HWC Ref. 2108 1005

# PERMIT APPLICATION FOR PART-DEMOLITION/ DEMOLITION OF STRUCTURES OLDER THAN 60 YEARS IN TERMS OF SECTION 34 OF THE NATIONAL HERITAGE RESOURCES ACT, 1999 (ACT 25 OF 1999):

## REMAINING EXTENT OF ERF 141 & ERF 390 (MAIN STREET, KEURBOOMSTRAND), KNYSNA DISTRICT AND BITOU MUNICIPALITY

**ON BEHALF OF: Cava Mola Mining (Pty) Ltd**

**AUGUST 2021**

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**PERCEPTION Planning**

URBAN & REGIONAL PLANNING - ENVIRONMENTAL PLANNING - HERITAGE IMPACT ASSESSMENT - URBAN DESIGN

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**REFERENCES and ACKNOWLEDGEMENTS**

1. Cape Town Archives
2. Cape Town Deeds Office
3. Department of Rural Development and Land Reform, Mowbray
4. George Museum Archives
5. Surveyor General Office
6. Kathleen Schulz, Southern Cape Historian
7. https://digitalcollections.lib.uct.ac.za/collection/islandora-19725, accessed 28th June 2021

**ABBREVIATIONS**

1. HIA – Heritage Impact Assessment
2. HWC – Heritage Western Cape
3. NGSI – National Geo-Spatial Information, Department of Rural Development and Land Reform
4. NHRA - National Heritage Resources Act, 1999 (Act 25 of 1999)
5. PPP – Public Participation Process

**COVER:** Collage of images by author.

## 1. INTRODUCTION

PERCEPTION Planning was appointed by Gerhard Maritz on behalf of Cava Mola Mining (Pty) Ltd (being the registered property owner of the subject properties) to submit to Heritage Western Cape (HWC) a Permit application for part-demolition of structures (boundary walls) older than 60 years in terms of Section 34 of the National Heritage Resources Act, 1999 (Act 25 of 1999) (hereafter referred to as the "NHRA"). An official permit application form is attached as **Annexure 1**. Copies of the Power of Attorney, Title Deed and SG Diagram are attached as part of **Annexure 2**.

The cadastral land units subject to this application are as follows:

- Remaining extent of Erf 141 (Keurboomstrand), Knysna District and Bitou Municipality, measuring 747m², registered to Cava Mola Mining (Pty) Ltd and held under title deed T 19582/2021;
- Erf 390 (Keurboomstrand), Knysna District and Bitou Municipality, measuring 859m², registered to Cava Mola Mining (Pty) Ltd and held under title deed T 5209/2021.

## 2. HERITAGE STATUTORY FRAMEWORK

Section 34 of the NHRA states that "No person may alter or demolish any structure or part of a structure which is older than 60 years without a permit from the relevant provincial heritage resources agency" (i.e. Heritage Western Cape). This report is therefore compiled within this legislative context. The South African heritage resources management system is based on grading, which provides for assigning the appropriate level of management responsibility to a heritage resource. The following table provides a summary of grading categories applicable to Grade III (Local) heritage resources and possible management strategies applicable[1].

