline on which the Mill is situated.

10.3.2. Statement of significance

The Alexandra Institute is of historical and scientific cultural significance as containing the eighteenth-century Alexandra Mill.

It is of architectural significance as containing a fine grouping of Cape Revival Institutional buildings and related open spaces.

It is of historical (archaeological) significance as being the site of a large farm opstal and Boer War encampment (both demolished).

10.4. Character area 4. Maitland Garden Village

10.4.1. Character Statement

Maitland Garden Village is one of the first Garden City designs in Cape Town and as such has historic significance. It consists of a formally designed self-contained, residential precinct centred on a public open space along 'Garden City' lines. Community facilities are placed to the north and west. There are significant views from Maitland Garden Village towards Devil's Peak.

The buildings have a consistency in terms of scale, grain and design. The entire site has been graded as a 111B i.e. a settlement of considerable local heritage significance.

10.4.2. Statement of cultural significance

It is of significance as the first Garden Village in South Africa. It has retained a considerable degree of authenticity and coherence of scale and fabric and retention of open spaces. It has strong associations with the Maitland Garden community.

Its position is of scenic significance as it is situated on the crest of the Black River hill and has views across to Devil's Peak.

10.5. Character area 5. Valkenburg East: F-shaped Wards and Oude Molen complex and grounds.

10.5.1. Character statement

The river slopes rise to a linear pattern of buildings of heritage value set with green and vegetated slopes. The Oude Molen Complex is a focal point for the site. It consists of a series of related buildings including the Miller's House which is a very early historic structure. The F shaped wards are a linear series of structures of heritage value spaced along an access route.

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

The site is a significant one from an historical/archaeological perspective as it contains the site of the old VOC mill.

10.5.2 Statement of cultural significance

The site is of outstanding heritage significance for the following reasons:

It is of associational, cultural and social significance as it is associated First Nation who have historical links with it and currently use parts of the site for ceremonial and gathering purposes.

It is of historical significance because it contains the remnants of an early historic werf (early eighteenth century).

It is of archaeological significance as early industrial site -the site of the Oude Molen (old Mill) now demolished – archaeological site.

It is of historical significance as the place of banishment and imprisonment, for the Zulu king, King Ceteswayo.

The F-shaped wards are of historical significance as an example of segregation of medical treatment and apartheid.

It is of contemporary cultural and social significance and is of value to the community as a community space, an open space ecological centre.

10.6. Character area 6. Valkenburg West including Valkenburg Hospital, Valkenburg Manor, and surrounding landscapes.

A large and dominant site, Valkenburg West is a complex and multi layered cultural landscape comprising two core heritage sites; Valkenburg Hospital, set within a combination of later institutional buildings, supplementary buildings and a treed landscape; and Valkenburg Manor House, werf and surrounds. It is significant landmark site, set between the Black and Liesbeek Rivers.

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

Valkenburg Manor is set within a dominant green space, particularly when viewed from Liesbeek Parkway. It is set at the edge of the wetlands, with unobstructed views towards Devil's Peak. This gives the building a strong landscape context lending additional significance and stature to the werf.

The werf has outstanding panoramic views across the wetlands towards Devil's Peak.

10.6.1. Statement of cultural significance

Valkenburg Hospital is of outstanding historical architectural and scientific significance. It was a purpose-designed medical institution set within wooded grounds. The site has been used for public institutional purposes since 1881. It has a long association with psychiatric care and was a progressive model of late nineteenth century asylum design. It was intended to be a “place apart” from the town, a characteristic which foreshadowed later racially based notions of segregation which were strongly associated with the area for many years.

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

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

The Valkenburg Manor house, werf and surrounds includes the Valkenburg homestead, its riverine setting, graveyard and supplementary buildings. It is of cultural significance for historical architectural and aesthetic reasons. Valkenburg Manor and werf is of outstanding historical significance as one of the last remaining and best preserved werfs along the Liesbeeck River. It is a historically layered site have first used for nomadic pastoralism, followed by agriculture and the construction of the werf, later extended to form the first Valkenburg hospital and later the Porter Reformatory.

The site adjacent to the manor house if of historical significance as a historically multi-layered site first sued for nomadic pastoralism and later for agriculture and institutional use.

10.7. Character area 7. The South African Astronomical Observatory (SAAO)

10.7.1. Character statement

The South African Astronomical Observatory (SAAO) campus is situated on a highly significant landmark hill which historically had views of Table Bay and Signal Hill. ⁴⁰It now comprises an outstanding campus of heritage buildings and spaces associated with the early nineteenth century establishment of the Royal Observatory. They not

⁴⁰ It currently still has views towards Signal Hill were a repeater station was erected to relay time settings from the Observatory to ships in the harbour.

only have historical architectural and landscape significance but are also situated as rising out of a wetland area which contributes to the cultural landscape qualities of the site.

The institutional buildings are reached through a series of meandering roadways circling the hill. The Royal Observatory building which stands at the summit of the hill is a PHS and one of the architectural and scientific gems of Cape Town.

It is possible that the 17th century stockade and palisades ran from Coornhoop along the Valkenburg Hill to the Observatory Hill, overlooking the Vaarschedriff crossing. It may be therefore that this area was part of the first series of colonial barriers and exclusion which characterized the history of the contact period with the First Nation.

10.7.2. Statement of cultural significance

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

The entire site (the Observatory Hill, open spaces, landscape features and buildings) has been graded a grade 1 site by SAHRA, i.e. a site of highest (national) importance in terms of its heritage significance.

10.8. The River Club and Vaarschedriff

10.8.1. Character area 8. Character Statement

A recreational centre and a gateway to the Two Rivers Urban Park, the River Club and related landscape is situated in flat low lying areas west of the TRUP. It is adjacent to Slangkop Hill which contains the South African Astronomical Observatory. The hill is of exceptional historical and landmark historical significance and is potential highly sensitive to large scale adjacent developments.

While the River Club complex is a landmark the building itself is not of outstanding heritage significance.

10.8.2. Statement of cultural significance

Vaarschedriff at the northern end of the area was a possible historical crossing point for transhumant pastoralists entering the Peninsula area. The area is of high symbolic significance and may be of archaeological potential.

10.9. Character area 9. The Liesbeek River Parkway Corridor

10.9.1. Character statement

This area has a strongly linear character area defined by the Liesbeek River and Liesbeek Parkway. It presents significant views towards the TRUP and riverine wetlands particularly towards Valkenburg Manor, Valkenburg Hospital and the River Club.

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

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

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

10.9.2. Statement of cultural significance

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

11. Two Rivers Urban Park: High-level Heritage Related Design Informants (HRDI).

11.1. Introduction and Purpose of HRDI

The following are heritage related informants (HRDI) intended to guide the Development Framework from a heritage perspective. They have been informed by a high-level heritage assessment and analysis and may change slightly as detailed heritage studies are further refined at a precinct level.

The development of heritage related design informants at a (broad level) were a requirement of HWC as identified in the response to the NID.

The purpose of the HRDI is to:

- Retain where possible the open “rural qualities” of the TRUP and directing 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.
- To allow visual and physical integration of each precinct or character area into the greater Two Rivers Urban Park framework.
- To encourage the retention of dominant landmark qualities of heritage site and cultural landscapes within the TRUP.
- To ensure visual linkages, significant view cones and corridors both to and from historic sites and cultural landscapes.
- To acknowledge the history of displacement and segregation within the TRUP and to seek mechanisms for memorialisation and redress.
- To ensure adaptive re-use for historic structures and sites.
- To ensure qualities of scale, presence and form presented by historic structures and their contexts are not adversely affected.⁴¹
- To ensure development options respond to and are informed by heritage informants.
- To ensure that development responds positively to heritage assets allowing for a sensitive and appropriate transition between the old and the new.
- To ensure that development responds positively to the cultural landscapes and patterns within the landscapes. This may affect scale height density orientation to responses to topography.
- To ensure that community values are reflected in the heritage responses to the site.

11.2. Description of methodology

The HRDI are divided into the following character areas as identified and described in **Section 10** together with cultural significances. This is a loose distinction as the informants are likely to cross precinct boundaries particularly at the macro level.

- The TRUP site and the Green Corridor system
- Ndabeni
- Alexandra Institute Precinct
- Maitland Garden Village

⁴¹ See also Baumann with Winter Abrahamse, Attwell Heritage Impact Assessment Valkenburg 2012, Section 5

- Valkenburg East including Oude Molen
- Valkenburg West including Valkenburg Hospital and Valkenburg Manor
- The South African Astronomical Observatory Hill and buildings
- The River Club and Vaarschedrift
- The Liesbeeck Parkway Corridor.

The HRDI informants have been developed in terms of their known cultural and visual properties, constraints, opportunities and vulnerabilities.

A character statement for each character area and a statement of cultural significance been identified in Section 10 (**Refer also Diagram 07** entitled “Heritage Related Design Informants”).

A diagram relating to sites with memorial and commemoration potential is attached as **Diagram 06** entitled “**Potential Commemorative Sites and Cultural Centres**”.

11.3. Heritage related design informants (high level). The site or area 1. (See Diagram 07).

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

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

11.3.1 Historic building, institutional groups and townscapes

The TRUP abuts both tight grained (Observatory to the west) and low density suburban areas (Pinelands to the east). Its role as a place of barriers and exclusions has resulted in low connectivity in adjacent areas; and there are few linkages between areas extending east-west. Access is limited to routes along Alexandra Road to the east and Station Road and Liesbeeck Parkway to the west.

There are landmarks which give character to the site and which are identified on the **Diagram 07**. They are associated with ridgelines and profiles. Development of adjacent ridgelines will need to be controlled to protect the landmark character presented by these sites.

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

buildings and the PHS are singled out for special care in terms of design informants. These are identified as follows together with broad conservation actions

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

11.3.1.1. Historic building, institutional groups and townscapes **Heritage related design informants.**

Graded and conservation-worthy buildings to be conserved and where appropriate, enhanced and restored (see above).

Adaptive re-use and appropriate interventions may be considered. Minimal interventions should be considered for highly graded buildings and their landscape contexts retained.

Grade 3C and ungraded buildings over 60 years may be considered and motivated for demolition.

11.3.2. Views, sightlines and orientation.

Historically views and sightlines extended across the river corridors towards the mountain. Historic settlement and institutions were orientated towards the river corridors for reasons of either functionality or visual dominance. This has related in a varied and (in parts) scenic landscape composed of shallow hills, wetlands and river corridors where the development of institutional, recreational and residential patterns together with remnant agricultural settlements, has created a strong sense of place.

Because of the scenic and historic significances of the site, a number of view cones and view corridors have been identified which extend beyond the boundaries of the character areas. These extend towards and from highly significant heritage landmarks including the following

- Valkenburg Manor towards Devils' Peak and towards the Valkenburg werf from the N2
- Valkenburg Hospital towards the Liesbeeck River Valley and Devil's peak
- The Observatory environs towards Signal Hill. (The sightline to Table Bay has been lost)
- The view cones extending towards ~~to~~ the Alexandra Mill (partly obscured but visible from specific sites)

11.3.2.1. Views, sightlines and orientation: **Heritage related design informants.**

- Development options should not impede significant view corridors view cones and sightlines as identified. Allowing views across and orientation of sites towards the river corridor should be strongly encouraged.
- Excessive heights or densities of building development which obstruct or interrupt views across the river corridors *towards* sensitive and significant heritage sites or *from* heritage sensitive sites should be avoided. This is particularly the case where orientation and visual prominence of a site contributes to its cultural significance.

11.3.3. Archaeological sites

Potential historical archaeological sites based on documentary evidence have been identified. However, future archaeological significance relating to pre-colonial history for which there is no documentary evidence is still a possibility and will only be revealed during archaeological excavation and site clearance.

11.3.3.1. Archaeological sites: **Heritage Related Design informants.**

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

11.3.4. Sites Associated with living memory and early history

See Introduction for a description of the cultural significance of living memory sites and sites associated within intangible heritage.

Intangible aspects of heritage as identified do not refer only to the TRUP site but affect the Cape Peninsula as a whole and the West Coast area. More immediate to the site, they also affect the River Club area, the PRASA owned land and other areas in proximity to the TRUP Specific area identification is limited and cultural significances are notional and associational.

Cultural significance related to intangible and living heritage should be considered within the context of a range of historical themes and events. Such may inform what responses and inputs are required by affected groups in order to bring to life associational values affecting identified sites.

11.3.4.1. Sites Associated with living memory and early history: **Heritage Related Design Informants: See Diagram 06: Areas with Commemoration and Memorial Potential.**

The following areas contain possibilities for commendation and memorialisation of sites of living memory and associational value:

- The Vaarschedrift and river confluence sites (River Club and PRASA owned land)
- The Oude Molen site (of associational value to the First Nation)
- The ridge line between the Black and Liesbeeck Rivers (associated with the barriers and palisades of the mid seventeenth century)
- The Ndabeni site (only part of which is included in the TRUP)

These sites present a range of symbolic memorialisation and commemoration options. They may be considered within the site as a whole and range from boards and markers explaining the historical significance of a site or event, to spaces allocated for cultural villages and ritual, to the use of the green and riverine landscape to illustrate an open riverine landscape and how it was used.

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

- Proposed interventions in living memory sites should be considered in order to provide a presence and a dignity to historical memory and should be undertaken together with interested and affected parties.
- Mechanisms should be investigated as to how such significances may best be illustrated through commemoration and interpretation.

13.3.5. The River Corridor.

13.3.5.1. The River Corridor: **Heritage Related Design Informants** affecting the River Corridor

- Retention and recreation where possible of soft river edges and wetlands adjoining historic sites.
- Wetland areas to be considered cultural resources and retained and enhanced.
- Sensitive treatment of gateways entrance and river crossings involving appropriate and contextual responses to scale, massing, width and height
- Retention and enhancement of views across the river corridor system. Placement, geometry, density and height of development parcels to be carefully considered to enable the retention of significant views and sight lines to and from significant sites. Development proposals should allow the “breaking up” of bulk to minimise visual impact across river corridors towards the mountains.

- Buildings to be orientated where possible towards the river corridors or in relation to the river corridors to maintain the visual and functional dominance of the riverine linear system.
- Retention and enhancement of recreational areas west of the Liesbeeck as a visual and community amenity.
- Avoidance of tall stand-alone structures which will adversely affect the linear and topographical character of the river corridors and related hillcrests.
- Removal of canalized portions of the river where possible to reinforce, at least in strategic parts, the notion of the area as a unique natural riverine system within an urban context.

Character Areas:

11.4. Character Area 2: Ndabeni

11.4.1. Ndabeni: **Heritage related design informants:**

- No conservation-worthy buildings therefore structural heritage constraints are minimal.
- Improved visual permeability along Alexandra Road edge. Improved street edge.
- Commemorations and cultural sites and memorials for the forced removals of the urban Black community of Cape Town from District Six to Ndabeni in 1901 to be prepared and placed in a prominent and public section of the new developments.

Commemoration site for Chief Langibalele, Robben Island prisoner associated with the environs.

These may be in the form of a cultural centre, a dedicated museum site, a forested landscape area, a series of boards explaining the history of forced removals, and other mechanisms for the explanation of the significance of the site in terms of intangible heritage and memory.

