

Public Participation document:

Betty's Bay

Overstrand Heritage Landscape Group:

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Prepared for the

Overstrand Municipality

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Site Description:

Resort town

Historical Background:

In 1885 William Walsch established a fishing enterprise at Sea Farm. He imported Filipino and Malaysian fishermen and built houses and packing sheds. The lack of infrastructure doomed this venture to failure.

The Southern Cross Company whaling station was established near Betty's Bay (Stony Point) and was in operation until 1915, when it was liquidated as a result of WWI. Irving and Johnson (I&J) ran the whaling station from 1916 and it was finally closed in 1928.

In 1930s John Walsch died and all the Walsch farms were sold to Arthur Youldon, Jack Clarence and Harold Porter, who had formed the consortium Hangklip Beach Estates": they got planning permission to establish three beachside townships: Rooiels, Pringle Bay and Betty's Bay. In 1936 Harold Porter and his wife moved to Betty's Bay

1941/42 Coast guard barracks were built and manned at Pringle Bay and Stony Point (Betty's Bay) after the completion of the Coastal Road.

In 1954, the HF Verwoerd Marine Reserve was established.

1970s the town Mooiuitsig was established just outside Betty's Bay. This is an example of Apartheid town planning. The Walsch brothers owned virtually the entire strip of coast from Rooiels to the Palmiet River at the end of the 19th century/ early 20th century.



Whaling station at Stony Point, when still operational.



Aerial photography: Rooiels to Kleinmond

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.
- Over-scaled 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.

Sources:

Clift H: Historical overview for Overstand SDF 2004
Du Toit, S.J: The Overberg, historical anecdotes,
Elphick & Gilomee: The shaping of South African society 1652-1840. 1990
Fagan G: Kleinmond Visbaai Harbour redevelopment , 2008.
Shell R: Children of Bondage, 1997
Thomson, K: Social history for Overstand SDF 2008

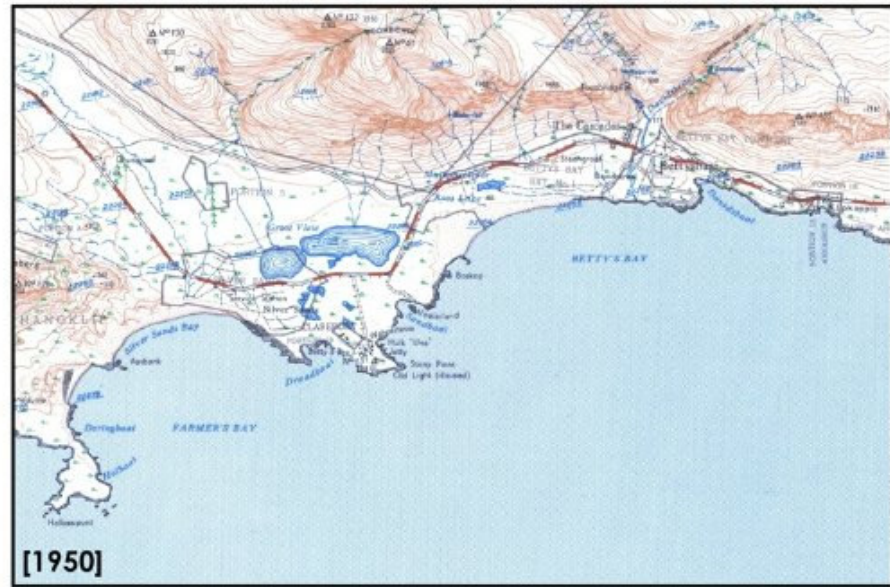
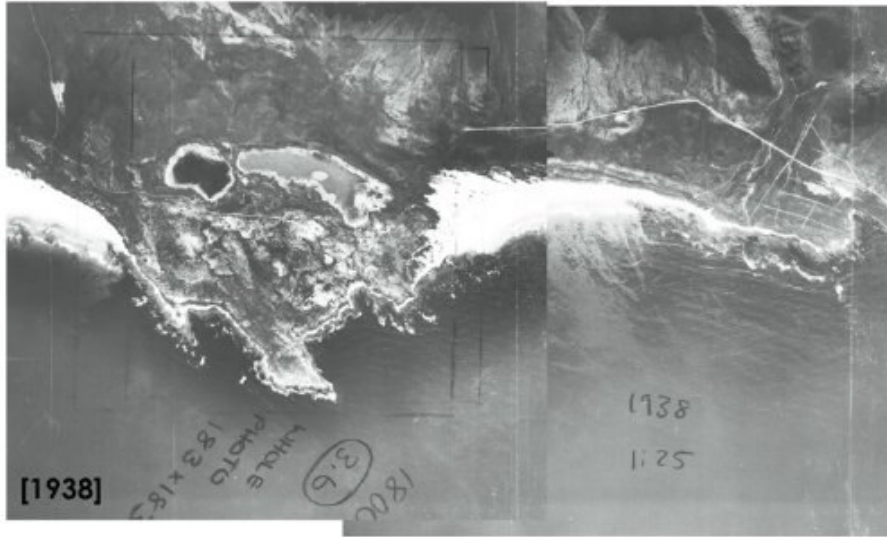
Sources:

TIMELINE: KLEINMOND, BETTYS BAY, CAPE HANGKLIP, PRINGLE BAY & ROOI ELS.

