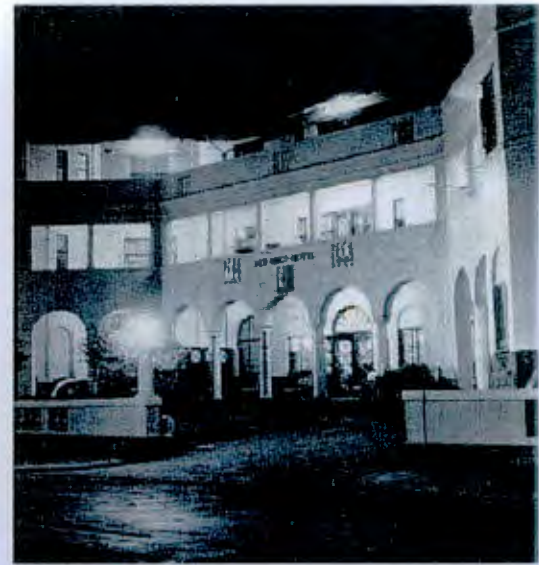
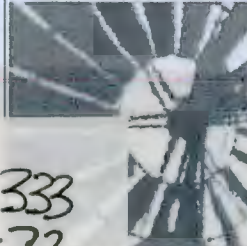


# PRELIMINARY ASSESSMENT OF CULTURAL SIGNIFICANCE STAGE 1

PROJECT TEAM: CS DESIGN, ARCHITECTS AND HERITAGE CONSULTANTS, MELANIE ATTWELL, HERITAGE CONSULTANT (HISTORICAL BACKGROUND) AND JAC SNYMAN & ASSOCIATES, ARCHITECTS AND URBAN DESIGNERS



CS DESIGN



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NEW KING'S / MAJESTIC HOTEL SITE, KALK BAY:  
**HERITAGE IMPACT ASSESSMENT: VOL 1:**  
PREPARED FOR THE SOUTH AFRICAN HERITAGE RESOURCES AGENCY  
AND LIFECARE SPECIAL HEALTH SERVICES (PTY) LTD: **MARCH 2001**





2003 0574

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## EXECUTIVE SUMMARY

### 1 PURPOSE OF THIS DOCUMENT

This document constitutes Stage 1 of a Heritage Impact Assessment (HIA) for the New King's and Majestic Hotel Site in Kalk Bay. It comprises 2 volumes: volume 1 (this volume) deals with the assessment of cultural significance of the site. Volume 2 is treated as an appendix and contains all support documentation including historical research, record of consultations with Interested and Affected Groups and a list of references.

The purpose of this Stage 1 document is to analyze the cultural significance of this property within the context of Kalk Bay so as to inform development proposals for the site. The assessment of development proposals for the site does not form part of this document. These will be dealt with in Stage 2 of the process. An outline of the full process (Stages 1 & 2) is shown in **Diagram 1**.

### 2 SIGNIFICANCE OF THE PROPERTY

The primary focus of this work is the assessment of cultural significance *of the site*, and not the assessment of the cultural significance of Kalk Bay per se. However, its highly strategic position in the village requires a good understanding of context. Consequently, considerable effort has gone into analyzing its relationship with its setting in both physical and non-physical terms. The results reveal a range of connections with its surroundings which reinforce its key significance in Kalk Bay. It has also led to the identification of a wider range of significant elements on the site than in previous studies. This is not unexpected considering the application of broader identification criteria and the relatively small immediate study area compared to that of previous studies, eg the Fox Conservation Study of 1993.

Many regard Kalk Bay and its setting to be of national significance. However, with neither a register of noteworthy landscapes in the country, nor heritage-based analyses of other noteworthy landscapes to use as yardsticks, an appreciation of the 'true value' of the area's key place-making components has yet to be established. Clearly however, the site contains a number of key landmark elements characterising the setting of Kalk Bay.

The identification of various key relationships between elements within and beyond the site obviously, therefore, has implications for future development falling outside the site. This should be of added interest to the local authority administer-

ing the area. (The implication is that certain structures and spaces falling outside the site are currently 'undervalued.' Some examples include the Olympia Building, the Fishermen's Flats, currently ungraded portions of the harbour breakwater walls, and the strategic underdeveloped space along the railway line between the harbour and Main Road opposite the site. See **Part 2** of this document).

### 3 OVERALL STRUCTURE OF THIS DOCUMENT

3.1 This document comprises two parts viz:

- **Part One** defines the scope of the study and examines current regulations and policies to be considered in conjunction with this study.
- **Part Two** deals with the establishment of significance in terms of six identified key Informants of Place and Memory specific to Kalk Bay. General Design Informants derived from the identification of significance conclude Part 2. They act as a bridge between Stages 1 and 2 of this HIA, suggesting an overall framework for the development of the site, and highlighting design opportunities and constraints.
- The identification of significance is supported by extensive background research contained in Volume 2 of this document.

### 4 SUMMARY OF CONTENT

This study shows that the landscape of Kalk Bay is distinguished by a highly characteristic way of life which has evolved over centuries. The property is a key element in this landscape. The study also argues that the gradings of significance of the 1993 Conservation Survey of Kalk Bay are of limited use in identifying the cultural significance of the site. This also applies to property in the rest of Kalk Bay and beyond.

This study identifies and grades, where possible, all culturally significant property on the site in terms of an expanded grading scale relating directly to the established 3 Grade system defined in the 1993 Conservation Survey and based, in turn, on the Consolidated 3 tier grading scale developed by the then Urban Conservation Unit of the Cape Town City Council. Other aspects of significance incompatible with this grading system are acknowledged in the compiling of the Design Informants forming the final part of this Stage 1 document.



The above grades are used in the full knowledge that Section 7 of the Heritage Resources Act calls for a new grading system for places and objects forming part of the national estate. It was felt that until such time as the new grading scale is regulated, it is important to maintain consistency with the current system.

## 5 PRELIMINARY FINDINGS

Substantial increases in coverage over large portions of the site cannot be regarded as out of character with the rest of the 'Middedorp' in visual terms. Indeed, the large areas of open space currently characterizing the property are at odds with the development pattern of the rest of this generally tight-grained historic area. However, such increased densities should not be allowed to affect the site's current landmark stature which is strongly characterized by its two multi-storey building envelopes and framed by strategically located green/open space along its Main Road/harbour side.

It is recommended that the presence of two 3-storey building envelopes, as currently located, be retained on the site for incorporation into future development. Varying degrees of alteration to the fabric currently defining these envelopes are recommended and outlined in Part 2: Design Informants. Open space recommended for retention is located on the Main Road side of the property.

It is also recommended that new development be more closely integrated with neighbouring fabric along the Windsor and Norman Road edges of the site, where at all possible.

Traffic and social impacts of potentially large influxes of newcomers into the area will, however, need to be carefully considered if Kalk Bay is to retain its special character. However, it is unrealistic to expect this assessment to be used as a means for addressing 'gentrification' in Kalk Bay, though this is widely perceived by locals as a considerable threat to their "Traditional Way of Life". Ultimately, this assessment will act mainly as a guide in the exercising of legal rights in terms of the Zoning Scheme. Note that the owner does not have to rezone the property to considerably increase development on the site in terms of his current rights.



## PART ONE:

### 1 THE BRIEF

#### 1.1 BACKGROUND

In a letter dated 10 July 2000 addressed to Revel Fox and Partners, for Lifecare Special Health Services (PTY) Ltd, the South African Heritage Resources Agency (SAHRA) requested that an independent Heritage Impact Assessment (HIA) be undertaken for this site in terms of Section 38 of the Heritage Resources Act (HRA) No 25 of 1999, in particular:

- Subsection (c): any development or other activity which will change the character of a site-
  - (i) exceeding 5000m<sup>2</sup> in extent (the total area of the property is 15053m<sup>2</sup>);
- Subsection (d): the re-zoning of a site exceeding 10 000m<sup>2</sup> in extent. (The re-zoning application is from Single Residential Use Zone to Subdivisional Area).

It follows, therefore, that SAHRA called for an HIA of the site by virtue of its sheer size. In fact, this site is one of the largest substantially underdeveloped sites remaining in Kalk Bay and vast in relation to the tight subdivisions characterising most of its surrounding property.

#### 1.2 SCOPE AND PURPOSE OF THE BRIEF

- 1.2.1 To establish the cultural significance of the property with particular emphasis on characteristics and key elements sensitive to future development; and

Assess the impact of development on this relatively large (15053m<sup>2</sup>) expanse of ground in relation to its context.

- 1.2.2 This document constitutes Stage 1 of an HIA culminating in a series of general Design Informants. These have been derived from a series of statements of cultural significance identified in Part 2: Informants of Place and Memory. Part 2 of this document forms the basis for assessing, in Stage 2, the development proposals and recommended mitigatory measures for the site. (Diagram 1)

- 1.2.3 This HIA framework (see Volume 2) is based on a framework currently under development by the Cape Institute of Architects to relate to the SA Institute of Architects' Stages of Architect's Services, and in the current absence of regulations applicable to Section 38 of the HRA.

#### 1.3 THE STUDY AREA

- 1.3.1 **General context:** Kalk Bay comprises a highly integrated landscape, not only of physical elements contributing to a setting of great scenic beauty, but also generating a highly characteristic way of life evolved over centuries.

- 1.3.2 **Site location:** In the heart of the town (the *midedorp* [1]) i.e. comprising erf's numbered 89919, 89820, 89821 and Rem 89822 situated between Main Road, Windsor Road Gatesville Road and the Norman Road Steps (hereafter referred to as 'the property' or 'the site').

- 1.3.3 **Defining the study area:** This has been defined in terms of three overlapping 'zones' (Diagram 2) with the site at the center. However, such is the tight social dynamic of Kalk Bay village life, as well as the physical juxtaposition between mountain and sea, that the distinction between zones can become very fine. The zones are identified as follows:

- *The Immediate Context:* Defined principally by the cadastral boundaries of the property itself but; where applicable, extending beyond to include the railway line, Windsor Road, Gatesville Road and Donovan Road.
- *The Intermediate Context:* Comprising the village, shoreline, harbour and mountain backdrop.
- *The Wider Context:* Covering the area beyond the village including Clovelly/Fish Hoek and St James, as well as the broader False Bay. Also included would be historical associations between the property and other parts of the world.

These zones are used purely as a means of structuring relevant contextual information relating to the site and do not suggest a hierarchy in terms of significance.

#### 1.4 STUDY METHODOLOGY

The site forms an integral part of the landscape of Kalk Bay. It is, therefore, not possible to determine its cultural significance without considering the broader historical, aesthetic, social and industrial contexts of the village. However, it is equally important to emphasise that the primary focus of this study is the significance of the site, not the significance of Kalk Bay. The following processes have been included:

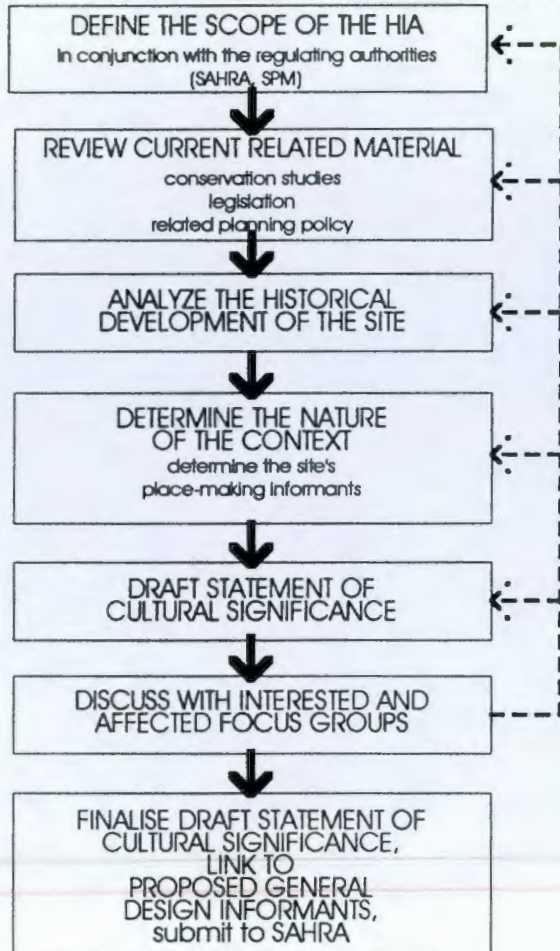
- 1.4.1 Identifying the various key place-making informants ascribing significance to the property;
- 1.4.2 Identifying culturally significant elements, patterns and associations contributing to the significance of the property in terms of these key informants by:
- Sourcing and evaluating relevant historical material;
  - Inspecting the property and its surroundings to determine architectural and physical contextual significance;
  - Reviewing current conservation-related legislation and policy affecting the site;
  - Interviewing individuals with specific local knowledge of the property and its surroundings, given that much of the local history of the area has still to be recorded,



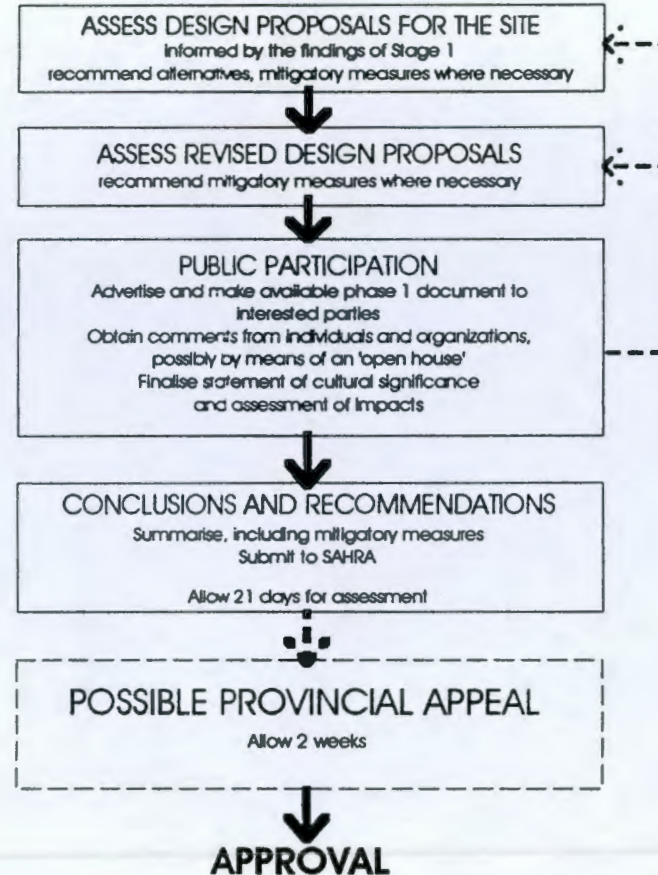
**NEW KING'S AND MAJESTIC HOTEL SITE, KALK BAY  
HERITAGE IMPACT ASSESSMENT (HIA)  
PROCESS (REVISED)**