| Grading | Description of resource | Examples of possible Management Strategies | Cultural Significance |
|---|---|---|---|
| **III A** | Such a resource must be an excellent example of its kind or must be sufficiently rare. These are heritage resources which are significant in the context of an area. | This grading is applied to buildings and sites that have sufficient intrinsic significance to be regarded as local heritage resources; and are significant enough to warrant that any alteration, both internal and external, is regulated. Such buildings and sites may be representative, being excellent examples of their kind, or may be rare. In either case, they should receive maximum protection at local level. | High Significance |
| **III B** | Such a resource might have similar significances to those of a Grade III A resource, but to a lesser degree. These are heritage resources which are significant in the context of a townscape, neighbourhood, settlement or community. | Like Grade IIIA buildings and sites, such buildings and sites may be representative, being excellent examples of their kind, or may be rare, but less so than Grade IIIA examples. They would receive less stringent protection than Grade IIIA buildings and sites at local level. | Medium Significance |
| **III C** | Such a resource is of contributing significance to the environs. These are heritage resources which are significant in the context of a streetscape or direct neighbourhood. | This grading is applied to buildings and/or sites whose significance is contextual, i.e. in large part due to its contribution to the character or significance of the environs. These buildings and sites should, as a consequence, only be regulated if the significance of the environs is sufficient to warrant protective measures, regardless of whether the site falls within a Conservation or Heritage Area. Internal alterations should not necessarily be regulated. | Low Significance |
| **NCW** | A resource that, after appropriate investigation, has been determined to not have enough heritage significance to be retained as part of the National Estate. | No further actions under the NHRA are required. This must be motivated by the applicant and approved by the authority. Section 34 can even be lifted by HWC for structures in this category if they are older than 60 years. | No research potential or other significance |

**Table 1:** Guide to Grading of Built Environment Resources (Heritage Western Cape, 2016).

## 3. SITE DESCRIPTION

The subject properties (hereafter referred to as "the site") are situated within the coastal hamlet of Keurboomstrand, ±10km[2] northeast of the Plettenberg Bay central business area and ±9,4km west of the neighbouring coastal hamlet Nature's Valley **(Figure 1)**. The site is located at the eastern end of Main Street and adjoins the primary public parking and main beach area. The site is bound to the east by Read Street, an unbuilt public road **(Figure 2)**.

[1] Grading: Purpose and Management Implications, Heritage Western Cape, 16th March 2016
[2] Direct line of sight

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**Figure 1:** Location of the Remainder of Erf 141 and Erf 390 ("the site") within regional context (CFM, 2021 as edited)