DATE	EVENT	REFERENCE
100 000 yrs BP	Numerous archaeological sites at Rooi Els Cave, Masbaai, Cape Hangklip, Rooisand and Klipgat Caves, De Kelder –provide evidence of early San and Khoekhoe presence in the region.	Clift 214, 236 DuToit 16,17, 75
1652	VOC were stationed at the Cape and barter cattle & sheep with the Chainoqua in the region. Dutch ships <i>De Grendel</i> and <i>Ternate</i> were wrecked off Cape Hangklip in 1673 and 1680. Bot Rivier was first mentioned in Dutch records in 1672.	Elphick & Gilomee: The shaping of Solouth African society 1652-1840. 1990, Clift 214, 237
1739	Grazing rights were granted to Andreas Grove at Davids Kraal ? in the Betty's Bay area. Prior to this VOC cattle posts had been established at "Aan de draaij van en aan de Mond van de Botrivier" (Kleinmond) and at "Het Waaygat" near Rooi Els.	Du Toit 22 / refer to p 13? Clift 215, 216,230
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 post "De Dray van de Botrivier" made in the 1820's.	Thomas, K: Clift 233 Du Toit 74
1838	Slavery finally came to an end in 1838 at the Cape. For the past century a maroon 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 216
1850's	A fishing community emerged at Jogensklip, Kleinmond. They constructed cottages from local rock and thatch on the slopes of the little harbour and held services in the Kerkgrot. (Fagan calls this the Visbaai community?)	Kirsten T, Fagan Clift 216
1861	With two outspans at the river, Kleinmond became a popular amongst farmers for camping holidays. In 1861 the Albertyn's built the first holiday home, the 'Homestead'; in 1866 JG van Heldsdingen, bought the farm 'Kleinmond' and built a beach house at the mouth of Bot River – thus forming the nucleus of the settlement at Sandown Bay.	Du Toit 42-44 Thomas Clift 218
1885	The Walsh Bros started Sea Farm Fisheries at Holbaai, near Betty's Bay, where	Du Toit 17,

	packing sheds and houses were built and Filipino and Malaysian fishermen were employed.	Clift 237
1908	Willem Kleyn, owner of the farm 'Kleinmond' since 1877, started selling off plots for a village. This development was taken over by the Kleinmond Syndicate (Kaplan Bros and others from Bot River) in 1917. Christmas services were held at the Preekboom.	Du Toit 43, Fagan Thomas
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 Jogensklip, Kleinmond, by Charles Breda circa 1915.	Du Toit 22 Clift237 KT
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 218 KT Du Toit 22, 44,
Circa 1935	Arthur Youldon, Harold Porter & Jack Clarence formed Hangklip Beach Estates and established the townships of Rooi Els, Pringle Bay & Betty's Bay with a vegetable & dairy farm at Oudebosch to supply residents with fresh produce.	SJdT 22
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, Clarence Drive. At Bot River Lagoon was a Catalina flying boat jetty.	Du Toit 16, Clift 218, 237, 238
1947	Ruth Middleman started farming intensively with proteas and indigenous plants at "Honingklip," Kleinmond. Commercial exploitation of fynbos had also taken place at "Blomhuis" farm, Dienaarsbaai in the 1930's.	Du Toit 83 Clift 217, 218, 229, 234
1948	Kleinmond Village Management Board was formed in 1948, becoming a municipality in 1951. Kleinmond harbour area (Jogensklip) was declared an industrial area in 1954 and the historic fishermen's village destroyed with forced removals in 1960.	KT, Du Toit 43 Clift218 - 1951
1953	Further development along the coast took place after the Palmiet Bridge was built and the main road tarred. In 1958 Harold Porter bequeathed his estate 'Shangri-la'	Du Toit 22, 23, Clift 218

	as Botanical Gardens for Betty's Bay.	
1959	An automated lighthouse was built at Cape Hangklip. Over the past century numerous ships were wrecked on this stretch of coast: <i>Louis Scheller</i> in 1882, <i>Gustav Adolf</i> in 1902, <i>Meridian</i> in 1928.	Du Toit 16 Clift 237
1960	As a result of the Group Areas Act, coloured people in Kleinmond were moved from Jogensklip to Proteadorp. Schooling was provided at St Nicholas Church until a government school was established in 1983. Many people at Proteadorp were dependent on fishing and lost their jobs when the fisheries were closed in 1975.	KT, Du Toit 52-53, Clift 219
1964	Kleinmond was officially designated a white area in 1964. Most of the beaches from Kleinmond to Rooi Els were designated white in 1966, the year Hendrik Verwoerd, who had a holiday home at Betty's Bay, was assassinated.	KT
1984	Extensions made to white and coloureds suburbs at Kleinmond in 1984. With the relaxation of influx control, Overhills is established as a black township. At Betty's Bay a coloured township, Mooiuitsig, had also come into being.	KT Du Toit 23
1999	Hangklip Coastal Management Forum reports on racial divide amongst fishermen and access to resources exacerbated by the new quota system and laws.	KT



