

OVERSTRAND HERITAGE SURVEY

OVERSTRAND HERITAGE LANDSCAPE GROUP JUNE 2009
**NICOLAS BAUMANN, MELANIE ATTWELL, HARRIET CLIFT,
HARRIET DEACON, GRAHAM JACOBS, BERNARD OBERHOLZER, SARAH WINTER**

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PURPOSE OF THE HERITAGE SURVEY

The National Heritage Resources Act (Act no. 25 of 1999) requires local authorities to compile inventories of heritage resources within their area of jurisdiction. The Overstrand Municipality has appointed the Overstrand Heritage Landscape Group to compile such an inventory and to grade heritage resources in terms of the criteria identified in the Act.

Public input is vital to enable and encourage communities to identify and conserve their legacy so that it can be passed on to future generations.

- You are thus asked to comment on the following:
- Have heritage sites been correctly identified? Are there heritage sites which are missing from the draft survey?
- Do you agree with the grading that has been assigned to the different sites? Do you have any recommendations?
- Do you agree with the heritage overlay zones which have been identified? Should some areas be included or excluded?
- The Landscape Character Analysis has identified graded areas of landscape significance and has identified scenic routes? Do you agree with the analysis and grading? Do you have any recommendations?
- Are the preliminary guidelines too general; too specific?

Please note that the identification and grading of heritage sites and the identification of heritage overlay zones does not grant or take away development rights established by the zoning scheme.

Please fax, e-mail or post your comments to the convener of the Overstrand Heritage Landscape Group, Nicolas Baumann by the 7th of August.

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The Overstrand Heritage Landscape Group

Nicolas Baumann (Convener): Rooiels, Pringle Bay, Hangklip, Betty's Bay, Kleinmond, Stanford.

Harriet Clift (Database Management): Gansbaai.

Graham Jacobs and Melanie Attwell: Hermanus CBD, Voelklip, Eastcliff, Northcliff, Zwelihle, Mount Pleasant.

Sarah Winter: Onrust, Vermont, Sandbaai, Fisherhaven, Hawston, Hemel en Aarde Valley.

Harriet Deacon: Baardskeerdersbos, Pearly Beach, Buffelsjag, Wolwegat / Vlijoenshof

Bernard Oberholzer: Landscape Character Assessment

BROAD CATEGORIES OF HERITAGE SIGNIFICANCE

Cultural significance means historical, architectural, aesthetic, environmental, social or technological/scientific value or significance (NHRA 1999).

The following criteria are used to determine broad categories of heritage significance as defined by the NHRA

Historical	Associated with an historic person or group Associated with an historic event, use or activity Illustrates an historical period
Architectural	Significant to architectural or design history Important example of building type, style or period Possesses special features, fine details or workmanship Work of a major architect or builder
Environmental	Contributes to the character of the street or area Part of an important group of buildings, structures or features Landmark quality
Social	Associated with economic, social, religious activity Significant to public memory Associated with living heritage (cultural traditions, public culture, oral history, performance or ritual)
Technical/Scientific	Important to industrial, technological or engineering development New, rare or experimental techniques



CRITERIA USED IN THE NHR ACT

The NHR Act outlines broad criteria for assessing the heritage significance of a place. The heritage significance of a place is based on its:

- Importance in the community or pattern in South Africa's history
- Possession of uncommon, rare or endangered aspects of South Africa's natural or cultural heritage.
- Potential to yield information that will contribute to an understanding of South Africa's natural or cultural heritage.
- Importance in demonstrating the principal characteristics of a particular class of South Africa's natural or cultural places or objects.
- Importance in exhibiting particular aesthetic characteristics valued by a community or cultural group.
- Importance in demonstrating a high degree of creative or technical achievement during a particular period.
- Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.
- Strong or special association with the life or work of a person, group or organisation of importance in the history of South Africa.
- Significance in relating to the history of slavery in South Africa.

OTHER ASSESSMENT CRITERIA

The following assessment criteria were developed by Kerr (2000) and are useful in understanding the nature and degree of cultural significance of a place in terms of its physical evidence, associational links and contextual/experiential qualities.

Intrinsic significance

Ability for physical or material evidence to demonstrate a past design, style, period, technique, philosophy or belief. The degree of heritage significance of physical or material evidence is determined by:

- Age (how early)
- Scarcity value (how rare)
- Intactness (presence of original features, in situ evidence, preservation)
- Representational value (outstanding, important or typical example)
- Evidence for historical layering/archaeological sequence

Associational significance

Associational links with past events, activities, person or social grouping for which there may not be physical evidence: i.e. significance does not reside in the fabric itself but in terms of its associations. The degree of significance of this association is determined by:

- Significance of past events, activities, person or social grouping
- Intimacy of the association
- Duration of the association
- Evocative quality of a place and its setting relative to the period of association

Contextual/experiential significance

Qualities giving a place historical character, a sense of continuity or connectedness with the past, a sense of orientation and structure within the landscape. It encompasses the physical properties (scale, form, edges, texture, focal points, edges, alignments, views, spaces, orientation) of a place and its setting. It also encompasses the non-visual qualities of a place (sounds, smells or any activity affecting the experience of a place). Degree of significance of the experiential qualities of a place is determined by its:

- Level of coherence or unity
- Level of intactness
- Level of interpretative qualities
- Level of continuity or historical layering
- Level of vividness
- Relationship with its setting, which reinforces the qualities of both
- Evocative versus disruptive qualities of contrasting elements

Consideration has been given to significance of physical fabric, uses, associations and relationships. Intrinsic, contextual, comparative and potential values have also been considered.

The assessment criteria outlined below provide fairly detailed categories of significance. In terms of the broad scale of this study area, in most cases only broad categories of heritage significance have been indicated and consideration has been given to potential rather than known significance.

It should be stressed that where heritage significance is not known, this does not imply that there is no significance.

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SYSTEM FOR GRADING SIGNIFICANCE

The NHR Act makes provision for a three-tier system for grading heritage resources, namely:

- Grade I: Heritage resources with qualities so exceptional that they are of special national significance.
- Grade II: Heritage resources with special qualities, making them significant in the context of a province or region.
- Grade III: Heritage resources worthy of conservation or within a local context.

PROPOSED GRADING SYSTEM FOR LOCAL HERITAGE RESOURCES

GRADE 3A

INTRINSIC SIGNIFICANCE

- Historical fabric is mostly intact (past damage is reversible)
- Fabric possesses very strong evidence for historical layering
- Most elements of construction are authentic
- Fabric dates to the early origins of a place
- Rare or excellent example of its type or form
- Fabric clearly illustrates an historical period in the evolution of a place
- Fabric clearly illustrates the key uses and roles of a place over time.

ASSOCIATIONAL SIGNIFICANCE

- Highly significant association with an historic person or social grouping
- Highly significant association with historic events or activities
- Highly significant association with the key uses or roles of a place over time
- Highly valued in terms of its association with public memory and democratic expression
- Highly valued in terms of its association with living heritage

CONTEXTUAL SIGNIFICANCE

- Historical and/or visual-spatial landmark within a place
- Contributes significantly to the environmental quality of a Grade 1 or 2 heritage resource
- Contributes to the understanding of the growth and development of the City

GRADE 3B:

INTRINSIC SIGNIFICANCE

- Historical fabric is partially intact (past damaged is reversible)
- Some evidence for historical layering
- Some elements of construction are authentic
- Fabric dates to an historical period in the evolution of a place
- Typical or good example of a type and form
- Fabric illustrates an historical period in the evolution of a place
- Fabric illustrates the key uses and roles of a place over time

ASSOCIATIONAL SIGNIFICANCE

- Some association with an historic person or social dynamic
- Some association with historic events or activities
- Some association with the uses or roles of a place over time
- Some association with public memory
- Some association with living heritage

CONTEXTUAL SIGNIFICANCE

- Contributes significantly to the historical, visual-spatial character of a place
- Contributes significantly to the quality of setting of a Grade 3A heritage resource.

GRADE 3C:

INTRINSIC SIGNIFICANCE

- Historical fabric is significantly altered (scale and form still intact)
- Limited evidence for historical layering
- Few elements of construction are authentic
- Remaining fabric has historical value (older than 60 years)
- Remaining fabric contributes to understanding of uses and roles of place over time

ASSOCIATIONAL SIGNIFICANCE

- Limited association with historic person/s or social grouping/s
- Limited association with historic events and activities
- Limited association with the uses or roles of a place over time
- Limited value in terms of public memory
- Limited association with living heritage

CONTEXTUAL SIGNIFICANCE

- Contributes to the broader historical, visual-spatial character of a place
- Contributes to the environmental quality of a Grade 3A/B heritage resource]