**DIAGR 1**

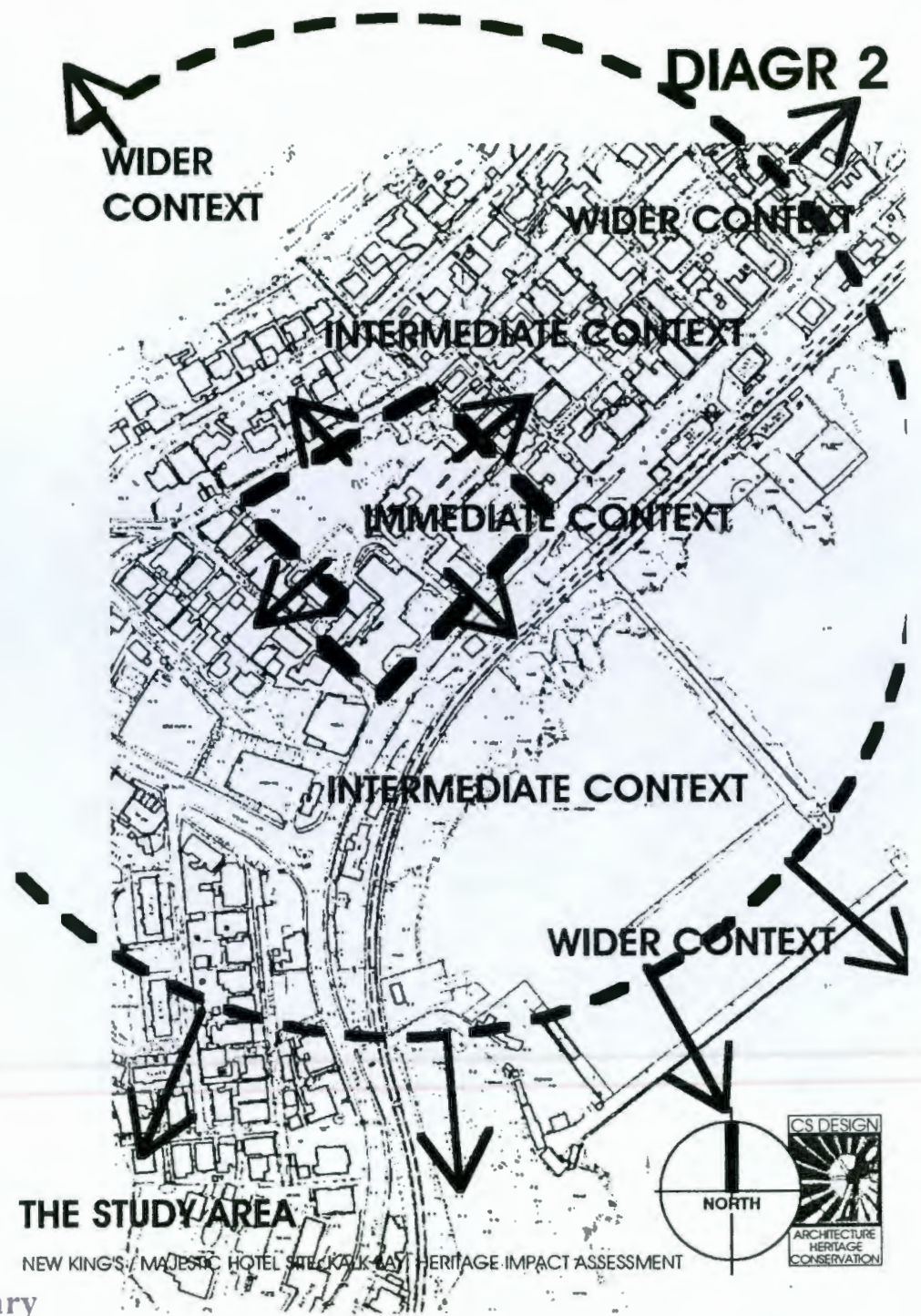
**STAGE 1  
ESTABLISHING CULTURAL SIGNIFICANCE**



**STAGE 2  
ASSESSING IMPACT**









notwithstanding the enthusiastic efforts of certain local individuals.

1.4.3 Determining the nature and sensitivity of heritage resources and place-making attributes referred to above (paragraph 1.4.2). Developing criteria for determining their degree of significance.

1.4.4 Formalizing a Provisional Statement of Cultural Significance.

## 2 REVIEW OF RELEVANT LEGISLATION

### 2.1 SECTION 38 OF THE HERITAGE RESOURCES ACT NO 25 OF 1999. (HRA).

2.1.1 **Background:** The relevant sections of this Act, empowering SAHRA to call for an HIA of the site, have already been covered. (Section 1.1). The circumstances surrounding this HIA are far from ideal, given the timing of this new legislation. The most obvious is that a rezoning application has had to be put on hold pending the outcome of this HIA. Another is that this HIA requirement has been introduced when proposals for the development of the site already exist, ie. thereby putting the cart before the horse.

2.1.2 **Comments:** Regulations pertaining to this Act have yet to be drawn up and gazetted. Consequently, the framework and process for HIA's are not yet fixed (also item 1.2.3) and are likely to develop, or even change substantially from those upon which this report is based. Further clarity and guidance from SAHRA will be required particularly with regard to:

- The process of acquiring input from 'interested and affected parties,' particularly in the early phases of Stage 1 of the HIA, during the identification of cultural significance of the site.
- The process and statutory periods relating to advertising to interested and affected parties.
- The integration of other studies not directly related to the identification of cultural significance, but with a direct bearing on the possible development of the site, eg traffic and other engineering studies.

### 2.2 SECTION 108 (URBAN CONSERVATION AREAS) OF THE ZONING SCHEME

2.2.1 **Background:** The site falls within the declared Kalk Bay Urban Conservation Area, largely according to recommendations contained in the Kalk Bay, St James and Muizenberg Conservation Study, Item 2.2. The area is administered according to Section 108 of the Zoning Scheme Regulations (drawing TPX 11510/1, /2 and /3). In terms of these regulations, no structure may be built, altered or demolished, and no mature tree and/or hedgerow removed without the Consent of Council (currently, South Peninsula Municipality).

2.2.2 **Comments:** Although Section 108 aims to maintain "...the architectural, aesthetic and/or historical significance..."[2] of the area, in practice this section has been applied to conserve, essentially, architectural and aesthetic quality [3]. Historical significance is also generally interpreted in architectural/aesthetic terms and has rarely

if ever addressed social significance. Indeed, the author knows of no instances of alterations or additions being refused in terms of Section 108 on grounds of social significance per se.

### 2.3 SECTION 95 OF THE ZONING SCHEME

2.3.1 **Background:** Most of Kalk Bay falls within the jurisdiction of this section of the Zoning Scheme, including the site. The area affected by Section 95 is indicated on drawing TPX 1709.

Section 95 (2) states that: ".....No building erected on any site within the area shall have more than two storeys." The permissible floor area factor is 0.8.

While the zoning for the area is Single Dwelling Residential (R4), the development or re-development of a hotel is permitted on the site. It is also permissible to incorporate adjoining properties into the site for the purpose of extending a hotel, providing that the extra bulk is taken up, which, amongst others, limits most development to two storeys in height.

2.3.2 **Comments:** Section 95 allows for the construction of a two storey hotel on the site (even though the existing hotel building is more than two storeys). If this right is not taken up, then the R4 zoning applies. R4 includes blocks of flats, groups of dwelling houses, places of worship and, with the consent of Council, institutions and places of worship.

## 3 REVIEW OF CONSERVATION-RELATED REPORTS AND OTHER RELEVANT POLICY FRAMEWORKS

### 3.1 KALK BAY, ST JAMES AND MUIZENBERG CONSERVATION STUDY, 1993 (HEREAFTER KBC STUDY)

3.1.1 **Background:** This study was commissioned by the then Cape Town City Planner (Town Planning Branch Urban Conservation Unit) in order to identify areas within the False Bay suburbs of Muizenberg, St James and Kalk Bay worthy of designation as Urban Conservation Areas (and/or any other form of special control). This study formed an important basis for motivating the declaration of the Kalk Bay Urban Conservation Area (amongst others). The brief to the consultants also included producing:

- Maps showing the age of all buildings;
- Maps showing noteworthy elements (hedges, trees, garden walls, cobbles, kerbs);
- A list of buildings of special significance; and
- A report giving local urban and architectural history, explaining methodology, and making recommendations for the possible designation of conservation areas or other elements.

3.1.2 **Comments:** In addition to identifying certain buildings, elements and architectural groupings, the report recognises the strong visual relationships between village and harbour, mountain and sea. It also mentions the conservation value of the fishing community and fishing industry. However, it is the mapping of architectural, architectural-historic and aesthetic merit that predominates (as was implicit in the client's brief). After all, the main purpose of the conservation study was to produce a docu-



ment useful to the local authority in administering Section 108 of the Zoning Scheme Regulations. Given that the purpose of this study is to establish the cultural significance of the property the following are some additional aspects that need to be addressed:

- (a) **It is questionable to what extent symbolic and social significance has been recognised** in the study's assessments. Although the site of "die Dam" and the Outspan have been highlighted, other historic places of assembly such as the old Olympia bioscope building nearby, the 'money tree' at the Outspan, the railway station platform and car park, as well as the fish landing quay and beach within the harbour, have not been mentioned. The Fishermen's Flats which are highly significant to the fishing community, are ungraded. These places have, to greater or lesser extents, historical and symbolic associations with either Kalk Bay's social or industrial (fishing industry) past.
- (b) **There is no specific identification and mapping of landmarks**, notwithstanding the nature of Kalk Bay's topography, i.e. given that the introduction or loss of landmarks on Kalk Bay's prominent slopes and coastline would have a profound effect on its sense of place. (The omission of landmarks in the study may relate to the consultants being encouraged to use criteria relating to Cape Town's consolidated grading scale. This scale does not recognize landmarks as a discrete category although landmark status is used as a criteria for grade 2 buildings).
- (c) **The failure to include the Majestic Hotel building in "a group or area of significance" (together with the New Kings Hotel building and Olympia Building) is questioned** in terms of this study, given that all three buildings form a strongly characteristic backdrop to Kalk Bay harbour by virtue of sheer size and profile, and having strong associations with its resort past. The underlying motive for excluding the Majestic Building from this group appears to have been architectural and/or aesthetic, given that it is visually separated from the others with more extensive massing and a higher roofline. The reading of all three buildings as a group is not that apparent from Main Road, but is clearly evident from within the harbour precinct.
- (d) **Although the typically tight development grain of parts of Kalk Bay village is mentioned, the (consequently) narrow streets and intimate lanes that characterize these parts have not been accorded significance.** In the Green and Sea Point Conservation Study, with which this study has been compared [4], significant streetscapes are indicated, albeit generally in terms of continuity of architectural treatment.
- (e) Areas of possible archaeological significance have not been identified within the property.

It is, therefore, fair to conclude that mapping of significance in terms of architectural and aesthetic quality, (essentially as implied in much of the commissioning brief) has formed the basis for conservation-related development control in the Kalk Bay area.

### 3.2 REVISED KALK BAY DEVELOPMENT FRAMEWORK

**3.2.1 Background:** Produced by the then Cape Town City Planner's Department (Town Planning Branch). This document was finalised, after an extensive public participation exercise in March 1992. It incorporates this public input and was subsequently adopted by Council. It identifies a number of key sites, with the Hotel Sites included on the site diagram [5]. It focuses on the regeneration of Kalk Bay through the upgrading of public property within the village. Notwithstanding this primary focus on publicly owned property, the following is also of broader relevance, viz.:

- (a) Higher housing densities, bed-and-breakfast accommodation and tourist accommodation are to be encouraged to meet demand;
- (b) Developers are to be encouraged to provide residential accommodation above the shops and in any commercial development proposals, so as to cope with the housing shortage in the town;
- (c) Construction costs in Kalk Bay are too high for low income housing, unless it is heavily subsidised (referring, presumably, to Council property on the higher slopes and railway property close to the beach);
- (d) Redevelopment proposals, especially in the harbour area, should create opportunities for local employment and businesses, both small and large;
- (e) The existing scale of buildings and public spaces, giving a special quality to the area, must be valued, cared for and encouraged;
- (f) Redevelopment proposals must keep a balance between new attractions and the existing pleasant residential character of Kalk Bay;
- (g) New development must support the established character and qualities, reinforcing the existing fishing - related operations;
- (h) Use should be made of existing assets such as harbour walls, the old viaduct, dressed stone walls and buildings of character, merit and historic interest; and
- (i) The existing colonnades at the shops, providing effective shelter, also provide scale and charm to the precinct, and must be enhanced;

**3.2.2 Comments:** Improvements given high priority relate principally to enhancing the quality of life for locals and 'regulars'[6], rather than visitors (e.g. 24 hour pedestrian access to the harbour, developing the fish market, revamping of open space at the fishermen's flats). Improvements given no, or low priority, relate to facilities associated with occasional visitors, e.g. surfing facilities at Kalk Bay reef, up-market restaurant at Harbour Square, parking for day trippers at the Point, coastal walkways, yacht facilities in the harbour). **In other words, the demands of the community appear to have received priority. This is despite the argument that tourism (and, therefore, facilities aimed primarily at tourists) holds great (arguably greatest) economic benefits for the community.** Many of the proposals were implemented.[7]

### 3.3 DRAFT URBAN DESIGN GUIDELINES FOR KALK BAY

**3.3.1 Background:** Produced by the then Cape Town City Planner's Department (Town Planning Branch Inner City Unit) in approximately 1993/94 as a follow - up document to the Revised Kalk Bay Development Framework (Item 3.2). This document states, *inter alia*:

- (a) The two hotels occupy a prime location on Main Road between the station



and the entrance to the harbour, set back from Main Road, thereby providing a green break in the otherwise high density commercial fabric. *It recommends that new facilities and other proposals should be geared to enhancing the above.*

- (b) Kalk Bay is a desirable location for tourist accommodation, particularly in the underutilised hotels.
- (c) There are opportunities for private housing development behind the hotels and on infill sites in Clairvaux Road.
- (d) The road network (of Kalk Bay) includes internal parallel routes running along contours, connected by smaller routes and pedestrian walkways/ stairways running perpendicular to the contours. *It recommends the enhancement, where possible, of these movement patterns which are regarded as typical of Kalk Bay. It also recommends that the small local roads and stairways between Main Road and Boyes Drive be reinforced, their 'entrances' emphasised and the visual connection between mountain and sea maintained.*
- (e) The station is one of the focal points of commercial and recreation activity in the town. *It recommends that facilities should gravitate towards the station, in the area between the Outspan and the station.*
- (f) The residential structure is characterised by mainly finely scaled one-and two storey residential dwellings. *It recommends that new residential development respond to the scale and texture of the existing built fabric, but not copy it.*
- (g) Most of the older commercial buildings along Main Road have residential accommodation above. *It recommends that this trend be encouraged in new developments.*
- (h) Many residential buildings are of high architectural quality. *It recommends that new development be carefully controlled and large scale speculative residential developments not be allowed.*



**PART 2:**

**CULTURAL SIGNIFICANCE: INFORMANTS OF PLACE AND MEMORY**

**1 INTRODUCTION**

Kalk Bay has a spectacular setting combining the harbour and mountain with a tight band of linear development threaded through with highly characteristic narrow streets and pedestrian lanes. This development is interrupted by a series of open spaces and landmarks ranging in impact from the old hotel buildings on Main Road and the more distant Fishermen's Flats, to the harbour, on one side, and an impressive mountain backdrop on the other. This is foremostly a landscape of fishing and the sea.

The fishing industry is characterized by a history of constant struggle for survival which has seen its territory gradually eroded. Factors have included the arrival of the railway, the insidious ramifications of the Group Areas Act, and the establishment of a thriving leisure industry. One can describe Kalk Bay historically as a landscape of leisure superimposed onto a landscape of struggle.

Although the large hotels were closed at the very beginning of the 1970's, the village faces a fresh influx of settlers and other newcomers with its popular rediscovery as a tourist destination. This has seen the local economy rise out of more or less half a century of stagnation with an inevitable increase in development pressure. Yet the village continues to operate as the last remaining fishing harbour in False Bay and reputedly the last in the country employing freelance hand-line fishermen. The local fishing industry, however, continues to decline and faces a bleak future.

It is this combination of scenic beauty and a complex but powerful social history which gives Kalk Bay its unique character. Many regard Kalk Bay and its setting to be of national significance. However, with neither a register of noteworthy landscapes in the country, nor heritage-based studies of other noteworthy landscapes to use as yardsticks, a clearer idea of the relative significance of the area has yet to be established. This could explain, for example, why some key landmarks in the Kalk Bay landscape have not been accorded greater significance in previous conservation studies, particularly when not having architectural/aesthetic value. (Examples include parts of the harbour and the Fishermen's Flats, which are ungraded in the Fox 1993 Conservation Study).

**2 CRITERIA OF SIGNIFICANCE**

**2.1 DEFINITION OF CULTURAL SIGNIFICANCE**

In terms of the Heritage Resources Act (HRA), cultural significance means "...aesthetic, architectural, historical, scientific, social, spiritual, linguistic or technological value or significance". For the purposes of this study, this has been expanded to include landmark and industrial significance, given that these aspects are central in defining the unique setting which is Kalk Bay.