11.5. Character Area 3: Alexandra Institute

11.5.1. Alexandra Institute: **Heritage related design informants**

- Retention, restoration and re-use of the Alexandra Mill. The Mill should be preferably given a public use and public access.
- Provision of sufficient curtilage to allow the Mill to be viewed in its entirety. Sufficient buffer space between the Mill and any proposed development
- A view cone to the mill from the Liesbeeck Black River confluence area should be accommodated.
- Conservation of graded buildings
- Visually permeable edges
- Retention of a sufficient portion of the open space in front of the Administrative block for its local landmark status to be retained.

- New surrounding development should respect the existing heights, massing, scale and architectural treatments.
- Existing tree lines and open spaces should be retained where possible.
- Development opportunities available on the site with potential height and bulk restrictions adjacent to core and graded institutional buildings to reduce visual impact.
- The largely unobstructed view cone from the Liesbeek River (north) towards the Alexandra Mill to be retained.
- Investigation of historical archaeology in the site of the werf.

11.6. Character Area 4 Maitland Garden Village

11.6.1. Maitland Garden Village: **Heritage related design informants.**

- The scale, grain and architecture of the precinct should be protected and enhanced through a variety of actions including declaring the area a HPOZ, urban design guidelines and architectural advice to homeowners. Consistency of scale should be encouraged within the context of modernisation.
- The central open space should be retained as open space. Views towards Devil's peak should be protected through scaling mechanisms and view lines where possible.
- Any proposed development to the south and west should respect the overall form, massing, roofscape and grain of the original. Intermediate scaling restrictions including height and bulk restrictions may apply on the immediate western periphery to retain the scale and contextual quality of the original.

11.7. Character Area 5: Valkenburg East Wards and Oude Molen

11.7.1. Valkenburg East Wards and Oude Molen: **Heritage related design informants**

- Wards: Conservation adaptive reuse of the black patient wards (female blocks male blocks and dining hall).
- Adaptive reuse of and additions within courtyards. Additional developments should not overly exceed height and bulk of existing.
- Retention of some foreground space in front of the wards to allow the buildings to maintain a presence in the landscape.
- Buildings of low heritage significance and ungraded buildings may be demolished, altered extended and adaptively re-used if development requires it.
- Oude Molen: Historic buildings to be retained in their entirety
- Conserve restore and alter (both external and internal alterations) subject to HWC requirements and with the collaboration of a historical archaeologist.
- Interpretation opportunities to explain the significance of the Oude Molen complex.
- Undertake archaeological investigations within areas known for high archaeological potential within the site.

- Green open space and context to the Oude Molen Complex extending from River to homestead to be retained as foreground space and as a rural remnant retained within a green space. This includes not only the foreground space but sufficient rural space to the west to retain its rural historical quality and retain the opportunities for current recreational and social uses.
- Potential space for First nation cultural centre and ceremonial space.

11.8. Character area 6. Valkenburg West including Valkenburg Manor and Valkenburg Hospital and surround landscapes

11.8.1. Valkenburg Manor: **Heritage related design informants**

- The heritage precinct comprising the manor house and werf has distinctive qualities which need to be retained protected and enhanced.
- Additional development need to respond to the topography and panoramic views which characterize the site. New development should not intrude into the view sheds from the manor house and werf, particularly in relation to the Liesbeeck River and Devil's Peak.
- New development should respect the manor and werf as the focal point of development. Any additional development should be subservient in terms of location, height, massing and scale.

11.8.2. Valkenburg Hospital: **Heritage related design informants**

- Retention of the "green" landscape context of the site.
- Retention of forecourt of the main administrative buildings. No infill in the open space. Protection of the views towards Devils' Peak.
- Conservation and restoration of the administrative blocks and historic wards as outstanding examples of the typology.
- Retention of dominant landmark quality of the Administration precinct and related adjacent height, massing and scale restrictions.
- Conservation of the core administrative precinct within its landscape context.
- Appropriate response to the topography of the site including the conservation of the notion of "the citadel on the hill" concept.⁴²

11.9. Character Area 7: The South African Astronomical Observatory and the Slangkop (Observatory)Hill.

11.9.1 The South African Astronomical Observatory: **Heritage related design informants**

- All future development on the site must ensure the primacy of the Observatory Hill and its architectural, cultural and visual qualities within the

⁴² Baumann N, Heritage Impact Assessment Phase One Valkenburg West Hospital 2012.

landscape context. The primacy of the Observatory buildings and central open space needs to be protected and enhanced.

- The status of the historic Georgian classical revival Observatory building – The Royal Observatory - as the major focal point around which the campus revolves must not be eroded by excessive and high bulk peripheral buildings or any other developments which erode the unique qualities of the campus.
- All additional structures should respect the nature of the topography as well as the site's existing heritage and architectural character, scale and form, and should therefore not exceed the height and bulk of the existing Observatory building and related historic structures. Any additional structures need to be subservient. Such height and bulk restrictions to be implemented to ensure primacy and dominance and a “stand alone” quality of the Historic Observatory Hill and the Baker Observatory.
- The forecourts, visual settings and related surrounds of historic and graded buildings should be protected and enhanced.
- The treed quality of the campus should be retained where possible and used to defined spaces, forecourts and winding paths.
- Adaptive re-use and retention of all graded structures (except for some grade 3C). Demolitions applications should consider the impact of the loss of individual structures on the composite.
- Historic routes across the site to be respected in terms of new spatial design concepts.
- The historic astronomical view cone from the Main Buildings towards Devil's Peak to be maintained.
- View cones from the Observatory Hill towards Signal Hill to be retained.

11.10. Character Area 8: The River Club and Vaarschedrift

11.10.1. The River Club and Vaarschedrift: Heritage related design informants

- The unobstructed view to Signal Hill across the River Club Site should be retained and recognized through appropriate height restrictions associated with an astronomically-related view cone across the site towards Signal Hill.
- A buffer area on an extent yet to be decided should be negotiated adjacent to the Observatory Hill and related canal to ensure that the Observatory buildings retain the context of a hill site.
- Mechanisms should be introduced to celebrate and commemorate the notion of the transhumant crossing area at Vaarschedrift as well as the presence of the First Nation in the Peninsula.
- Where wetland or biodiversity areas exist in a relatively pristine form, they may be used to commemorate the notion of the pre-colonial landscape i.e. the use of the landscape as artefact.
- Development proposals to allow for the retention of open recreational spaces.
- Removal of canal walls and reinstatement of soft river edges where possible
- Retention of treed edges to mitigate potential development impact on Observatory Hill.

- Strong emphasis on height and bulk restrictions insofar as they may impact on the Observatory Hill. Height limit of 5 floors above existing (including parking) to be considered as an acceptable height limit.
- View cones to and from the Observatory Hill and peripheral areas are to be considered are a dominant heritage informant.
- Potential for development opportunities to the north of the site along proposed Berkley Road extension provided archaeological conditions are met (s 35 NHRA) and view cone to Alexandra Mill remains unobstructed.

11.11. Character Areas 9: Liesbeeck Parkway Corridor

11.11.1. Liesbeeck Parkway Corridor: **Heritage related design informants:**

Development proposals should consider the scale and grain of the HPOZ of Observatory. Height and bulk of development proposals should consider the historic scale and form of the HPOZ. Scaling mechanisms and buffer areas (landscape) should be considered to minimize impact on the heritage qualities of the suburb.

Recreational open spaces are to be retained where possible.

Development proposals should use historic precedent and engage with the river corridor in terms of orientation towards the Liesbeeck River.

Any proposed development near a potential archaeological site should be subject to prior archaeological investigation.

Entrance to the site from Station Road should be celebrated within the confines of appropriately scaled and contextually appropriate gateway mechanisms. (see 1.2.1.)

The historic gateway and route to Valkenburg east of the river should be retained. Historic gate piers should be protected and upgraded as part of a system of gateways at the entrance to the site

12. Conclusions

The report concludes the following:

Planning:

- That the purpose of this Baseline study to assist in the planning process by the identification and assessment of heritage resources and the provision of Heritage-related Design informants, have been met.
- That future planning for the TRUP site will assist in overcoming the legacies of apartheid planning barriers and separation and link previously separated parts of the City.

Heritage:

- That the site is a complex and multi-layered one with many sites of heritage significance and with links to intangible heritage and memory. It is of significance to contemporary amenity groups and people with strong historical and cultural associations through memory, with the site.
- That the requirements as contained within the Response to the Notification of Intent to Develop of 25th August 2016, i.e. the requirements of S 38(3) in terms of the identification, mapping and assessment of heritage resources, have been met.
- The requirements for consultation with registered conservation bodies have been met in terms of the extended period of public consultation underway by SUN Development, which includes registered conservation bodies as well as other heritage and community groups with an interest in the TRUP
- That the heritage requirement for heritage indicators has been met. Heritage indicators have been divided into character areas (**See Sections 10 and 11**) for the purposes of clarity.
- That the TRUP contains many sites of heritage significance at a variety of scales and sites of intangible value.
- The entire site is important in the pre-colonial and colonial history of the Cape and has high heritage significance as a result.
- No fatal flaws have been identified although the TRUP site contains significant heritage constraints which will need to be responded to in terms of the HRDI and the protections of the NHRA.
- The heritage components within the site present an opportunity to enhance the unique cultural landscape and heritage qualities of the site.
- That proposed gradings have been based on established heritage assessment criteria, a preliminary grading of areas by the City of Cape Town and previous heritage studies. There is a high degree of confidence in the proposed gradings.
- That further studies on a precinct by precinct basis will provide greater insight into heritage as the planning and detailed heritage program unfolds. They will need to be submitted to HWC in terms of S 38(8) of the NHRA.

13. Recommendations

The Study recommends the following:

- That this Baseline HIA be endorsed by HWC as meeting the requirements contained in the Response to the NID, dated 25th August 2016.
- That the endorsement (comment) be made in terms of S 38(8) of the NHRA.

- That the statements of cultural significance (Section 10) and the Heritage Related Design informants (Section 11) be considered sufficient to guide the planning process and be endorsed accordingly.
- That the gradings proposed in the study be examined in the study and endorsed accordingly.
- That this Baseline Report be submitted to SAHRA for comment because of the recent status of the Observatory Hill as a grade 1 site. That further HIA's undertaken in relation to the priority release areas are submitted to HWC for comment.
- Future precinct-based HIA's be submitted to HWC for comment in terms of S 38(8), NHRA.

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The assistance of Ms Adelaide Combrink and Ms Harriet Cliff of the City of Cape Town's Heritage Resources Section is acknowledged with thanks.

15. Annexures.

15.1. RoD NID

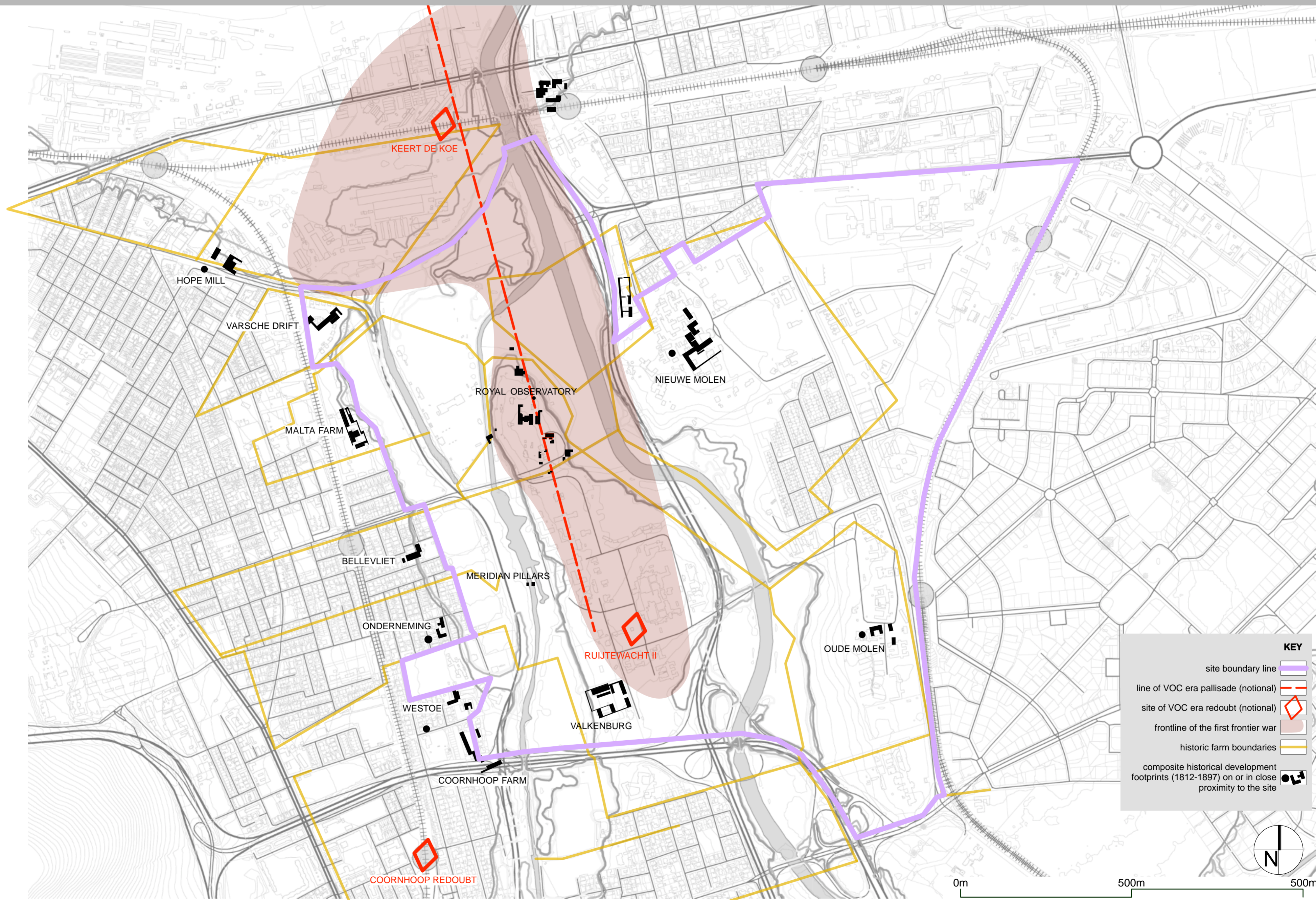
15.2. ACO Associates: The First Frontier: An Assessment of the Pre-Colonial and Proto-historical significance of the Two Rivers Urban Park Site Cape Town, prepared for Attwell and Associates Nov 2015.

Annexure 15.3. List of registered property owners.

Annexure 15.4. List of Meetings with Interested and Affected Parties. SUN.