Evolution of place: Betty's Bay

Site name: Blaas 'n Bietje Type of resource: Building
Location: 3418 BD: S, E
Erf/Farm : 2710/
Address: Melkhoutslot off Anglers Way Betty's Bay

Description:

Prime Minister Verwoerd's holiday home, comprising main residence and outbuilding for security staff. Simple green plastered building with face brick plinth. Associated plaque on Angler's Way referring to Verwoerd's contribution to the natural environment.

Materials:

Associated landscape features:

Original use: Residential

Current use: Single storey

Landscape type: Continuing

Design/Style:

Construction date: 1950s

Historical period in which constructed: Republic

Theme: Apartheid

Recreation



Historical information:

This was the holiday home of Dr HF Verwoerd, one of the architects of Apartheid.

Heritage Status:

Previous status under National Monuments Act: National Monument
28/12/1973

Current status under National Heritage Resources Act: Provincial Heritage Site
Responsible heritage authority: HWC

Approved grading: 2

Suggested grading: 2

Significance: Considerable national and regional social significance in terms of association with HF Verwoerd, regarded as the prime protagonist of the Apartheid ideology.
Considerable contextual significance due to in tactness of the complex and its unaltered state: the house, guard house and associated plantings as well as the interiors.
Verwoerd apparently designed the house himself.

Constraints and Opportunities:

Heritage Management Recommendations:

Formal protection in terms of zoning scheme regulations (Grade 2)

- Conserve
- Remedial action to enhance significance
- Minimal intervention
- Interpretation
- HWC permit of approval required for any demolition, alteration or change in planning status

Proposed conservation/Special areas:

References/Sources:

Site name: Betty's Bay House Type of resource: Building
Location: 3418 BD: S, E
Erf/Farm : 2925/
Address: Clarence Drive Betty's Bay

Description:

Single storey stone villa, curved flanking wings, central protruding bay. Tiled roof.
Materials: Stone; tile
Associated landscape features:

Original use: Dwelling
Current use: Single storey villa
Landscape type: Continuing
Design/Style: Arts and Crafts
Construction date: Mid 20th century
Historical period in which constructed: Mid 20th century
Theme: Recreation

Historical information:

Heritage Status:

Previous status under National Monuments Act:

Current status under National Heritage Resources Act: Older than 60
Responsible heritage authority: HWC

Approved grading:

Suggested grading: 3B

Significance: Historical and architectural significance. In tact and representative example of Arts and Crafts style.

Constraints and Opportunities:

Heritage Management Recommendations:

Ongoing repair and maintenance
Formal protection in terms of zoning scheme regulations (Grade 3B)

- Conserve
- Remedial action to enhance
- HWC permit of approval required for any demolition, alteration or change in planning status
- Retain historical fabric (predominantly building exterior)



Proposed conservation/Special areas:

References/Sources:

Site name: Betty's Bay House Type of resource: Building
Location: 3418 BD: S, E
Erf/Farm : 3687/
Address: Moraea Road Betty's Bay

Description:

Distinctive holiday home in quadrilateral form lifted on central core. Wooden clapboard to corners, central chimney, sliding louvers.

Materials:

Associated landscape features:

Original use: Residential

Current use: House

Landscape type: Continuing

Design/Style: Modern

Construction date: 1990s

Historical period in which constructed:

Theme: Modernist architecture

Historical information:

Gawie Fagan (contemporary architect)

Heritage Status:

Previous status under National Monuments Act:

Current status under National Heritage Resources Act:
Responsible heritage authority: HWC

Approved grading:

Suggested grading: 3B

Significance: Significant as architectural award winning project associated with architect Gawie Fagan. Significant as innovative contemporary architectural approach to building in sensitive coastal dune ecology.

Constraints and Opportunities:

Heritage Management Recommendations:

Ongoing repair and maintenance

Formal protection in terms of zoning scheme regulations (Grade 3B)

- Conserve

- Remedial action to enhance



- HWC permit of approval required for any demolition, alteration or change in planning status
- Retain historical fabric (predominantly building exterior)

Proposed conservation/Special areas:

References/Sources:

Site name: Betty's Bay House Type of resource: Building
Location: 3418 BD: S, E
Erf/Farm : 2520/
Address: Bass Way Betty's Bay

Description:

Single storey holiday residence by Pius Pahl and is a modulation of Bauhaus design principles to the Cape Vernacular. It is regarded as being a distillation of Pahl's personal developed language of modernism.