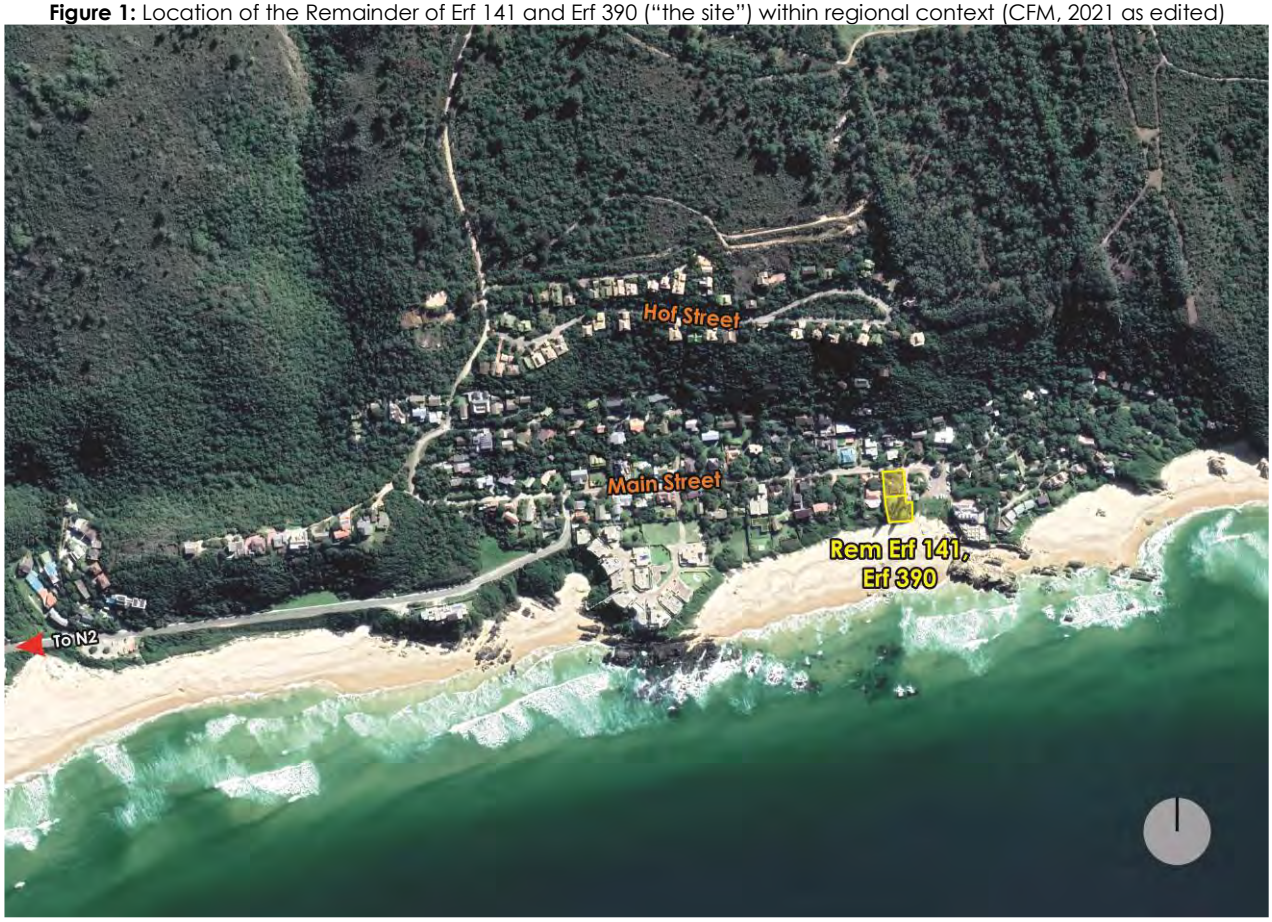


**Figure 2:** Location of site in relation to historic core of coastal hamlet Keurboomstrand (CFM, 2021, as edited)

The public space directly east of this Read Street consists of a public parking area together with two timber structures (an ablution block and small office), informative signage, public furniture, waste bins and associated infrastructure. The main beach access as well as a public boardwalk is located along the southern boundary of said parking area. A number of mature trees occur within and along the periphery of the space.

The site presently contains a modern two-storeyed dwelling, the building envelope of which is contained within the cadastral boundaries of the Remainder of Erf 141 (zoned "Single Residential"). Several semi-mature indigenous (including milkwood) trees occur along the northernmost (street) as well as the western (side) boundaries. Access to the Remainder of Erf 141 is via a narrow gateway directly off Main Street. The primary access to Erf 390 via Read Street largely serves as a secondary entrance to the site **(Figure 3)**.

**Figure 3:** Subject site shows within context of direct environs. Note shadows cast onto the main beach by three Norfolk pine trees (c. 1945) located on Erf 390 (CFM, 2021 as edited).

**Figure 4:** Location, orientation of historic stonewalling on and within proximity of the site (CFM, 2021 as edited).

The southern portion of the site (or Erf 390) is zoned Open Space II, primarily serves as a private garden and remains largely vacant save for a small support wall, section of boundary walling and narrow staircase leading to the beach (parts of which are older than 60 years). It is mostly overgrown by grass but contains other vegetation, including three prominent Norfolk pines, planted in 1945.

The northern (street) boundary is lined by a stonewall structure older than 60 years, the typology of which occurs elsewhere within the proximity of the site – notably directly across the site as well as directly west along Main Street as illustrated with **Figure 4**. Similar stonewalling – albeit less ornate in design – presently defines the eastern site boundary.

Photographs of the site, together with contextual imagery of its direct environs are attached as part of **Annexure 3** to this report.

## 4. PROPOSED DEVELOPMENT

The proposal, within the statutory context provided for in the NHRA, entails the following three components:

- Part-demolition of a section (±2m length) of historic stone walling along the northern (street) boundary of the Remainder of Erf 141;
- Demolition of historic stone walling along the eastern (side) boundaries of the Remainder of Erf 141 and Erf 390, facing onto Read Street;
- Demolition of remaining section of stonewalling remaining along the southern boundary of Erf 390.