**2.2 IDENTIFYING SIGNIFICANCE**

Significant elements and aspects are identified in terms of the following key Informants of Place and Memory specific to Kalk Bay. These are:

- The Fishing Industry (**Diagram 3**);
- The Leisure Industry (**Diagram 4**);
- The Community; (**Diagram 5**);
- Surrounding Development Patterns; (**Diagrams 6A & 6B**);
- Key Geographical Informants (**Diagram 7**); and
- Architectural/Aesthetic Significance (**Diagrams 8A & 8B**).

Significant elements and aspects are identified through:

**The identification of Grades of Architectural and Aesthetic Significance: (Diagram 8B)**

Where possible, individual heritage resources and place-making attributes have been graded in terms of an expanded scale based on the Consolidated 3 tier grading scale developed by the then Cape Town City Council's Urban Conservation Unit. However, this system has its limitations given its appropriateness for grading, essentially, architectural and aesthetic significance. Note that Section 7 of the HRA calls for the introduction of a new grading system to categorize objects or elements of significance. However, it has been decided to relate this study to the 'old' grading system, ie the Consolidated 3 Grade Scale referred to above and currently in use for enforcing Section 108 (Urban Conservation Areas) of the Zoning Scheme in Kalk Bay. The reason for this is that the new system still has to be regulated. Relating to the 'old' system will, in the interim, maintain consistency with previous studies including the 1993 Conservation Study of Kalk Bay.

**The Inclusion of General Design Informants: (Section 10 and as arising from Diagrams 3 to 8B)**

Derived from the analyses reflected in Diagrams 3 to 8B. Begins to suggest an overall framework for future development by highlighting design opportunities and constraints. This ensures that key elements or spaces of significance are accounted for, regardless of architectural / aesthetic quality.



## DIAGRAM 3: PLACES AND ELEMENTS OF SIGNIFICANCE RELATED TO THE FISHING INDUSTRY

### BRIEF HISTORY

The local fishing industry dates back thousands of years, from evidence found in Peer's Cave above Fish Hoek. During the early settlement of the Cape, Kalk Bay became an important supplier of fish and whale meat to Cape Town. By 1739, it had become an important terminus for routing supplies by sea to the (then still informal) winter anchorage at Simons Town due to its natural harbour. At one time, Kalk Bay was regarded as producing the finest hand line fishermen in the country. It is now the last remaining working fishing harbour on the False Bay coast and the last in the country operated by independent fishermen.

Historically, tension exists between the fishing and leisure/resort industries and there had been a gradual loss of ground by the fishing industry to leisure and tourism-related operations. Today, the fishing industry is in a state of serious decline.

### INTERPRETATION OF DIAGRAM

Aspects and elements associated with the fishing industry which characterise the landscape of Kalk Bay. The following are indicated (as numbered on Diagram 3):

#### On the site (Immediate context):

- The saloon bar areas of the previous Majestic and New King's hotels; and
- The landmark facades of the New King's and Majestic Buildings (2)

#### Beyond the site (Intermediate context):

- Adjacent 'loft houses' in Windsor Road (3);
- The old Olympia Theatre building (now the Troubadour) (4);
- The Outspan (5);
- Railway station car park (6);
- Bishop's Pool (7);
- Die Dam (8);
- The harbour precinct (9);
- The Fishermens' Flats (10).

## 3 IMPACT AND SIGNIFICANCE

The following constitute a network of historically inter-linked places of social significance to the fishing industry within the immediate to intermediate context of the site. (Local churches and schools fall mostly beyond this area: therefore, not indicated).

### 3.1 THE SALOON BARS (1)

Significant as places of memory to the local fishing community. Bars on the site were



*Diagram 3: Development Pattern Informants*

meeting places for generations of local fishermen dating back at least to the Old King's and Masonic Hotels. Continued in the New King's and Klipkantien buildings until closure of the Majestic and New King's Hotels.

3.2. LANDMARK HARBOUR BACKDROP (2)

The Majestic, New King's and Olympia frontages are significant elements in a characteristic backdrop to the harbour precinct. Symbolically linked to the Fishermen's Flats which are key elements in the harbour's other landward backdrop. (Diagram 3 (2) arrowed). Jointly, these landmark groupings symbolize the most powerful forces in the development of Kalk Bay, viz. the Fishing and the Leisure industries. Additional meaning given by the high visibility of both groupings from the historic harbour precinct.

The Majestic, New King's and Olympia frontages have some historical significance as navigation markers used by local fishermen entering the harbour.

3.3 WINDSOR ROAD 'LOFT' HOUSES (3)

Directly adjacent to the site and fronting onto Windsor Road, i.e. part of denser development sharing the same block as the site along its south-western boundary. Formerly occupied by skippers and their families. Crewmen occupied loft space above.

Such tightly grouped dwellings are historically synonymous with the local fishing industry: allowed for close living, sharing of resources and rapid deployment of boat crew. Of some historical significance.

The arrangement of these buildings suggests possible precedent for new development on the site, i.e. in terms of coverage, density and general pattern.

3.4 BISHOP'S POOL (7)

Popularly associated with pre-historic fishing activity (said to have been a natural fish trap) though no evidence yet found to support this. This may, however, provide insight into the archaeological potential of the site, given its close proximity to this pool, and given that the Main Road alignment adjacent to the site could date back to prehistoric times.

3.5 OTHER PLACES

i.e. forming part of a network of historically related places, but highly unlikely to impact on, or affect new development on the site:

- *The Olympia Theatre (4)*: historically a key place of leisure and entertainment for the fishing community;
- *The Outspan (5)*: popular meeting place for fishermen and traditional place for money transactions (under the 'money tree'); also once a source of sand ballast for local fishermen's keel-less beach boats;
- *The railway parking area (6)*: another traditional place for money transactions relating to the day's catch;



*Diagram 3: Development Pattern Informants*

- *Die Dam (8)*: the wash house, once existing on the site, a source of employment for many fishermen's wives (see also Section 4).

### 3.6 OBSERVATIONS

- 3.6.1 The major portion of the site has little, if any historical significance for the fishing industry. Exceptions were the saloon bars of the King's/Majestic (and earlier) hotels. These were two of very few indoor places where fishermen could interact socially. Memories of these places remain significant for older members of the fishing community.
- 3.6.2 Strong concerns exist, however, regarding a major influx of new residents into the area, attracted by a new high income residential development on the site. There are fears that *an already threatened fishing industry would be brought into fresh conflict with an empowered and leisure-seeking elite, intolerant of the noise and smells associated with a working harbour*. However, attempting to address such concerns against the will of the property owner would, most likely, involve interference with market forces as well as his development rights.
- 3.6.3 The site occupies a key position within the abovementioned network of places of historical and social significance to the fishing industry/community, viz:
- Its close proximity to the beach, harbour, Outspan, railway station etc; and
  - Its strong visual links with the harbour



- 1 saloon bar
- 2 landmark backdrops from harbour
- 3 loft houses
- 4 Olympia Theatre
- 5 Outspan
- 6 station car park
- 7 Bishop's Pool
- 8 Die 'Dam' precinct
- 9 harbour precinct
- 10 Fishermen's flats precinct



The site in the context of:  
**THE FISHING INDUSTRY**

NEW KING'S / MAJESTIC HOTEL SITE, KALK BAY: HERITAGE IMPACT ASSESSMENT

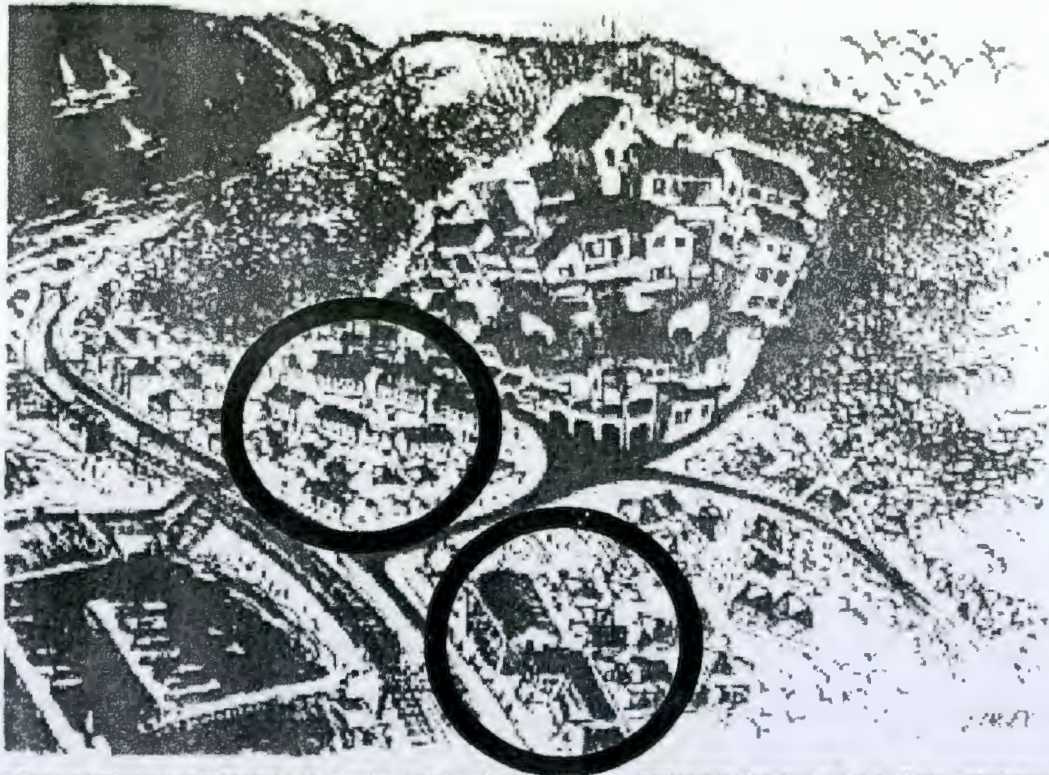
**KEY PLACE-MAKING INFORMANTS**





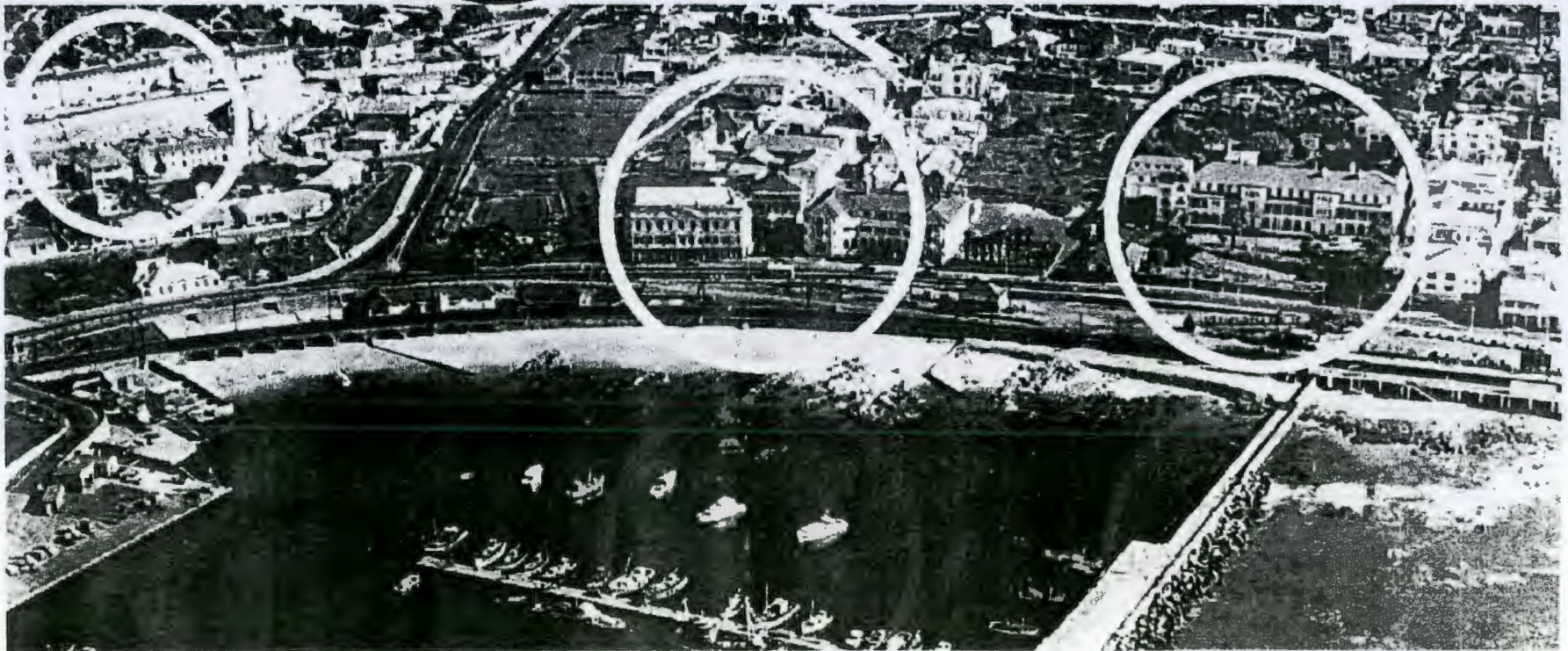
# DIAGR 3 A

## LANDMARK RELATIONSHIPS LANDMARK SIGNIFICANCE



**LEFT**  
THE NEW KING'S, OLYMPIA BUILDING AND FISHERMENS' FLATS CAPTURED (PROBABLY UNCONSCIOUSLY) IN THIS UNDATED CAPE TIMES CARTOON BY LINDLEY. IT PROTESTS AGAINST A CONTROVERSIAL DEVELOPMENT PROPOSAL ABOVE CLAIRVAUX ROAD WHICH WAS NOT BUILT. (COURTESY, JOHN AND AUDREY LINDSAY).

**BELOW**  
KALK BAY PANORAMA TAKEN PRIOR TO THE 1970'S SHOWING THE LANDMARK RELATIONSHIP BETWEEN THE HARBOUR PRECINCT, THE BUILDINGS ON THE SITE AND THE FISHERMENS' FLATS. (COURTESY OF MIKE WALKER)





## DIAGRAM 4: PLACES AND ELEMENTS OF SIGNIFICANCE RELATED TO THE LEISURE INDUSTRY

### BRIEF HISTORY

The earliest lodging houses in Kalk Bay date back, at least, to the mid-1700's after Simons Town became the official winter anchorage at the Cape. By 1851 Kalk Bay was being referred to as "...the Brighton of the Cape." The village has been regarded as a place of convalescence at least from the mid nineteenth century and is still regarded as a 'healthy' place in which to live.

The New Kings and Majestic buildings occupy a site which has been associated with the hotel industry at least from the opening of the King's Hotel and General Store in 1870 until the closure of the New Kings and Majestic Hotels in 1970. By this time, the local economy and the leisure industry were in a state of serious decline.

During the most recent two decades, however, Kalk Bay has seen an increasing growth in the leisure industry. This is evident in the number of guest houses and small bed and breakfast establishments which exist in and around the village. This growth coincides with the continuing decline of the local fishing industry.

### INTERPRETATION OF DIAGRAM

Aspects and elements associated with the leisure industry which characterise the landscape of Kalk Bay. The following are indicated (as numbered on Diagram 4):

#### On the site (Immediate context):

- The old hotel/former health care buildings (1)
- Garden space (2)

#### Beyond the site (Intermediate context):

- Beach and pavilion precinct (3)
- Railway line and station (4)
- Old Majestic rail disembarkation point (5)
- Characterising views from the site (6)
- 'Die Dam' (7)
- Historic landmark group (8).

## 4 IMPACT AND SIGNIFICANCE

### 4.1 OLD HOTEL/FORMER HEALTH CARE BUILDINGS (1)

These substantially unaltered buildings retain strong symbolic associations with their hotel past by virtue of their strategic position, size and distinctive architecture. They announce the historical continuity of the village as a resort dating back to the 19th century, despite ceasing to operate as hotels over three decades ago.