CONSERVATION MANAGEMENT IMPLICATIONS FOR HERITAGE GRADINGS AND DIFFERENT TYPES OF HERITAGE RESOURCES

LEGEND	SIGNIFICANCE	RESPONSIBLE HERITAGE AUTHORITY	HERITAGE MANAGEMENT IMPLICATIONS
Grade 1 Buildings/ Precincts	Heritage resources with qualities so exceptional that they are of special national significance (NHRA Sec. 7).	SAHRA	<ul style="list-style-type: none"> • Conserve. • Remedial action to enhance significance. • Minimal intervention. • Interpretation.
Grade 2 Buildings/ Precincts	Heritage resources with special qualities, which make them significant within the context of a province or a region (NHRA Sec. 7).	HWC	<ul style="list-style-type: none"> • Conserve. • Remedial action to enhance significance. • Minimal intervention. • Interpretation
Grade 3A Buildings/ Precincts	Heritage resources of outstanding local architectural, aesthetic, social and historical value. Structures and sites of outstanding intrinsic value for social, historical, scenic and/ or aesthetic reasons either individually or as part of a whole.	HWC Overstrand Municipality	<ul style="list-style-type: none"> • Conserve. • Remedial action to enhance significance. • Retain historical fabric (interior and exterior of building). • Minimal intervention • Interpretation
Grade 3B Buildings/ Precincts	Heritage resources of considerable local architectural aesthetic, social and historical value. Structures and sites of considerable intrinsic value for social, historical, scenic and/ or aesthetic reasons either individually or as part of a whole.	HWC Overstrand Municipality	<ul style="list-style-type: none"> • Conserve. • Retain and enhance significance. • Retain historical fabric (predominantly building exterior).
Grade 3C Buildings/ Precincts	Heritage resources of local contextual and some intrinsic value for social historical and/ or aesthetic reasons.	Overstrand Municipality	<ul style="list-style-type: none"> • Conserve wherever possible. • Retain historical fabric where possible (exterior only). • Conserve and enhance contribution to overall character and streetscape (predominantly public/ private interface). • Demolition should only be considered if appropriate adaptive re-uses cannot be established).
Previous National Monuments, now Provincial Heritage Sites	Heritage resources considered as Grade 2 resources in terms of the criteria identified in the NHRA.	HWC	<ul style="list-style-type: none"> • All previous national monuments automatically become Grade 2 resources. Refer Grade 2 above. • Review significance and grading • HWC permit of approval required for any demolition, alteration or change in planning status to a Grade 2 heritage resource or provincial heritage site.
Buildings over 60 years (not conservation worthy)	Buildings which are affected by Sec. 34 NHRA but which are not considered to be significant heritage resources i.t.o. the criteria identified in the Act.	HWC Overstrand Municipality	<ul style="list-style-type: none"> • Demolition could be considered. • HWC permit of approval required for any demolition of a structure older than 60 years.
Heritage Area Overlay Zone/ Special Areas	Areas of special historical, social aesthetic or architectural value.	Overstrand Municipality	<p>Council approval required for:</p> <ul style="list-style-type: none"> • Demolition of a building or structure or part thereof, other than an internal wall or partition. • The erection of, or alteration to, a building or structure other than an internal wall or partition. • The removal of mature trees or hedgerows. • Management regulations to be determined in accordance with nature of heritage significance.



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The historical overview has identified a series of heritage related themes which are evident in the Overstrand and which characterise the heritage significance of the area and which make it distinct from adjacent municipal areas in the Western Cape such as the Cape Town, Winelands and Drakenstein municipalities.

The broad chronology illustrated below provides a useful basis for the identification and assessment of the various roles or themes of the place over time and how these are represented in terms of the remaining material evidence, associational links between places, events and people and the sense of history experienced across the study area.

Period	Predominant themes impacting the landscape	Evidence in the physical fabric of the place
Early History	<ul style="list-style-type: none"> Use of the area by small groups of hunter-gatherers Seasonal use of the landscape 	<ul style="list-style-type: none"> Cave Dwellings Shell middens Fish Traps
Pre-Colonial Landscape	<ul style="list-style-type: none"> Semi-nomadic pastoral existence Development of small village settlements (Matjieshuise) related to water sources Development of trails related to movement of cattle/sheep and people 	<ul style="list-style-type: none"> Present movement routes reflecting early stock trails and VOC trading routes Archaeological evidence of early Cape Herder kraals to be established
Dutch Colonial Period (1652-1806)	<ul style="list-style-type: none"> Early contact between settlers and khoi-khoi; competition for grazing and land Development of early stock farms beyond the recognised boundaries of the Cape Gradual displacement of the Cape Herders and settlement of farmers at a number of "Veeposten" in the study area The use of the area by runaway slaves, strandlopers, deserters and sailors ("Drosters") 	<ul style="list-style-type: none"> Cadastral boundaries reflecting early tenure systems Outspan areas at river crossings (only names remain) Farmsteads dating from the late 18th century. (eg Kleingriviervallei (Stanford)) Little Physical Evidence of "Veeposten" remain Archaeological evidence in caves (Rooi Els Cave)
British Colonial Period	<ul style="list-style-type: none"> Increasing evidence of perpetual quitrent tenure grants Increasing permanence of farming activity Development of other agricultural enterprises eg. Flower farming and apple farming Development of subsistence fishing activity Emergence of small villages Upgrading of transport routes and public works programmes Use of study area for outcasts from Cape Town Society Need for local timber industry related to the discovery of gold and diamonds in the Vaal triangle Planting of exotic trees, mostly non-invasive, to act as windbreaks and to provide shade for homesteads and villages 	<ul style="list-style-type: none"> Reflected in cadastral pattern in the landscape Development of substantial homesteads Continuing evidence of flower farming activity, particularly in Kleinmond vicinity, and apple farming in the Grabouw area Local Fishing communities at Kleinmond, De Kelders, Buffelsjag Continued existence of early fabric in Sandown bay (Kleinmond), Hermanuspietersfontein, Stanford and Baardskeedersbos by 1850; Hawston (1860), Onrust (1903) Extension of the railway line to Caledon in 1902 Hemel and Aarde leper colony to 1847 Commercial timber farms in Grabouw district Late 19th century fish factory remains at Sea farm Characteristic windbreaks and clumps of trees evident in the landscape
Period of Union and the Apartheid Republic Period	<ul style="list-style-type: none"> Displacement of local communities in terms of Group Areas legislation Attitude to what constitutes a heritage resource in the 1960s Strategic location and nature of landform providing opportunities for surveillance and warning Enduring role of the area as a place for social recreation and fishing Formal acknowledgement of areas of high scenic beauty, environmental quality and botanical richness 	<ul style="list-style-type: none"> Character of Jongensklip harbour at Kleinmond and adjacent relocated housing estate Proclamation of Verwoerd's holiday house as a national monument Existence of large number of camping and caravan sites, hotels Remaining fabric of fishing industry at Stony Point Declaration of UNESCO Kogelberg Biosphere and large number of declared nature areas

The various roles and themes represented in the Overstrand over time include the following:

- Pre-colonial occupations**
 The evidence of the seasonal use of the landscape by small groups of hunter-gatherers, evidenced by the use of cave dwellings, shell-middens and fish traps.
- Surveillance**
 The extensive use of radar stations, particularly evident in the Hangklip and Betty's Bay area.
- Fishing**
 The enduring role of fishing harbours at Hermanus, Kleinmond and Hawston and the subsistence role of fishing for local communities.
- Recreation**
 The enduring role of the coastal strip for a range of recreational activities, particularly the early role of the place as a coastal resort for inland farmers and the nature of the modest coastal architecture that evolved and the later role, particularly related to Hermanus, as a coastal holiday home location for national and international visitors.
- Slavery**
 The role of slaves on the early stock farms and the use of the area, particularly around Hangklip by runaway slaves.
- Religion and traditional practices**
 The extensive evidence of religious activities across the study area and the role of specific areas, such as the Milkwood forests at Zwelihle for initiation practices.
- Displacement**
 The impact of the Group Areas legislation across the area.
- Refuge**
 The use of the area by runaway slaves, strandlopers deserters and sailors ("Drosters").
- Scenic beauty**
 The high scenic beauty of the place, containing mountainous areas, a flat coastal plain bisected by a number of estuaries, and a combination of rocky coastline with long sand beaches.
- Leper-colony**
 The leper-colony situated at Hemel-en-Aarde during the nineteenth century.
- Cultivation and production**
 The role of the area as a place of cultivation and expansion and the nature of shifting patterns in cultivation, from flower farming in the Kleinmond area from the early twentieth century to the extensive vineyard cultivation in the early twenty-first century.
- Expansion**
 The traditional role of coastal villages and their separate identities are threatened by expansion pressures, mostly in the form of suburban development.
- Natural amenity**
 The overwhelming character of the Overstrand as an area of high natural amenity comprising sandstone mountains, granite and shale foothills and coastal plain with a wide variety of rocky coves and sandy beaches.



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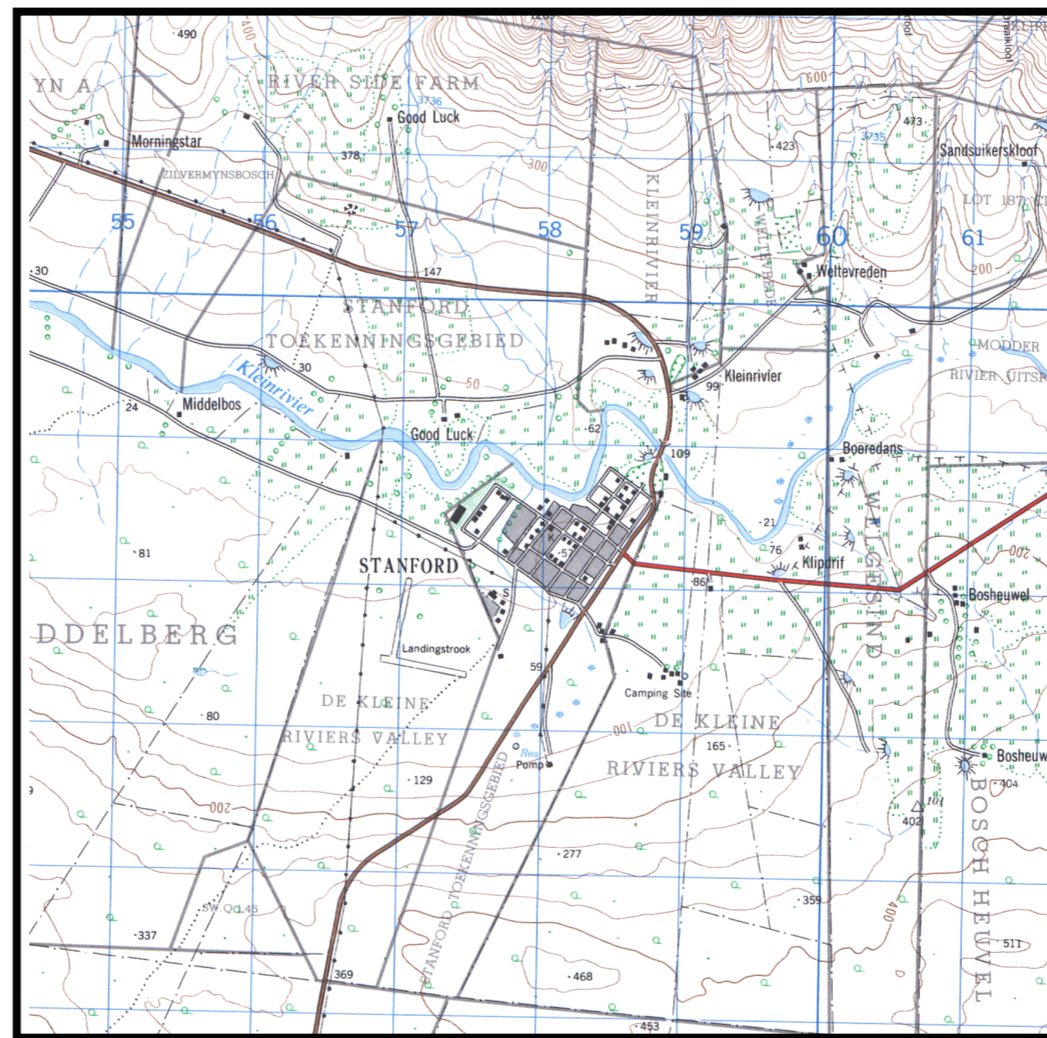
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OVERSTRAND HERITAGE SURVEY