The broader proposal, details of which fall outside the ambit of the NHRA, is essentially for the total demolition of the existing modern dwelling and reconstruction of a new two-storey dwelling, the new building envelope of which would extend across the site. The proposal would require rezoning of Erf 390 from "Open Space Zone II" to "Single Residential" and consolidation of the Remainder of Erf 141 and Erf 390. Said land use planning application, which also triggers a NEMA application, is currently underway and the NHRA application outlined above will therefore inform the land use planning proposal.

Architectural drawings outlining the proposed works, together with a site plan and photographs are attached as **Annexure 4** to this report.

## 5. FOCUSSED HISTORIC BACKGROUND

Historical background research focussed on relevant primary sources obtained in the George Museum Archives, Deeds Office as well as other primary and secondary sources.

### 5.1 Early establishment of Keurboomstrand

The coastal village of Keurboomstrand was developed on the early farm Matjesrivier originally granted in quitrent to Jacobus Christoffel Jerling in 1851[3]. The extent of Matjesrivier is recorded as having been 465 morgen. The quitrent deed describes the land parcel as "A certain piece of Crown Forest Land", implying that the land was covered with a certain amount of indigenous forest at that time. **Figure 5** shows the location of the early farm in relation to the village Formosa (Plettenberg Bay) as transposed onto early (1880-1890) Surveyor General mapping for the area.

**Figure 5:** Early farm Matjesrivier in relation to the village of Formosa, transposed onto early (1880-1890) SG Mapping of the area (NGSI as edited)

[3] Cape Town Deeds Office (CTDO) George Quitrents II folio 82 dated 27th December 1851