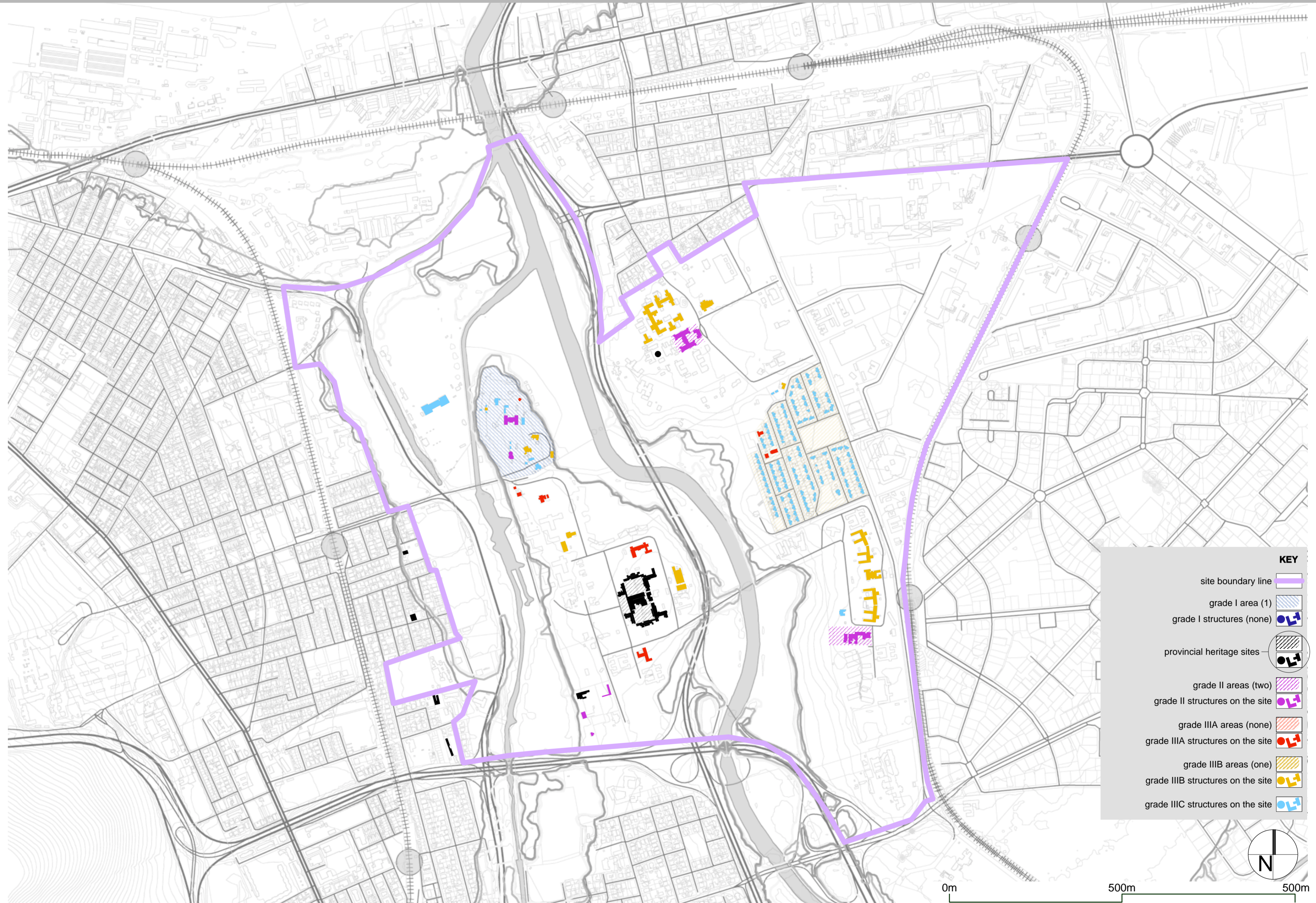
PRE-COLONIAL & COLONIAL ARCHAEOLOGICAL POTENTIAL DIAGRAM 01

Sites with historical archaeological potential (informed by Sleight: 'Buiteposte' p128; Thibault Survey [1812] and Cape Topographical Survey [1897])



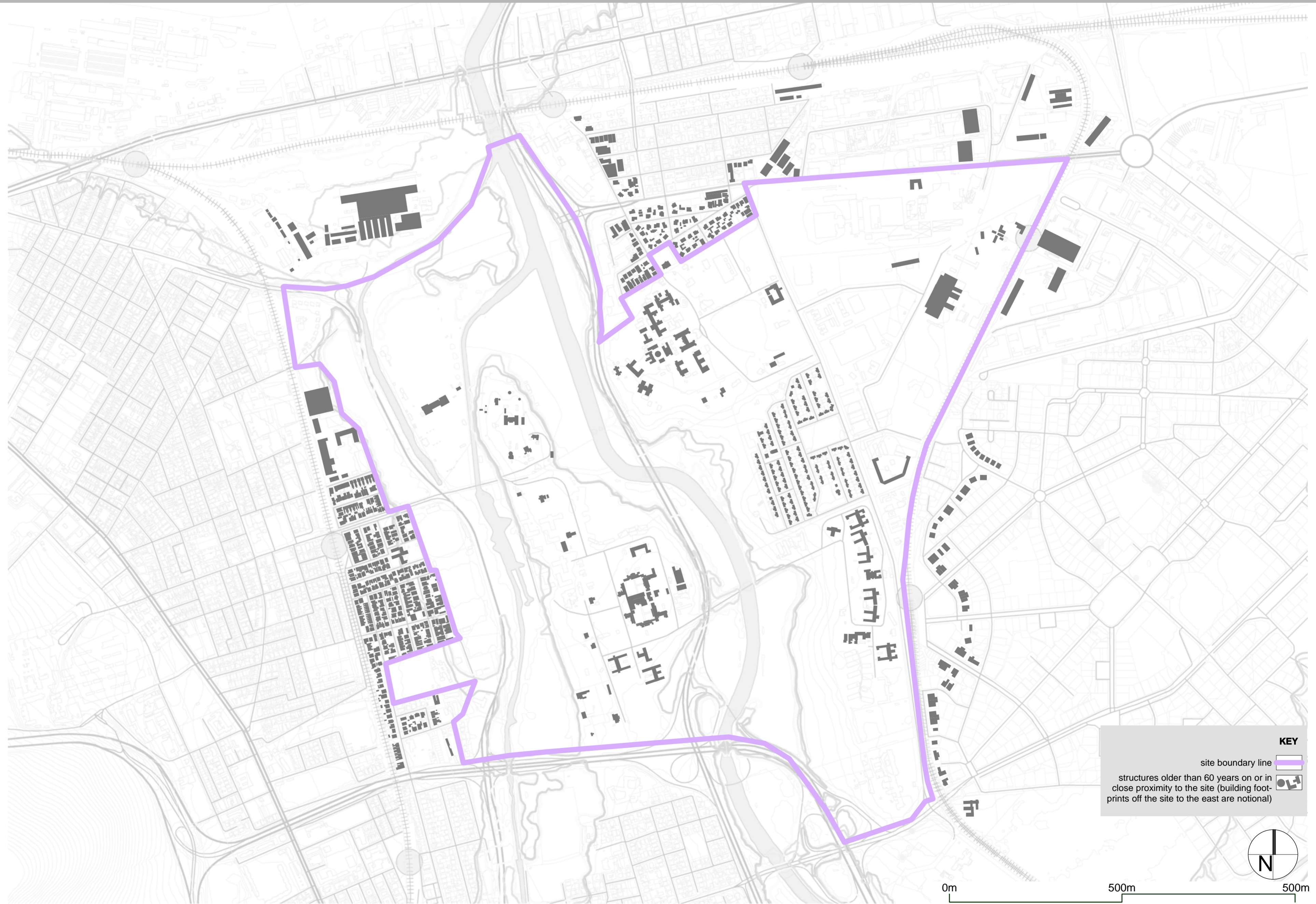
PROVINCIAL HERITAGE SITES AND GRADED RESOURCES DIAGRAM 02

Heritage resources on the site graded in terms of Sections 3 and 7 of the National Heritage Resources Act, and grade II resources within the immediate proximity of the site



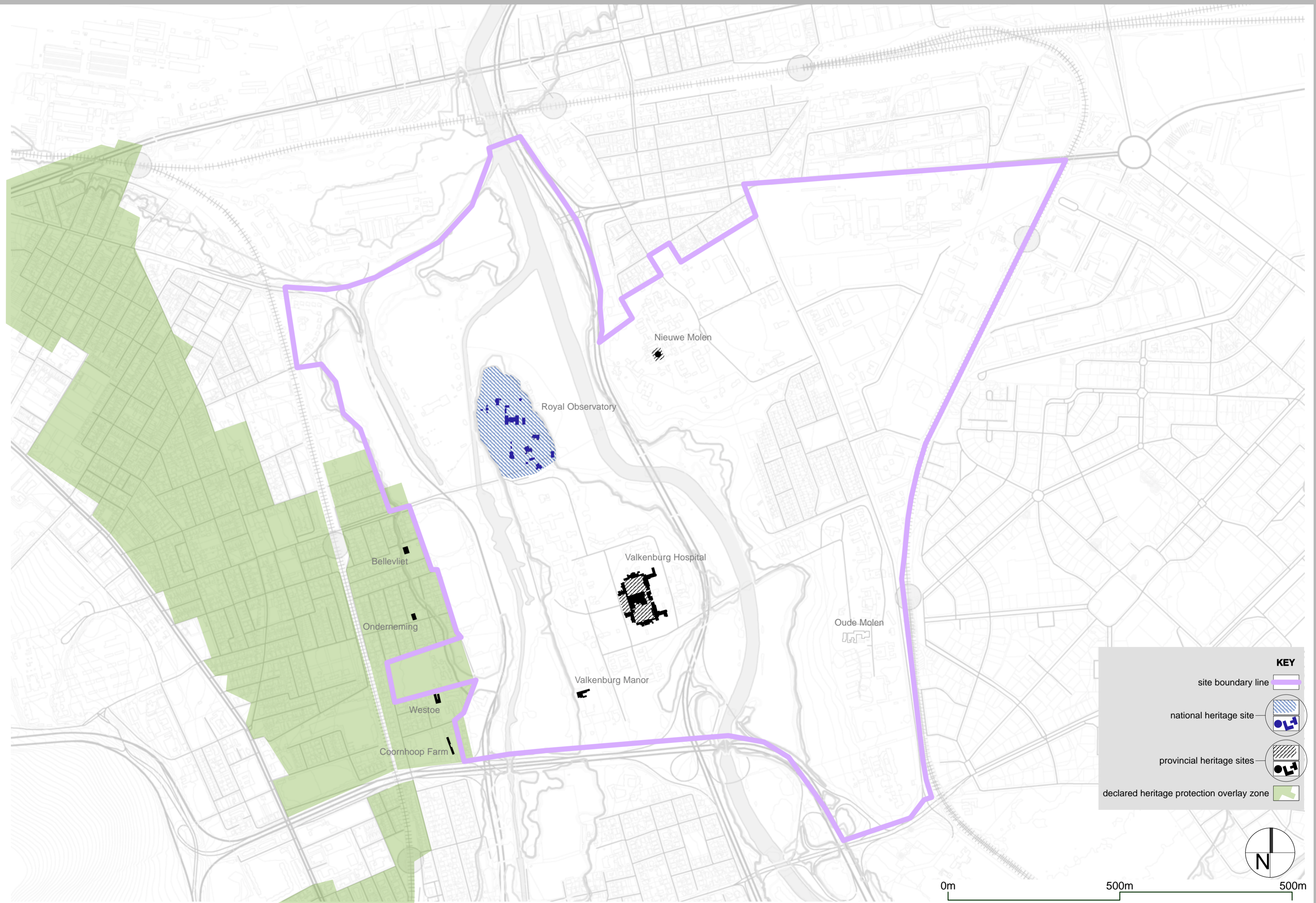
STRUCTURES OLDER THAN 60 YEARS DIAGRAM 03

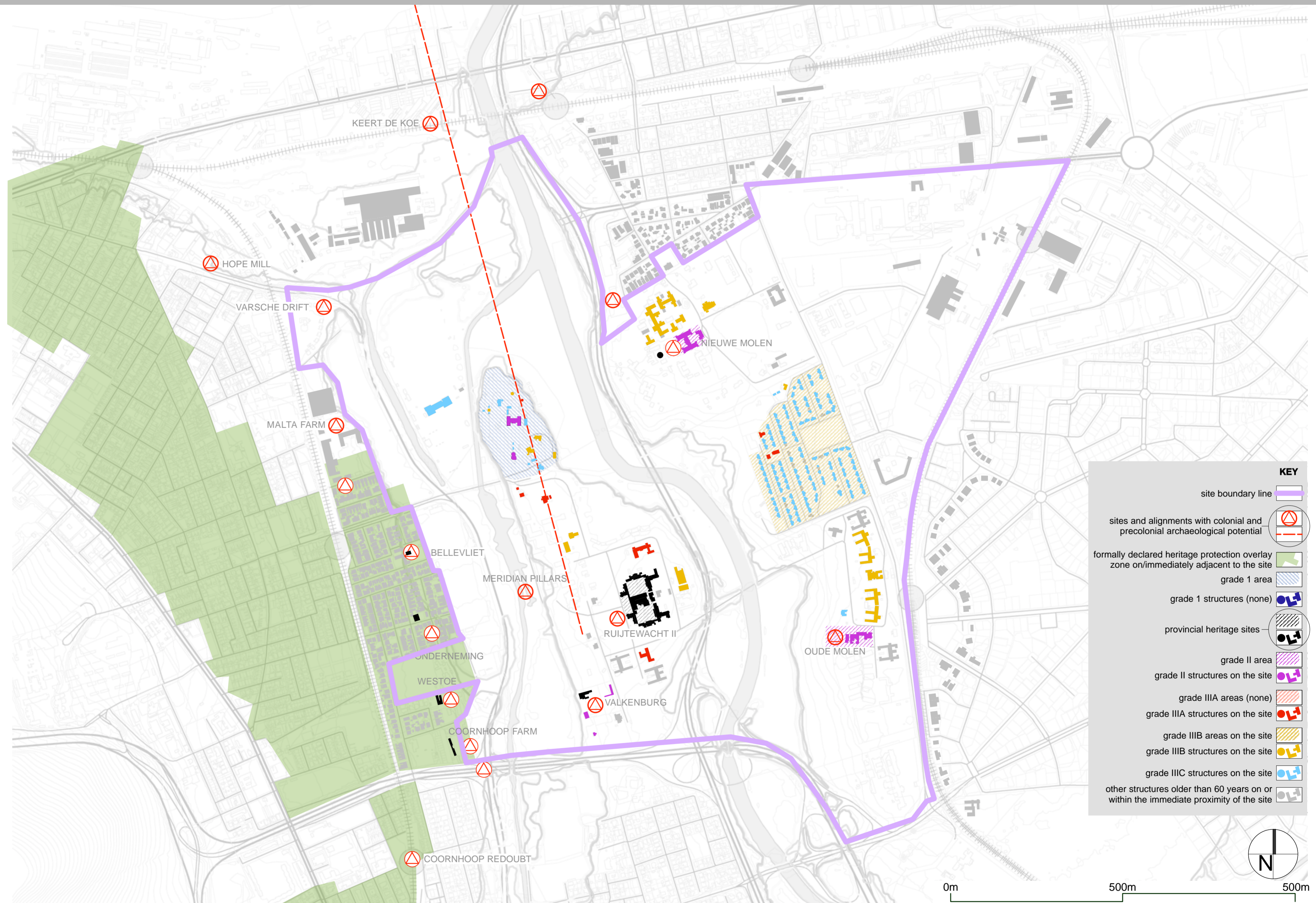
Structures older than 60 years on, or in close proximity to the site. Subject to Section 34 of the National Heritage Resources Act



FORMAL PROTECTIONS DIAGRAM 04

Formally Protected Areas: National & Provincial Heritage Sites (to the National Heritage Resources Act) and Heritage Protection Overlay Zones (to the City of Cape Town Zoning Scheme)