STANFORD: EVOLUTION OF PLACE



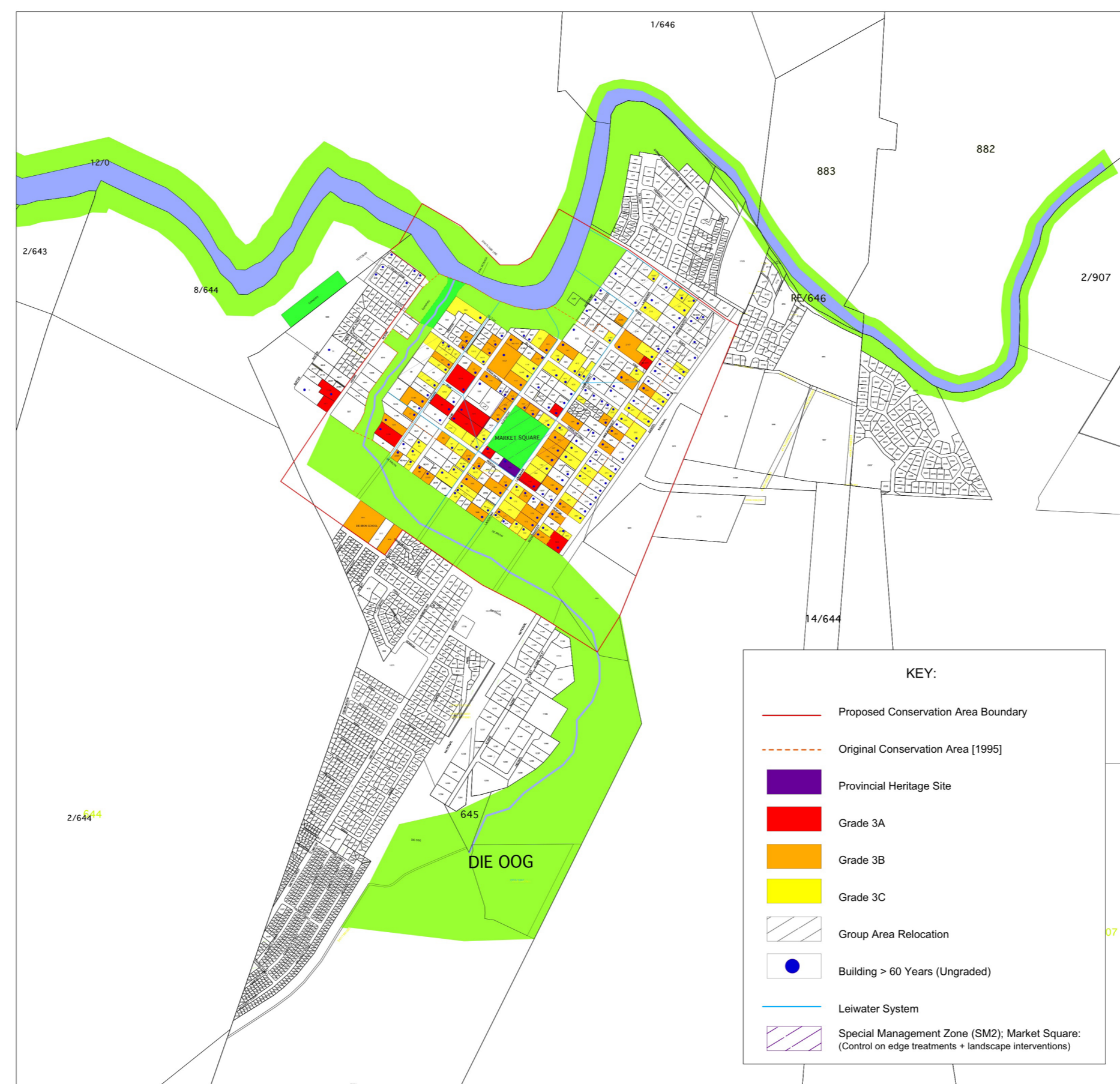
1930s



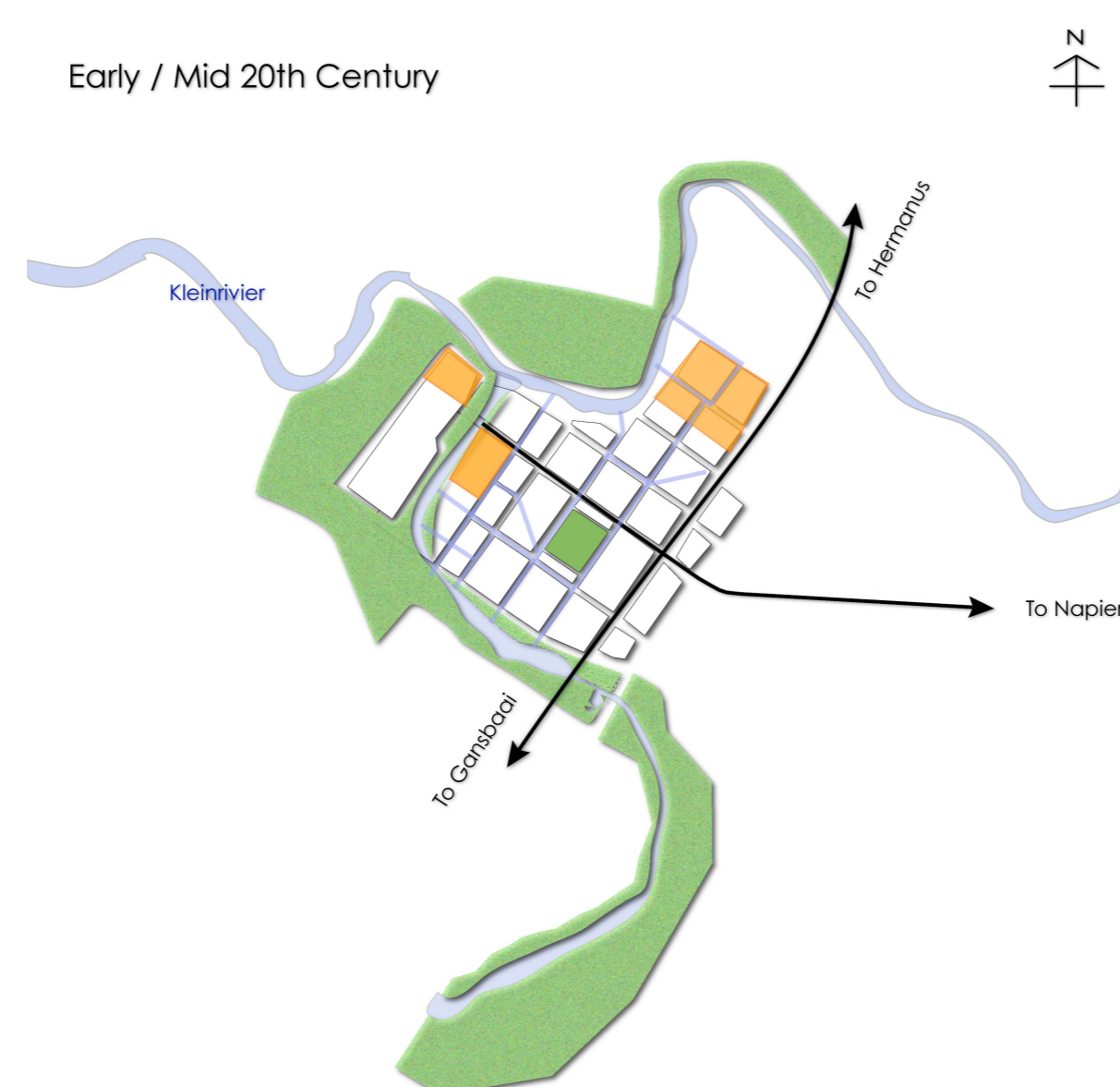
1940s



2005



- The main structuring elements are established; the grid iron pattern of streets in relation to the river and the location of the Market Square functions as the major public space in the village.
- The leiwat system, fed by "Die Oog" to the south, reinforces the grid pattern and the interrelationships between the village and its context.



- The through route from Hermanus to Gansbaai is relocated through Bezuidenhout Street
- The integrated nature of the village is disrupted by the application of the Group Areas Act and the relocation of families from areas such as Adderley, Caledon, Longmarket, Shortmarket and De Bruyn streets to "Die Skema" to the South
- Small scale farming activities within the village are displaced by a gradual process of densification and infill



- The main route between Hermanus and Gansbaai by-passes the town. A growing influx of newcomers is influential in declaring the core area of the village a conservation area.
- Restoration processes add to the attraction of the village and development pressures on the character and form of the place.
- The dislocation between 'Die Skema' and the historical core of the town remains.

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ROOEILS TO KLEINMOND: EVOLUTION OF PLACE

DESCRIPTION

The coastal plateau stretching from Rooi Els to Kleinmond comprises a series of discrete settlements with their own distinct characters based primarily on their specific topographical settings and to a lesser extent on their historical origins. The sub-region is characterised by a dramatic and dynamic landscape, comprising of a high mountain backdrop, a relatively steep sweep down to a narrow coastal plain marked by seasonal wetlands and a rocky shoreline, interspersed with sandy beaches. The flora is of an extremely high quality. The area has a high conservation value and has been declared a UNESCO biosphere region. Settlements occur as nodes set into this dramatic natural landscape that, with the mountain sweep from crest to rocky coastline, establishes the predominant character of the landscape.