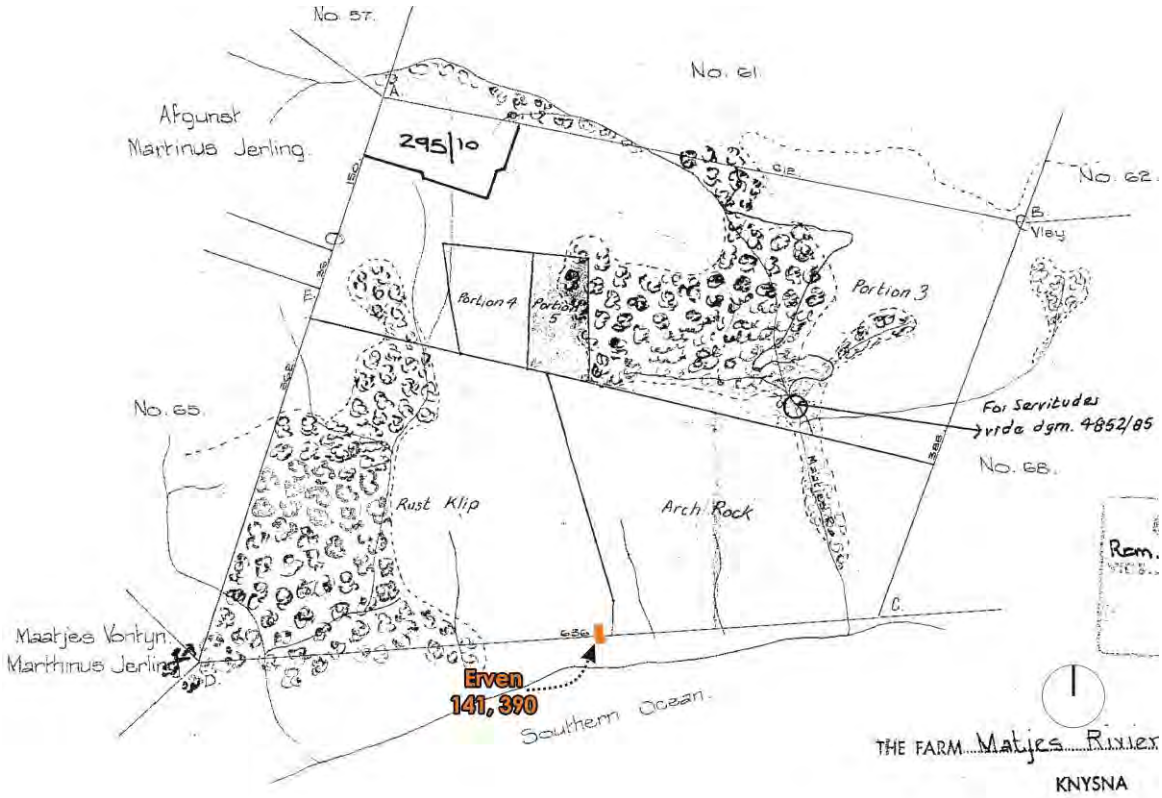


**Figure 6:** Location of the two erven in relation to the early farm Matjesrivier as framed in 1845 (SGO, as edited)

## 5.2 Erven 141 and 390

In 1867 the farm Matjesrivier was transferred jointly to Ignatious William Read and James Petrus Cornelis Read, descendants of whom developed the hamlet named Keurboomstrand when 144 morgen was alienated for the purpose of developing the "township" Keurboomstrand. The entire portion was named "Rust Klip". After the death of both I W and J P C Read, the entire farm Matjes Rivier was subdivided and bequeathed to their various children. The village, initially consisting of 138 lots, was established along the coastline of the farm during 1926. The grid layout provided for two public open spaces (comprising five lots), a school site and 132 residential erven. The two subject properties were created through a consolidation and subdivision of early Lots 44, 45 and138 from the original 1926 layout **(Figure 7)**.