KEY	
site boundary line	
sites and alignments with colonial and precolonial archaeological potential	
formally declared heritage protection overlay zone on/immediately adjacent to the site	
grade 1 area	
grade 1 structures (none)	
provincial heritage sites	
grade II area	
grade II structures on the site	
grade IIIA areas (none)	
grade IIIA structures on the site	
grade IIIB areas on the site	
grade IIIB structures on the site	
grade IIIC structures on the site	
other structures older than 60 years on or within the immediate proximity of the site	





KEY

- TRUP site boundary
- Water bodies
- Biodiversity areas

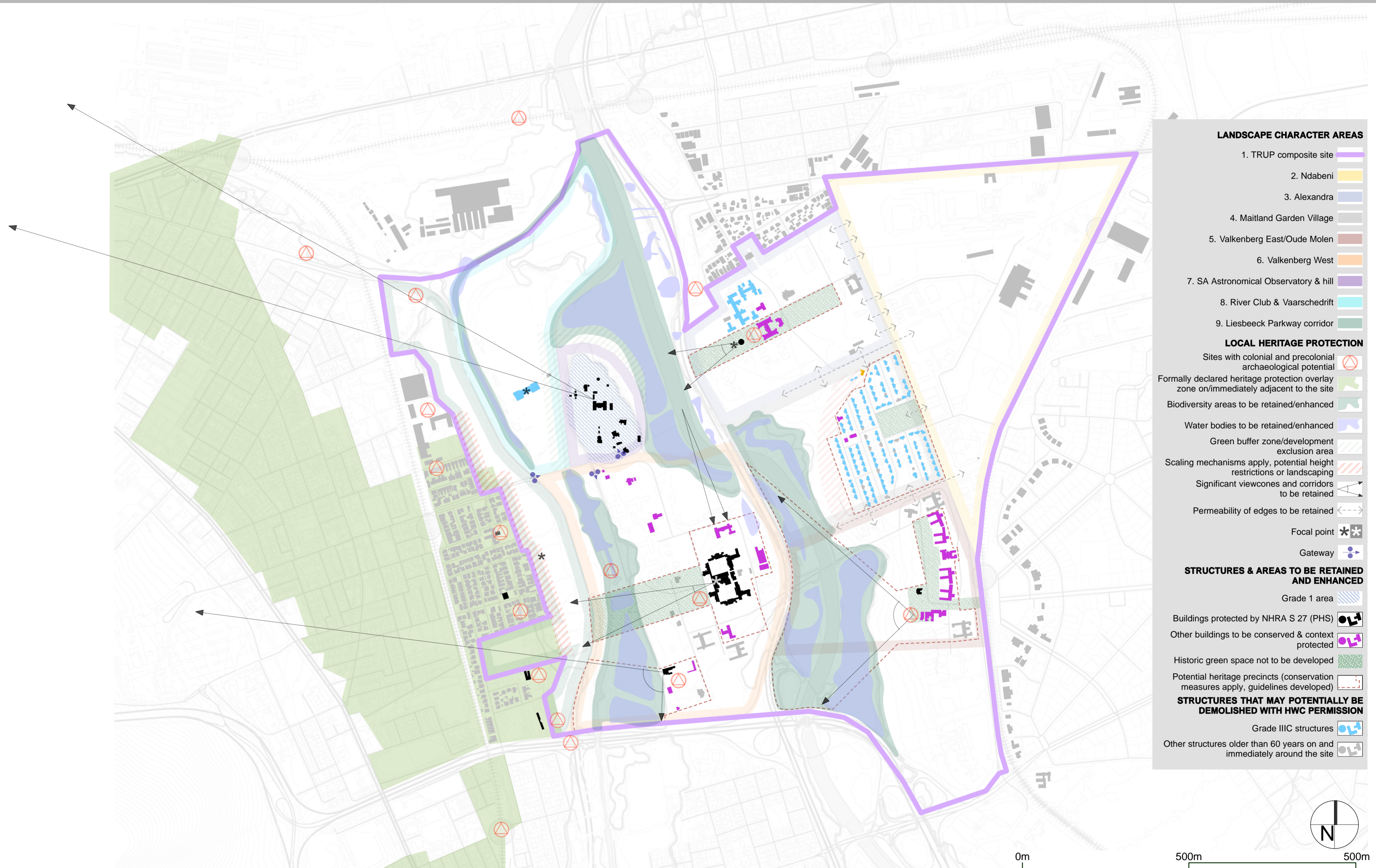
AREAS WITH MEMORIALIZATION POTENTIAL

- River confluence
- Migrational river crossings
- Ridge line
- Notional early colonial defence line
- Ndabeni forced removal commemoration and/or cultural center
- First nation commemoration and/or cultural center



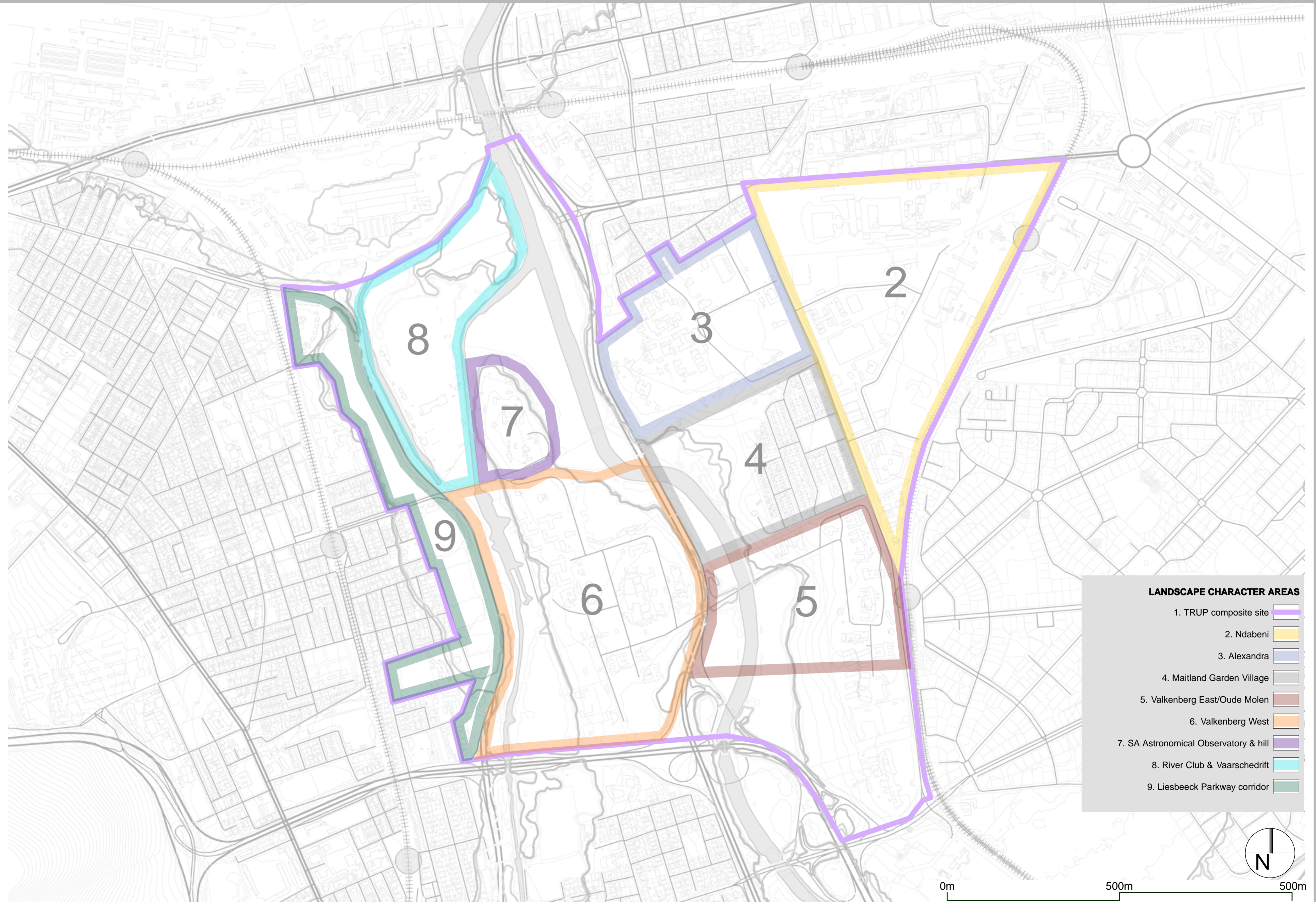
HERITAGE RELATED DESIGN INFORMANTS DIAGRAM 07

High level heritage-related informants for future development



- LANDSCAPE CHARACTER AREAS**
1. TRUP composite site
 2. Ndabeni
 3. Alexandra
 4. Maitland Garden Village
 5. Valkenberg East/Oude Molen
 6. Valkenberg West
 7. SA Astronomical Observatory & hill
 8. River Club & Vaarschedrift
 9. Liesbeeck Parkway corridor
- LOCAL HERITAGE PROTECTION**
- Sites with colonial and precolonial archaeological potential
 - Formally declared heritage protection overlay zone on/immediately adjacent to the site
 - Biodiversity areas to be retained/enhanced
 - Water bodies to be retained/enhanced
 - Green buffer zone/development exclusion area
 - Scaling mechanisms apply, potential height restrictions or landscaping
 - Significant viewcones and corridors to be retained
 - Permeability of edges to be retained
 - Focal point
 - Gateway
- STRUCTURES & AREAS TO BE RETAINED AND ENHANCED**
- Grade 1 area
 - Buildings protected by NHRA S 27 (PHS)
 - Other buildings to be conserved & context protected
 - Historic green space not to be developed
 - Potential heritage precincts (conservation measures apply, guidelines developed)
- STRUCTURES THAT MAY POTENTIALLY BE DEMOLISHED WITH HWC PERMISSION**
- Grade IIIC structures
 - Other structures older than 60 years on and immediately around the site





ANNEXURE 1

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



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

Attention: Ms Melanie Attwell

Arcon Heritage Consultants
2 Caxton Close, Oakridge
Cape Town

NID: PROPOSED TWO RIVERS URBAN PARK, CAPE TOWN.

The matter above has reference

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

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

Requirement:

You are hereby notified that, since there is reason to believe that the proposed development will impact on heritage resources, HWC requires that a Heritage Impact Assessment (HIA) that satisfies the provisions of section 38(3) of the NHRA be submitted. The first phase must include the identification of all heritage resources and identification of heritage indicators.

The required HIA must have an integrated set of recommendations.

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

Conditions Applicable to This Response:

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

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



Should you have any further queries, please contact the official above and quote the case number.

Mr Mxolisi Dlamuka

Chief Executive Officer

ANNEXURE 2

Annexure One
**The first frontier: An assessment of the pre-colonial and
proto-historical significance of the
Two Rivers Urban Park site, Cape Town, Western Cape
Province.**

Prepared for:
Atwell & Associates
November 2015



ACO Associates cc
Archaeology and Heritage Specialists

Prepared by

Liesbet Schietecatte
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Summary

In the absence to date of physical evidence with respect to the archaeology of the Two River Urban Park Land's early history, the general archaeology of pastoralism, environmental factors and primary sources are used to synthesis an understanding on the role this area played in the early history of the Cape. There were Khoikhoi groups on the Cape Peninsula and Table Bay who made a living on the relatively limited resources that Peninsula had to offer, while there were more powerful groups to the north who occasionally came to Table Bay during the summer months. Due to the Peninsula's unfavourable geology, its carrying capacity was limited. It was isolated by the sterile sands of the Cape Flats, however the Liesbeek and Black River valleys formed a verdant strip of good grazing land that stretched from the Salt River Mouth to Wynberg Hill. When Van Riebeeck began to cultivate this land circa 1658, relations with the local Khoikhoi pastoralists took a turn for the worse. Tensions lead to the construction of a cattle control barrier formed in part by the eastern bank of the Liesbeek and the eastern border of *freeburgher* farms. In places a pole fence was built reinforced by cultivated hedges and thorn bush barricades, while a number of small forts and outposts kept watch over the movements of Khoikhoi. This short simple boundary was the very beginning of a process that saw the acculturation of the Khoikhoi during the following century.

While we can never know the exact positions of van Riebeeck's defensive line of watch towers and redoubts there is compelling evidence to suggest that the spine of land between the Liesbeek and Black Rivers, that now houses the Royal Observatory and Valkenburg Hospitals, played a key role. The site for the Royal Observatory was chosen in 1820 on account of its key location on raised ground that placed it in line of sight of Table Bay so the falling of the *time ball* could be observed from the Table Bay and the Castle. Descriptions contained in Moodie and the Resolutions indicate that one of the major forts of the DEIC – Khoikhoi confrontation (Fort *Ruiterwacht II*) was built on the same site as its signals could be observed from the Fort and other watchtowers that formed the system. Indications are that the barrier would have extended through the grounds of Valkenburg Hospital, the next high ground being the site of the Hospital Administration, then southwards possibly across Rondebosch Common before turning westwards to Kirstenbosch. The exact places where incidents and confrontations occurred can never be known, but what is evident is that the historic landscape contained within the land between the Black and Liesbeek River marks one of the most tangible and earliest historical frontiers that were to eventually herald the fragmentation of the Khoikhoi nation.

The historic records have revealed a number of interesting observations.

- The wetland that encompassed the Black River, Salt River and Liesbeek estuary (incorporating land in the confluence of the rivers) was of primary importance as grazing land, and was able to support thousands of head of cattle for periods of time. Frequent reference is made to the location as being the place where the Khoikhoi camped. The historic presence of a large outspan in Maitland is an interesting linkage.
- The Dutch identified the fertile valley of the Liesbeek Valley as prime agricultural land. The turning of the soil evoked the ire of the Khoikhoi as this was good grazing land used by them.
- The "fence" that was erected by the Dutch was a rather *ad hoc* barrier that involved using a mixture of natural features (deepening of the Liesbeek), a palisade fence in places and compelling the *freeburgher* farmers to erect barriers (thorn bushes, hedges, palisades) on the eastern side of their lands. Hence the eastern side of the first land grants as per the 1661 map

marks the edge of the DEIC land. This places the “border” firmly between the Liesbeek and Black Rivers or in certain areas along the eastern bank of the Liesbeek River.

- The positions of forts and outposts are difficult to determine. Indications are the *Keert de Koe* was situated close to the railway crossing of the Black River in Maitland, an outpost *Ruiterwacht II* was on the Royal Observatory site and *Ruiterwacht I* further south, possibly as far as Rondebosch Common. Consensus of opinion is that the bigger fort, *Coornhoop* was located in Mowbray.
- The Liesbeek Valley was therefore contested and likely to be the general place of Dutch-Khoikhoi confrontation.
- The evidence from historic records is compelling in terms of identifying the TRUP land parcel as an historic frontier.

The historical evidence is cohesive enough to confirm that the TRUP forms part the first frontier between the Dutch colonists and the Peninsula Khoikhoi. This historical landscape extends from the Salt River Mouth and follows the Eastern side of the Liesbeek River through the Observatory land, Mowbray, urban Rondebosch to the Bishops court area. The archaeology of this frontier has proven to be very sparse, and as to date no physical evidence of the watch towers, forts, or the palisade fence have been found, however it is not impossible that evidence will in time be uncovered.