The Majestic for many years until the onset of the Second World War, associated

*Diagram 4: Leisure industry Informants .*

with the rich and famous, including many visitors from abroad via its one-time sister hotel, the Mount Nelson in Cape Town.

The use of the site for health institutional purposes over the last 30 years also relevant, given Kalk Bay's reputation as a place of convalescence dating back to the late 1800's. There is a strong historical connection between health, convalescence and the leisure industry in Kalk Bay: hotel patrons included individuals drawn to the village by its 'healthy' climate and 'health' - related facilities (beach, tidal pool, mountain walks etc); also once catered for by the Majestic Hotel ( eg its spa facilities including salt water baths which were widely advertised at the time).

#### 4.2 CHARACTERISTIC GARDEN SPACE (2)

Landscaped garden space adjacent to Main Road remains an integral part of the architectural character of the site though of lesser significance than the garden space framing the main Majestic Hotel facade . (See Section 8.2).

#### 4.3 THE MAJESTIC RAIL DISEMBARKATION POINT (5)

Falls outside the site but historically and spatially linked to the Majestic side of the property: Once used by patrons of the Majestic Hotel to disembark directly opposite this hotel, thereby avoiding the railway station and mixing with locals and 'day trippers'. Still maintained as a green space. Its mature landmark palm tree of similar age to that in the front garden of the Majestic.

#### 4.4 CHARACTERISING VIEWS FROM THE SITE (6):

The site strongly characterised by its panoramic views of the harbour: particularly spectacular from the second floor open verandah of the New King's. Other characteristic views from the upper floors of this building include unobstructed views along the axis of Main Road towards Simon's Town. Harbour views from the Majestic more distant but still impressive.

Other strongly characteristic views include those of the mountainside: almost completely ignored in the design of the New King's Building, but recognised in the arrangement of a minority of upper floor bedrooms in the Majestic.

#### 4.5 HISTORIC LANDMARK GROUP (8)

The Majestic, New King's and Olympia buildings from a landmark group of historical significance (See Sections 3.1 and 8.2).

#### 4.6 OTHER PLACES

i.e. forming part of a network of historically related places, but highly unlikely to impact on, or affect new development on the site:

- *The beach and pavilion precinct (3)*: associated with places of 'healthy activity' (See 3.1 above)
- *The railway line and station (4)*: place of arrival for the majority of hotel patrons; symbolises the force behind the expansion of the leisure industry in Kalk Bay and



*Diagram 4: Leisure industry Informants.*

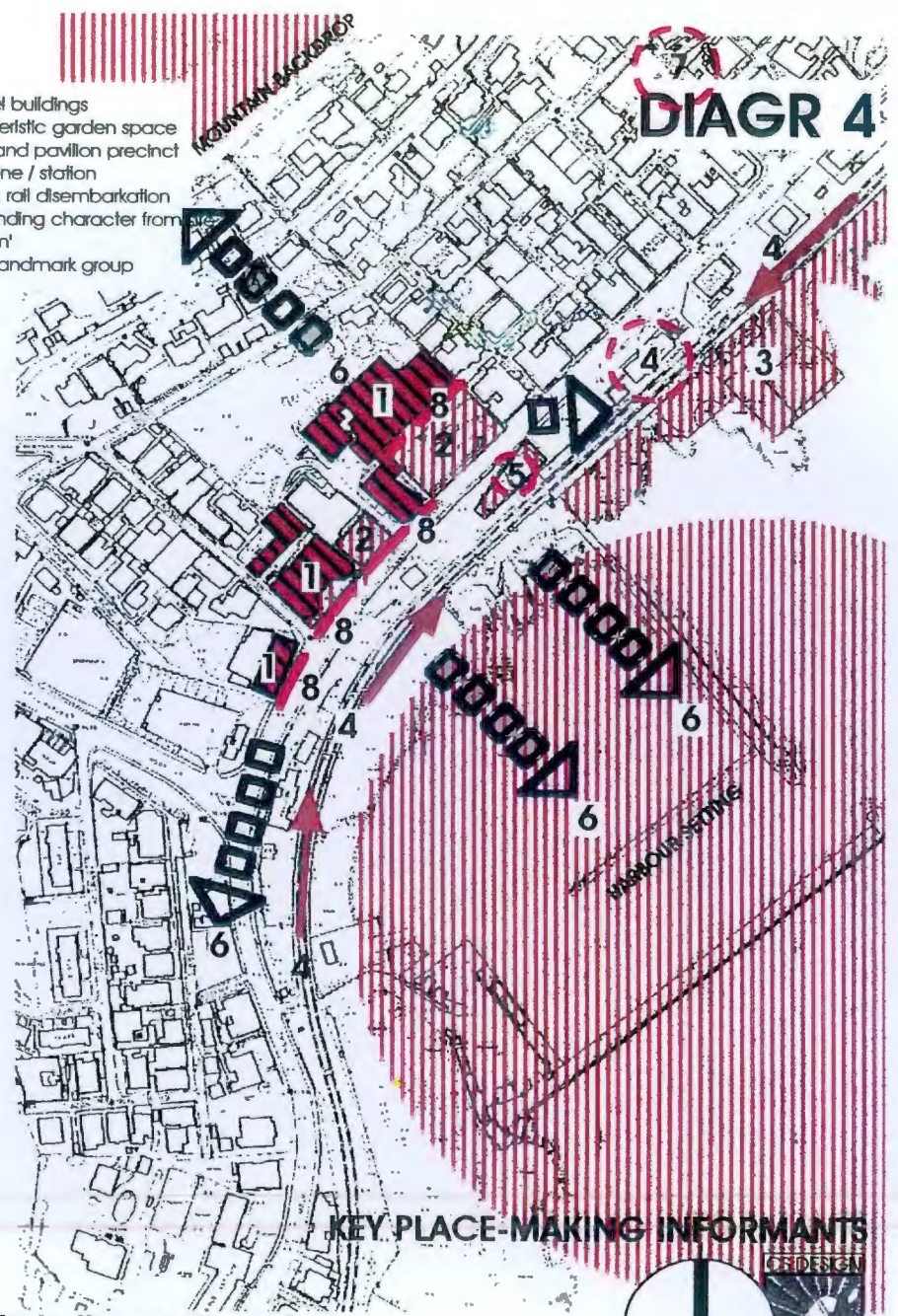
to it becoming a prominent regional coastal resort.

- *'Die Dam'* (7): historical links with the wash house at 'Die Dam', once existing on the site: where all hotel laundry was washed (an unusual arrangement considering that most hotels of this size have in-house laundries).

#### 4.7 OBSERVATIONS

- 4.7.1 The site contains the most significant landmarks associated with the leisure industry in Kalk Bay by virtue of central location, size, distinctive architecture and surviving garden settings, notwithstanding its use for other purposes during the last 30 years. The site also historically significant for its (more recent) role as a place of convalescence.
- 4.7.2 The site occupies a strategic position in the heart of the 'Middedorp' close to other significant places and facilities historically and currently associated with the leisure industry.
- 4.7.3 A variety of spectacular view opportunities from the site exist due to its strategic position in the landscape. Many of these opportunities are currently insufficiently exploited or not recognized by current development: eg views of the mountain and surrounding townscape.
- 4.7.4 Existing development on the site forms part of significant visual relationships relating to its leisure industry past, and extending beyond the site. This renders its Main Road side particularly sensitive to new development.

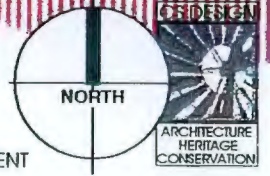
- 1 old hotel buildings
- 2 characteristic garden space
- 3 beach and pavilion precinct
- 4 railway line / station
- 5 Majestic rail disembarkation
- 6 views lending character from sea
- 7 Die 'Dam'
- 8 historic landmark group



**KEY PLACE-MAKING INFORMANTS**

**The site in the context of:  
THE LEISURE INDUSTRY**

NEW KING'S / MAJESTIC HOTEL SITE, KALK BAY: HERITAGE IMPACT ASSESSMENT





## **DIAGRAM 5: ASPECTS AND ELEMENTS OF SIGNIFICANCE RELATED TO THE KALK BAY COMMUNITY**

### **BRIEF HISTORY**

Human settlement in the area dates back at least 15 000 years according to archaeological evidence found in Peers Cave, Fish Hoek. After the establishment of the Dutch East India Company refreshment station at the Cape, early accounts of the Kalk Bay area refer to it being populated by a small community of fishermen and lime burners. Residents are said to have included escaped slaves, (and later, freed slaves) as well as maritime deserters attracted to the area because of its isolation from the authorities in Cape Town.

From the 1830's, Kalk Bay's population became increasingly cosmopolitan. This is despite the effects of the Group Areas Act which did result in people being forced to leave the village for resettlement, mainly on the Cape Flats.

Kalk Bay residents have historically seen themselves as physically separate and different from the rest of Cape Town. They also pride themselves on their multi-cultural village society cutting across traditional class structures.

The upturn in the local economy in recent years has led to the displacement of less well-off members of this society by a growing new and well-off elite. Consequently, there are real fears that these newcomers will become increasingly intolerant towards the noise and other disruptions associated with daily harbour activity, thereby creating confrontations with the fishing industry and, ultimately, threatening the 'traditional way of life' of the village.

### **INTERPRETATION OF DIAGRAM**

The following are indicated (see Diagram 5):

On the site (Immediate context):

- **OLD HOTEL/FORMER HEALTH CARE BUILDINGS (1 & 2)**  
Refers to both old New King's and Majestic Hotel complexes
  
- **OLD SALOON BAR / OFF SALES SPACES**  
Location of the saloon bar spaces of both hotels while in operation.
  
- **BUILDINGS UNTIL RECENTLY ASSOCIATED WITH CONTAINED SOCIAL INTERACTION**  
Refers to buildings with de facto self-contained communities while operating as health institutions.
  
- **SPACE CURRENTLY ISOLATED FROM VILLAGE SOCIETY**  
Refers to space both currently and historically inaccessible to village society at large.

Beyond the site (Intermediate and wider contexts):

- **PLACES ASSOCIATED WITH VILLAGE AND WIDER SOCIAL INTERACTION**  
Refers to significant social space accessible to all.

## 5 IMPACT AND SIGNIFICANCE

### 5.1 OLD HOTEL/FORMER HEALTH CARE BUILDINGS (1)

Former hotel buildings associated, since 1970, with the care of the elderly and handicapped.

The Majestic building and grounds historically isolated from the village society for decades while operating as an exclusive hotel. For many years associated with the rich and famous, including many visitors from abroad via its one-time sister hotel, the Mount Nelson in Cape Town.

The New King's grounds accessible to locals during this period.

From 1970, however, the entire site increasingly isolated from the rest of the village, ultimately becoming a secured and gated complex. This situation at odds with adjacent areas in the Middledorp, which are characterised by greater access across village blocks between Main and Gatesville Roads., and interspersed with pockets of public open space.

Local opinion regarding the conservation-worthiness of the old hotel buildings appears to be divided. However, fears regarding the possible negative impact of future development on the site appears to be widely shared.

### 5.2 OLD SALOON BAR / OFF SALES SPACES

For many years the only liquor outlets between Muizenberg and Glencairn: therefore became popular watering holes for both locals and visitors from further afield. Significant as places of memory (see also Section 3.1).

### 5.3 ASSOCIATIONS WITH BROADER SOCIAL NETWORKS

The saloon bars/off sales and the New King's tea and beer garden spaces historically associated with a wider network of social spaces in the village as indicated in Diagram 5. The beer garden a popular weekend leisure and entertainment venue up to 1970 and prior to the opening of the nearby Brass Bell.

It should be noted that Kalk Bay has a large community of expatriates, ie previous residents, many of whom forced to leave the village, but still claiming citizenship.

This needs to be taken into account when advertising for public comment during Stage 2 of this HIA.

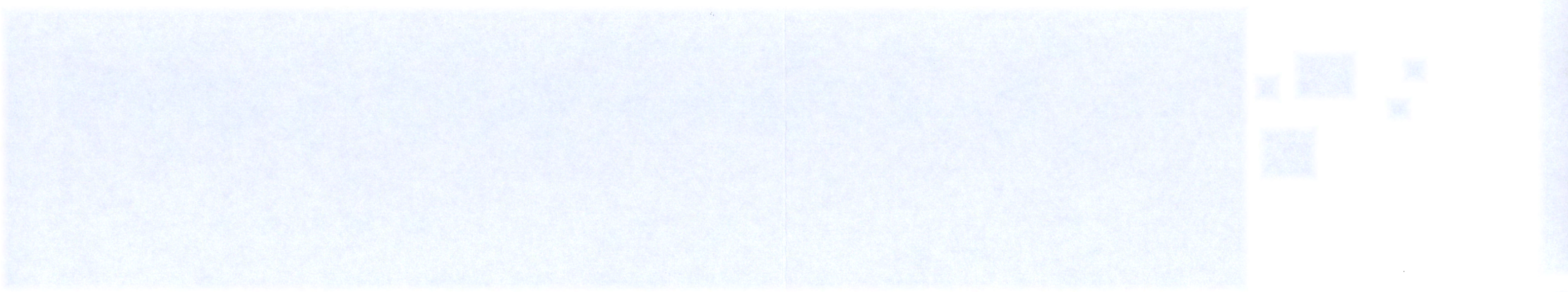
### 5.4 OBSERVATIONS

- 5.4.1 The site has been effectively isolated from village society for the past 30 years. Indeed, large portions of the site have remained inaccessible to locals throughout living memory. Although it may be argued that this establishes an historic trend, this isolation is at odds with the closely knit social order and interaction characterising life in the rest of the Middledorp, and Kalk Bay as a whole.

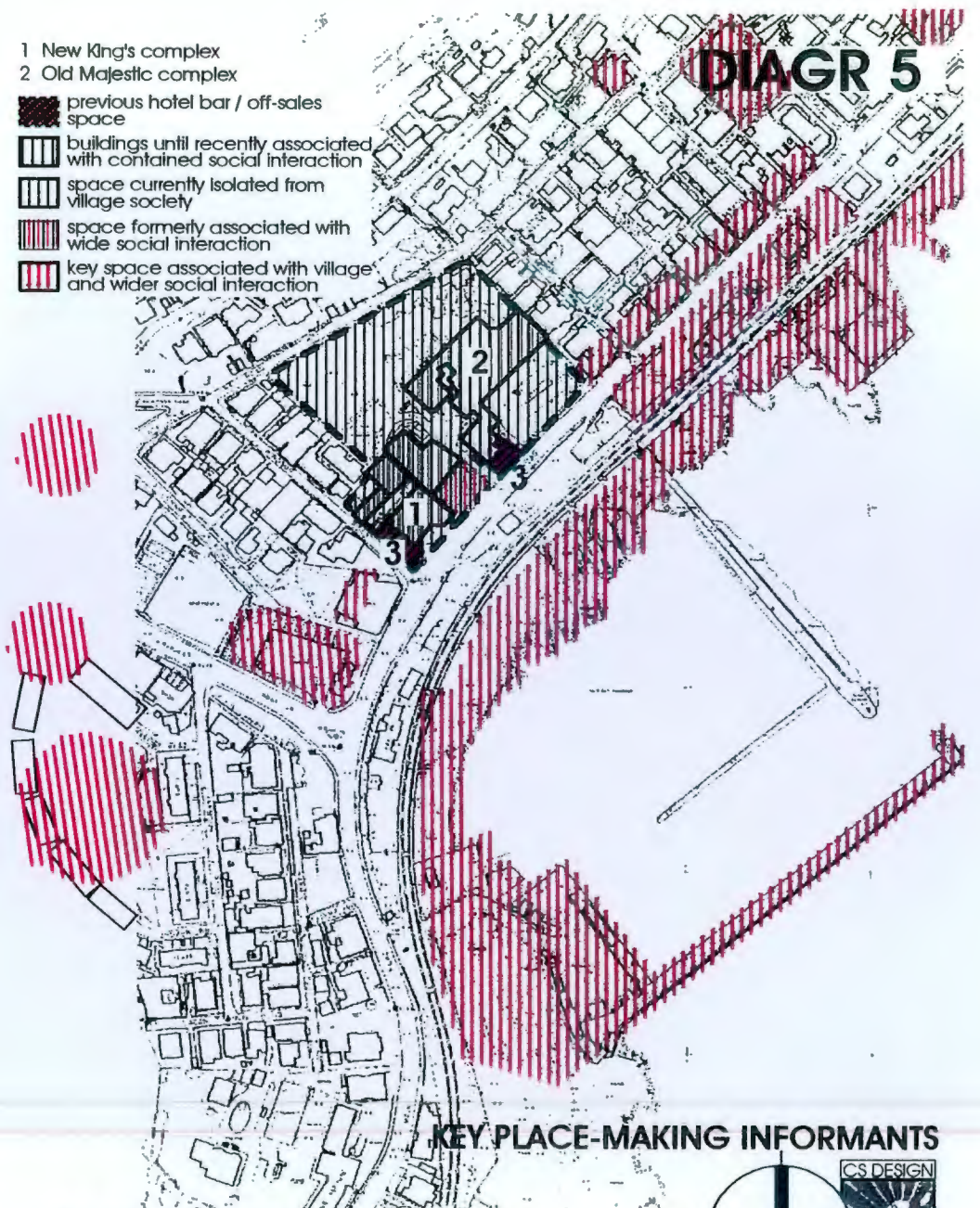


*Diagram 5: Community Significance*






5.4.2 The public bar and beer garden spaces are significant as places of memory (see also Section 3.1) with potential for commemoration as part of a new development on the site.