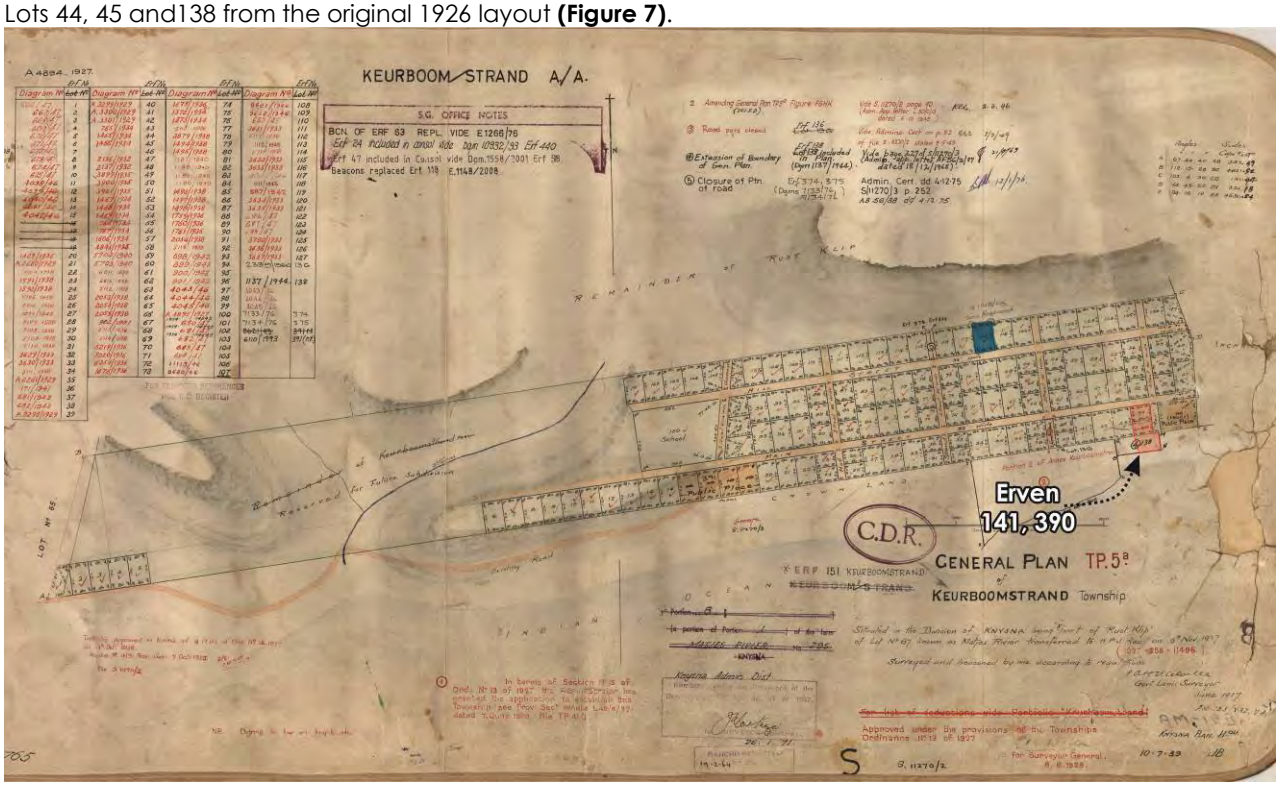


**Figure 7:** Location of the site in relation to the earliest (1926) layout of the "township" of Keurboomstrand (SGO as edited).

No heritage themes of cultural significance pertaining to the subject property that would be an impediment to the proposed works could be established through research undertaken as part of this assessment.

## 6. HERITAGE RESOURCES AND ISSUES

The location and alignment of stonewalling along the northern (street) and eastern (side) cadastral boundaries of the site and its direct environs are illustrated in Figure 4 above. Early SG Diagrams and maps unfortunately do not provide further insight into the alignment of historic stonewalling. Similarly, earliest available aerial imagery (1939 onwards) is not of sufficient legibility to allow detailed analysis. According to oral history sources, stone walling was originally constructed during the early 20th century around the entire proximity of the site, shortly after establishment of Keurboomstrand[4].

**Image 1:** East-facing view along Main Street illustrating aesthetic "gateway" created through historic stonewalling prior to entering public parking to the main beach area.

Presently historic stonewalling of similar design and typology line both sides of the easternmost end of Main Street prior to entering the public parking/ main beach, thus aesthetically functioning as a gateway as illustrated through **Image 1** below. The stonewalling consists of sandstone plinths interspersed by columns spaced at regular intervals. Spaces between the columns are topped by decorative precast balustrades and capped by concrete bars as evident in **Image 2**. During field work the condition of these stonewalls facing onto Main Street were generally found to be good and intact. This structure is therefore considered of local contextual (historic and aesthetical) cultural significance (Grade 3C).