Materials:

Associated landscape features:

Original use: Residential

Current use: Single storey

Landscape type: Designed

Design/Style: Modernist in Cape Vernacular

Construction date: 1994

Historical period in which constructed:

Theme: Modernist architecture



Historical information:

Pius Pahl (Prime proponent of the International Style, RSA)

Heritage Status:

Previous status under National Monuments Act:

Current status under National Heritage Resources Act:

Approved grading:

Suggested grading: 3B

Responsible heritage authority: HWC

Significance: Significant as representing work of the architect Pius Pahl, prime proponent of the International Style in South Africa.

Constraints and Opportunities:

Heritage Management Recommendations:

Ongoing repair and maintenance

Formal protection in terms of zoning scheme regulations (Grade 3B)

- Conserve

- Remedial action to enhance

- HWC permit of approval required for any demolition, alteration or change in planning status
- Retain historical fabric (predominantly building exterior)

Proposed conservation/Special areas:

References/Sources:

Site name: Dawidskraal Outspan Type of resource: Open space
Location: 3418 BD: 34 21' 34" S, 18' 55' 19" E
Erf/Farm : 2689, 5159/
Address: Dawid's Kraal Road Betty's Bay

Description:

Materials:

Associated landscape features: Concentration of associated mature milkwoods

Original use: Open space

Current use:

Landscape type: Continuing

Design/Style:

Construction date: Mid 19th century

Historical period in which constructed: British colonial

Theme: Outspan - road transport

Historical information:

Possibly pre-colonial area of occupation. Outspan and recreation area from the mid nineteenth century.

Heritage Status:

Previous status under National Monuments Act:

Current status under National Heritage Resources Act: Older than 60

Approved grading:

Suggested grading: 3B

Responsible heritage authority: HWC

Significance: Indicator of early stock farming in the area

Considerable social, historical and botanical significance as an early outspan and place of recreation from the mid nineteenth century.

Constraints and Opportunities: Interpretation needed

Heritage Management Recommendations:

Ongoing repair and maintenance

Formal protection in terms of zoning scheme regulations (Grade 3B)

- Conserve
- Remedial action to enhance
- HWC permit of approval required for any demolition, alteration or change in planning status
- Retain historical fabric (predominantly building exterior)

Proposed conservation/Special areas:

References/Sources:

Site name: Mooihawens Old Coast Guard Barracks Stony Point

Type of resource: Building

Location: 3418 BD: S, E

Erf/Farm : 5553/

Address: Betty's Bay

Description:

Situated at the site of the Stony Point Southern Cross Whaling Station. Range of WW2 residential buildings. Extensive use of wooden clap boarding.

Materials:

Associated landscape features:

Original use: Military barracks

Current use: Bungalow

Landscape type: Associated

Design/Style: Military

Construction date: 1940

Historical period in which constructed: WWII

Theme: WWII



Historical information:

After the WWII the Coast Guard Barracks at Stony Point were bought by the Hangklip Beach Estate Company which converted it into the Carport Holiday Resort. In 1973 the resort was sold to the Dutch Reformed Church. It is now known as the Mooihawens.

Heritage Status:

Previous status under National Monuments Act:

Current status under National Heritage Resources Act: Older than 60

Approved grading:

Suggested grading: 3B

Responsible heritage authority: HWC

Significance: Social historical link with WWII sites along the Cape Peninsula and the West Coast

Considerable significance as representative and in tact examples of WWII accommodation for radar staff. Significant also in terms of dramatic coastal use and continued semi-public use for outbound school activities.

Constraints and Opportunities:

Heritage Management Recommendations:

Ongoing repair and maintenance

Formal protection in terms of zoning scheme regulations (Grade 3B)

- Conserve
- Remedial action to enhance
- HWC permit of approval required for any demolition, alteration or change in planning status
- Retain historical fabric (predominantly building exterior)

Proposed conservation/Special areas:

References/Sources:

Site name: Cole's Southern Cross Whaling Station Stony Point Whaling station

Type of resource: Archaeological site

Location: 3418 BD: 34 22' 19.60" S, 18 53' 35.51" E

Erf/Farm : 2411/

Address: Betty's Bay

Description:

Small craft launching facilities with remnants of the old whaling station, including the foundations, remains of blubber tacks, slipway, rails etc. The site is in ruins. There are graves situated to NE of site, which are possibly related to the whaling station. At least two earlier elements are also present.

Materials:

Associated landscape features: Associated graveyard

Original use: Whaling station

Current use:

Landscape type: Relic

Design/Style:

Construction date: 1912-1930

Historical period in which constructed: early 20th century

Theme: Whaling



Historical information:

The Cole's Southern Cross Whaling Station which commenced operations on 60 morgen of land leased from the Walshes in 1912 but which went into liquidation by 1915. In 1917 Irvin and Johnson Limited too over the Whaling Station. The Great Depression caused the price of whale oil to collapse and the station finally closed in 1930.