- 1 New King's complex
- 2 Old Majestic complex

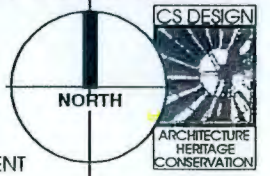
-  previous hotel bar / off-sales space
-  buildings until recently associated with contained social interaction
-  space currently isolated from village society
-  space formerly associated with wide social interaction
-  key space associated with village and wider social interaction

**DIAGR 5**

**KEY PLACE-MAKING INFORMANTS**

**The site in the context of:  
COMMUNITY INTERACTION**

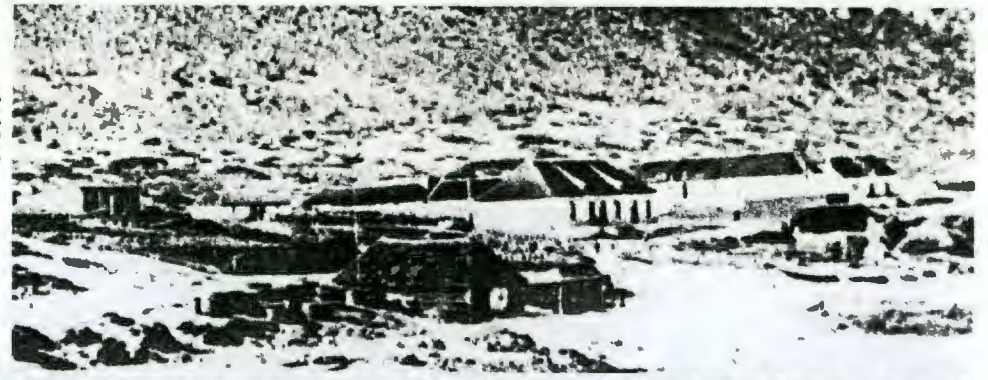
NEW KING'S / MAJESTIC HOTEL SITE, KALK BAY: HERITAGE IMPACT ASSESSMENT





# DIAGR 5 A

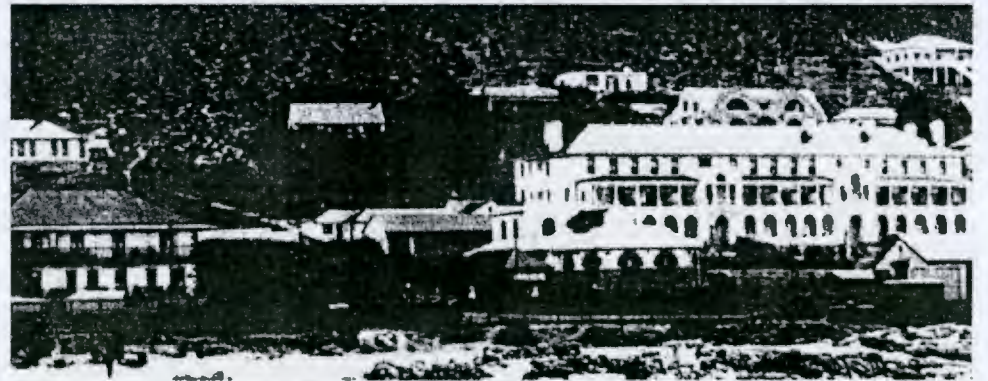
HISTORIC LANDMARK LEGACY OF THE LEISURE  
INDUSTRY ON THE SITE



CAPE ARCHIVES AG 1681



CAPE ARCHIVES R 1019



PRIOR TO 1928 (PHOTO COURTESY OF MIKE WALKER)





## **DIAGRAM 6A: SURROUNDING DEVELOPMENT PATTERNS**

### **BRIEF HISTORY**

Earliest development was concentrated in the vicinity of the Point, from where it spread to follow the main road. The earliest structures could have dated back as far as the 1670's, i.e. when shell lime was known to have been produced in Kalk Bay. By 1860, there was an even sprinkling of buildings following the line of the main road and up the lower mountain slopes. By 1915, the disparity between the (low) development density of the site and that of surrounding property was becoming apparent. The three landmark hotel buildings forming part of Kalk Bay harbour's characteristic landward backdrop were in place by 1929. The residual developable space in the village has survived as long as it has, at least in part, due to the poor local economic climate, particularly during the Second World War years and during the 1960's.

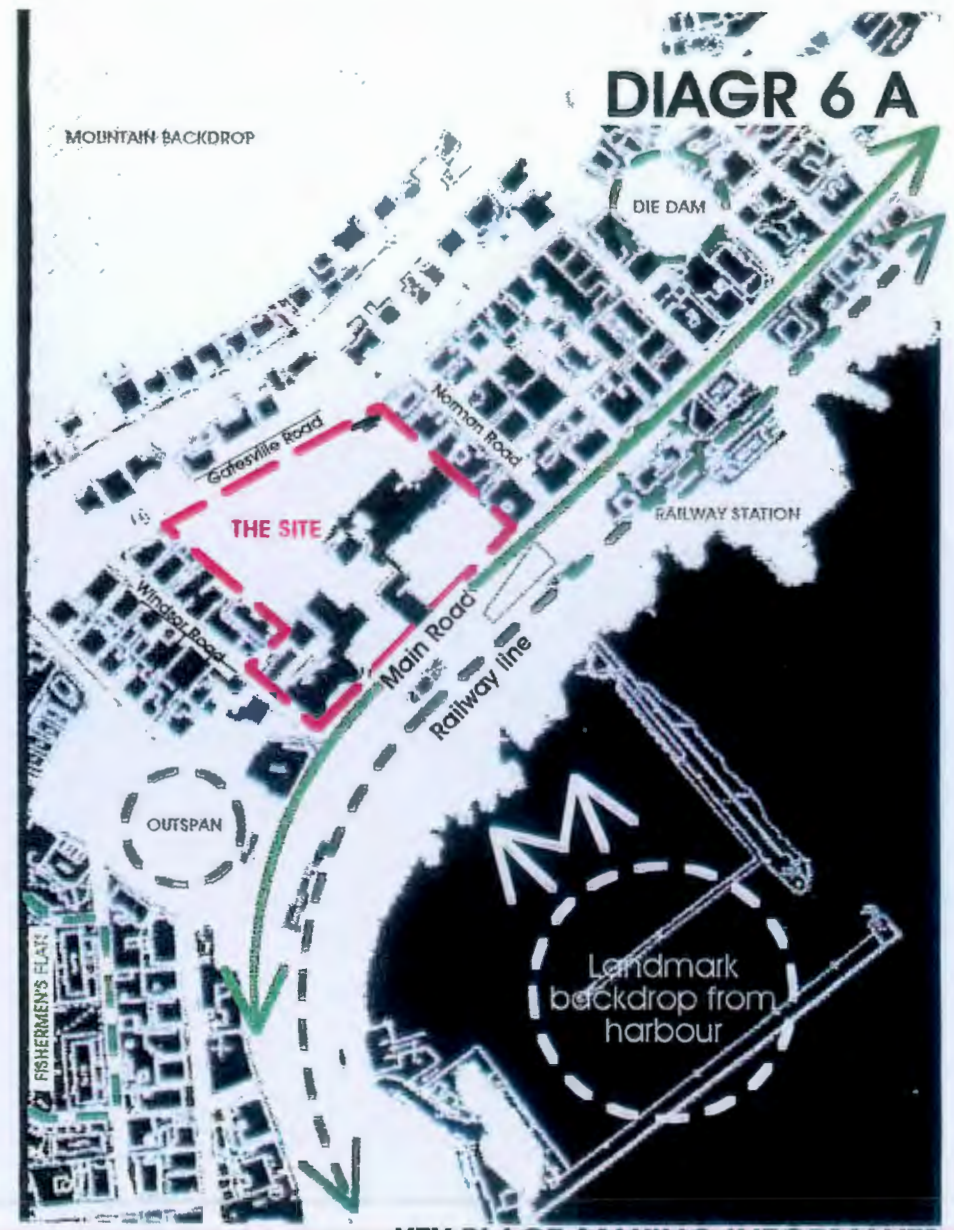
The road grid of Kalk Bay follows the boundaries of many of the earliest land subdivisions. Limited access into Kalk Bay due to the steepness of the mountain slope, including after the construction of Boyes Drive, has meant that the development pattern of Kalk Bay has largely remained. The characteristically slender longitudinal subdivision configurations were most likely influenced by the speculative nature of much of the development following the arrival of the railway, ie affording as many properties main road and sea frontage as possible. It is probable that the present Main Road alignment of Kalk Bay dates back to pre-colonial times.

### **INTERPRETATION OF DIAGRAM**

The following are indicated:

- The extent and intensity of development on the site in relation to development in the remainder of the 'Middedorp'. This is conveyed by contrasting development footprints with adjacent open space.
- The location and extent of undeveloped space on the site in relation to other landmark urban spaces in the village, viz. the "Outspan" and "Dam" areas.
- The proximities of other key place-making elements in relation to the site, viz. the harbour, Fishermen's Flats, mountain backdrop and railway station, historical Main Road alignment and railroad alignment.
- The position of the site as a landmark backdrop to the harbour.

## **DIAGRAM 6B: DEVELOPMENT PATTERNS IMMEDIATE TO THE SITE**

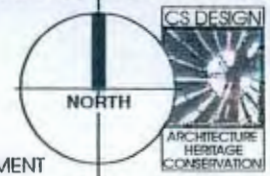


# DIAGR 6 A

## KEY PLACE-MAKING INFORMANTS

The site in the context of:  
**SURROUNDING DEVELOPMENT PATTERNS**

NEW KING'S / MAJESTIC HOTEL SITE, KALK BAY: HERITAGE IMPACT ASSESSMENT



**Sahra Library**



The following are indicated:

- **SCALE**  
A general idea of the scale of elements within and immediately around the site in terms of building storeys or de facto equivalent heights. This includes the scaling of prominent natural features such as some mature trees. Heights are reflected from the mean ground level at each element.
- **EDGES**  
Defined as follows:  
*Strong edges:* Referring to edges most prominent in defining and/or articulating space within the site, as well as contributing to spatial relationships beyond the site. These edges, by virtue of their visual prominence, also contribute to the blocking and channeling of views across the site.  
*Former permeable edges:* Referring to formerly unfenced boundaries allowing greater visual and physical links between the site and adjacent areas in former years. Such edges have been identified given the freer movement flows characterizing adjacent areas on the Norman Road and Windsor Road sides of the property.
- **BARRIERS**  
Defined as follows:  
*Hard barriers:* Referring to massive elements or substantial level changes discouraging physical links between the site and adjacent areas.  
*Soft barriers:* Referring to relatively unsubstantial elements or more easily negotiated level changes inhibiting physical links between the site and adjacent areas.  
*Visual barriers detracting from a signature space:* Referring to elements intruding into signature space. Signature space is open space which complements a landmark architectural setting and contributes to its special/unique character.

## 6 IMPACT AND SIGNIFICANCE

### 6.1 DENSITY

The amount of undeveloped area on the site contrasts dramatically with the tightly packed spaces and dense coverage characterizing much of the remainder of the village. (Diagram 6A). Density and coverage across the site would probably have been similar to the rest of the "Middedorp" had it not been for a very long association with one particular use, viz. the hotel industry. The hotels on the site had virtually stopped expanding by the 1930's leaving the site comparatively undeveloped compared to the rest of the "Middedorp". Also, the successor to the hotel industry on the site, Lifecare Special Health Services, continued to use the property largely 'as is' with only one substantial addition.

### 6.2 PATTERN

The definition and articulation of solids and space is a particularly significant place-making informant on the site's Main Road side, framing and reinforcing the 'public face' of its grandiose building facades.

### 6.3 SCALE

The comparatively larger envelopes of the Majestic, New King's and adjacent Olympic Buildings in relation to development in the rest of the village, contributes to their landmark status. These buildings form an important group of similarly scaled and articulated architectural elements, providing a significant backdrop to the historic harbour precinct.

### 6.4 EDGES

The definition of the site's boundaries has become harder over the years, physically isolating the property from its surrounding context. (Diagram 6B). The physical isolation of a large block in the heart of the village is at odds with the freer movement flows throughout the rest of the Middedorp between Gatesville and Main Roads. (Diagram 6A).

### 6.5 OBSERVATIONS

- 6.5.1 Surviving open space on the Main Road side of the property is particularly sensitive to further development.
- 6.5.2 New development, including landscaping, would need to be sensitive to the nature of the site's current landmark envelopes, particularly as viewed from the Main Road/harbour side.
- 6.5.3 The large area of open space characterizing this site is at odds with the development pattern of the rest of the "Middedorp." The site's position in the heart of this area makes the contrast all the more apparent. Substantially increased coverage on parts of the site therefore cannot, in principle, be regarded as out of character with development in the rest of the "Middedorp."
- 6.5.4 Proposals for increased densities on the site must be considered strategically: certain parts of the site are more sensitive to increased development than others. (See Design Informants). These sensitivities are directly influenced by spatial relationships with surrounding development.
- 6.5.5 Surviving open space on the Main Road side of the property is particularly sensitive to further development.
- 6.5.6 New development, including landscaping, would need to be sensitive to the nature of the site's current landmark envelopes, particularly as viewed from the Main Road/harbour side.
- 6.5.7 Further development on the site should respect current landmark massing, scale and architectural relationships, particularly as viewed from the south-east (Main Road and harbour) side of the property.