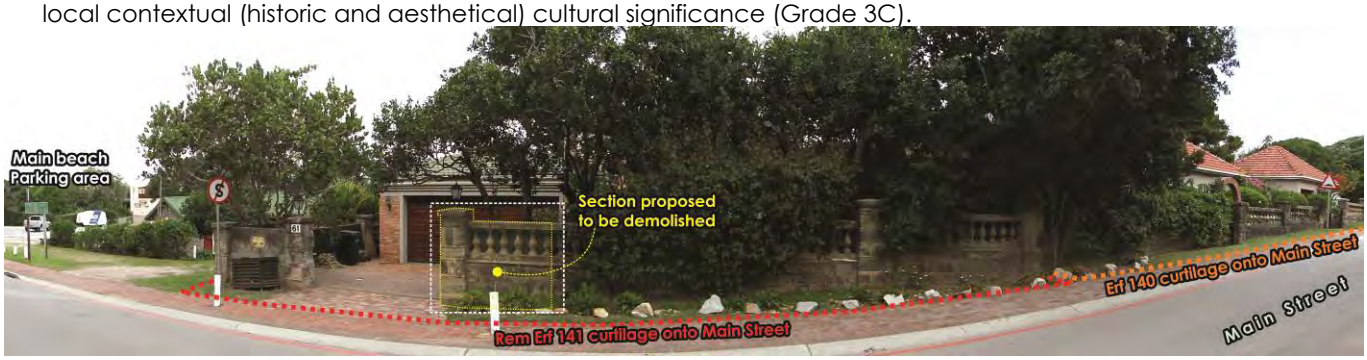


**Image 2:** South-facing view illustrating section of stonewalling proposed to be demolished as viewed within context of site curtilage onto Main Street.

While much of the eastern cadastral boundary to the site is also lined by historic stonewalling of similar construction, it was found that sections of this wall had been damaged structurally by mature trees and shrubs (see photographs, Annexure 3). As a result sections along this stonewall were replaced by timber panels and/or modern brick and concrete to the extent that it is no longer intact or authentic. This structure is considered of no local cultural significance (Grade NCW). A small section of similar stonewalling, set upon a section of retention walling, remain along the southernmost site boundary **(Image 3)**.

**Image 3:** North-facing view from the beach showing historic retention wall and remnant of former stonewalling that once defined southern site boundary (washed away during flood in 1980's). Modern retention wall visible to the right of image.

[4] Pers.comm. Mr. C Carr, 7th July 2021

The proposal, as outlined in Section 4 above, is essentially for part-demolition of a section of the existing stonewall along the northern cadastral boundary onto Main Street as shown in Image 2, as well as total demolition of remaining stonewalling along the eastern boundary. The final component to the proposal is for demolition of a small section of stonewalling, which is remnant of the former stonewall that defined the southern boundary. According to oral history sources, most of this boundary wall was washed away during a storm in the 1980's. The historic retention wall below the aforementioned remnant stonewall would not be demolished.

Following from the above assessment and proposed grading, we have no objection against the proposal as outlined herein.

## 7. PUBLIC PARTICIPATION

The public participation process (PPP) was conducted in accordance with requirements outlined in the HWC Public Consultation Guidelines, June 2019. The study area is situated within the jurisdiction of George Municipality. There are no local conservation body(ies) registered with HWC in terms of Section 25 of the National Heritage Resources Act, 1999 (Act 25 of 1999). The PPP (30 day period) incorporated the following components (proof attached as part of **Annexure 5**) and extended between 9th July 2021 and 9th August 2021:

- Details regarding the proposal were circulated to the local planning authority (George Municipality);
- An A3 laminated public notice was installed on the site for the duration of the PPP.

Contact details of interested and affected party are as follows:

| Organisation / Department | Contact Person | Postal Address | E-mail | Contact No |
|---|---|---|---|---|
| Bitou Municipality (Directorate: Economic Development & Planning) | Mr. Chris Schliemann, Ms. Anje Taljaard | Office No. 50, Second Floor, Melville's Corner, 3 Kloof Street, Plettenberg Bay 6600 | cschliemann@plett.gov.za<br>ataljaard@plett.gov.za | (044) 501 3324 |

No comments were submitted/ received during the course of the above public participation process.

## 8. RECOMMENDATION

Having regard to the above assessment, it is recommended that the application in terms of Section 34 of National Heritage Resources Act, 1999 (Act 25 of 1999), for part-demolition/ demolition of existing structures older than 60 years situated on the Remainder of Erf 141 and Erf 390 (Main Street, Keurboomstrand), Knysna District and Bitou Municipality, as outlined on municipal submission drawings compiled by CLD Architects (Pty) Ltd dated 11th June 2021 (Dwg. No. 2020-CS-12-006), be granted by Heritage Western Cape.

**PERCEPTION Planning**
**10th August 2021**

**STEFAN DE KOCK**
*Hons: TRP(SA) EIA Mgmt(IRL) Pr Pln PHP*