A sense of balance is evident between the natural landscape and the settlement pattern; of villages set in nature. The diversity of the landscape has also resulted in villages of differing character.

STATEMENT OF HERITAGE SIGNIFICANCE

Cultural significance is defined as "aesthetic, architectural, historical, scientific, social, spiritual, linguistic, technological value or significance". (NHR Act).

Architectural significance

There are a few isolated examples of conservation worthy structures. Significance of the built environment relates primarily to representivity; as typical examples of their period rather than due to any architectural excellence. There are a small number of buildings in Betty's Bay that are good examples of the modern period and associated with prominent architects such as Gawie Fagan and Pius Pahl which are considered worthy of being included in the heritage register.

Aesthetic significance

Aesthetic significance resides primarily in the dramatic visual and environmental setting of the different settlements and the sense of balance between natural landscape and settlement. Mountains, inland lakes, river mouths and a combination of a rocky and sandy shoreline, and the extensive coastal fynbos all contribute to the considerable aesthetic scenic significance of the area. The natural and scenic setting is thus predominant over the architectural fabric.

Social and historical

Social significance relates primarily to the extensive use of the area for recreational purposes, from the tradition of farmers from the Caledon area coming down to the coastline during the holiday season to the more permanent occupation of the area for second holiday homes during the latter half of the twentieth century. The role of the area for commonage is thus a distinctive feature. Social significance also relates to the continuous and enduring use of the coastline for fishing purposes by local communities. This sense of balance between marine resources and the role such resources played in local community subsistence has lately been disrupted by the over-exploitation of marine resources, particularly the harvesting of perlemoen for the overseas market.

Social historical significance relates to the role of the area as a place of refuge for deserters and runaway slaves from the early colonial period. Early permanent settlement can be traced back to the fisherman's cottages at the present Kleinmond harbour from circa 1850, later known as Jongensklip. The dislocation of this community to the location known as Proteadorp in terms of Group Area legislation and the extent to which racial segregation is expressed in the structure and form of Kleinmond village and the broader region, particularly in terms of access to the coastline and sea has social and historical significance. The social history of racial segregation in the area is contained in the appendix.

Scientific significance

Scientific significance relates primarily to the rich bio-diversity of the region and the extensive archaeological remains.

Technological significance

Technological significance relates to the role of radar stations at Hangklip and Stony Point in Betty's Bay during the Second World War and the variety of fishing enterprises, including the whaling station at Stony Point at the beginning of the twentieth century.

Spiritual Significance

Spiritual significance relates primarily to the role of the natural environment in providing a place of refuge and reflection and the role of the natural environment in the everyday lives of local communities.

Vulnerabilities

The heritage of the area can be considered to be under threat due to inappropriate developments that do not take sensitive ecological resources and processes into consideration and which impact on scenic value due to inappropriate massing, form, scale, height, materials and architectural character.

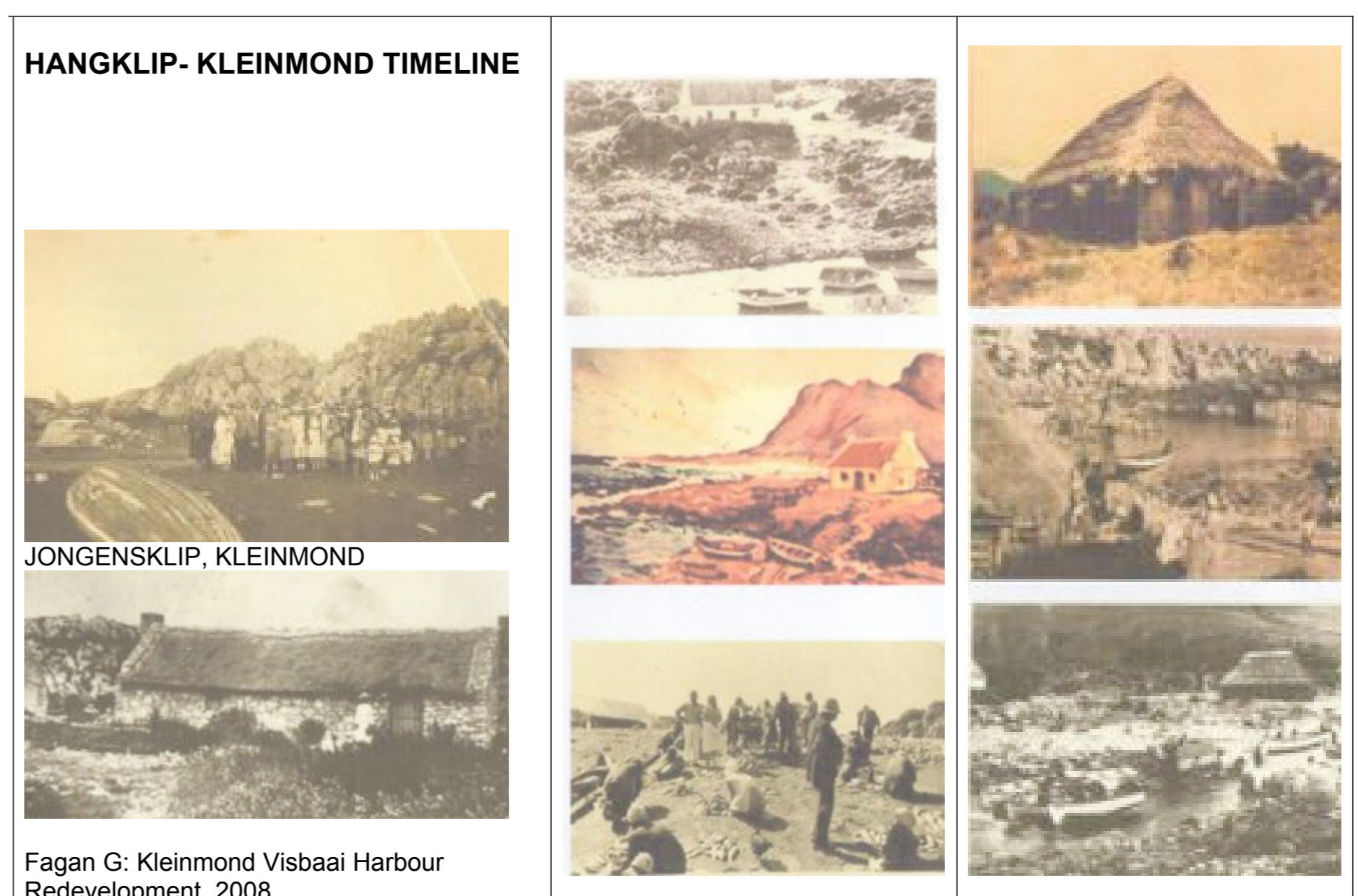
More specifically, threats to heritage value include:

- The exploitation of height regulations to create inappropriate building forms, particularly on steep slopes.
- Overscaled developments on the coastline which disrupts the visual flow from mountain to coastline.
- Inappropriate boundary treatments which distract the balance between settlement and natural landscape and which contribute to a suburban character.
- Overscaled developments which impact negatively on the fine-grained nature of the area.
- The cacophony of architectural styles which creates a sense of visual dissonance and which detracts from the natural scenic quality of the context.
- The enduring nature of racial spatial segregation and the inability to adequately address the historical injustices of the past.
- The frequent lack of recognition of the scenic values evident in the area, particularly in terms of views from scenic drives and the need to preserve visual links between the mountain and the sea.
- The inappropriate nature of development, particularly in terms of massing, scale, height and boundary treatments along visually sensitive edges adjacent to the mountain and the sea.
- The lack of design and heritage guidelines for sensitive areas.

Heritage Management Recommendations

A number of special overlay zones have been identified (refer attached map) which require specific controls to protect their heritage and natural environmental value. They include:

- Rooi Els. The first row of erven facing onto the river mouth and shoreline and which are visually exposed to Clarence Drive, a scenic route of considerable scenic significance. The proposed overlay zone includes the mountain slopes above Clarence Drive.
- Betty's Bay. The area surrounding the linear system of inland lakes which includes the green link between the Harold Porter Nature Reserve and Dawid's Kraal.
- Kleinmond. The coastal strip linking the commonage area at the river mouth to the harbour at Jongensklip. The proposed special area includes the first row of erven facing onto the coastal walkway.