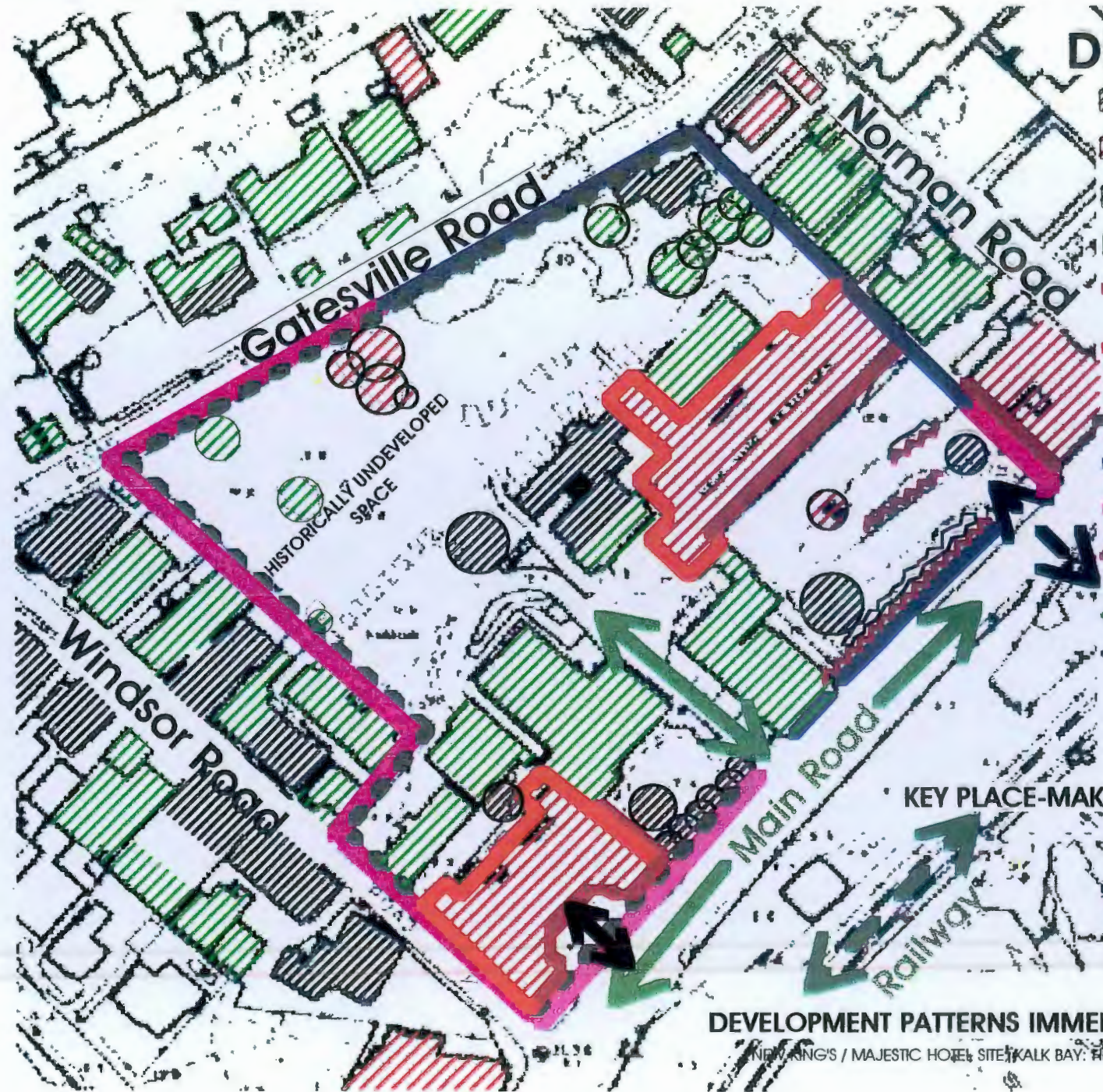














*Diagram 6A & 6B: Development Pattern Informants*

- 6.5.8 Improved physical and visual linkages onto and across the site are important planning considerations for future development where this is possible to achieve.



# DIAGR 6 B



-  four storey or de facto equivalent
-  three storey or de facto equivalent
-  two storey or de facto equivalent
-  one storey or de facto equivalent
-  strong edges defining space relating to the Main Road/harbour
-  strong edges defining space relating to other surrounding areas
-  former permeable boundary edges
-  hard barrier defining a site boundary
-  soft barrier defining a site boundary
-  visual barriers detracting from a signature space
-  current principal access corridors
-  noteworthy former spatial connections

## KEY PLACE-MAKING INFORMANTS



## NATURE OF DEVELOPMENT PATTERNS IMMEDIATE TO THE SITE



## DIAGRAM 7: ASPECTS OF SIGNIFICANCE RELATED TO GEOGRAPHY AND TOPOGRAPHY

The geography of Kalk Bay has had a significant influence on the town's development pattern, including key aspects of the site. In fact, geographical factors are responsible for Kalk Bay's establishment as an industrial and commercial settlement in the first place viz: an abundance of shell lime and fish, as well as the presence of a natural harbour.

### INTERPRETATION OF DIAGRAM

The following are indicated:

- The overall tracking of sun during summer and winter months.
- Prevailing winds
- The general effect of topography on sunlight and views
- Potential environmental drawbacks

## 7 IMPACT AND SIGNIFICANCE

### 7.1 SUNLIGHT

The property appears to enjoy extended sunlight hours in the village, i.e. being located on the lower slopes away from the mountain.

The general loss of direct sunlight in the early afternoon in Kalk Bay may have influenced the position and envelope configuration of the New King's building. It is clearly more 'sunlight friendly' than the Majestic building where ensuring isolation from Main Road appears to have been a more important consideration.

### 7.2 WIND

The site enjoys relative shelter from the south-easter compared to Muizenberg. Said to have been an important factor in the Union Castle Shipping Company's decision to acquire a hotel in Kalk Bay rather than Muizenberg.

### 7.3 THE 'HEALTHY' CLIMATE

The site's more recent associations with health and convalescence (see Section 4.1) is compatible with the village's historical reputation as a healthy place to live, originating from popular perceptions regarding its seaside climate, historical associations with fishing and other 'healthy' seaside pursuits.

### 7.4 SLOPE

*Diagram 7: Geographical and Topographical Informants*

The very nature of the coastal escarpment upon which the site is located, provides it with panoramic view opportunities of the harbour, bay, lower lying townscape and a spectacular mountain backdrop.

This slope is widely referred to by fishermen as forming a 'natural amphitheatre', conducting noise from the working harbour to the site and much of the rest of the 'Middedorp', particularly in the early morning. While most long established residents accept this as an historical/traditional aspect of life in Kalk Bay, it has been a source of confrontation between fishermen and certain newer residents in Kalk Bay.

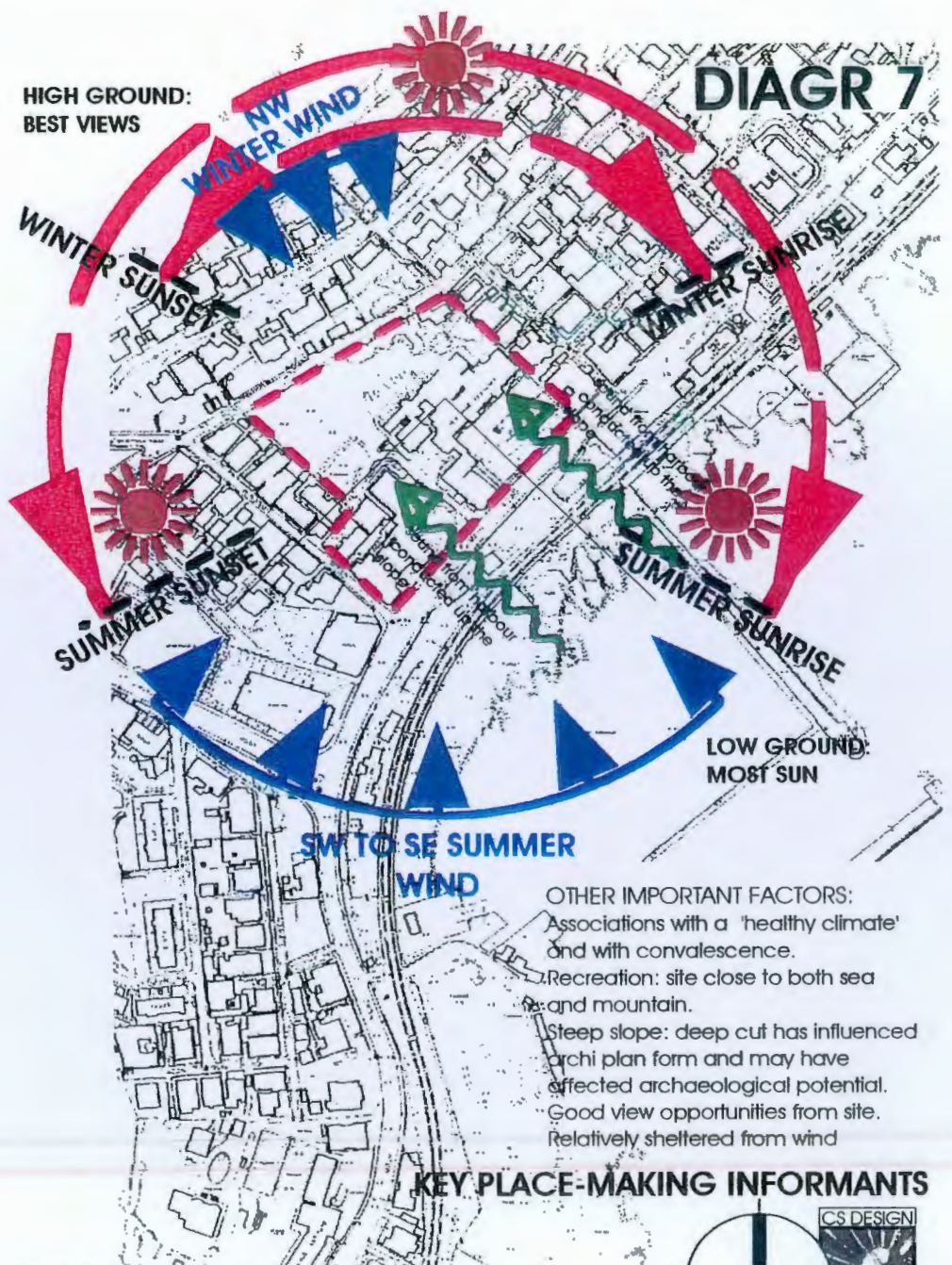
The slope on the site has necessitated extensive cut and fill works to accommodate the Majestic Building, as well as its predecessor, the Masonic Hotel. This may have affected archeological potential in this area. Has probably influenced the linear plan of the Majestic building and has clearly influenced its front garden design and driveway configuration. Of no obvious architectural influence on the New King's building, though may well have influenced its forward position on the site.

## 7.5 OBSERVATIONS

- 7.5.1 Climate and topography appear to have strongly influenced the nature of existing development on the site, particularly with regard to sunlight and views.
- 7.5.2 New development which successfully addresses local climatic and topographical constraints is more likely to be visually compatible with adjacent development (See Design Indicators).
- 7.5.3 Harbour noise would be an important consideration in the design of new development on the site, despite the continuing decline of the fishing industry.



# DIAGR 7

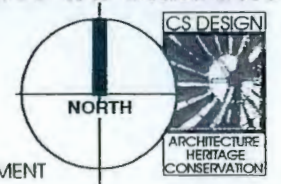


- OTHER IMPORTANT FACTORS:**
- Associations with a 'healthy climate' and with convalescence.
  - Recreation: site close to both sea and mountain.
  - Steep slope: deep cut has influenced archi plan form and may have affected archaeological potential.
  - Good view opportunities from site.
  - Relatively sheltered from wind

## KEY PLACE-MAKING INFORMANTS

### The site in the context of: KEY GEOGRAPHICAL INFORMANTS

NEW KING'S / MAJESTIC HOTEL SITE, KALK BAY: HERITAGE IMPACT ASSESSMENT



## **DIAGRAM 8A: BUILDINGS AND INDIVIDUAL ELEMENTS OF ARCHITECTURAL / AESTHETIC SIGNIFI- CANCE (CURRENT).**

Kalk Bay is recognized internationally for its picturesque and scenic setting. This is, no doubt, partly due to its typically romantic image as a fishing village closely connected to sea and harbour. Other factors include the general uniformity of development and a spectacular mountain backdrop. It is this unique blend of natural and built elements which gives Kalk Bay its very special sense of place

### **INTERPRETATION OF DIAGRAMS**

The following are indicated:

- **GRADINGS**  
The gradings of all buildings and individual elements of significance within the immediate context of the site according to the Kalk Bay Conservation Study (part of the Kalk Bay, St James and Muizenberg Conservation Study) by Revel Fox and Partners, 1993.  
The gradings of all buildings and individual elements of significance in relation to the Cape Town City Council Urban Conservation Unit's (CCC UCU) Consolidated Grades of Conservation-worthiness.  
Note that both dark and light blue indicate elements of similar significance.
- **ARCHITECTURAL GROUPINGS**  
Buildings which contribute to a group or area of significance.  
Note that buildings within the site are identified as forming significant groupings with buildings outside the site.

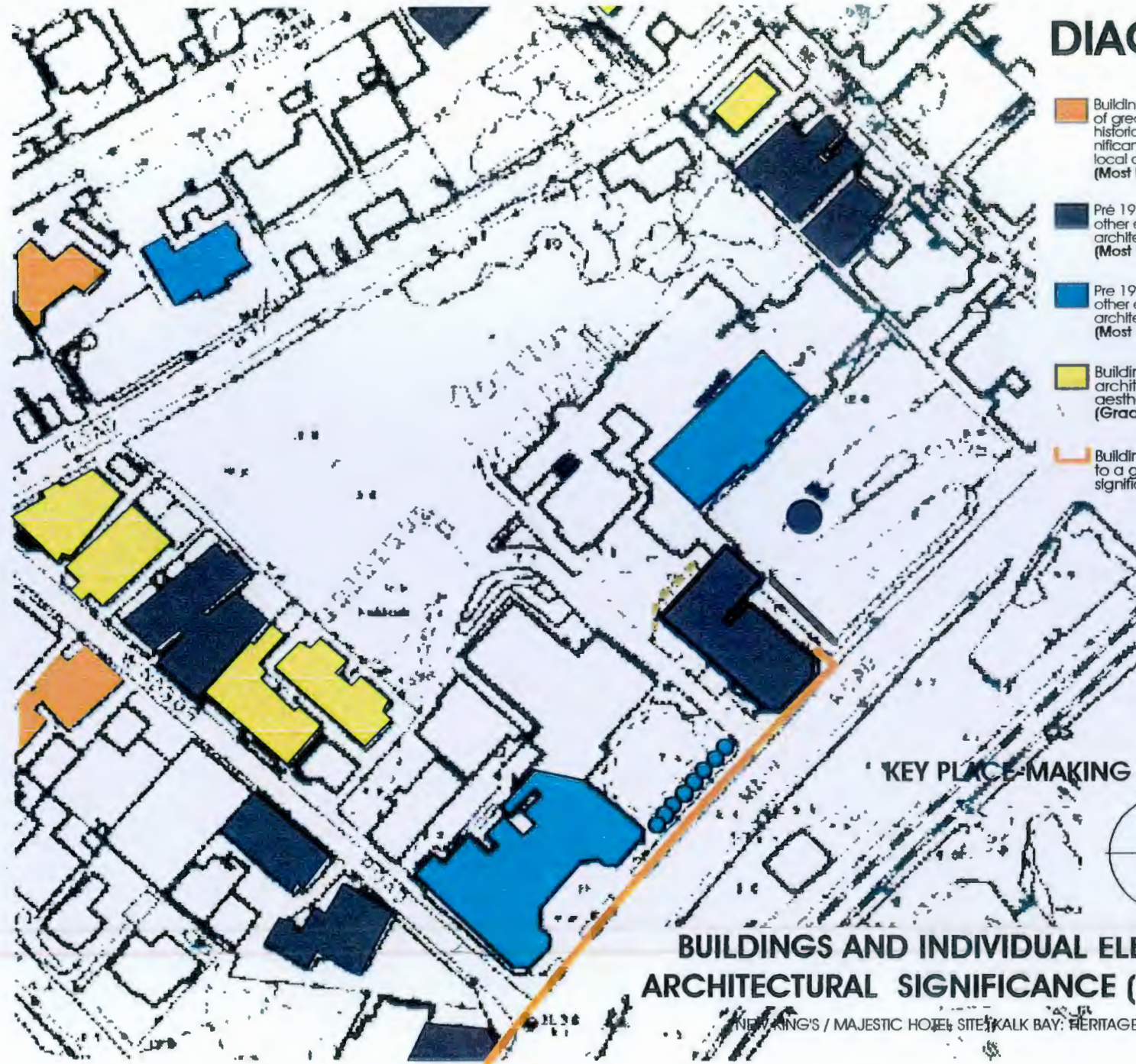
## **DIAGRAM 8B: BUILDINGS AND INDIVIDUAL ELEMENTS OF ARCHITECTURAL / AESTHETIC SIGNIFI- CANCE (PROPOSED).**






The following are indicated:

- **GRADES OF SIGNIFICANCE (RELATED TO THE CCC CONSOLIDATED SYSTEM)**  
A revised grading of all buildings and individual elements on the site.  
The dividing of all Grade 2 elements into Grade 2+ and 2- sub-categories to better articulate the thinking underpinning design informants related to graded elements.  
**Note that these revised grades apply only to buildings falling within the site**



# DIAGR 8 A



-  Buildings or other elements of great architectural, historical or social significance in terms of the local context (Most likely Grade 1)
-  Pré 1917 buildings or other elements of some architectural significance. (Most likely Grade 2)
-  Pré 1917 buildings or other elements of some architectural significance. (Most likely Grade 2)
-  Buildings of lesser architectural or aesthetic significance (Grade 3)
-  Buildings which contribute to a group or area of significance

## KEY PLACE-MAKING INFORMANTS



## BUILDINGS AND INDIVIDUAL ELEMENTS OF ARCHITECTURAL SIGNIFICANCE (FOX 1993)

NEW KING'S / MAJESTIC HOTEL SITE / KALK BAY: HERITAGE IMPACT ASSESSMENT



**boundaries.**

Grades are defined as follows:

*Grade 1:* Buildings or other elements of national significance or of great significance in terms of the local context. No Grade 1 buildings are identified on the site in terms of architectural/aesthetic significance.