Originally the site included the boiler shed, blubber house, oil storage tanks, employee quarters, meat house, guano factory and pump house. Two whaling boats were employed and in a good year, up to 300 southern right whales were harvested. They were winched ashore on the slipway and disposed of in various sections of the plant. Whale oil was pumped to ships off shore and transported to Europe for use as lighting and lubricating oil. The station employed some 200 men, many of them Norwegians.

During the first year of the operation 179 whales were caught and processed for oil.

Heritage Status:

Previous status under National Monuments Act:

Current status under National Heritage Resources Act: Section 35?

Approved grading:

Suggested grading: 3B

Responsible heritage authority: HWC

Significance: Considerable historical, social, maritime technological significance related to the role played by Cole's Southern Cross Whaling Station

Constraints and Opportunities:

Heritage Management Recommendations:

All archaeological sites are protected by the National Heritage Resources Act 25 of 1999 and a permit from HWC is required before any alteration, damage or destruction of archaeological sites take place.

In areas of known high archaeological potential archaeological impact assessments are required, to be undertaken by a qualified archaeologist.

All human remains are protected under the National Heritage Resources Act 25 of 1999 and a permit from SAHRA is required before any human material is disturbed or moved.

Proposed conservation/Special areas:

References/Sources:

Halkett, D 1998 An initial historical study of Whaling activities at Stony Point, Betty's Bay. Prepared for Hangklip-Kleinmond Municipality Sept 1998.

Kaplan, J. 2000. Archaeological study: Stony Point, Betty's Bay

Slingsby, P and Comber XXX Fynbos Coast.

Site name: WWII Radar station **Type of resource:** Building
Location: 3418 BD: S, E
Erf/Farm : 2392/
Address: Una Drive Betty's Bay

Description:

Remnants of WW2 Radar Station embedded within modern residential structures.
Not visible from the street.

Materials:

Associated landscape features:

Original use: Military

Current use:

Landscape type:

Design/Style:

Construction date: 1940s

Historical period in which constructed: WWII

Theme: Defense

WWII

Historical information:

Heritage Status:

Previous status under National Monuments Act:

Current status under National Heritage Resources Act: Older than 60
Responsible heritage authority: HWC

Approved grading:

Suggested grading: 3C

Significance: Some historical significance as part of network of radar stations along the coastline. Significance eroded due to incorporation of material fabric into conventional residential structures.

Constraints and Opportunities:

Heritage Management Recommendations:

Ongoing repair and maintenance

Formal protection in terms of zoning scheme regulations (Grade 3C)

- Conserve wherever possible
- Retain historical fabric wherever possible (exterior only)



- Conserve and enhance contribution to overall character and streetscape (predominantly public/private interface)
- HWC permit of approval required for any demolition, alteration or change in planning status
- Demolition only to be considered if appropriate adaptive reuses cannot be established

Proposed conservation/Special areas:

References/Sources:

Site name: WWII Radar station **Type of resource:** Building
Location: 3418 BD: S, E
Erf/Farm : 2393/
Address: Una Drive Betty's Bay

Description:

Remnants of WW2 Radar Station embedded within modern residential structures.
Not visible from the street.

Materials:

Associated landscape features:

Original use: Military

Current use:

Landscape type:

Design/Style:

Construction date: 1940s

Historical period in which constructed: WWII

Theme: Defense

WWII

Historical information:

Heritage Status:

Previous status under National Monuments Act:

Current status under National Heritage Resources Act: Older than 60
Responsible heritage authority: HWC

Approved grading:

Suggested grading: 3C

Significance: Some historical significance as part of network of radar stations along the coastline. Significance eroded due to incorporation of material fabric into conventional residential structures.

Constraints and Opportunities:

Heritage Management Recommendations:

Ongoing repair and maintenance

Formal protection in terms of zoning scheme regulations (Grade 3C)

- Conserve wherever possible
- Retain historical fabric wherever possible (exterior only)



- Conserve and enhance contribution to overall character and streetscape (predominantly public/private interface)
- HWC permit of approval required for any demolition, alteration or change in planning status
- Demolition only to be considered if appropriate adaptive reuses cannot be established

Proposed conservation/Special areas:

References/Sources:

Site name: WWII Radar station Type of resource: Building
Location: 3418 BD: S, E
Erf/Farm : 2391/
Address: Una Drive Betty's Bay

Description:

Remnants of WW2 Radar Station embedded within modern residential structures. Not visible from the street.

Materials:

Associated landscape features:

Original use: Military

Current use:

Landscape type:

Design/Style:

Construction date: 1940s

Historical period in which constructed: WWII

Theme: Defense

WWII

Historical information:

Heritage Status:

Previous status under National Monuments Act:

Current status under National Heritage Resources Act: Older than 60
Responsible heritage authority: HWC

Approved grading:

Suggested grading: 3C

Significance: Some historical significance as part of network of radar stations along the coastline. Significance eroded due to incorporation of material fabric into conventional residential structures.