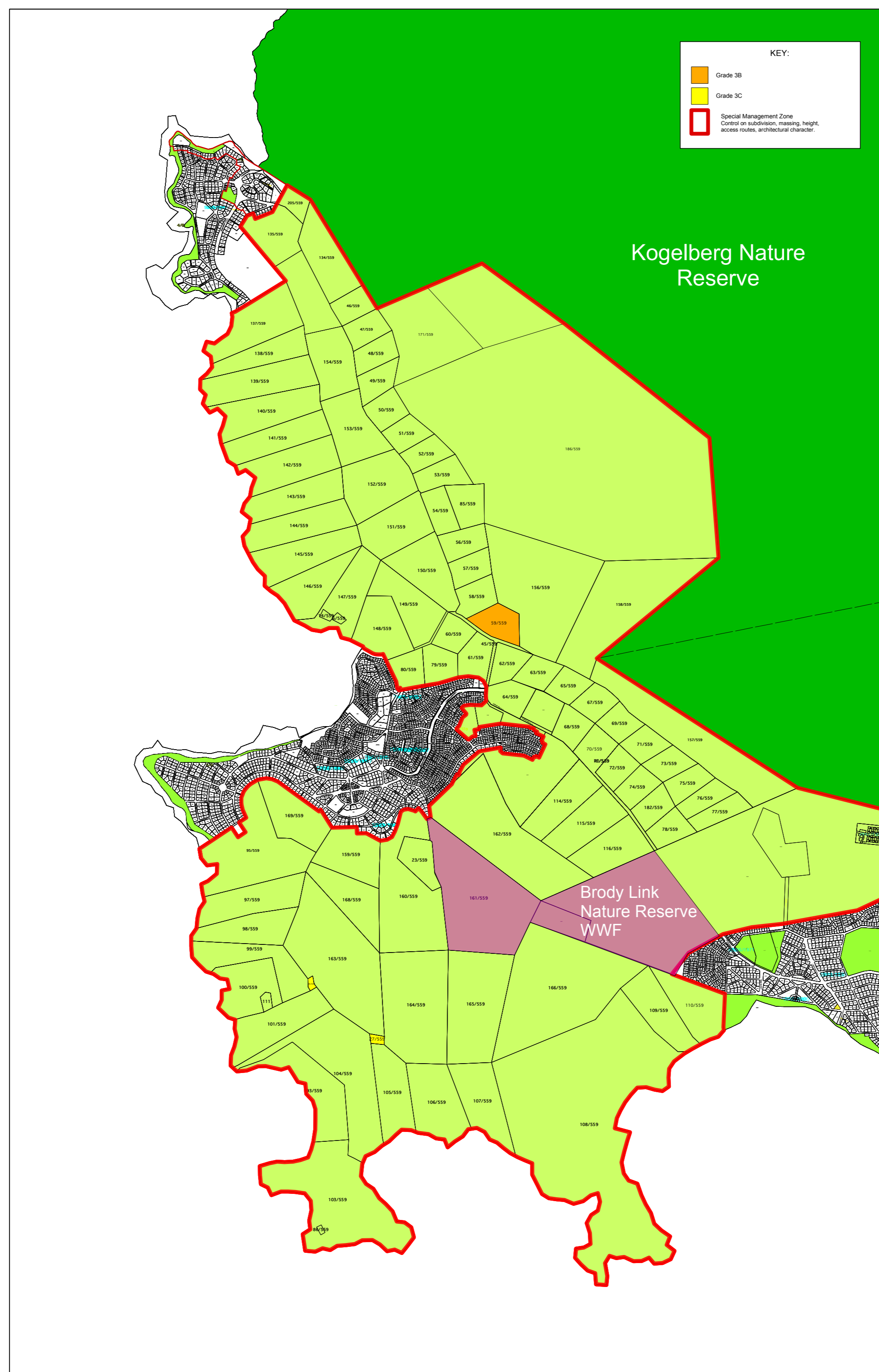
DATE	EVENT	REFERENCE
100 000 yrs BP	Numerous archaeological sites at Rooi Els, Masbaai, Cape Hangklip, Rooisand and De Kelder – provide evidence of early San and Khoekhoe presence in the region.	Cliff H: Historical overview for Overstrand SDF 2004, pp. 214, 236 Du Toit, S.J.: The Overberg, historical anecdotes, pp. 16, 17, 75
1652	VOC were stationed at the Cape and barter cattle & sheep with the Chainouka in the region. Dutch ships De Grendel and Ternate were wrecked off Cape Hangklip in 1673 and 1680. Bot Rivier was first mentioned in Dutch records in 1672.	Elphick & Giliomee: The shaping of South African society 1652-1840, 1990, Clift, 2004: pp. 214, 237
1739	Grazing rights were granted to Andreas Grove at "Walgemoet" in the Pringle Bay area and to Nicolas Mulder at "Waaigat", near Rooi Els. Prior to this VOC cattle posts had been established at "Aan de draai van en san de Mond van de Botrivier" (Kleinmond) and at "Het Waagat".	Du Toit: p.22 Clift, 2004: pp.215, 216, 230
1777	Col Robert Gordon and William Paterson visit the area and name Patterson's Bay (Rooi Els) and Gordon's Bay (renamed Pringle Bay in 1786 after Rear Adm. Thomas Pringle RN). By this time the grazing rights to "Walgemoet" and "Waaigat" had been obtained by Jacobus Louw.	Clift, 2004: p.213
1832	In 1832 the farm "Kleinmond" was granted in perpetual quitrent to Christoffel Lodewyk Wykerd. It was part of "Lamloch" one of the first subdivisions of the cattle post "De Dray van de Botrivier" made in the 1820's.	Thomson, K: Social history for Overstrand SDF 2008 Clift, 2004: p.233 Du Toit: p. 74
1838	Slavery finally came to an end at the Cape. Since the 18 th century a notorious community of runaway slaves had existed near Cape Hangklip at remote sites like Drostersgat. They continued to be hunted down into the 1880's.	R C H Shell: Children of Bondage, 1997 Clift, 2004: p. 216
1850's	A fishing community emerged at Kleinmond – later known as Jongensklip. They constructed cottages from local rock and thatch on the slopes of the little harbour and held services in the Kerkgat.	Fagan G: Kleinmond Visbaai Harbour redevelopment, 2008 Clift, 2004: p. 216 Thomson
1861	With two outspans at the river mouth, Kleinmond became popular amongst farmers for camping holidays. In 1861 the Albertyn's built the first holiday home, the "Homestead", in 1866 JG van Helderdingen bought the farm "Kleinmond" and built a beach house at the mouth of Bot Rivier – thus forming the nucleus of the settlement at Sandown Bay.	Du Toit: p. 42-44 Thomson Clift, 2004: p. 218
1885	The Walsh Bros started Sea Farm Fisheries at Holbaai, near Betty's Bay, where packing sheds and houses were built and Filipino and Malaysian fishermen were employed. Malay graves in the area possibly date from this period. The Walsh Bros came to own most of the land from Rooi Els to Palmiet River.	Du Toit: p. 17, Clift, 2004: p.237
1908	Willem Klein, owner of the farm "Kleinmond" since 1877, started selling off plots for a village. Christmas services were held at the Preeksboom from 1902 onwards.	Du Toit: p. 43, Thomson
1912	The Walsh Bros leased land to Frank Cole in 1912 for the "Southern Cross Whaling Co" at Stony Point which was taken over by Irvin and Johnson from 1917-1930. Meanwhile a fishery was established at Jongensklip, Kleinmond, by Charles Breda circa 1915.	Du Toit: p. 22 Clift, 2004: p.237 Fagan Thomson
1917	The Kleinmond Syndicate of Kaplan Bros and others from Bot Rivier take over the development of Kleinmond in 1917. A suspension bridge was built over the Palmiet River in 1914.	Du Toit: p. 43, Thomson
1929	The village of "Kleinmondstrand" was officially laid out in 1929. A church hall was built in 1931 and Sandown Hotel built by John Pitt in 1939.	Clift, 2004: p. 218 Du Toit: pp. 22, 44, Thomson
1930's	After the death of John Walsh, Arthur Youdon, Harold Porter & Jack Clarence purchase the lands and form Hangklip Beach Estates, obtaining permission to lay out the townships of Rooi Els, Pringle Bay & Betty's Bay. A vegetable & dairy farm "Oudebosch" was acquired to supply residents with fresh produce. Work started on the coastal road, renamed Clarence Drive in 1950.	Du Toit: p. 22 Clift, 2004: p.234
1939-1945	During World War II the area between the Palmiet and Steenbras Rivers was a restricted military zone with secret radar stations at Cape Hangklip and barracks at Stony Point. There was extensive U boat activity and allied ships were sunk along the coastline. Italian POW's, stationed at Buffels River, were used to extend the coastal road. At Bot Rivier Lagoon was a Catalina flying boat jetty.	Du Toit: p. 16, Clift, 2004: pp.218, 237, 238
1947	Ruth Middleman started proteas and indigenous plant nursery at "Honingklip", Kleinmond. Commercial exploitation of fynbos had also taken place at "Blomhuys" farm, Dienaarsbaai in the 1930's.	Du Toit: p. 83 Clift 2004: pp. 217, 218, 229, 234
1948	Rooi Els was proclaimed a municipality. The erven had been laid out in 1942 but development was slow and only 23 of 323 erven were taken by 1968. The Steenbras Dam, which had been built in 1921 was enlarged in 1954.	Clift, Historical overview for Overstrand SDF 2008, p.4-5
1948	Kleinmond Village Management Board was formed in 1948. Kleinmond became a municipality in 1951 and officially reverted to its shortened name. Kleinmond harbour area (Jongensklip) was declared an industrial area in 1954.	Du Toit: p. 43 Clift 2004: p.218 Thomson
1953	Further development along the coast took place after the new Palmiet Bridge was built and the main road tarred. In 1958 Harold Porter bequeathed his estate "Shangri-la" at Betty's Bay to the National Botanical Gardens of South Africa.	Du Toit: pp. 22, 23, Clift 2004: p.218
1959	An automated lighthouse was built at Cape Hangklip. Over the past century numerous ships were wrecked on this stretch of coast. Colesbrook in 1778, Louis Scheller in 1882, Gustav Adolf in 1902, Merdan in 1929.	Du Toit: p. 16 Clift, 2004: p. 237
1960	As a result of the Group Areas Act, coloured people in Kleinmond were moved from Jongensklip to Proteadorp. Schooling was provided at St Nicholas Church until a government school was established in 1983. The historic fishermen's village at Jongensklip was destroyed during forced removals. The fisheries were closed in 1975.	Du Toit: 52-53, Clift, 2004: p. 219 Thomson
1964	Kleinmond was officially designated a white area in 1964. Most of the beaches from Kleinmond to Rooi Els were designated white in 1966.	Thomson
1973	The Betty's Bay holiday home of Hendrik Verwoerd, who was assassinated in 1966, was declared a national monument. The old army barracks at Betty's Bay were sold to the DRC and named Mooilwaters. During the 1970's a coloured township, Mooiuitig, was established at Betty's Bay.	Du Toit: p. 23
1970's	Incorporation of Glen Anli into Pringle Bay led to the redevelopment of the town. Armscor's rocket testing sites at Buffels River north of Rooi Els caused a public outcry 1979-1998.	Clift 2004: p. 219
1979	The old Outspan was transferred to the Kleinmond municipality and becomes the Kleinmond Nature Reserve. The Kleinmond Conservation Society was started.	Du Toit: p. 44 Clift 2004 p. 219
1987	Stony Point Penguin Reserve was established at Betty's Bay	Clift, 2008: p.6
1992	Proteadorp, which together with Kleinmond had been extended 10 years earlier, now had a new extension called "Beverly Hills" built in 1992. With the relaxation of influx control, a black township Over the Hills, was also established at Kleinmond.	Thomson Clift, 2008: p.6
1993	The villages of Rooi Els, Pringle Bay and Betty's Bay were electrified in 1993 and Proteadorp in 1995. The coastal road, Clarence Drive was upgraded 1992-98.	Du Toit: p. 43
1995	The villages from Rooi Els to Kleinmond amalgamated to form the Municipality of Hangklip- Kleinmond.	Clift, 2008: p.6
1998	Kogelberg Biosphere – the first in southern Africa – was established.	Du Toit: p. 44