*Grade 2+:* An above average architectural example of its period. (Also includes parts of buildings, where applicable).

*Grade 2-:* A typical, substantially intact architectural example of its period. (Also includes parts of buildings, where applicable).

*Grade 3:* Buildings of lesser architectural/aesthetic significance, but which nevertheless contribute to a significant architectural group or lend character to an area.

There are no Grade 3 buildings within the boundary of the site. However, a number of adjacent Grade 3 buildings on the Windsor and Norman Road sides of the site are, by close proximity, strongly connected with the site visually.

- **LANDMARK FRONTAGES**

Defined as follows:

*Envelope sides/edges* which combine to form landmark groupings strongly characterising a significant place. Note that the Main Road frontage of the Olympia Building, ie situated outside the site, is considered as part of one such grouping.

- **NOTEWORTHY TREES AND HEDGES**

Defined as follows:

*Mature trees and hedges characterizing a significant place*, and which would require local authority Consent for removal in terms of Section 108 (Urban Conservation Areas) of the Zoning Scheme.

- **OTHER GREEN ELEMENTS TO BE CONSIDERED**

*Mature trees and hedges* which do not characterize a significant space and may, in certain cases, detract from such a space, but which nevertheless requires local authority Consent for removal in terms of Section 108 (Urban Conservation Areas) of the Zoning Scheme.

- **OTHER LANDSCAPING ELEMENTS TO BE CONSIDERED**

Landscaping elements older than 60 years, i.e. falling within the jurisdiction of the Heritage Resources Act, and which lend some character to an area.

These include:

Dressed sandstone steps and walls

Undressed stone/random rubble constructed elements.

## 8 IMPACT AND SIGNIFICANCE

### 8.1 GRADES OF ARCHITECTURAL/AESTHETIC SIGNIFICANCE

Related to the CCC UCU Consolidated Grading system:

- 8.1.1 *The Majestic Complex:* Major portion graded 2+ by virtue of its well ordered and proportioned façade (notwithstanding later inappropriate exterior alterations: fortunately largely reversible); and good surviving period interiors with particular refer-



*Diagram 8: Architectural/aesthetic significance*

ence to the front foyer/stairwell, old lounge areas and ladies bar. Extension pre-dating 1926 and matching original 'core' facade also graded 2+. Note that this part of the building lacks the higher quality public rooms of the older 'core' portion, though matching it in most other respects, including finishes and fittings, thereby on balance just qualifying as Grade 2+.

Dining room extension has a good period interior, the ceiling in particular. However, exterior is architecturally nondescript. Materials and finishes also of lesser quality than other public rooms. On balance, graded 2-.

Adjacent ladies bar has good period interior with particularly good roof lantern/clerestory. This interior arguably better than that of the earlier period dining hall due to better quality finishes, despite the loss of wall-mounted light fittings. Also superior to similar period interiors of the private suite extension on the south-west end of the main building. On balance, just qualifies as grade 2+

Private suite extension architecturally at odds with the rest of the facade of the main building. Has architecturally strong similarities with other typical buildings of similar period in Kalk Bay, including the New King's Building. On balance, graded 2-  
Staff quarters, service rooms and garages do have some minor historical significance by virtue of completing the old hotel complex as an intact building group. However, they are architecturally undistinguished, bear only passing relationship to the rest of the buildings in the complex, and do not contribute to a quality architectural environment. Therefore ungraded.

- 8.1.2 *The Guest House flats on Gatesville Road:* Architecturally bland and at odds with much of the adjacent architecture to the north-east on Gatesville Road, even though not a prominent feature on this road. Ungraded.
- 8.1.3 *The New King's Complex:* Exterior architecturally typical of its period. Interiors largely intact though of lesser quality in terms of proportioning, massing and general quality and use of materials compared to the Majestic. Plan configuration, however, more successful than the Majestic's in terms of maximising harbour views and sunlight opportunity. Teak framed glass front doors and stairwell with (apparently) teak framed glass lift enclosure are amongst most noteworthy interior features. On balance, architecturally typical of its period: grade 2-.  
Service buildings are architecturally undistinguished, aesthetically unrelated to the main building, and do not contribute to a quality architectural environment. They occupy the site of earlier buildings associated with the Old Kings Hotel (Diagram 13), though the current buildings appear to be complete re-builds. Ungraded.
- 8.1.4 *The 'Klipkantien' Building:* A work by the same architect that designed the Majestic: Substantially intact, well proportioned exterior with good use of dressed sand stone, typical of superior quality local construction of the period. Gatehouse and courtyard additions detract from original design. Exterior and interior finishes and fittings substantially intact or have reversible additions. Bar fittings, however, have long disappeared with possible exception of one remnant now used as a reception counter and another used as the chapel altar in the private suite wing. Grading: 2+.

8.2 OTHER ASPECTS OF ARCHITECTURAL/AESTHETIC SIGNIFICANCE

*Diagram 8: Architectural/aesthetic significance*

- 8.2.1 *Landmark frontages* The frontages of the Majestic and New King's buildings combine with the frontage of the Olympia Building to create a landmark backdrop strongly characterizing landward views from the historic harbour precinct. When viewed from Main Road however, the frontage of the 'Klipkantien' becomes a more prominent part of the group, while the set-back frontage of the Majestic no longer reads as part of the group.

Landmark frontages also help to define significant open spaces on the Main Road side of the site. (See also Sections 6.2 and 6.3). Such spaces include the open space in front of the Majestic, as well as the (currently blocked off) forecourt space between the projecting wings of the New King's building.

- 8.2.2 *Significant trees and hedges*: Identified as elements which help to characterize a specific setting or improve the quality of a space. The palms and other trees adjacent to the New King's building lend character to the former tea/beer garden space of the New King's. In contrast, the majority of trees and hedges in front of the Majestic building reduce its visual impact from Main Road and, therefore, are not identified as significant. Indeed, many detract from its significance. Note that early photographs of the Majestic front garden suggest a space designed to remain open so as to frame the grand facade of the building (Figures 22 and 24). Trees and hedges on other parts of the site do not characterise significant space and have lesser significance.

### 8.3 OBSERVATIONS

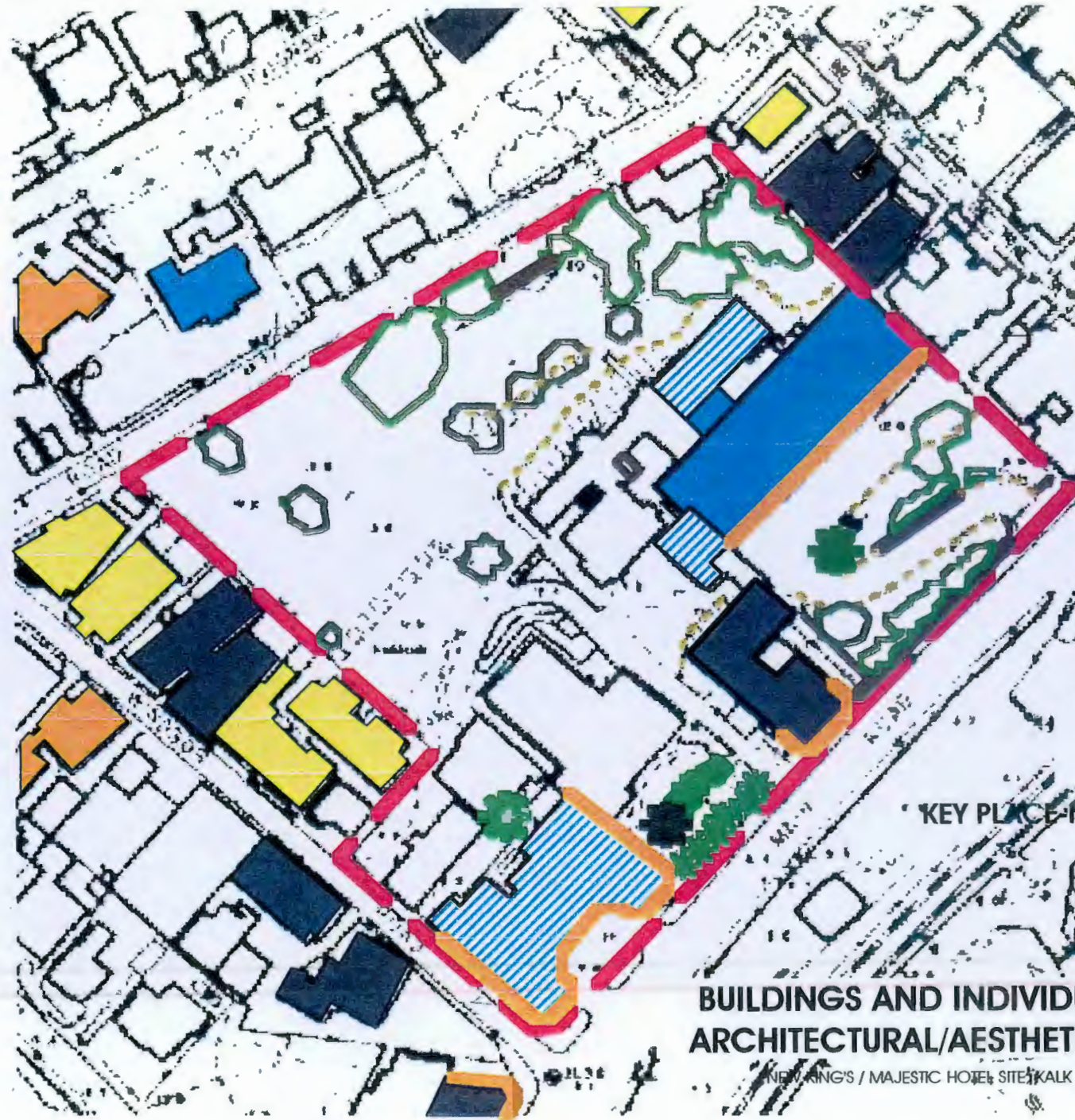
- 8.3.1 This study identifies larger portions of the Majestic Building as being architecturally/aesthetically significant than recorded in the 1993 Kalk Bay Conservation Study. Most significant parts are those identified with its earliest phases, best interiors and portions contributing to its landmark stature. These areas would be most sensitive to future alterations.
- 8.3.2 The grading of the 'Klipkantien' remains unchanged, apart from the rear courtyard enclosure which is regarded as architecturally inappropriate and therefore excluded from the 2+ grading. Architecturally sensitive to future alterations.
- 8.3.3 The New King's building is regarded as of lesser architectural/aesthetic significance than the Majestic although both are still regarded as Grade 2 in terms of the CCC UCU Consolidated Grades, and as assessed in the 1993 Kalk Bay Conservation Study.
- 8.3.4 The implication is that the Majestic has sufficient merit, in architectural terms, to justify retention of substantial parts of its fabric, while the New King's does not. However, the New King's also has considerable landmark significance (with the Majestic: Diagrams 3, 4 and 8B) as well as historical significance (together with the Majestic: Figure 2 and Diagram 4). Consequently, the building's envelope, though not its architecture *per se*, is sensitive to future alteration.
- 8.3.5 Buildings (in fact, frontages) identified as contributing to a significant group, according to the 1993 Kalk Bay Conservation Study, should include the Majestic building, particularly as viewed from the harbour precinct.



*Diagram 8: Architectural/aesthetic significance*

- 8.3.6 The large masses characterizing the frontages of the New King's and Majestic buildings are seen as parts of landmark groupings extending beyond the site. Altering the extent of these building masses will change landmark relationships which have characterised the landscape of the village for the past 70 years.
- 8.3.7 This study identifies additional significant trees compared to the 1993 Kalk Bay Conservation Study. These are concentrated mainly in the garden space adjacent to the New King's Building but also exist beyond the site: e.g. the palm in the garden space opposite the driveway entrance to the Majestic precinct marking the old train disembarkation point for the Majestic Hotel).



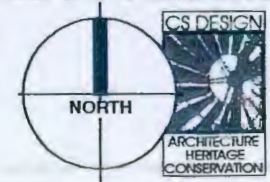


# DIAGR 8 B

- Pre 1917 buildings of some architectural significance (Grade 2+; Above average example of its period).
- Pre 1935 buildings of some architectural significance (Grade 2+; Above average example of its period)
- Pre 1935 building typical of its type & period. (Grade 2-)
- Buildings of lesser architectural/aesthetic significance (Grade 3: Contributes to a group or lends character to an area)
- landmark frontage
- site boundary
- trees and hedges characterizing a significant space
- other mature trees and hedgerows
- dressed sandstone walls
- undressed stone walls

NOTE: all buildings *outside* site boundary are as per Fox 1992 (Diagr 8A) Some may require reassessment. Buildings *inside* site boundaries have been reassessed.

## KEY PLACE-MAKING INFORMANTS



# BUILDINGS AND INDIVIDUAL ELEMENTS OF ARCHITECTURAL/AESTHETIC SIGNIFICANCE

NEW KING'S / MAJESTIC HOTEL SITE, KALK BAY: HERITAGE IMPACT ASSESSMENT



## DIAGRAM 9

### ARCHAEOLOGICAL POTENTIAL

Local archaeologists suspect that the site may have prehistoric archaeological potential, given its strategic position close to the natural bay now occupied by Kalk Bay harbour, the suspected (though unproven) 'prehistoric fish trap' of Bishop's Pool and its close proximity to a possibly prehistoric road alignment (Main Road). Indeed, evidence exists to show that the region was well populated with prehistoric hunter gatherers.

*Area around the New King's Building:* The space behind the New King's building has undergone only minor alterations, ie some cut and fill work to accommodate a parking area, and the removal of indigenous plant species still evident on photographs of the 1920's. Evidence suggests that it has never been built on apart from where indicated in Diagram 9. A previous resident of Windsor Road vividly recalls playing in the veld behind the Kings Hotel as a boy. This piece of ground may, therefore, be one of the last substantially undisturbed urban coastal sites above Main Road in Kalk Bay. Whether this suggests archaeological potential is a matter of speculation, however.

There is the possibility of 19th century dump sites in this area, given the succession of King's Hotels which operated on the site.

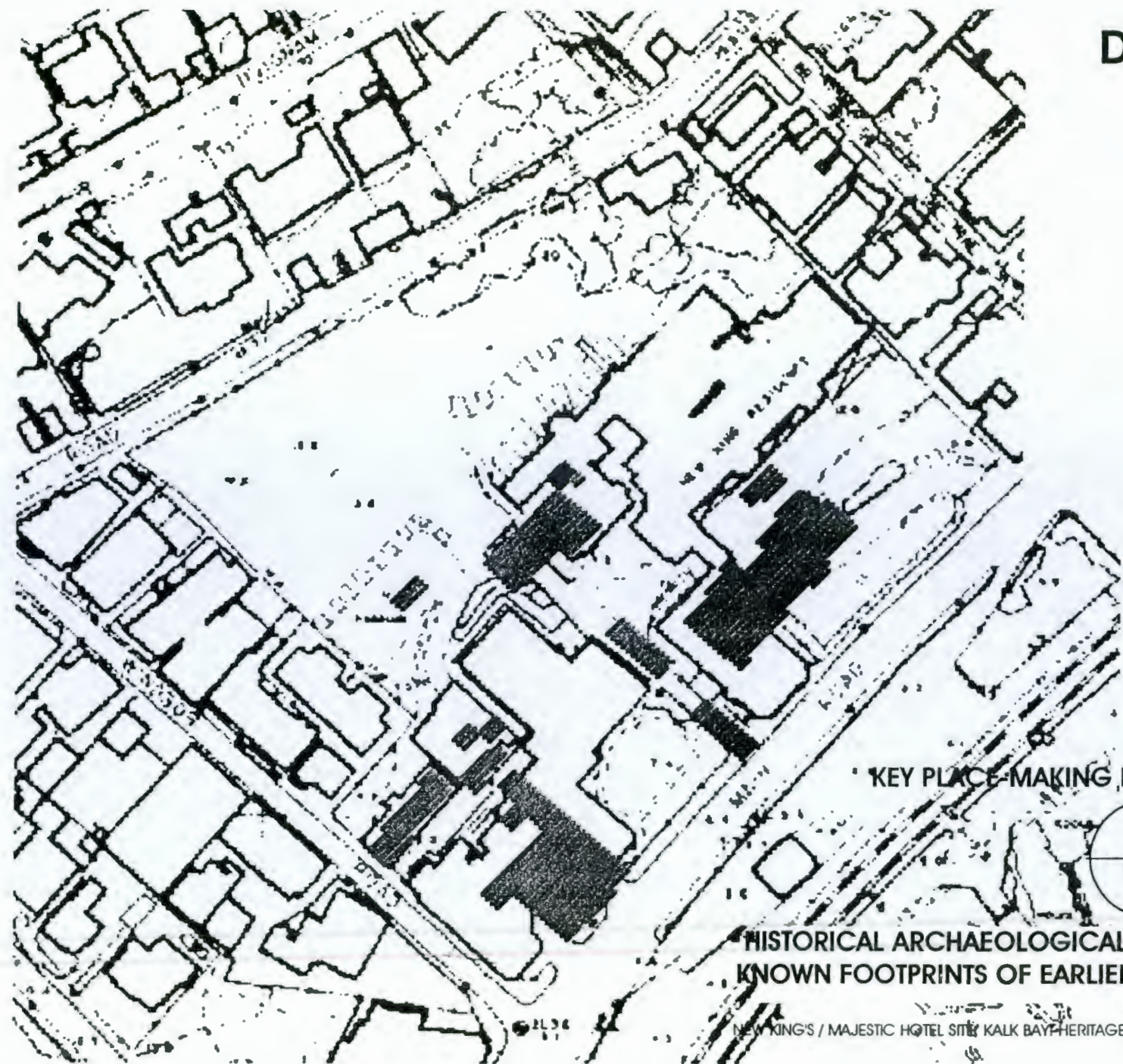
*Area around the Majestic building:* Has been considerably disturbed by cut and fill earthworks to place this building into the slope of the site. Its predecessor, the Masonic Hotel, was also cut into the slope. The progressive filling of the front (Main Road) portion of the site for the Majestic's terraced garden has also substantially altered the original lower contours of the property, thereby considerably reducing archaeological potential in this area.

The Klipkantien is known to have been built on the site of earlier annex buildings forming part of the Masonic Hotel. Historical building remnants from this period may be encapsulated within the raised terrace adjacent to the Klipkantien's north-west (rear) corner, ie where it once joined the now demolished earlier hotel building.

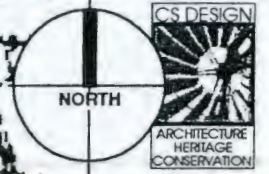
Archaeological remains of buildings dating back to the 1870's may also survive beneath the present access driveway leading from Main Road past the south-west side of the Klipkantien.

A Phase 1 archaeological investigation would not be a sufficiently reliable means of determining the archaeological potential of the site, other than of areas where structural foundations and dumps dating back to the second half of the 19th century may still survive. Provision for an archaeological watching brief, together with a recovery time allowance, should be allowed for in any proposed excavation program on the site. This would be to accommodate the possible unearthing of pre-historic material and any other material for which no documentary evidence has yet been found.





KEY PLACE-MAKING INFORMANTS



HISTORICAL ARCHAEOLOGICAL POTENTIAL:  
KNOWN FOOTPRINTS OF EARLIER BUILDINGS  
ON THE SITE



## 10 DESIGN INFORMANTS DERIVED FROM DIAGRAMS 3-9

### 10.1 DEVELOPMENT PATTERN

10.1.1 *In general:* New development should be spatially integrated with development adjoining the site along its various edges. Wherever possible, boundary walls around the perimeter of the property should be removed or lowered to improve visual links into and from the site, thereby providing a more friendly public interface. A gated compound such as the nearby St James Terraces should be avoided at all costs. Where security barriers are necessary, every attempt should be made to integrate this with buildings or, where perimeter walling is unavoidable or significant in its own right, softened with vegetation without obscuring overall views into the site.

New building masses with some articulation and shallow floor plans to be encouraged where visible from surrounding areas. Units with long uninterrupted facades and deep floor plans are less likely to maximise exposure to natural sunlight and are more likely to be difficult to accommodate on steep slopes without extensive cut and fill (see Section 7). Also more likely to result in units which are at odds with the development pattern of adjacent areas (extended, unarticulated facades are generally out of keeping with existing adjacent finer grained development patterns; deep floor plans suggest larger, potentially over-scaled roof masses).

10.1.2 *The Main Road side:* offers least opportunities for extending existing development envelopes and/or introducing new development. This is due to the sensitive nature of the open space framing its landmark buildings, particularly as viewed from the harbour.

The front garden of the Majestic building is the most sensitive in this regard. Views towards its main facade should, therefore, remain unobstructed. By implication, the open space of the railway and beach areas must also be regarded as highly sensitive to development, given that substantial development in this area would affect sight lines between the harbour and the property. However, this area falls outside the direct scope of this study and this concern should, therefore, be brought to the attention of its owners.

The old tea garden space adjacent to the New King's building does not serve to reinforce a building of stature as in the case of the Majestic garden and could be reduced in extent by reducing its depth from Main Road. However, the space does have potential to be reinstated as an amenity space on the Main Road. Its palms have landmark significance and should be retained as such. The landmark outlines of the New Kings and Majestic Buildings, as viewed from this side of the village, are to be substantially retained and not extended.

10.1.3 *Gatesville Road side:* Potential for development to occur on the street boundary, provided that it is similar in pattern and scale to existing development both to the north-east and south-west along the downhill (harbour side) of the road. This would replace the current featureless timber fence. It would also bridge the current 'gap' along this undeveloped edge dividing the Norman Road and Windsor Road precincts. Potential also exists for an open corridor to be retained across the site between Main Road and Gatesville road, possibly on the alignment of the cur-

rent access road from Main Road onto the site. The positioning of such a corridor would be consistent with that of other longitudinal axes leading downhill from Gatesville Road and characterizing the historic development grid of the Middelorp between Main and Gatesville Roads. Investigation should be given to this corridor becoming a public thoroughfare, if a all possible.

10.1.4 *Windsor Road precinct side:* Potential for double storey and possibly higher development directly behind the New King's site, provided that it does not interfere with its landmark profile as viewed from the Main Road side. Upper storeys and roof lines of new development running parallel with, and visible from Windsor Road, to be informed by the articulation, massing and orientation of the adjacent architecture fronting onto Windsor Road. Also potential for re-introducing linkages between the site and the Windsor Road precinct, given that the site boundary on this side is identified as a soft barrier (Diagram 6B).

10.1.5 *Norman Road precinct side:* Potential for double storey and possibly higher development directly behind the Majestic Hotel Building, particularly given the substantial level change along this boundary and behind the old hotel building. New development should not interfere with its landmark profile as viewed from the Main Road /harbour. Upper storeys and roof lines of new development running parallel with, and visible from Norman Road, to be informed by the articulation, massing and orientation of the adjacent architecture on Norman Road.

### 10.2 EXISTING BUILDINGS AND CHARACTERISTIC LANDSCAPING IN THE IMMEDIATE CONTEXT

10.2.1 *The Majestic Building:* Parts graded 2+ should be substantially retained, including the restoration of its landmark frontage viz.:

- \* removal of the architecturally inappropriate private suite wing, ramps, stoep enclosures and bathroom additions, and the reconstruction of verandahs, balustrades and colonnades as reflected in photographs up to 1926 (Vol 2 Appendix A Figure 22); restoration and preservation of its main public interiors viz.:
- \* including main foyer, stairwell, lounges, ladies bar and, if possible, the better surviving examples of tiled public toilets; and renovation/refurbishment of other parts of its interior, if possible viz.:
- \* bedroom and service areas.

Parts graded 2- could be substantially altered, or even removed, provided that measures acceptable to SAHRA and the local authority can be taken to preserve, re-locate for re-use elsewhere on the site, or record (as the case may be) significant elements, fixtures and materials contained within these parts. This would include:

- \* the ceiling, light fittings and fenestration of the dining room interior;
- \* fenestration, internal doors and oak flooring from the private suite extension. Note that this extension is regarded as architecturally at odds with the rest of the façade and its removal would be encouraged as part of restoring the main façade of the building.



*The Majestic front garden space* is regarded as integral with its architectural setting and has potential to be improved viz:

- The mature palm tree to be retained: high canopy is a landmark which does not intrude into garden space;
- Other mature (overgrown) trees and hedges reduce landmark impact of main building façade: removal encouraged, with the possible exception of the mature tree adjacent to the Klipkantien, given its less obtrusive position to one side of the garden.
- Potential for dressed stone retaining walls and ground levels to be altered to improve views of the Majestic façade, thereby also promoting visual integration with Main Road. Stone from such altered retaining walls and embankments to be retained for use elsewhere on the site.

The unstructured rear garden space is not regarded as significant. Trees in this area could be replaced with others better integrated with new development on this portion of the site. Stone from altered retaining walls and embankments to be retained for use elsewhere on the site.

10.2.2 *The 'Guest House' Flats*: Ungraded. Could be demolished.

10.2.3 *Old Tennis Pavilion*: Ungraded, though built with materials which may be of use elsewhere on the site. Could be demolished.

10.2.4 *The New King's Building*: Main building graded 2- (**Diagram 8B**) though also noteworthy for reasons other than architectural quality. (**Diagrams 3, 4, 6A, and 6B in particular**.) For example, the landmark contribution to the Kalk Bay landscape of the New Kings, Majestic and Olympia Buildings, may even be of greater importance than their architectural significance. Also, these buildings, by virtue of their appearance, still represent an historical continuity (**Diagram 5A**) associated with the leisure industry in Kalk Bay even though not having operated as hotels for at least the last three decades and longer.

The New King's Building therefore preferably to be retained viz:

Alterations which noticeably change the extent of its landmark silhouette, as viewed from the Main Road/ harbour side, are likely to be problematic. The existing façade and roofline should preferably be retained.

A less favoured alternative would be the construction of an entirely new building to replace the New King's. This is regarded as a lesser alternative because of the historical significance of the typical hotel architecture of its existing façade. Such an alternative may, however, be justifiable in principle, if directly associated with the revival of either the local leisure or fishing industries.

High floor coverage additions to the rear of this building would be acceptable, provided that heights were to remain in scale with adjacent buildings in Windsor Road, ie appearing to be two storeys in height or less.

There is potential for the garden space adjacent to the New King's Building to be retained and enhanced, though possibly reduced in size to accommodate future development viz:

- By reducing its depth from Main Road but retaining its character as a treed space;

- By replacing the current intrusive and high precast concrete wall with a lower wall, thereby allowing unobstructed views between the site and the Main Road/harbour.

- The landmark row of palm trees to be retained in position. The tall palm immediately behind could be relocated elsewhere on the site, if necessary.

The mature palm directly behind the New King's Hotel could, if necessary, be relocated to elsewhere on the site.

10.2.5 *The Klipkantien*: Graded 2+ and should be substantially retained. Restoration of substantial parts of its 1914 exterior encouraged. viz:

- Removal of the intrusive 'gate house' addition and courtyard enclosure;
- Re-instatement of the two corner entrances on Main Road (would also require some internal alterations);
- Re-instatement of the gateway adjacent to the north-east corner entrance as an access point onto the site (would involve clearing out the alleyway behind of later structures and services including an electrical substation);
- Re-instatement of missing and altered fenestration elements on the Main Road side, in particular.

10.2.6 *Other landscape elements*: Mostly modelled and orientated in response to the steep slope running across the site, eg steps, ramps, retaining walls and 'zig zag' hairpin approach to the Majestic Building. New elements should be designed to respond in this idiom, ie arranged in tiers up the slope. A possible exception is the hairpin main approach to the Majestic Building which could be straightened (if feasible) to create an axis reinforcing the formal setting of the Majestic's front garden space and facade. Where removal of landscape components is necessary, material from other such components including stone steps and dressed and random rubble stone walls, to be retained for use elsewhere on the site.

The introduction of new trees is strongly encouraged, particularly in areas where existing trees are removed to accommodate new development, i.e. mainly on the north-west (rear) portion of the site. Indeed, no existing tree should be removed from the site without it being replaced elsewhere on the property as part of new development. This would need to be in accordance with an SPM approved landscape and tree canopy management plan.

### 10.3 ON-SITE PARKING

Areas of open and covered communal parking should be investigated rather than individual garages distributed throughout the site. This would reduce vehicular access road space and allow more scope for tighter development groupings. Potential exists for communal parking garages to occupy lower levels in light and view 'shadow' areas directly behind the Majestic and possibly the New King's building (or its successor), with habitable space on upper levels. This still dependent on a number of unknown factors including approved vehicular access points onto the site.

### 10.4 SECURITY AND PUBLIC ACCESS



Public access into and across the site would be encouraged as outlined in 10.1.3, given that such passageways are strongly characteristic of development in adjoining areas of the Middedorp, and given the low incidence of crime in Kalk Bay (as confirmed by local police). There is potential for such a thoroughfare to be linked to a re-introduced public garden space on Main Road as outlined in 10.1.2.

#### 10.5 VIEW OPPORTUNITY

Opportunities exist to maximise view potential other than of the sea and harbour, e.g. mountain views, particularly where sea view potential is affected by large building masses retained on the site. The retention of an open corridor space bisecting the site and running between Main and Gatesville Roads would be conducive to good sea and mountain views. It is worth noting that many of the sought-after properties in the Windsor Road and Norman Road areas adjoining the site have very limited view opportunities, particularly with regard to sea views.

#### 10.6 FUTURE USE

Uses which are compatible with the history and / or traditions associated with the site would be encouraged, wherever possible. New accommodation could include a hotel and/or bed and breakfast component. Also scope for the revival of a tea/beer garden. Given the reputation of the village's 'healthy climate', consideration could also be given to designing space able to accommodate such related activity, eg a small health clinic and/or a health hydro.

There is potential for the memory of the old fishermen's saloon bars to be commemorated by re-introducing a similar facility/facilities on the site, though not necessarily located in the same place/places if not feasible or otherwise possible.

#### 10.7 HISTORICAL INTERPRETATION

Given the historical significance of the site, there is plenty of scope for the interpretation of its history by means of new uses reviving historical traditions and institutions (see 10.6 above), and through story boards and plaques accessible to the general public.