Constraints and Opportunities:

Heritage Management Recommendations:

Ongoing repair and maintenance

Formal protection in terms of zoning scheme regulations (Grade 3C)

- Conserve wherever possible
- Retain historical fabric wherever possible (exterior only)



- Conserve and enhance contribution to overall character and streetscape (predominantly public/private interface)
- HWC permit of approval required for any demolition, alteration or change in planning status
- Demolition only to be considered if appropriate adaptive reuses cannot be established

Proposed conservation/Special areas:

References/Sources:

Site name: Mooiuitsig Type of resource: Settlement
Location: 3418 BD: S, E
Erf/Farm : 5513, 5514, 5515/
Address: Betty's Bay

Description:

Early 1940s housing in layout based on Garden City principles and evident place-making qualities. Later RDP housing.

Materials:

Associated landscape features:

Original use: Residential

Current use: Single storey

Landscape type: Developed

Design/Style: Low-cost utilitarian

Construction date: 1940s

Historical period in which constructed: Republic

Theme: Apartheid

Historical information:

Heritage Status:

Previous status under National Monuments Act:

Current status under National Heritage Resources Act: Older than 60

Responsible heritage authority:

Approved grading:

Suggested grading: 3C

Significance: Social historical significance of apartheid planning principles, primarily race-based location of worker housing at considerable distance from work opportunities.

Constraints and Opportunities:

Heritage Management Recommendations:

Ongoing repair and maintenance

Formal protection in terms of zoning scheme regulations (Grade 3C)

- Conserve wherever possible
- Retain historical fabric wherever possible (exterior only)
- Conserve and enhance contribution to overall character and streetscape (predominantly public/private interface)



- HWC permit of approval required for any demolition, alteration or change in planning status
- Demolition only to be considered if appropriate adaptive reuses cannot be established

Proposed conservation/Special areas:

References/Sources:

Site name: Betty's Bay House Type of resource: Building
Location: 3418 BD: S, E
Erf/Farm : 2924/
Address: Clarence Drive Betty's Bay

Description:

Single storey dwelling. Shingle roof, plastered walls on prominent stone plinth.
Materials: Brick; shingle
Associated landscape features:

Original use: Residential
Current use: Villa
Landscape type: Continuing
Design/Style: Arts and Crafts
Construction date: Mid 20th century
Historical period in which constructed: Union
Theme: Recreation

Historical information:

Heritage Status:

Previous status under National Monuments Act:

Current status under National Heritage Resources Act: Older than 60
Responsible heritage authority: HWC

Approved grading:

Suggested grading: 3C

Significance: Some historical and architectural significance. Representative of mid 20th century dwelling built in Arts and Crafts style.

Constraints and Opportunities:

Heritage Management Recommendations:

Ongoing repair and maintenance
Formal protection in terms of zoning scheme regulations (Grade 3C)

- Conserve wherever possible
- Retain historical fabric wherever possible (exterior only)
- Conserve and enhance contribution to overall character and streetscape (predominantly public/private interface)
- HWC permit of approval required for any demolition, alteration or change in planning status
- Demolition only to be considered if appropriate adaptive reuses cannot be established



Proposed conservation/Special areas:

References/Sources:

Site name: Betty's Bay House Type of resource: Building
Location: 3418 BD: S, E
Erf/Farm : 5138/
Address: Youldon Road Betty's Bay

Description:

Single storey residence, in Cape Revival and Arts and Crafts styles - probably originally had thatched roof

Materials:

Associated landscape features: Forming group with 2888 and 2889

Original use: Residential

Current use: Single storey villa

Landscape type: Continuing

Design/Style: Cape Revival, Arts and Crafts

Construction date: 1920s

Historical period in which constructed: Union

Theme: Recreation

Historical information:

Heritage Status:

Previous status under National Monuments Act:

Current status under National Heritage Resources Act: Older than 60

Responsible heritage authority: HWC

Approved grading:

Suggested grading: 3C

Significance: Historical, architectural and contextual significance as part of representative group of early 20th century coastal villas typical of early Betty's Bay.