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OVERSTRAND HERITAGE SURVEY

ROOIELS: EVOLUTION OF PLACE

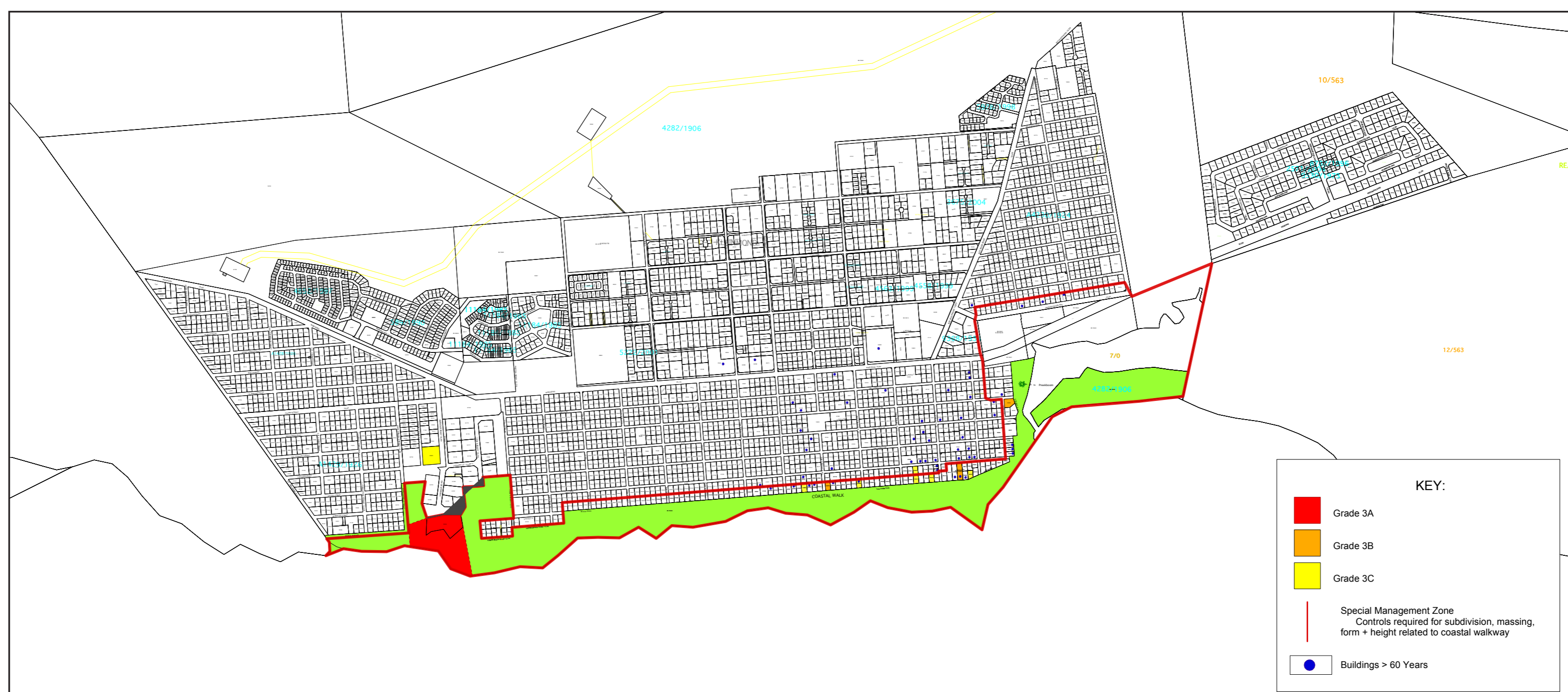
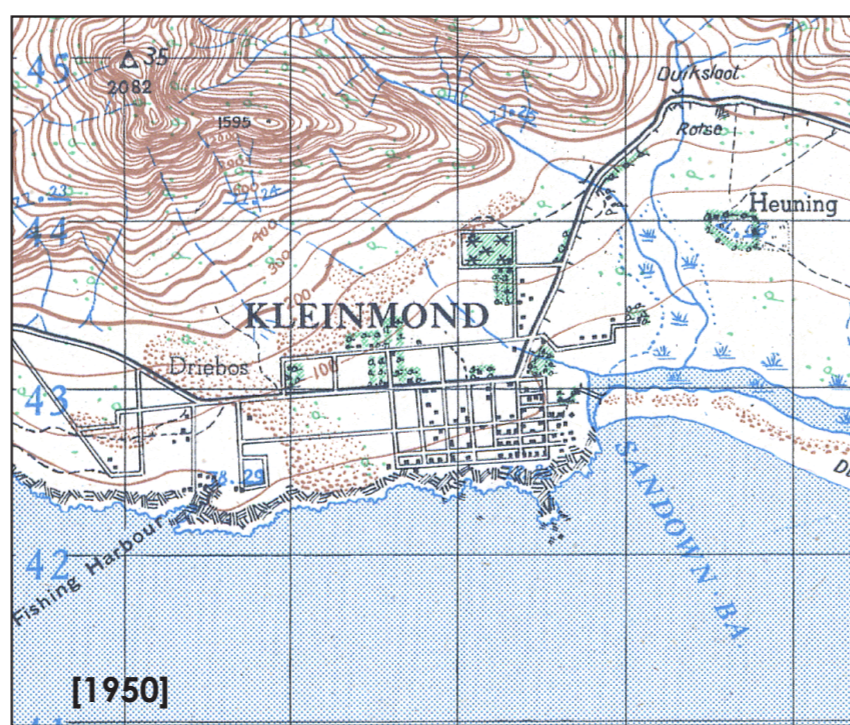
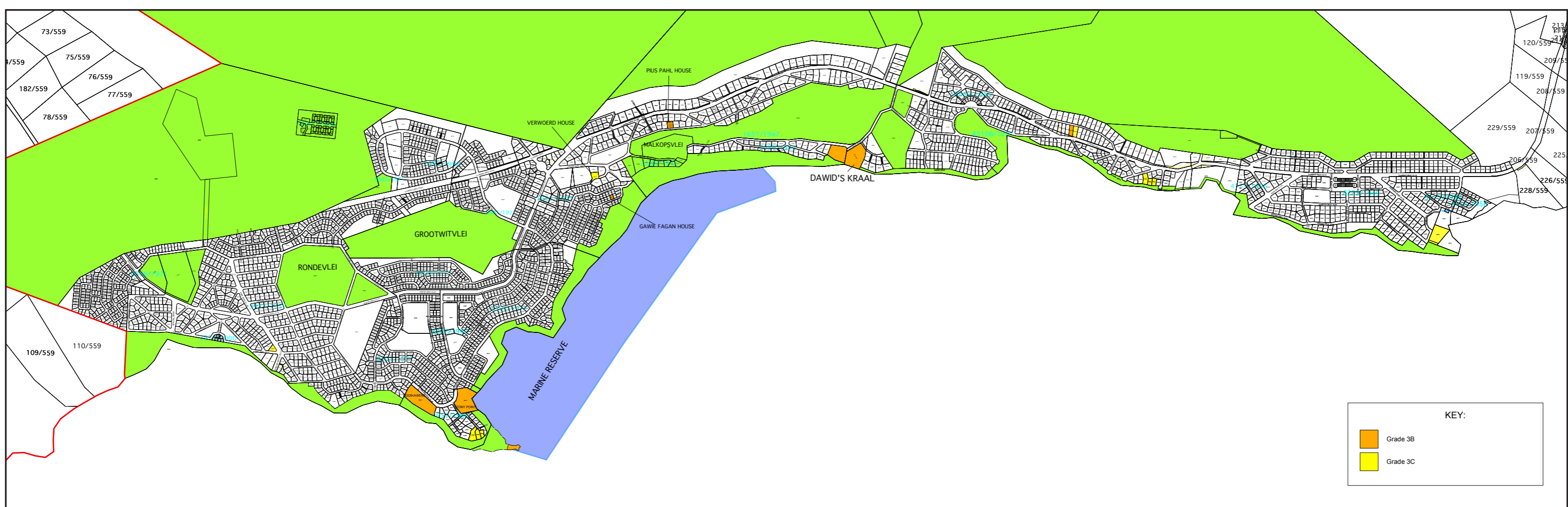
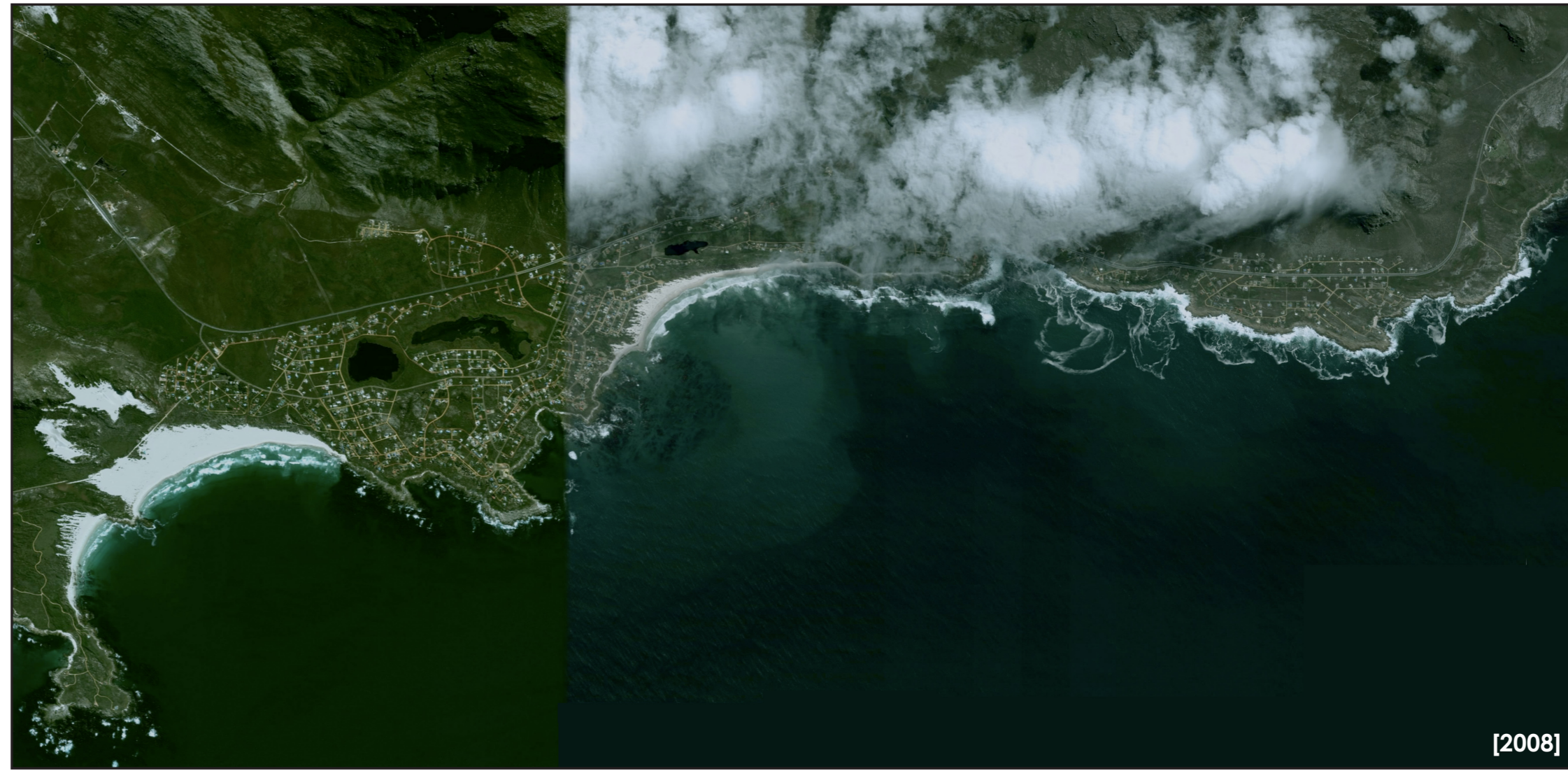
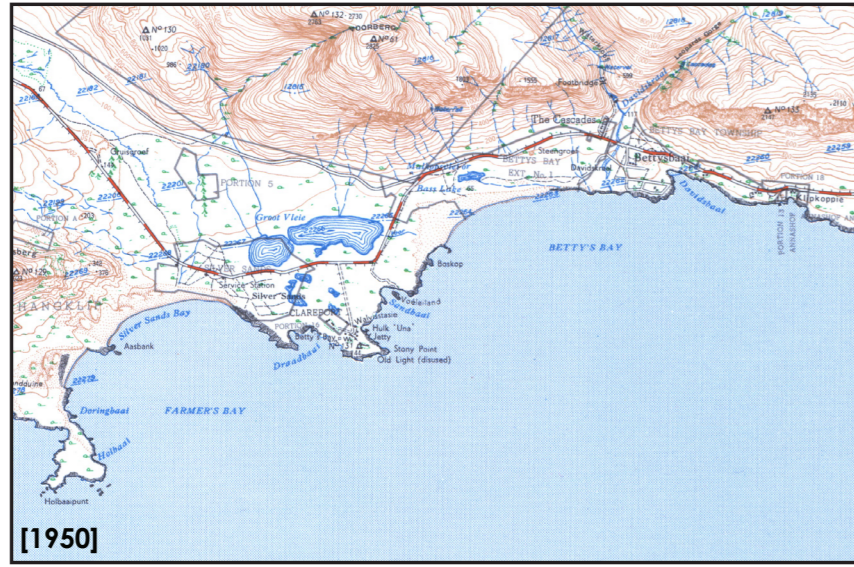
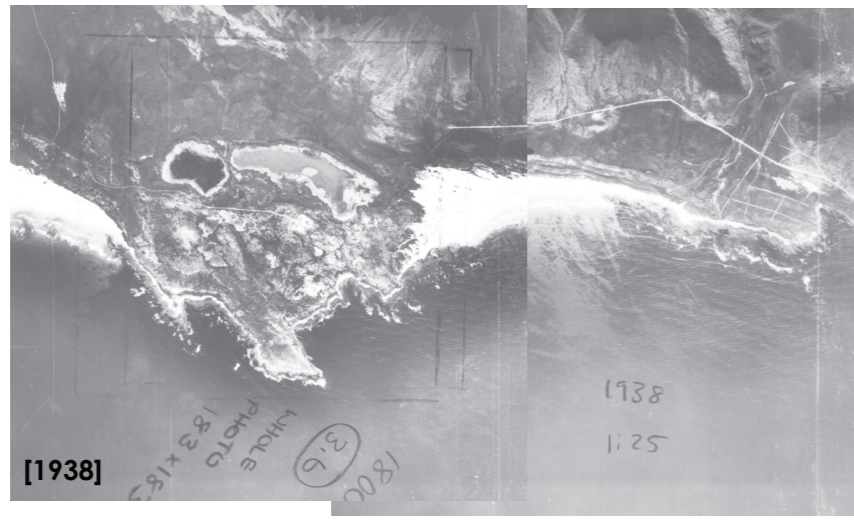


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BETTY'S BAY, KLEINMOND: EVOLUTION OF PLACE



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STANFORD: EVOLUTION OF PLACE

DESCRIPTION

Stanford is located halfway between Hermanus and Gansbaai adjacent to the Klein Rivier and displays many of the characteristics and qualities of small Western Cape towns in terms of its structure and form, house street relationships and the relationship with its natural context.

The town originates from an original grant of the town Klein Riviers Valey to Christoffel Brand by the British Government in 1801. Brand built the original farmhouse situated at 14 Church Street. Later changes in ownership included Major Samuel Parby who built a small water mill for grinding wheat along a stream feeding the Klein Rivier from a spring on the farm. In 1838 the farm was sold to Robert Stanford who built a larger mill on the site. The first plots of the new village were auctioned in 1856 and incorporated the farmhouse and mill.

The original village comprised 165 large erven of which 97 obtained the rights to use the water from the leiwater channels to grow vegetables, fruit and flowers. The water for the leiwater channels emanate from the overflow of a spring "die Oog", to the southeast.

In terms of the evolution of the structure and form of the village, at its inception in the middle of the nineteenth century, the gridiron pattern of the streets in relation to the river and the location of the Market Square as the major public space in the village formed the main structuring elements. The lei water system fed by "die Oog" reinforced the grid pattern and the interrelationship between the village and its natural context.

During the early part of the twentieth century the through route from Hermanus to Gansbaai was relocated from Church Street to Bezuidenhout Street. The socially integrated nature of the village up to that time was disrupted by the application of the Group Areas Act and the relocation of families from areas such as Adderley, Caledon, Longmarket, Shortmarket and De Bruyn streets to "Die Skema" in the south.

Although a "coloured area" had been set aside in the village in 1954 by the Advisory Board for Land Ownership, and a sub-economic housing scheme initiated, (40 houses, a school and a church) Stanford was only officially designated into a coloured and a white residential area in 1968.

Due to increased pressure for development, small scale farming activities within the village became displaced by a gradual process of densification and infill.

During the latter half of the twentieth century the main route between Hermanus and Gansbaai bypassed the town. A growing influx of newcomers into the village became influential, establishing the Stanford Conservation Trust, and in declaring the core area of the village a Conservation Area in 1996, under the then National Monuments Act. Restoration processes added to the attraction of the village and increased pressure on the character and form of the place.

In terms of architectural character it is evident that a range of typologies are located in the village reflecting a variety of architectural styles with most dwellings revealing considerable change and adaptation over time. Very few structures remain in their original condition. The emphasis and value lies in the collection of relatively modest cottages rather than the grand isolated Victorian villas associated with places such as Hermanus.

Adaptations to early barn houses include the addition and enclosure of stoeps, new doors and windows and roof materials, (corrugated iron replacing thatch after 1870) and the addition of outbuildings which often change the character of the house. Later adaptations to original barn houses included central and asymmetrical gables, often referred to as the Cape Revival style.

During the latter half of the nineteenth and early twentieth century the Victorian villas began to appear, single storied structures with predominantly asymmetrical forms and mass produced wood and ironwork, plaster surrounds to openings and quoin detailing on the corners. The style lasted into the 1930s and developed various eclectic forms such as the curvilinear gables referred to above and the replacement of wrought ironcolumns and balustrades with masonry.

STATEMENT OF HERITAGE SIGNIFICANCE

Cultural significance is defined as "aesthetic, architectural, historical, scientific, social, spiritual, linguistic, technological value or significance". (NHR Act).

Architectural significance

There are a high number of conservation worthy structures in Stanford. They relate to the rich layering evident from the mid nineteenth century, and while many have been extensively restored and renovated, many retain their authenticity, particularly with regard to massing, form and house street relationships. Particularly noteworthy and worthy of heritage status are a number of streetscapes, where the continuity of urban form and the consistency of house street relationships contribute substantially to the character of the town, and Market Square which sets up the structure and form of the town and which is its social focus. Significance relates primarily to representivity; as typical examples of their period and Overstrand architectural typologies rather than to intrinsic architectural excellence.

Architectural significance also relates to the diversity of architectural styles, from Victorian villas to the more modest cottages, often adapted barns, and their integrated nature which contribute to the village character.

Aesthetic significance

Aesthetic significance relates primarily to the natural setting of the village, and the way in which the street grid is located in the bend of the Klein Rivier. A series of points of public access to this riverine corridor are located to the north in the form of a riverine walk and to the south in the form of the Kraal recreation area. The water from the spring to the south, die Oog, which feeds into the lei water system contributes strongly to the sense of place and of a village set in a natural green matrix.