Significance

The history of this landscape is that it marks “the beginning of the end” of Khoikhoi culture but it also symbolises the process and patterns whereby the indigenous inhabitants of Africa, the New World, Asia and Australia-New Zealand, succumbed to the tidal wave of colonial globalisation. Although there are no tangible remnants of the actual places of conflict, forts or outposts or graves, the topography and “place” survive albeit greatly transformed by more recent layers of development. The valley of the Liesbeek, Black rivers the confluence and remnants of the Salt River estuary exist today. In the context of the history of South Africa this is an historical place and falls clearly within the ambit of the National Estate as “*landscapes and natural features of cultural significance*” (Section 3.2d National Heritage Resources Act). It is suggested that the Liesbeek River itself is worthy of declaration of a grade II Provincial Heritage Site along with the remaining open land, the confluence and wetlands.

Recommendations

- In the absence of any archaeological evidence to date, the rivers, the wetlands and confluence and river-side pastures are the remnants of the early cultural landscape. The creation and rehabilitation of further green areas is strongly supported, including where possible the restoration of estuarine conditions (possible demolition of canals in places).
- The Varsche Drift crossings are worthy of further physical heritage survey and assessment albeit that the area lies within a milieu of railway and freeway crossings.
- The confluence of the Black and Liesbeek Rivers has special significance as it this is possibly the least untransformed wetland in the study area.
- Any open land within the study area (including hospital and observatory land) should be considered to be potentially archaeologically sensitive and should be screened/surveyed before any transformation or development.

- Physical commemoration of the events that took place on the site should take the form of adjudication of written proposals to this end. Certainly there is potential to develop a site museum that might, for example consider the environmental history of the site, the way that places change as well as the history and culture of the Khoikhoi, however more innovative alternatives may be more appropriate.
- As a first step, the identification of land for heritage grading and the restitution of wetland areas will go some distance to honouring events of the past.

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1 Introduction

This document is prepared in the context of a proposed development of portions of government land in Cape Town, known as the Two Rivers Urban Park (TRUP). The pages that follow are a contribution to a Heritage Impact Assessment being co-ordinated by Melanie Attwell of Attwell and Associates. The heritage of this landscape is complex and multidimensional, involving significant built environment and a very historic riverine system. The name of the proposed development is derived from the Liesbeek and Black Rivers which flow through and converge within the project area. This report attempts to identify the pre-colonial and early colonial historical significance of the area up to the time when the first farms were granted by the Dutch East India Company (DEIC) in the 1660's.

In reconstructing a picture of circumstances at the Cape prior to, and during the first occupation of the Cape by the Dutch East India Company, information can be deduced from the archival and archaeological records. The archival record is, in this instance, biased towards the European nations as they have a legacy of written word, with the DEIC as arguably the most fastidious of them all. Notwithstanding detailed record keeping, an archive is always limited in that it makes a selection of what to record, what records are preserved and our ability to interpret them. The archaeological record is equally limited in that it is sometimes hard to recognise, is easily destroyed and even harder to interpret.

In the study at hand, the story of events is not recorded by the First Nation people of the Cape, who are collectively referred to as "Khoisan" that refer to members of the San groups (Sonqua, Soaqua, Bushmen) and Khoikhoi herders (historically known by a variety of names of which the derogatory term "Hottentot" is commonly used in the historic record). Oral history was the means by which these people recorded the events of the past and not much of this has survived. What is clear is that the Cape was far from an empty landscape when Europeans first came ashore at Table Bay. Since the rounding of the Cape by Portuguese mariners in the 1400's it quickly became a known fact that the Cape offered fresh water, and the possibility of trade for cattle (fresh meat) – commodities desperately sought by ill and starving mariners.

Before Jan Van Riebeeck established the first permanent refreshment station at the Cape for the Dutch East India Company there had been almost 150 years of contact between European mariners and the inhabitants at the Cape (Raven Hart 1967). European nations called at the Cape regularly to drop off mail, procure fresh water, hunt and if possible barter cattle from the local Khoikhoi. Hence, before the DEIC settlement began, the Cape was already, to some extent, familiar territory for the Dutch, British, French and Portuguese.

This report examines an area of the Cape thought to be the very first frontier or zone of cultural clashes between the Khoikhoi and permanent European settlement. The land in question lies at the outer edges of the Cape Flats, roughly demarcated by the Liesbeek and Black Rivers. Today much of this area is owned by the Government of South Africa. It has been used mainly for institutional purposes such as health care, containing a range of facilities, and is also the site of the earliest observatory in Southern Africa built in 1820. The land is contested to a degree as modern Khoikhoi groups seek recognition of the history of this landscape in the context of their resistance against colonial rule. We attempt to use archaeological and environmental history as well as the earliest written records of the

Dutch to understand the importance of the area in the past, and how it may have been used by colonists and Khoikhoi alike.

2 Sources of Information

Archival information was mainly obtained from primary sources like the DEIC records and archive. The most important sources consulted were the Resolutions of the Council of Policy accessed through the TANAP website (the resolutions have been transcribed and made digitally available in a searchable format) and Jan van Riebeeck's journal transcription by D. Moodie (1838). D. Moodie's publication focuses on the interactions between the Dutch and the Khoikhoi so some degree of selection has taken place that is beyond our control. Some of the excerpts of the resolutions were also taken from Moodie as they were translated into English already. The third strand of archival research are the historical maps. These are available through the websites of the Rijksmuseum in Amsterdam, Atlas of Mutual Heritage where they collate maps and images from several sources, and of course the Brommer Atlas which provides the maps in high quality print.

Secondary sources used are D. Sleight's publications, especially *Buiteposte*, and R. Raven-Hart who has produced a useful work that describes the early encounters and observations of European mariners who called in at the Cape before it fell under Dutch rule.

The environmental and archaeological study has relied on the work of Andrew Smith, a researcher of the archaeology of pastoralism, who has spent a life time trying to understand the nature of early pastoralism at the Cape. He also analysed current farming practises at the Cape and produced information that is critical to understanding the environmental process at work that are likely to have dictated the way in which people used the land. Although a hypothetical model, his work has relevance (Smith, AB 1984). The study also draws on the work of R. Elphick, H. Giliomee (1977, 1989), T. Hart (1991) (student of A. Smith and G. Sampson) as well as the early works of A.J.H. Goodwin (1952).

2.1 Information restrictions

It must be born in mind that the place names in the historic record are open to question. Before 1652 there was no formal standard by which place names were derived. Often explorers renamed places with a name of their own. False Bay would be known to some as Table Bay and vice-versa, while indications are that Table Bay was at times known as Saldanha Bay (Raven-Hart 1967). The quality and accuracy of the hand drawn maps of the time were poor, and navigation by mariners was at best hit and miss. Furthermore, mariners from diverse nations had no way of communicating with each other to compare notes and discuss the nature of place names. The Khoikhoi had place names in their own languages, however not many of these were recorded. Only once the Dutch settled did standardisation of place names begin, but even so it is noted that names such as the Salt River, Liesbeek and Black (Swart) rivers tended to be used interchangeably in the early days. Thus the early historic spatial record is unsure and caution must be exercised in taking it as gospel truth. A number

of scholars have tried to geo-rectify early maps and had great difficulty – this has been tried by UCT’s Department of Geomatics, by the City of Cape Town and by ACO with only limited success due to the massive inaccuracy and inconsistencies in the drawings. Some later maps of the 19th century have geo-rectified successfully.

Restrictions of the written archival record have been pointed out above: contemporary selection, modern selection, bias and interpretation. Records written by Europeans reflect their point of view of events which is a major factor that has to be considered continuously.

The archaeological record has restrictions which are inherent. In particular, with respect to highly mobile herding communities who seldom spent enough time in one place to leave an identifiable archaeological signature (Smith et al 1991, Hart 1984).

3 The environmental history

What is clear from the historic record is that a number of the Khoikhoi groups were wealthy in terms of the number of cattle they owned: evidently herds of several hundred to more than 1000 head were not unknown of. Farming and moving a herd of this size is no simple task. It requires a very good knowledge of the land, the seasonal availability of grazing and water resources. The Khoikhoi knew how to do this. They were not “nomadic” as described in many history books but would alternate the landscapes they used according to season and grazing quality. This is known as *transhumance* – an adaptive and generally well formulated strategy used by most pastoralist groups in the more arid areas of the world. In the Cape, this deep knowledge of the landscape and the seasons was the key to survival and prosperity.

The geology of the Cape is as highly varied as is the climate. The summers are relatively long and dry, becoming increasingly more so the further northwest one travels. While good winter rains often create a lush landscape, in summer only the most southern areas (Southern Cape and Peninsula) get occasional rain, as once in a while cold fronts in the South Atlantic clip the African landmass. These weather factors played an important role in how the Khoikhoi used the land as cattle need to drink at least once a day to survive. Hence cycling one’s movements between rainfall areas would have been important (Smith 1984).

The Cape’s unique geology means that in certain areas the soils contain the necessary trace elements to raise cattle and other areas where, no matter how good the grazing is, stock will in time get ill from lack of copper and molybdenum (Smith 1984, Hart 1984). The Table Mountain Sandstone derived soils of the Cape are depleted and do not contain the necessary elements for the maintenance of a good herd for a long period. Farmers who keep stock in these areas today have to supplement their animals’ feed. In contrast, the shale derived soils of the Swartland and the granites of the Vredenberg Peninsula give rise to good grazing. In the past, it were these areas that carried the abundance of game, and are now used for wheat farming (Table Mountain Sandstone derived soils will not support more than 2-3 wheat harvests).

Smith (1984), in analysing the historic record, observed that major visits to Table Bay by powerful groups of Khoikhoi such as the Cochoqua took place almost exclusively in the summer months –

records attest to huge herds of animals and people camping in the Salt River area. This was because if any rainfall was to be had at this time of year in the south west Cape, it would fall on the Peninsula. Thanks to the permanent aquifers under Table Mountain that supplied the Liesbeek River with water year round, the marshlands at the confluence of the Liesbeek, Salt and Black Rivers would have been extremely important for Khoikhoi herders, especially for those with large herds when they visited from the north west on their summer visits.

2 December 1652 "In the evening we perceived the whole country covered with fires, from which, as well as from Herry, we learnt that there are thousands of people hereabouts ..." (Moodie p20)

6 December 1652 "meanwhile observed that on the ascent of Table Mountain the pasture was everywhere crowded with cattle and sheep like grass on the fields." (Moodie p22)

7 December 1653 "The Saldaniers, who lay in thousands about Salt River with their cattle in countless numbers, having indeed grazed 2,000 sheep and cattle within half a cannon-shot of our fort." (Moodie p22)

7 April 1654 "On advancing about 1,5 mile from the Fort, behind the mountain, saw several herds of cattle and sheep, and a little further a whole encampment of inhabitants, with women and children, about 100 in numbertheir camp, which consisted of 16 tolerably large dwellings, neatly disposed in a circle and enclosed with brushwood fastened together as a breastwork, with two openings or passages, for the cattle to be driven out and in ..." (Moodie p47)

24 November 1655 "Near and beyond the Redoubt Duynhoop (Duynhoop was close to the Salt River mouth), we found the country everywhere so full of cattle and sheep, as far as the wood, where our people lie, fully 3 mylen from this, and fully ½ myl broad, that we could hardly get along the road, and the cattle required to be constantly driven out of our way by the Hottentoots, otherwise it seemed impossible to get through; not only were the numbers of cattle impossible to be counted, but the same might be said of the number of herds of cattle; and it was just the same with the people, of whom we could see at one look around us, probably 5000 or 6000, young and old, for their curiosity to see us was such that we were so enclosed by them, that we could scarcely see over them from horseback; there were also 4 to 500 houses, rather large, and pitched in circles close to each other, within which the cattle are kept at night, the circles could scarcely be walked round in a half hour, and looked like regular camps." (Moodie p76).

It is hypothesised that while van Riebeeck believed that these large groups came down south from Saldanha and further north, specifically to trade with the Dutch, this was not the case. It was just a leg of a seasonal round that had been practised since the Khoikhoi acquired cattle – possibly more than 1000 years ago. After fattening up their cattle on the greener pastures around the Peninsula's permanent rivers, groups such as the Cochoqua from Saldanha would break camp after summer and return to the nutritious winter grazing of the Swartland and the Vredenberg Peninsula. These large groups of Khoikhoi had well trained riding and pack oxen, woven mat houses (*matjieshuise*) that could be quickly taken down and packed when the entire community moved to the next grazing area at short notice.

Cattle to the Khoikhoi were not simply beef on the hoof to be traded in large volumes to the Dutch. They were a way of life, wealth, transport and milk – the key nutritional contribution that could be relied on at all times. Cattle were almost never slaughtered apart from for serious ritual purposes – they were simply too valuable. Hence trading away ones cattle meant severely compromising ones

security, wealth and social status. This was something the Dutch did not understand. It was a source of great resentment to the Dutch they they were unable to trade the volume of livestock they required and the Khoikhoi were not prepared to offer them their most valuable possessions.

While according to Elphic (1977, 1989), the large groups of Khoikhoi lived further north in the Swartland, the Vredenberg Pensinsula (Cochoqua, Namaqua) and in the South Cape (Chainoqua, Gouriqua, Hessequa), the Cape Peninsula supported its own groups of Khoikhoi. Generally the soils of much of the Peninsula were the worst for raising cattle, but there are enclaves within the Peninsula geology that would have supported small herding communities. The City Bowl and Green Point are underlain by good shales, as are parts of Observatory, Rondebosch – Wynberg. The Camps Bay slopes would also have been suitable, as were the granites of Hout Bay, that offered the additional blessing of good water in the valley. Further south, the Peninsula Mountain chain was poor and supported only mountain Fynbos and wildlife specifically adapted to live off the nutrient depleted soils.¹ (.

Autshumato (known as Herri to the Dutch or Harry to the British) made a good living out of serving as a trader and middleman yet at the same time had alliances with the Khoikhoi (the Goringhaicona, Capemen, Peninsulars or Strandlopers) who made the Peninsula their home. These groups filled the Peninsula niche. Provided they circulated round the Peninsula grazing their stock in the areas where there was good bedrock – the City Bowl, Observatory-Maitland, Green Point or Hout Bay and the narrow band of good shale derived soil in the Liebeek Valley, they would have been able to maintain a moderate viable herding community. Any loss of these limited good grazing areas within the Peninsula geological microcosm would have caused the Peninsula Khoikhoi groups considerable economic, social, and nutritional stress.

4 The importance of the rivers

Within the study area (the proposed Two Rivers Urban Park), the land's appearance in the past was quite different to that of today. While the valleys of the Liesbeek and Black Rivers remain quite well defined (used as a conduit for some of Cape Town's major roads) and essentially have not changed, the rivers themselves have been straightened and canalised, thus in places draining what were significant areas of marshland. The Salt River, Liesbeek River and Black River had a common confluence flowing into a large lagoon and wetland that extended all the way northwards to Rietvlei. Paarden Eiland was essentially a very large sand bar and a true island in the past. The river broke through this sand bar close to where the eastern side of Duncan Dock is today, and again further north closer to Milnerton (and probably at other places in the height of winter). This massive estuary would have been a huge natural resource, not only for grazing cattle on grasses and young reeds but it also served as a fishing ground of very high quality. In the early 20th century much of this great estuary was drained to make way for the Culemborg shunting yards and railway workshop. In many ways this estuary almost rendered the Peninsula an island with only one point of entry and exit via Varsche Drift. Varsche Drift still exists, as this point of limited access was used for the Union Rail network circa 1870 and for the Voortrekker road crossing into the hinterland (the river has been canalised at this point). Hence the Peninsula was a very contained area in a geographical sense – relatively easily fortified and almost viable as a self-contained unit. The present day wetland at the confluence of the Liesbeek and

¹ This is why the current Cape Point Nature Reserve only has small herds of wild grazers

Black Rivers, with the small area of high ground occupied by the Royal Observatory and the River Club, amount to the last surviving elements of this historical landscape.