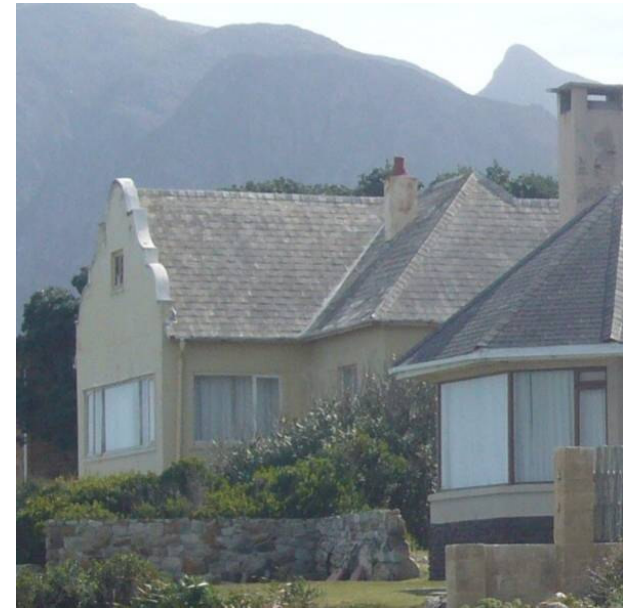
Constraints and Opportunities:

Heritage Management Recommendations:

Ongoing repair and maintenance

Formal protection in terms of zoning scheme regulations (Grade 3C)

- Conserve wherever possible
- Retain historical fabric wherever possible (exterior only)
- Conserve and enhance contribution to overall character and streetscape (predominantly public/private interface)



- HWC permit of approval required for any demolition, alteration or change in planning status
- Demolition only to be considered if appropriate adaptive reuses cannot be established

Proposed conservation/Special areas:

References/Sources:

Site name: Betty's Bay House Type of resource: Building
Location: 3418 BD: S, E
Erf/Farm : 2888/
Address: Youldon Road Betty's Bay

Description:

Single storey residence, in Cape Revival and Arts and Crafts styles, probably originally had thatched roof

Materials:

Associated landscape features: Forming group with 2889 and 5138

Original use: Residential

Current use: Single storey villa

Landscape type: Continuing

Design/Style: Cape Revival; Arts and Crafts

Construction date: 1920s

Historical period in which constructed: Union

Theme: Recreation

Historical information:

Heritage Status:

Previous status under National Monuments Act:

Current status under National Heritage Resources Act: Older than 60

Responsible heritage authority: HWC

Approved grading:

Suggested grading: 3C

Significance: Historical, architectural and contextual significance as part of representative group of early 20th century coastal villas typical of early Betty's Bay.

Constraints and Opportunities:

Heritage Management Recommendations:

Ongoing repair and maintenance

Formal protection in terms of zoning scheme regulations (Grade 3C)

- Conserve wherever possible
- Retain historical fabric wherever possible (exterior only)
- Conserve and enhance contribution to overall character and streetscape (predominantly public/private interface)



- HWC permit of approval required for any demolition, alteration or change in planning status
- Demolition only to be considered if appropriate adaptive reuses cannot be established

Proposed conservation/Special areas:

References/Sources:

Site name: Betty's Bay House Type of resource: Building
Location: 3418 BD: S, E
Erf/Farm : 2889/
Address: Youldon Road Betty's Bay

Description:

Single storey residence, in Cape Revival and Arts and Crafts style. Probably had originally thatched roof.

Materials:

Associated landscape features: Forming group with 2888 and 5138

Original use: Residential

Current use: Single storey villa

Landscape type: Continuing

Design/Style: Cape Revival; Arts and Crafts

Construction date: 1920s

Historical period in which constructed: Union

Theme: Recreation

Historical information:

Heritage Status:

Previous status under National Monuments Act:

Current status under National Heritage Resources Act: Older than 60

Responsible heritage authority: HWC

Approved grading:

Suggested grading: 3C

Significance: Historical architectural and contextual significance as representative group of mid 20th century beachside villas typical of early Betty's Bay architecture.

Constraints and Opportunities:

Heritage Management Recommendations:

Ongoing repair and maintenance

Formal protection in terms of zoning scheme regulations (Grade 3C)

- Conserve wherever possible
- Retain historical fabric wherever possible (exterior only)
- Conserve and enhance contribution to overall character and streetscape (predominantly public/private interface)
- HWC permit of approval required for any demolition, alteration or change in planning status



- Demolition only to be considered if appropriate adaptive reuses cannot be established

Proposed conservation/Special areas:

References/Sources:

Site name: Betty's Bay House Type of resource: Building
Location: 3418 BD: S, E
Erf/Farm : 3453/
Address: Luckhoff Way Betty's Bay

Description:

Two cottages set in bay
Materials:
Associated landscape features:

Original use: Residential
Current use: Cottage
Landscape type: Continuing
Design/Style: Vernacular
Construction date: Early 20th century
Historical period in which constructed: Union
Theme: Recreation

Historical information:

Association with early Betty's Bay families, Luckhoff, Petousis, Albertyn.

Heritage Status:

Previous status under National Monuments Act:

Current status under National Heritage Resources Act: Older than 60
Responsible heritage authority: HWC

Approved grading:

Suggested grading: 3C

Significance: Historical, architectural and contextual significance Representative of early Betty's Bay quality; association with early Betty's Bay families, Luckhoff, Petousis, Albertyn.