This sense of green is reinforced by the way in which buildings have been located close to street boundaries, contributing to place-making qualities along the street while leaving the rear portion of the erven open for the planting of fruit and vegetables. This pattern is evident in a wide number of Western Cape villages and is under threat due to inappropriate densification and infill.

A sense of balance is thus evident in terms of the scale of the village, and its relationship to the riverine context. Heritage management actions thus need to ensure the visual spatial interrelationship between settlement and nature and appropriate public orientated activities along the river bank.

Social and historical

Social significance relates primarily to issues of public access to the river for recreational purposes, to the continuing and enduring use of the Market Square for commonage from the earliest period of settlement in the mid-nineteenth century, to the displacement of the local coloured community from the village to "die Skema" as a result of Group Areas legislation. As with other towns in the Overstrand the spatial expression of racial segregation is clearly expressed in the structure and form of the village.

Scientific significance

Scientific significance relates primarily to riverine ecology due to the location of the village on the bend of the river, the role of spring water in the overall infrastructure of the town and the extensive natural vegetation in the immediate vicinity, in particular the groves of milkwoods.

Technological significance

Technological significance relates primarily to the infrastructure related to water, initially the water mill from the earliest days of the settlement, to the provision of lei-water and the role this played in the growth and development of the town. The management of the lei water system also has a social significance dimension.

Vulnerabilities

While the proclamation of the Stanford Conservation Area has contributed to a large extent to the conservation heritage significance, a number of issues can be identified which could be regarded as threats to this significance. They include:

- Inconsistency in the application of the guidelines.
- Lack of clarity between guidelines and regulations.
- Lack of specificity in the guidelines with regard to particular development issues, particularly those related to height.
- Pressures for infill and densification.
- Inappropriate landscaping treatments of the Market Square which could impact on its heritage significance.
- The too literal interpretation of the guidelines often resulting in pastiche architecture and the inability to distinguish between old and new.
- Inappropriate development at the entrance to the town which could impact negatively on its rural setting.
- The enduring nature of racial spatial segregation and the inability to adequately address the historical injustices of the past. The opportunities offered by the watercourse and its recreational potential at the interface between the village and "die Skema" offer opportunities in this regard. Similarly some form of memorialisation to commemorate the displacement of the local coloured community, such as an interpretation panel at the site of the Mathilda May cottage, should be considered.

Heritage Management recommendations

It is recommended that the existing conservation areas demarcated for Stanford, namely areas A and B, be consolidated and extended to include the river courses to the north and south, the area immediately to the east of the main route between Hermanus and Gansbaai to preserve the scenic qualities of this work, and Die Bron school and church area, and "die Kraal" area to the south.

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STANFORD: EVOLUTION OF PLACE



A painting of Robert Stanford's mill on Kleine Riviers Valley farm by Thomas Stokoe, who came to the Cape in 1911. The mill, with a raised aqueduct feeding an overshot mill wheel, was situated below the present Caledon Street, between Miron and Queen Victoria Streets. Stokoe was a printer and amateur botanist who is best known for the discovery of a Protea species, *Mimetes Stokoei*.

Moulton A: Stanford 150 in *Village Life* no.26



Above: A sketch drawn by an unknown artist, looking down the Kleine Rivier from inland towards the sea. It fits Lady Anne Barnard's description of "no trees, no village".



This drawing of Kleine Riviers Valley farm is attributed to an artist named Dey, possibly the same person who is listed in archival records as an engraver of the work of various artists working at the Cape. It shows Robert Stanford's mill at left, but without the wheel. At far right is the Long House (now Stanford House), with probably the dam next to it. One source said the drawing was started on site, from the other side of the present Willem Appel dam, but later completed from memory.

Moulton A: Stanford 150 in *Village Life* nos. 25 & 26

STANFORD TIMELINE

DATE	EVENT	REFERENCE
From 2000 BP	Khoekhoe herders move into the region already inhabited by hunter-gatherer ancestors of the San. The Chainoqua became the dominant Khoekhoe group in the Overberg and were important trading partners of the VOC when they took the Cape in 1652.	Elphick & Gilomee: <i>The shaping of South African society 1652-1840</i> , 1990
1707	"Kleijne Rivier", or <i>Gonuka Gogga</i> as the Khoekhoe called it, was first mentioned in VOC records when Jan Hartog and his party grazed their cattle there after a bartering trip into the interior.	Moulton A: Stanford 150 in <i>Village Life</i> no. 25, 2007, p.32
1723	The VOC expedition to the wreck of the <i>Schonenberg</i> at Struisbaai, reported that they camped overnight at "Kleinriviersvalleij".	Moulton: <i>Village Life</i> 25, p.32
1758	Grazing rights were granted to Michiel Vlotman at "de Kleijne Riviers Valley" and later to Jeremias Auret but he abandoned the farm in 1783.	Moulton: <i>Village Life</i> 25 p.33
1783	Grazing rights at "Kleijne Riviers Valley" were transferred to Christoffel Brand who built the first homestead around 1785. Brand had formerly been the Postholder or Resident at Simons Bay where he was responsible for supplying provisions to the British Navy. Brand becomes the first registered owner of "Kleine Riviers Valley" in 1810.	Du Toit S.J: <i>Stanford Stories II</i> , 2007, pp.4-6 Moulton: <i>Village Life</i> 25 pp.33-35
1798	Lady Anne Barnard describes her visit to the area and overnight stay at Christoffel Brand's farm "Kleine Riviers Valley" in May 1798.	Du Toit: p.6-11 Moulton: <i>Village Life</i> 25 pp.33-34
1813	"Kleijne Riviers Valley" was sold to Johannes Truter, Chief Justice of the Cape – the first South African born person to be knighted. Truter acquired six neighbouring farms: "Zilvermijnsbosch", "Wolwe Fontein", "Spring Fontein" and "Middel Berg". A Dutch traveller, M D Teenstra, describes the farm as being 12000 morgen with 500 cattle, 12000 sheep, extensive crops and 50 slaves to tend them.	Du Toit: p.11 Moulton: <i>Village Life</i> 25 pp.34-37
1831	Major Samuel Parly, an ex Indian army officer, purchased the prize estate, stocking it with pedigree horses, cattle and merino sheep, experimenting with various crops and building a small mill for grinding wheat.	Du Toit: p.13 Moulton: <i>Village Life</i> 25 pp.37-38
1838	Captain Robert Stanford, British army officer on half pay, bought the farm at "Kleine Riviers Valley". A progressive farmer, he acquired the flour contract at Simons Town and established a larger dressing mill operated by John Moore. He also transported his produce by ship from Stanford s Cove on the coast.	Du Toit: p.14-29 Moulton A: Stanford 150, <i>Village Life</i> 26 pp.31-36
1849	The Anti-Convict Association protested against the landing of the "convict" ship, the <i>Neptune</i> , at the Cape. Under pressure from Sir Harry Smith, Stanford was forced to break the colonists' embargo and provide the naval authorities with produce. As a result Stanford and his family were ostracised by the community and brought to financial ruin.	Du Toit: p.14-29 Moulton: <i>Village Life</i> 26 pp.31-36
1852	The <i>Birkenhead</i> was wrecked off Danger Point and survivors were taken in by Capt Smalles who was managing "Kleine Riviers Valley" at the time.	Du Toit: p.38-40 Moulton: <i>Village Life</i> 26 p.35
1855	Despite opposition from the family, Stanford's farms were sold on auction in 1855. Philippus de Bruyn bought 4000 morgen of "Kleine Riviers Valley" but the homestead and mill was acquired by Ephraim Moore. Stanford's other farms in the district were bought by Duncan McFarlane and Henry Stroud.	Du Toit: p.24 -32 Moulton: <i>Village Life</i> 26 p.36 Historical Stanford on foot p.3
1856	De Bruyn laid out the village of Stanford with 265 erven which were auctioned off in May 1856. The first transfer was made to Duncan McFarlane in 1857. The town included the old homestead, mill and graveyards and was run by a Village Management Board 1857 -1919.	Du Toit: p.31-34 Moulton: <i>Village Life</i> 26 p.36
1861	The first Dutch Reformed Church was built on the site of Stanford's pigeon cote but the oldest extant church is St Thomas's Anglican Church, built in 1880. It had a mission school attached to it - now Die Bron Primary School.	Du Toit: pp.36, 56
1910	Stanford Secondary School (now Okkie Smuts Primary) was built in 1910. Prior to that there had been a number of farm schools and a small school in the village. In 1921 a school hostel was built and a farm acquired for agricultural students. A land service club was started in 1945.	Du Toit: pp. 54-60
1919	Stanford became a municipality and entered a boom era with Church Street the centre of commercial activity in the 1920's and 1930's. A new Dutch Reformed Church was built in 1926, followed by the full gospel church in 1940.	Du Toit: intro, pp.32, 36-38
1952	A Dutch Reformed Mission Church which had previously held services on farms, was built in 1952 in Stanford. It is now the United Reformed Church. The population in Stanford in 1951 was 411 Whites and 314 Coloureds and 2 Africans. The Coloureds lived in an area called "Tetterkop" but were forced to move to Die Skema where 40 houses, a school and church were built, from 1955 onwards.	Du Toit: pp.p.36-37, 46-47 Thomson K: <i>Social history for the Overstrand SDF</i> 2008
1961	From the mid 20 th century Stanford stagnated despite a tarred road being built and electricity supplied to the town in 1961. It was declared a White area in 1968.	Du Toit: pp.34
1990	From 1990 there was renewed interest in Stanford and property development took place. In order to preserve its historic character Stanford Conservation Trust was established in 1991 and the town was declared conservation area by the NMC in 1996.	Du Toit: pp.34-35 Historical Stanford on foot
1994	With the change in government, the National Housing Board undertook to build 396 sub-economic houses to replace shacks at Die Skema. Roads were tarred and services such as sewerage and water were supplied.	Du Toit: pp.35 Thomson
2000	On 5 .12.2000 Stanford was incorporated into the Overstrand Municipality	Moulton: <i>Village Life</i> 26 p.36

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