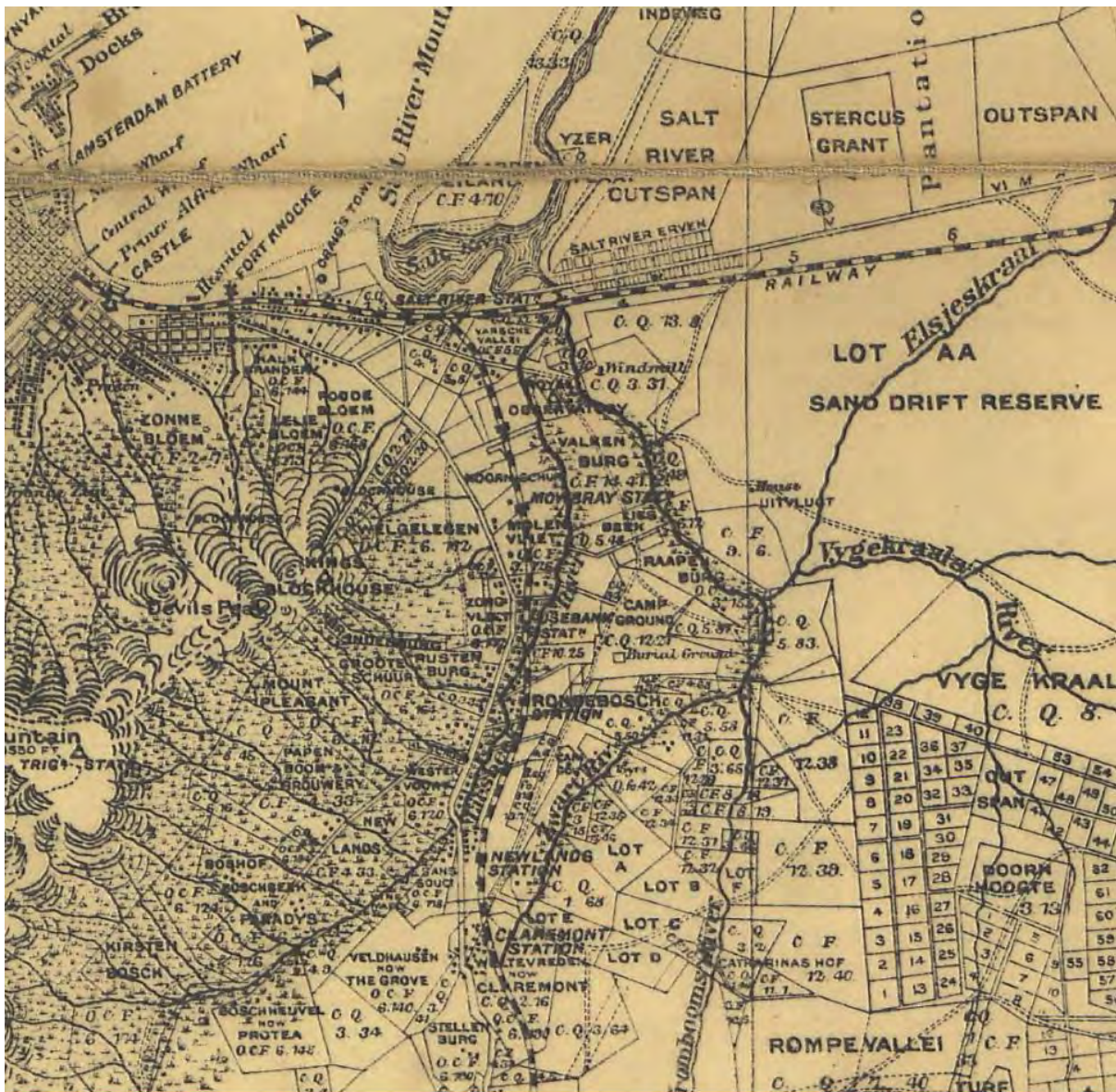


Figure 1. Excerpt from 1880 - 1900 map series (Chief Directorate: Surveys and Mapping) which depicts most of the early farms before major subdivision, but also the Liesbeeke and Black Rivers before canalisation. The Salt River estuary is clearly visible. It was reclaimed in the early 20th century for railway yards.



Figure 2. An excerpt from 1:25 000 map of 1935 (Chief Directorate: Surveys and Mapping) which reveals that by that time a large portion of the Salt River estuary had been filled for railway development and the river diverted. Furthermore indications are that the Liesbeek had been straightened for a significant amount of its length. It is of interest to note that the Maitland Outspan became Ysterplaats airforce base.

5 Roots of conflict

The relationship between the Khoikhoi and mariners from Europe was not always peaceful, although it would seem that respectful trade was generally the norm. While the balance of power rested with Khoikhoi groups, a relationship based on peaceful trade was advantageous as the Europeans needed the Cape's resources for survival. The Khoikhoi did not tolerate unfair conduct as was demonstrated in 1510 AD with the death of Francisco D'Almeida, the Portuguese Viceroy of India. Having conducted peaceful trade with Khoikhoi at *Saldanha Bay* (the name by which Table Bay was known at that time) it would seem that D'Almeida overstepped the mark by sending a group of his men back on a punishment mission during which cattle was driven from the village and possibly some children taken as hostages. The Khoikhoi attacked and killed the Viceroy and more than 50 of his men. It is not entirely clear where this event took place – drawings of the event were done after the time and depict a location more like Buffels Bay near Cape Point (Raven-Hart 1967). Furthermore, the actual account indicates that the event took place at a point "behind the Cape" or after "doubling the Cape" – could this have been False Bay, or even present-day Saldanha Bay? Theories abound, however the truth may never be known until physical evidence of this event is found. D'Almeida and his men's death did not take place within the context of a battle over land, but it does demonstrate that the Khoikhoi held their cattle and their independence in great regard. Given D'Almeida's defeat, Portuguese mariners were very wary of stopping at the Cape.

The experience of the Haarlem wreck survivors more than 100 years later resulted in the reporting of more favourable circumstances to the Dutch East India Company, good farming and grazing land and good trade opportunities (Raven-Hart 1967). This favourable news was instrumental in prompting the Dutch East India Company to set up a permanent station at the Cape for purposes of cattle trading, farming of crops, and provision of water to passing ships.

When Van Riebeeck established the Fort at Table Bay in 1652, he did so on very different premises to those of the earlier mariners who landed at the Cape. At the same time he did not understand the value of cattle to the Khoikhoi. These two elements were at the base of the inevitable clash of interests which was to follow in future years. Before 1652, ships landed occasionally at the Cape to obtain fresh provisions for themselves only, whereas van Riebeeck's intentions (and orders) were to set up a provision station able to supply an entire fleet which would be scheduled to arrive on every outbound and inbound journey. His aim was to obtain a herd large enough to be able to provide for the fleet from its natural increase without having to sacrifice the 'base stock'. On previous landings at the Cape, and during the stay of the Haarlem survivors, the large herds of cattle were noticed and the Europeans obtained what they needed but never appreciated the value cattle has to the Khoikhoi and that they would not be willing to part with a substantial part of their herd, no matter how much copper, beads or tobacco, were offered in return.

When van Riebeeck commenced farming within the present-day city bowl, the DEIC began to move into the grazing resources, which until that time were occupied by the Goringhaicona and the various Peninsula groups. Autshumato had for many years maintained a balancing act serving as a middleman between the Khoikhoi and mariners from Europe. He was worldly wise, spoke two European languages and played both a mischievous and key role in the early days of the DEIC at the Cape. Indications are that he and the Peninsula Khoikhoi did not enjoy entirely good relations with other

more powerful Khoikhoi groups and so did not have the freedom of movement to relocate into areas under the control of those other Khoikhoi *Kapiteins*. On several occasions, the Peninsula groups came to ask van Riebeeck for protection against these larger groups, at which occasions they were permitted to bring their cattle 'under the fort' or move it to Green Point or Hout Bay. From the account of events in van Riebeeck's journal, one gets a sense that, during summer time when the inland groups moved onto the Cape Flats and into the river area to let their cattle graze, the local Khoikhoi avoided them by moving to the south of the peninsula (Green Point, Hout Bay, Muizenberg), an area not as accessible for large herds.

In van Riebeeck's journal, one can very easily pick up on his frustration of knowing of, and seeing these large herds of cattle and sheep and not being able to obtain the amount he wanted. In the early years, the large groups of Khoikhoi would come in summer from inland like they had always done and barter some animals with the Europeans like they had 'always' done. But from 1657 onwards, the herds were no longer brought down to the river area. In a conversation with Oedasoia one of the *Kapiteins*, it was explained that they thought that the Dutch were in alliance with the Peninsula groups as they "were residing here upon their land" (Moodie p 172).

This points to a situation where the Peninsula Khoikhoi were caught between two fires: the Dutch on the one side and the more powerful Khoikhoi groups on the other side.

5.1 Commencement of farming

The land that Van Riebeeck identified in 1652 for farming was the best grazing land in terms of the limited resources that the Peninsula had to offer, especially for grazing cattle. At first the bartered cattle would graze near the fort, side by side with the Khoikhoi herds. But it was not long before Van Riebeeck identified the fertile strip behind Table Mountain for the expansion of agricultural activities. The Liesbeek River valley and tributaries were the most fertile land the Peninsula had to offer. Slowly but surely the Peninsula Khoikhoi were shunted from the vicinity of the fort or from being too close to the DEIC herd: the land could not sustain two herds and there were worries that DEIC cattle would 'by mistake' get mingled in the Khoikhoi herd.

The uneasy relationship between the DEIC and the Peninsula Khoikhoi was clear from the beginning: the Khoikhoi enjoyed the benefits of being closely associated with the DEIC (protection, food, drink and tobacco) but at the same time were worried about the permanency the settlement seemed to take. As early as 19 October 1653 Autshumato and his people led the DEIC cattle away while grazing at Green Point and killed the herd boy looking after it. They stayed away from the fort for a long time, but returned after the cattle had been raided by another Peninsula group. This to-ing and fro-ing continued for years and in the meantime the Dutch continued to absorb more and more of what was seen by the Khoikhoi to be communal grazing land, which given the limited resources of the Peninsula, threatened their very existence.

Van Riebeeck had to revise his strategy to build enough supplies for the fleet, rather than continue being a burden and needing supplies himself, and released Company employees to farm and supply

the DEIC at set prices with the needed produce. The DEIC was heavily involved in setting these 'freeburghers' up and belittled the concerns of the Peninsula Khoikhoi.

20 Feb 1657. "Some persons having desired their freedom, and land for cultivation, the Commander went out with them again, in order, as yesterday, to inspect the parcels which they might select, and then to agree upon the preliminary conditions. As was the case yesterday, he visited the camps of Herry and some of the Caepmans, and held with them a conversation of no particular importance, giving them tobacco and brandy etc. ... Herry and the fat Caepman with some of their chief men seeing us looking on, and hearing us talk of building houses here and there ... asked us, if we built houses, and broke up the ground there, which they observed to be our intention, where should they live? We replied that they might live under our protection, and that there was room enough everywhere for them to graze their cattle; that we were going to employ this land to grow bread and tobacco, when we would, like good friends, give them a share etc on which they expressed themselves satisfied, but it might be easily seen that it was not quite to their mind". (Moodie p93)

The granting of farm land to *freeburghers* was a concept that was completely foreign to the Khoikhoi who viewed land as a shared resource over which the concept of ownership did not apply. Within a short while the best and most well-watered land of the Cape Peninsula in the Liesbeek Valley was no longer available. The failure to reach an understanding with the Dutch caused tension to rise.

The Khoikhoi stole ploughing oxen from the DEIC in an attempt to halt the turning of the soil and the Dutch of course retaliated, resulting in a conflict with the Khoikhoi consisting of a few violent confrontations. Doman (also a trader and middleman with language skills) of the Goringhaicona instigated much of the action, being fully aware by this time that a process of permanent land loss had commenced. On 17 May 1659, after the Khoikhoi again stole cattle from one of the *freeburghers*, the Dutch withdrew to the Fort where they remained secure under a force of arms. In time, the frequency of Khoikhoi attacks abated and in September 1659 a small delegation came to enquire if van Riebeeck would be prepared to talk about peace. In reality it was a one-way conversation that resulted in a peace agreement in words, but not in the hearts. The balance of power had shifted to the Dutch with the local Khoikhoi being very wary of their guns.

18 January 1660 "... the reason why they had made war upon us, was, that we everywhere broke up the best land with the plough, and they thought to prevent that by taking away the oxen with which we did it, That now, seeing that we were strengthening ourselves against their attacks, and as they consequently found it impossible to drive the Dutch from the Cape, they wished again to make peace with us, and to live as before. ... When they were asked why they wished to come to the Cape and make peace, they said it was their birth place, and their own land, full of pure water, after which their hearts always longed, that in Saldanha Bay all was dry and brakish; and that Oedasoia would not allow them to lie on the best places and rivers, and had told them that they must arrange with us, so that they might live in peace and quiet in their own country." (Moodie p198)

6 April 1660 "This day peace was renewed at the Fort with the captain and chief of the Caepmans, Herry, and all the principal and oldest of the tribe; it was promised, upon both sides, no longer to molest each other, but, of the stolen cattle, there was none remaining that could be restored; They dwelt long upon our taking every day for our own use more of the land, which had belonged to them from all ages, and on which they were accustomed to depasture their cattle etc. They also asked, whether, if they were to come into Holland, they would be permitted to act in a similar manner,

saying “ what would it signify if you remained here at the Fort, but you come quite into the interior, selecting the best for yourselves, and never once asking whether we like it, or whether it will put us to any inconvenience.” They therefore insisted very strenuously that they should be again allowed free access to the pasture.” (Moodie p205)

Van Riebeeck decided that the best course of action was to build a physical barrier around the DEIC agricultural lands. It is of interest to note that the Council of Policy Resolutions clearly reveals that the initial intent was to build a cattle-proof barrier to stop the Khoikhoi from driving away Company cattle. Parts of the Liesbeek River that were too deep or swampy to drive cattle across were also strategically identified to form a combination of physical and natural barriers. Using natural features, palisade fences and in some areas a wild almond hedge (part of which still survives in Kirstenbosch) a barrier was constructed to control the movement of cattle from areas under DEIC hegemony. The barrier was supplemented with a series of small forts or lookout posts strategically situated on points of high ground close on either side of the Liesbeek River. Work gangs were sent out to steepen the banks of the Liesbeek, and furthermore the *freeburghers* were ordered to secure the eastern borders of their land with thorn and brushwood barriers to prevent the movement of cattle.

6 The defended boundary

From the earliest point of the settlement, the DEIC had erected watch towers at strategic places, always fearing an invasion of other European nations. The exact location of these is hard to reconstruct: maps are rather inaccurate and descriptions that might have seemed detailed at the time, but with a completely transformed landscape today, are of very little help. These early outposts were an extension of the fort into the interior and a warning towards the Khoikhoi. They were later incorporated into the defensive line around the DEIC and *freeburgher's* land.

Two of these early redoubts of interest to this report are Duynhoop and Coornhoop.

Wednesday 2 October 1652 “It has also been decided to position the traenketels (train-oil boilers) at the Salt River ... And, to protect these kettles and equipment, build a small redoubt on a certain high dune just in from the mouth / just in the mouth [as if on an island?] of said river on this side [meaning fort side] ...” (Resolutions, C. 1, pp 22-24)

Tuesday 17 July 1657 “They have identified a very suitable and well positioned area for the construction of the principal and strongest redoubt at about 4 to 5 hours from the fort, behind Table Mountain, on a high hill in the plain between Steven and Jan Reijniersz’ houses or buildings, where it is very well positioned to protect the Company’s planted orchard as well as the Company’s and the freeburghers’ buildings and sown land parcels. ... So that the mentioned redoubt will have a view from the beach of Table Bay over the cultivated land and the Company’s orchard all the way to the Bosheuvel which is situated in the centre of the nek between the bays, with exception of the Company’s fields situated in a valley behind another hill below the forest opposite Harmans’ brewery... . Further we thought about the name of the redoubt, which because of its location we approved to name Coorn-hoop.” (Resolutions, C.1, pp 238-241)

Because of the skirmishes between the Dutch and the Peninsula Khoikhoi, van Riebeeck decided to build a physical border. This is quite well documented in the archival sources.

On 4 August 1659, it is decided to build a fence: "The commander went out accompanied as on Thursday and Saturday, and for the same purpose, and found, that from the crooked tree between the dwelling of Harman and Brinckman, to the wood of the sawyer Leendert Cornelis van Zeevenhysen, (lying close by the Kloof Pass) a wooden railing, as before described, could be very easily made, so as to prevent the Hottentoots from driving any cattle away, much better than any ditch or intrenchement" (Moodie p186-187)

9 August 1659 "After great trouble it has been ascertained that the Fresh River Liesbeeck is so deep, and the banks so steep, from the house of Jan Reyniers to the crooked tree above that of Jan Martens of Vrielants, inclusive, if only cleared of the rushes, that no cattle can be driven through, except at three or four narrow places, which may easily be deepened, and the Hottentoots thus compelled to cross between the sea coast and Reynier's house (a measured distance of about 500 roods) or betwixt the said crooked tree and the wood of the free sawyer Leendert Cornelis van Sevenhuysen (an estimated distance of 11 or 12000 roods) to be enclosed by embankment or otherwise. In some place the digging seemed of uncertain advantage It was at length found out ... that ... the cheapest mode would be to enclose the said distances with a fence, like the cattle markets in the Fatherland, that is to say a paling with two rails.... To stop the cattle. ... it will include no other corn land than the Company's, Stevens', Vredens', Boomtien's, and Jan Reyniers' – in all about 170 morgen In the line of this fence, 100 roods from the Liesbeeck and Salt River, and also at the Sand Hills on the coast, it is also resolved to erect two wooden guard houses of 12 feet square, for at those spots is the best look out, and the greatest thoroughfare of the Hottentoots and Saldanhars ; a third guard house shall be placed near the crooked tree between L. Cornelis and the farmers of Vasagie's party, opposite to the Cleyheuvels and the Bosbergen, under the protection of which the greater part of the free men, and the Company may graze their ploughing oxen. It was next week discovered that the Company might save 1000 Spanish Dollars in nails etc by adopting a different plan for one portion of the line, i.e. a hedge of dead bushes, pega pega, on the 7th Nov the colonists living beyond it were ordered to make a similar fence each along his own land ; along the paling was planted a hedge of "bitter almond trees". p.187 – ." (Moodie p187)

15 Sep 1659 "The Commander went out to examine the fence of dead bushes or pega pega ; some of the heaviest cattle were driven against it to test its efficiency, but they could not break through – 1150 roods had been made by 30 men in 20 days, the greatest difficulty its liability to fire, 3 persons were accordingly appointed to guard it against fire ... a third guard house was ordered to be erected and to be called Hout den bul." (Moodie p191).

30 Sep 1659 "The Commander, after the usual round of inspection ...fixed the site of the third guard house, for which the timber was now ready, and named it Houd den Bul ; 21 men were employed scarping the banks of the river, so as to make it more difficult for Hottentoots to drive cattle over." (Moodie P193)

25 February 1660 "This day we measured the circuit of the Cape settlement (omslag) and found that from the sea shore to the first guard house, the Kuyk Uit, round outside all the Company's and free men's arable land, and over the height of the Bosheuvel to the sawyer Leendert Cornelis, at the Bosberg, was a distance of 3673 roods, that is, from the shore to the principal projected station of the mounted guard, 1320 roods, and the other portion 2353 roods ; along this line it is intended to plough, to the breadth of one roe, for the purpose of planting and sowing, as thickly as possible, bitter almond trees, and all kinds of thorns and brambles of rapid growth ; so that no cattle nor sheep can be driven through ; like the divisions of jurisdiction betwixt the territories of some dukes and lords in Cologn and Germany, with here and there guard houses and watch towers with bars, to

protect the farmers from external attacks, for which the guard houses and bars already made, will answer” (Moodie p199)

An un-transcribed map of 1661 (figure 3) gives some clues as to the position of parts of the early defensive line. It extended from the Salt River Mouth where the redoubts *Keert De Koe* and *Duynhoop* were built to keep watch over the northern cattle crossing at Varsche Drift. The term *Keert de koe* means “Turn the Cow” a direct reference to the need to control the movement of cattle from the DEIC held area. It is thought that *Keert De Koe* was built in Maitland, which makes sense because it was close to the crossing point to Table Bay. Cannon Road in Maitland may be a direct reference to the outpost. Until just before 1900, Maitland consisted of a very large outspan (see Figure 1) that lay just beyond Varsche Drift. Outspans can have histories that go back for centuries, in this case the land use probably dates back to when Khoikhoi herdsman mustered their cattle on the outskirts of the DEIC held area by the Salt River. It is of interest to note that this land now forms part of Ysterplaat Airforce Base.

The City of Cape Town has attempted to geo-rectify the 1661 map which places the outpost known as *Coornhoop* on the site of the Mowbray Maternity hospital. Interestingly the late amateur archaeologist and historian, M. Emms, before the benefit of GIS systems and digital technology also determined that the hospital was the most likely site of *Coornhoop* (Emms, unpublished manuscript housed in University of Cape Town Libraries). This however is in conflict with a description contained in the Resolutions, as the Mowbray site does not enjoy a view of the Table Bay shoreline (obscured by Devil’s Peak) nor is it on a hill (anymore). The 1661 map also makes reference to a palisade fence (*schutpaling*), possibly indicated as a faint line on the document. This is clearly placed on land between the Black and Liesbeek Rivers.



Figure 3 This un-authored 1661 map shows the early land grants as well as some of the outposts. The Salt River estuary and Paarden Eiland is also depicted (after Atlas of Mutual Heritage).

If we are to assume that the City of Cape Town and M. Emms are correct in the placing of *Coornhoop*, the next outpost in the line known as *Ruiterwacht* (horsemen's outpost) would have been placed on what is today Rondebosch Common. Dr Dan Sleight (2004) has produced a plausible map of possible locations of the early DEIC forts may be considered consistent with the balance of evidence in the historic records (see figure 4). He is also in agreement that *Coornhoop* was in Mowbray, *Ruiterwacht II* was on the Observatory site and *Ruiterwacht I* was further towards where Rondebosch common is today.

It is clear from the archival excerpts that the fence was intended to keep cattle in, and not primarily to keep Khoikhoi out. But nevertheless, the effect of this barrier was the exclusion of Peninsula Khoikhoi from their main grazing lands that the DEIC reserved exclusively for the use of the company and *freeburghers*. Still available to them was more marginal grazing along the edge of the Cape Flats, the eastern edge of the Black River estuary and possibly the outskirts of Green Point and Hout Bay. As a result of the conflict Autshumato was imprisoned on Robben Island (from which he escaped), Doman was badly injured and died in 1660. Krotoa (Autshumato's niece) alienated and isolated, succumbed to illness and addiction. Essentially, within 8 years of van Riebeeck landing at the Cape the structure of Khoikhoi society on the Peninsula had all but collapsed. Relegated to marginal existence on the fringes of the DEIC, the Peninsula groups either broke up and joined other groups in the interior or became assimilated into an acculturated existence with the DEIC hegemony.

The truth is that a real and tangible fence did not demarcate the expansion of the DEIC and *freeburghers* into the land beyond it. As a matter of fact, this expansion happened at quite a pace, so much so that in 1661 already the *Coornhoop* redoubt was obsolete and demolished, its building material used for the construction of farm houses.

*Die algehele verswakking van die Skiereilandse Koina, en die voortgesette uitbreiding van die Kaapse boerderybedrywigheede het hierdie reduit (Coornhoop), wat nou taamluk ver agtr die grens was, ondienstg gemaak. Op 13 Desember 1661 is 50 morgen grond "daer de redoubt Coorenhoop state" afegemeet en in eiendom aan die vryburger Tielman Hendricksz gegee. Volgens 'n kaart van die Kaapse nedersetting in 1661 was daar nie meer as 20 morg onbesette grond in die omgewing van die reduit nie, en Hendricksz se nuwe plaas sou waarskynlik die perseel van die reduit ingesluit het. Ongeveer ses maande later het kommandeur Zacharias Wagenaer die reduit laat afbreek en die materiaal na die DEIC se vrugteboord, 'n musketskoot daarvandaan.....(Sleight, **Buitenposte**: p139)*

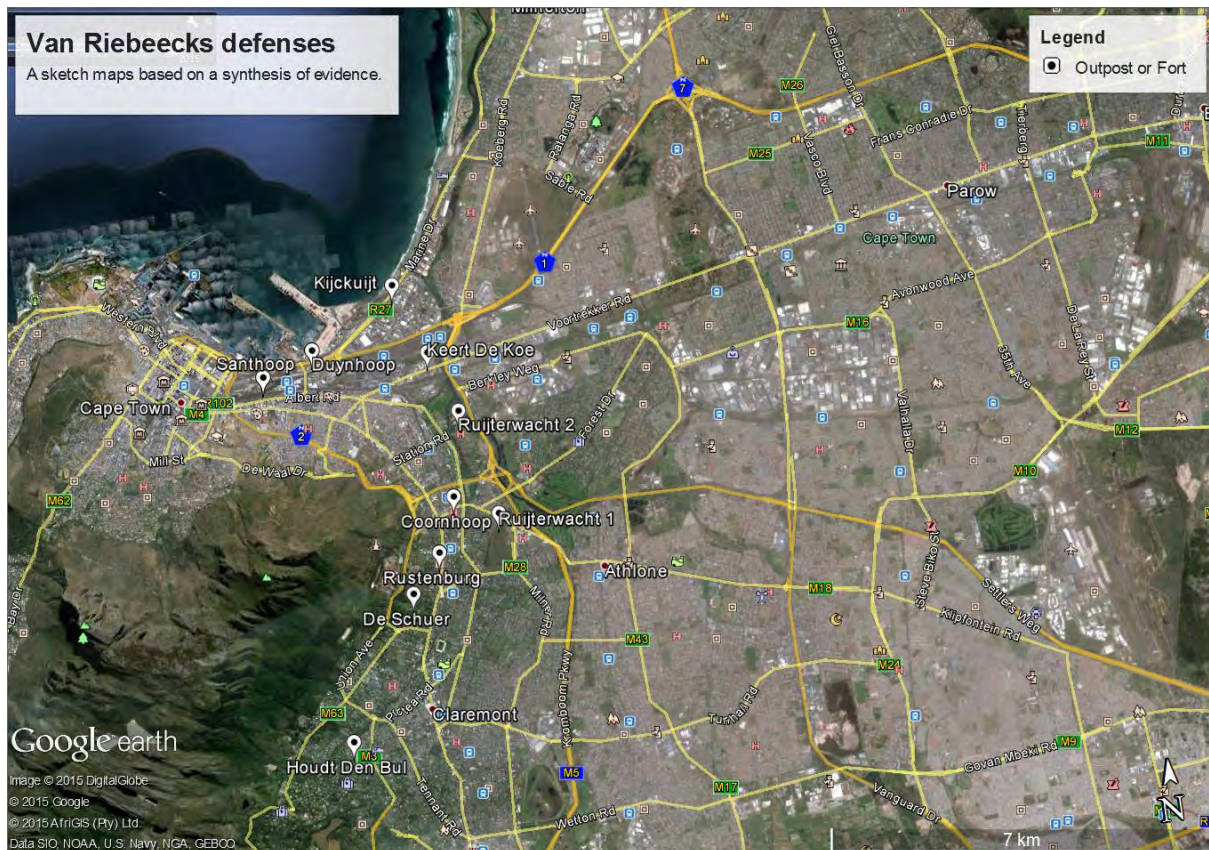


Figure 4 An educated estimate of the positions of the outposts and forts of the early DEIC. This is derived from the work of Dr Dan Sleight and opinions of others.

7 Conclusion

7.1 The two Rivers Urban Park as an historic frontier.

While we can never know the exact positions of van Riebeeck's defensive line, watch towers and redoubts there is compelling evidence to suggest that the spine of land between the Liesbeek and Black Rivers, that now houses the Royal Observatory and Valkenburg Hospitals, played a key role. The site for the Royal Observatory was chosen in 1820 on account of its key location on raised ground that placed it in line of sight of Table Bay so the falling of the *time ball* could be observed from the Table Bay and the Castle. Descriptions contained in Moodie and the Resolutions indicate that one of the major forts of the DEIC – Khoikhoi confrontation (Fort *Ruiterwacht II*) was built on the same site as its signals could be observed from the Fort and other watchtowers that formed the system. Indications are that the barrier would have extended through the grounds of Valkenburg Hospital, the next high ground being the site of the Hospital Administration, then southwards possibly across Rondebosch Common before turning westwards to Kirstenbosch. The exact places where incidents and confrontations occurred can never be known, but what is evident is that the historic landscape contained within the land between the Black and Liesbeek River marks one of the most tangible and earliest historical frontiers that were to eventually herald the fragmentation of the Khoikhoi nation.

The historic records have revealed a number of interesting observations.

- The wetland that encompassed the Black River, Salt River and Liesbeek estuary (incorporating land in the confluence of the rivers) was of primary importance as grazing land, and was able to support thousands of head of cattle for periods of time. Frequent reference is made to the location as being the place where the Khoikhoi camped. The historic presence of a large outspan in Maitland is an interesting linkage.
- The Dutch identified the fertile valley of the Liesbeek Valley as prime agricultural land. The turning of the soil evoked the ire of the Khoikhoi as this was good grazing land used by them.
- The “fence” that was erected by the Dutch was a rather *ad hoc* barrier that involved using a mixture of natural features (deepening of the Liesbeek), a palisade fence in places and compelling the *freeburgher* farmers to erect barriers (thorn bushes, hedges, palisades) on the eastern side of their lands. Hence the eastern side of the first land grants as per the 1661 map marks the edge of the DEIC land. This places the “border” firmly between the Liesbeek and Black Rivers or in certain areas along the eastern bank of the Liesbeek River.
- The positions of forts and outposts are difficult to determine. Indications are the *Keert de Koe* was situated close to the railway crossing of the Black River in Maitland, an outpost *Ruiterwacht II* was on the Royal Observatory site and *Ruiterwacht I* further south, possibly as far as Rondebosch Common. Consensus of opinion is that the bigger fort, *Coornhoop* was located in Mowbray.
- The Liesbeek Valley was therefore contested and likely to be the general place of Dutch-Khoikhoi confrontation.
- The evidence from historic records is compelling in terms of identifying the TRUP land parcel as an historic frontier.

The historical evidence is cohesive enough to confirm that the TRUP forms part the first frontier between the Dutch colonists and the Peninsula Khoikhoi. This historical landscape extends from the Salt River Mouth and follows the Eastern side of the Liesbeek River through the Observatory land, Mowbray, urban Rondebosch to the Bishops court area. The archaeology of this frontier has proven to be very sparse, and as to date no physical evidence of the watch towers, forts, or the palisade fence have been found, however it is not impossible that evidence will in time be uncovered.

7.2 Significance

The history of this landscape is ancient and tragic. Not only does it mark “the beginning of the end” of Khoikhoi culture but it also symbolises the process and patterns whereby the indigenous inhabitants of Africa, the New World, Asia and Australia-New Zealand, succumbed to the tidal wave of colonial globalisation. Although there are no tangible remnants of the actual places of conflict, forts or outposts or graves, the topography and “place” survive albeit greatly transformed by more recent layers of development. The valley of the Liesbeek, Black rivers the confluence and remnants of the Salt River estuary exist today. In the context of the history of South Africa this is an historical place. It is suggested that the Liesbeek River itself is worthy of declaration of a grade II Provincial Heritage Site along with the remaining open land, the confluence and wetlands.

7.3 Recommendations

- In the absence of any archaeological evidence to date, the rivers, the wetlands and confluence and river-side pastures are the remnants of the early cultural landscape. The creation and rehabilitation of further green areas is strongly supported, including where possible the restoration of estuarine conditions (possible demolition of canals in places).
- The Varsche Drift crossings are worthy of further physical heritage survey and assessment albeit that the area lies within a milieu of railway and freeway crossings.
- The confluence of the Black and Liesbeek Rivers has special significance as it this is possibly the least untransformed wetland in the study area.
- Any open land within the study area (including hospital and observatory land) should be considered to be potentially archaeologically sensitive and should be screened/surveyed before any transformation or development.
- Physically commemoration of the events that took place on the site should take the form of adjudication of written proposals to this end. Certainly there is potential to develop a site museum that might, for example consider the environmental history of the site, the way that places change as well as the history and culture of the Khoikhoi, however more innovative alternatives may be more appropriate.
- As a first step, the identification of land for heritage grading and the restitution of wetland areas will go to some distance to honouring events of the past.

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ANNEXURE 3

ALEXANDRA PRECINCT									
ERF NUMBER	SUBURB	SG21CODE	STREET_NO	STREET_NAM	TITLE_DEED	AREA	OWNERSHIP	OWNERSHIP	SOURCE
24288	MAITLAND	C01600070002428800000	0	ALEXANDRA ROAD	T1919/1914	55008.893	Province	TRANSPORT & PUBLIC WORKS	City Map
24290	MAITLAND	C01600070002429000000	0	ALEXANDRA ROAD	T5724/1901	209837.768	National	REPUBLIC OF SOUTH AFRICA	Rates Database
24322	MAITLAND	C01600070002432200000	0	HIGHGATE STREET	T9169/1923	3524.504	National	REPUBLIC OF SOUTH AFRICA	Rates Database
24323	MAITLAND	C01600070002432300000	0	HIGHGATE STREET	T4493/1928	577.570	National	REPUBLIC OF SOUTH AFRICA	Rates Database
24324	MAITLAND	C01600070002432400000	20	HIGHGATE STREET	T9169/1923	394.700	National	REPUBLIC OF SOUTH AFRICA	Rates Database

OUDE MOLEN PRECINCT									
ERF NUMBER	SUBURB	SG21CODE	STREET_NO	STREET_NAM	TITLE_DEED	AREA	OWNERSHIP	OWNERSHIP	SOURCE
26439	MOWBRAY	C01600070002643900000	0	BLACK RIVER PARK WAY	T8256/1957	439261.070	Province	TRANSPORT & PUBLIC WORKS	City Map
26443	MOWBRAY	C01600070002644300000	0	ALEXANDRA ROAD	CPF32-7/1924	324.361	CoCT		Rates Database
107342	UNKNOWN	C01600070010734200000		No Main Address for this Property		1533.102	CoCT		Deeds Web
110874	UNKNOWN	C01600070011087400000		No Main Address for this Property		93.471	CoCT		Deeds Web

NDABENI PRECINCT									
ERF NUMBER	SUBURB	SG21CODE	STREET_NO	STREET_NAM	TITLE_DEED	AREA	OWNERSHIP	OWNERSHIP	SOURCE
24277	NDABENI	C01600070002427700000	0	ALEXANDRA ROAD	T52789/2007	13902.742	Private	BIOLOGICALS & VACCINES INSTITUTE OF SOUTHERN AFRICA	Rates Database
102623	NDABENI	C01600070010262300000	2	OUDE MOLEN ROAD		24100.163	CoCT	ROADS AND STORMWATER	City Map
102624	NDABENI	C01600070010262400000	6	OUDE MOLEN ROAD		2496.241	CoCT	ELECTRICITY SERVICES	City Map
102625	NDABENI	C01600070010262500000	8	OUDE MOLEN ROAD		2373.460	CoCT	ELECTRICITY SERVICES	City Map
102626	NDABENI	C01600070010262600000	10	OUDE MOLEN ROAD		2326.003	CoCT	ELECTRICITY SERVICES	City Map
102627	NDABENI	C01600070010262700000	12	OUDE MOLEN ROAD		1767.927	CoCT	ELECTRICITY SERVICES	City Map
102628	NDABENI	C01600070010262800000	14	OUDE MOLEN ROAD		2561.736	CoCT	ELECTRICITY SERVICES	City Map
102638	NDABENI	C01600070010263800000	5	DIESEL ROAD	T13818/1983	1855.007	Private	DATHIG PROP INV C C	Rates Database
102640	NDABENI	C01600070010264000000	1	NDABENI ROAD	T125641/2004	2353.351	Private	HOWGLEN PTY LTD	Rates Database
102653	MAITLAND	C01600070010265300000	0	ALEXANDRA ROAD		1108.510	CoCT		Rates Database
102654	MAITLAND	C01600070010265400000	0	ALEXANDRA ROAD		3233.469	CoCT		Rates Database
102655	NDABENI	C01600070010265500000	0	ALEXANDRA ROAD		1334.355	CoCT		Rates Database
113943	NDABENI	C01600070011394300000	0	DIESEL ROAD	T1638/1982	5776.561	CoCT		Rates Database
114058	NDABENI	C01600070011405800000	20	OUDE MOLEN ROAD	T68815/2000	27421.871	Private	FOSCHINI RETAIL GROUP PTY LTD	Rates Database
116413	NDABENI	C01600070011641300000	1	OUDE MOLEN ROAD	T63081/1995	24634.036	Private	COLD CHAIN PTY LTD	Rates Database
118296	MAITLAND	C01600070011829600000	0	NDABENI ROAD	T25156/1996	30177.994	CoCT	SOLID WASTE PLANNING	City Map
118929	NDABENI	C01600070011892900000	0	DIESEL ROAD	T76797/1999	2135.359	Private	ALLWELD INV PTY LTD	Rates Database
148366	MAITLAND	C01600070014836600000	0	NDABENI ROAD		7525.186	Private	NO NAME	City Map
154157	NDABENI	C01600070015415700000	0	OUDE MOLEN ROAD	T72338/2002	15643.226	Private	METBOARD PROP LTD	Rates Database
168824	CAPE TOWN	C01600070016882400000	0	UNKNOWN		12050.511	CoCT		Deeds Web
169506	NDABENI	C01600070016950600000	3A	DIESEL ROAD	T54216/2007	887.116	Private	DIESEL ROAD INV C C	Rates Database
102639-RE	NDABENI	C01600070010263900000	3	DIESEL ROAD	T54217/2007	969.742	Private	BELL TRUST	Rates Database
103659-0-1	NDABENI	C01600070010365900000	0	ALEXANDRA ROAD	T29990/1970	24788.944	CoCT	EMERGENCY MEDICAL SERVICES	City Map
103659-0-2	MAITLAND	C01600070010365900000	30	BERKLEY ROAD	T29990/1970	220744.714	CoCT	SPECIALISED TECHNICAL SERVICES	City Map
24176-RE	NDABENI	UNKNOWN	0	UNKNOWN		116721.700	CoCT		Cape Farm Mapper

GREEN CORRIDOR PRECINCT									
ERF NUMBER	SUBURB	SG21CODE	STREET_NO	STREET_NAM	TITLE_DEED	AREA	OWNERSHIP	OWNERSHIP	SOURCE
15326	MAITLAND	C01600070001532600000	0	BERKLEY ROAD	T21836/1989	208274.231	CoCT		Rates Database
16677	SALT RIVER	C01600070001667700000	0	BLACK RIVER PARK WAY	T14491/1991	2303.531	Parastatal	SOUTH AFRICAN RAIL COMMUTER CORP LTD	Rates Database
24278	MOWBRAY	C01600070002427800000	0	BLACK RIVER PARK WAY	T10915/1925	69268.517	CoCT	PROPERTY MANAGEMENT	City Map
24300	OBSERVATORY	C01600070002430000000	0	BLACK RIVER PARK WAY	T10684/1938	43712.645	CoCT	CITY PARKS	City Map
24631	MAITLAND	C01600070002463100000	0	CAMP ROAD	T5617/1946	6381.223	Parastatal	SOUTH AFRICAN RAIL COMMUTER CORP LTD	Rates Database
24816	MAITLAND	C01600070002481600000	0	ALEXANDRA ROAD	T12465/1965	29314.386	CoCT	CITY PARKS	City Map
26437	MOWBRAY	C01600070002643700000	0	ALEXANDRA ROAD	G151/1962	110349.823	CoCT	CITY PARKS	City Map
26438	MOWBRAY	UNKNOWN	0	UNKNOWN		5303.000	CoCT		Rates Database
26439	MOWBRAY	C01600070002643900000	0	BLACK RIVER PARK WAY	T8256/1957	439261.070	Province	TRANSPORT & PUBLIC WORKS	City Map
26440	MOWBRAY	C01600070002644000000	A	ALEXANDRA ROAD	G151/1962	470202.714	CoCT		Rates Database
115697	MOWBRAY	C01600070011569700000	0	BLACK RIVER PARK WAY	T34962/2002	4029.579	Province	TRANSPORT & PUBLIC WORKS	City Map

154478	MAITLAND	C01600070015447800000	0	BEATTY AVENUE		2950.285	CoCT		Rates Database
154546	MAITLAND	C01600070015454600000	0	BEATTY AVENUE		4099.152	CoCT		Rates Database
154547	MAITLAND	C01600070015454700000	0	MAWSON AVENUE		870.538	CoCT		Rates Database

Rates Database CoCT's Online Rates Database (2012)
City Map Printed Map Received from Tamsin Faragher (Septmeber, 2015)
Deeds Web Deeds Office Online Database
Windeed Windeed Online Database
Title Deed Copy of Original Title Deed Sent to NM & Associates
Cape Farm Mapper WCG Online GIS Database

ANNEXURE 4

Annexure 4. List of meetings held with TRUP Stakeholders by 24th October 2016.

List of future engagements

This is the list of TRUP stakeholders workshops which already took place during the year:

- Workshop 1 - 25 February 2016: Introduction to the TRUPark project, followed by a question and answer session.
- Workshop 2 - 10 March 2016: The making of the TRUP Manifesto
- Workshop 3 - 31 March 2016: Mapping exercise capturing the stakeholders' knowledge, through a series of maps indicating constraints and opportunities of the site.
- Workshop 4 - 25 April 2016: Presentations of the vision for the TRUP or parts of it, by stakeholders groups and line department representatives.
- Workshop 5 - 12 and 19 May 2016: Presentations of the baseline studies by the professional team members.
- Workshop 6 - 28 May 2016: Walkabout on the TRUP site, along the Liesbeek and at the SA Astronomic Observatory and the surrounding wetland, accompanied by
- Workshop 7 - 9 June 2016: Presentations of possible future scenarios for the TRUP by the professional team and a stakeholder group [TRUP Association], followed by group discussions and preliminary evaluation of each scenario.
- Workshop 8 - 7 July and 11 August 2016: Presentations by different stakeholders, including Maitland Garden Village, Robin Trust, Western Cape Council of Nguni People, and the First Nation leader, King Khoebaha Cornelius.

The minutes taken at the above-named sessions as well as accompanying presentation materials can be perused at

<https://www.capetown.gov.za/en/mayor/CommunityServices/Pages/TRUP.aspx>

At this stage the public engagement with the broader TRUP stakeholders' group is still on going. The future workshops will focus on the following themes/topic:

- > Workshop 9: Presentations of the specialist studies including: Environmental studies[Avifauna and flora, aquatic studies], heritage study, Watercourse and flood modelling, Engineering Assumptions.

> CoCT-WCG Workshop 2: A preparatory workshop with only provincial and municipal officials capturing the proposed and current projects and initiatives ongoing for the entire TRUP and for these 4 precincts: Ndabeni, Alexandra, Oude Molen and Green Corridor.

> Green Corridor workshop: The first workshop will focus on the green corridor, explaining to the stakeholders how the protected and redesigned Open Spaces have been defined. The Green Corridor Master and Management Plan will unfold the relation between ecological and recreational spaces, the strategic NMT and Public Transport routes and links as well as the character of the open spaces. This workshop will explore how social and ecological infrastructures could trigger social cohesion, ecological integrity, and sustainable development. The workshop will include the following three steps:

- Open Spaces: how they have been defined, their roles, edges, characters...
- Role of the surrounding areas [Ndabeni, Alexandra, Oude Molen, Liesbeek parkway edge, etc...]: density, urban form, heritage, characters, sense of place...
- Social infrastructure: with the future development, more social infrastructure will be required, where could it be strategically located?

2 Precincts' Workshops : Ndabeni , Alexandra and Oude Molen Precincts

The stakeholders will be asked to provide their perspectives on:

- Constraints and opportunities, [resource mapping]
- Input on the spatial and programmatic principles [Manifesto] and
- Visions, ideas for the future for the precincts.

> CO-design workshop: The 10th TRUP Stakeholders Workshop provide the setting to co-create a truly shared preferred scenario for the TRUP, involving stakeholders and wider group of provincial and municipal officials. Hereby the proposed agenda:

- Professional team presenting the revised possible scenarios for TRUP, including:
 - stakeholders' input at precinct scale,
 - input from the specialist studies and
 - input from the CoCT/WCG [proposed and on-going projects].
- Presenting the revised spatial and programmatic principles [Manifesto]

- Dutch team presenting relevant case studies and their impact to inform the co-design debate
- Co-design session with stakeholders, officials and professional team reviewing and debating the proposed ideas for the TRUP against the Manifesto [3-4 groups]
- Plenary session: constructing a shared scenario for a TRUP

All the held and planned workshops are meant to directly inform the Green Corridor landscape framework and management plan. At this stage the available outcome includes the manifesto, and the resource maps at the TRUP site scale. The following paragraphs report the manifesto in its integral format and other outcomes from the mapping exercise and the preliminary scenarios workshop.