Constraints and Opportunities:

Heritage Management Recommendations:

Ongoing repair and maintenance
Formal protection in terms of zoning scheme regulations (Grade 3C)

- Conserve wherever possible
- Retain historical fabric wherever possible (exterior only)
- Conserve and enhance contribution to overall character and streetscape (predominantly public/private interface)



- HWC permit of approval required for any demolition, alteration or change in planning status
- Demolition only to be considered if appropriate adaptive reuses cannot be established

Proposed conservation/Special areas:

References/Sources:

Site name: Betty's Bay Marine Reserve Type of resource: Nature reserve
Location: 3418 BD: 34 22' 15.17" S, 18 54' 33.60" E Google Earth
Erf/Farm : /
Address: Betty's Bay

Description:

Coastal marine reserve which was originally named after HF Verwoerd: Hendrick Verwoerd Marine Reserve. Also includes colony of African penguins

Materials:

Associated landscape features: Penguin colony

Original use: Natural feature

Current use:

Landscape type:

Design/Style:

Construction date:

Historical period in which constructed:

Theme: Natural amenity

Biodiversity

Historical information:

Heritage Status:

Previous status under National Monuments Act:

Current status under National Heritage Resources Act: Approved grading:
Responsible heritage authority: Cape Nature, Marine and Coastal Management

Suggested grading:

Significance: Protection of marine resources, particularly perlemoen and crayfish

First recorded mainland penguin colony

Major regional tourism facility

Constraints and Opportunities:

Heritage Management Recommendations:

Proposed conservation/Special areas:

References/Sources:

Site name: Penguin Colony Stony Point **Type of resource:** Nature reserve
Location: 3418 BD: 34° 22' 21.10" S, 18° 53' 36.02" E Google earth
Erf/Farm : 2412/
Address: Betty's Bay

Description:

Fenced area demarcating penguin reserve and associated nature area comprising primarily rocky outcrops.

Materials:

Associated landscape features:

Original use: Natural feature

Current use:

Landscape type: Natural

Design/Style:

Construction date:

Historical period in which constructed:

Theme: Biodiversity

Historical information:

Heritage Status:

Previous status under National Monuments Act:

Current status under National Heritage Resources Act:

Approved grading:

Suggested grading:

Responsible heritage authority:

Significance: The Stony Point Penguin Reserve has considerable natural heritage significance. It is home to the endangered African Penguin (*Spheniscus demersus*) which typically colonizes offshore islands. In 1982 nests were first noticed at Stony Point and the colony is regarded as the first ever recorded mainland colony.

Constraints and Opportunities:

Heritage Management Recommendations:

Proposed conservation/Special areas:

References/Sources:

Site name: Harold Porter Botanical Garden Type of resource: Nature Reserve
Location: 3418 BD: 34 21' 14" S, 18 55' 32" E
Erf/Farm : 2421, 2422/
Address: Betty's Bay

Description:

Part of the National Botanical Gardens situated at Betty's Bay

Materials:

Associated landscape features:

Original use: Natural feature

Current use:

Landscape type: Designed

Design/Style:

Construction date:

Historical period in which constructed:

Theme: Natural amenity

Biodiversity

Historical information:

Harold Porter Nature Reserve was named in honour of Harold Porter, one of the founding members of the Hangklip Beach Estates Company. He and his wife moved to Betty's Bay in 1936. The gardens were bequeathed to the National Botanical Gardens of South Africa in 1958.

Heritage Status:

Previous status under National Monuments Act:

Current status under National Heritage Resources Act: Older than 60

Approved grading:

Suggested grading:

Responsible heritage authority:

Significance: Vivid spatial qualities, contrast of designed landscape with pristine mountain backdrop

Recreational use local, national and international visitors

Botanical significance as collection of coastal Fynbos and Strandveld vegetation

Sense of peace and tranquility with sea and mountain views

Constraints and Opportunities:

Heritage Management Recommendations:

Proposed conservation/Special areas:

References/Sources:

Site name: Brody Link Nature Reserve Type of resource: Nature reserve
Location: 3418 BD: 34 21' 47.95 S, 18 51' 32.47" E Google Earth
Erf/Farm : 2002/
Address: Trunk Road Betty's Bay

Description:

Nature area donated by Brody family and managed by WWF.

Materials:

Associated landscape features:

Original use: Natural resource

Current use:

Landscape type: Natural

Design/Style:

Construction date:

Historical period in which constructed:

Theme: Natural amenity

Biodiversity

Historical information:

Heritage Status:

Previous status under National Monuments Act:

Current status under National Heritage Resources Act:

Responsible heritage authority:

Approved grading:

Suggested grading:

Significance: Considerable natural ecological, social recreational and scenic significance. Significance is primarily a function of its ecological linkage between the mountainous parts of the Kogelberg Biosphere Reserve and its coastal component.

Constraints and Opportunities:

Heritage Management Recommendations:

Proposed conservation/Special areas:

References/Sources:

