

*Public Participation document:*

# **SANDBAAI**

Overstrand Heritage Landscape Group:

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Prepared for the

Overstrand Municipality

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### **Site Description:**

Sandbaai is located roughly between Hermanus and Onrust. It originated as an informal camping site during the 1930s when used by inland farmers during the dry summer months for recreational/fishing purposes. Its earliest historical dwellings date to post war period when plots were sold to ex-servicemen and inland farmers from areas such as Hemel en Aarde, de Doorns, Parow, Worcester, etc. It was during this post war period that the town was laid out in a radial plan. However, major development only occurred in the 1970s and 1980s.

### **Historical Background:**

1930s - Holiday/recreational destination since the 1930s

1940s - Plots acquired by ex-servicemen with settlement concentrated along the western section of 3rd Avenue and Main Street

1950s - Sandbaai is formally laid out in a radial plan centred on the main historical access route running in a straight line from the entrance road to Hemel en Aarde Valley down towards the sea. Naming of the streets after historic figures in Afrikaner nationalism, e.g. Piet Retief, Jan van Riebeeck, Andries Pretorius, etc. Major expansion of the town.

2007 - Coastal path planned between Vermont, Onrust and Sandbaai to be completed by 2009

### **Heritage Significance:**

### **Constraints/Vulnerabilities:**

### **Proposed heritage conservation areas and special areas:**

### **Heritage Management Recommendations:**

### **Sources:**

Interviews:

Nicolene Darvel 14/08/2008. Sandbaai resident. Erf 507, 13 Andries Pretorius Street, Sandbaai; tel 028-3161276

Hannah van Rensburg; tel 021-8832973

Maureen de Villiers ; tel 028-3161667

Gys Visser ; tel 028-9824458

Lettie Wiese ; tel 021-9104255

Further Interviews with the following persons re origins and history of Sandbaai:  
Hannah van Rensberg; tel 021-8832973  
Maureen de Villiers ; tel 028-3161667  
Gys Visser ; tel 028-9824458  
Lettie Wiese; tel 021-9104255  
Dr Sean Field; UCT History Department – Director of Oral History Project

**Site name:** Sandbaai cottage   Type of resource: Building  
Location: 3419AC: 34 25' 30.02" S, 19 11' 40.51" E Google Earth 2009 2009  
Erf/Farm : 410/  
Address: 42 3rd Ave Sandbaai

**Description:**

Pitched roof dwelling with central recessed veranda. Stable front door, partially glazed. 3x2 sashes.  
Materials: Brick: corrugated asbestos.  
Associated landscape features:

Original use: Residential  
Current use: Cottage  
Landscape type: Continuing  
Design/Style:  
Construction date: 1930/1940  
Historical period in which constructed: WWII  
Theme: Holidaying

**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: Fairly intact example of a house relating to the role of Sandbaai as a holiday destination during the WWII period. Characteristic Sandbaai architecture (recessed verandah)

**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:** Sandbaai Rondawel      **Type of resource:** Building  
**Location:** 3419AC: 34 25' 20.16" S, 19 11' 26.10" E Google Earth 2009  
**Erf/Farm :** 481/  
**Address:** 4 Long Str Sandbaai

**Description:**

Single rondawel structure. Steel framed casements.  
**Materials:** Brick: thatch  
**Associated landscape features:**

**Original use:** Residential  
**Current use:** Rondawel  
**Landscape type:** Continuing  
**Design/Style:**  
**Construction date:** 1930/1940s  
**Historical period in which constructed:** WWII  
**Theme:** Holidaying

**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:** Fairly intact example of a thatched rondawel relating to the role of Sandbaai as holiday destination during the post war period.

**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:** Sandbaai cottage Type of resource: Building  
Location: 3419AC: 34 25' 21.75" S, 19 11' 25.76" E Google Earth 2009  
Erf/Farm : 487/  
Address: 294 Piet Retief Sandbaai

**Description:**

Hipped roof dwelling with front protruding bay and veranda. Bay has stepped end gable and shuttered sash window. Veranda has square masonry columns. Original joinery mostly replaced.

Materials:

Associated landscape features:

Original use: Residential

Current use: Villa

Landscape type: Continuing

Design/Style:

Construction date: 1950s

Historical period in which constructed: Post WWII

Theme: Holidaying

**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: Fairly intact example of a house relating to the role of Sandbaai as holiday destination during the WWII period.

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:** Sandbaai Rondawel      **Type of resource:** Building  
**Location:** 3419AC: 34 25' 26.88" S, 19 11' 42.55" E  
**Erf/Farm :** 423/  
**Address:** 162 Jan van Riebeeck Cres Sandbaai

**Description:**

3 connected rondawels. Original casement windows, some still with leaded panes.  
**Materials:** Brick: corrugated asbestos.  
**Associated landscape features:**

**Original use:** Residential  
**Current use:** Rondawel  
**Landscape type:** Continuing  
**Design/Style:**  
**Construction date:** 1940/1950  
**Historical period in which constructed:** WWII  
**Theme:** Holidaying

**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: Fairly intact example of a rondawel cottage relating to the role of Sandbaai as holidaying destination during the WWII period

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:** Sandbaai House    Type of resource: Building  
Location: 3419AC: 34 25' 28.21" S, 19 11' 42.86" E Google Earth 2009  
Erf/Farm : 417/  
Address: 163 Jan van Riebeeck Cres Sandbaai

**Description:**

Hipped roof dwelling with recessed veranda. Original casement windows.  
Materials: Brick: corrugated asbestos  
Associated landscape features:

Original use: Residential  
Current use: House  
Landscape type: Continuing  
Design/Style:  
Construction date: 1940/1950s  
Historical period in which constructed: WWII  
Theme: Holidaying

**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: Fairly intact example of a house relating to the role of Sandbaai as holiday destination during the WWII period. Characteristic Sandbaai architecture (recessed verandah)

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:** Sandbaai House    Type of resource: Building  
Location: 3419AC: 34 25' 30.39" S, 19 11' 35.42" E Google Earth 2009 2009  
Erf/Farm : 385, 383/  
Address: 59 3rd Ave Sandbaai

**Description:**

Hipped roof dwelling. Front stable door, partially glazed with side lights. 3x2 sashes.  
New vertically divided cottage paned doors. New stoep pergola.  
Materials: Brick: thatch.  
Associated landscape features:

Original use: Residential  
Current use: House  
Landscape type: Continuing  
Design/Style: Bungalow  
Construction date: 1930/1940  
Historical period in which constructed: Post WWII  
Theme: Holidaying

**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: Fairly intact example of a thatched house relating to the role of Sandbaai as holiday destination during the WWII period.

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:** Sandbaai House    Type of resource: Building  
Location: 3419AC: 34 25' 15.27" S, 19 11' 15.48" E Google Earth 2009  
Erf/Farm : 556/  
Address: 33 Nico van der Merwe Sandbaai

**Description:**

Hipped roof dwelling with central recessed veranda. Original joinery has been replaced.

Materials: Brick: corrugated asbestos

Associated landscape features:

Original use: Residential

Current use: House

Landscape type: Continuing

Design/Style:

Construction date: 1950s

Historical period in which constructed: Post WWII

Theme: Holidaying

**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: Fairly intact example of a house relating to the role of Sandbaai as holiday destination during the WWII period. Characteristic Sandbaai architecture (recessed verandah)

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:** Sandbaai House    Type of resource: Building  
Location: 3419AC: 34 25' 15.03" S, 19 11' 14.56" E  
Erf/Farm : 557/  
Address: 31 Nico van der Merwe Sandbaai

**Description:**

Not conservation worthy  
Materials:  
Associated landscape features:

Original use:  
Current use:  
Landscape type:  
Design/Style:  
Construction date:  
Historical period in which constructed:  
Theme:

**Historical information:**

**Heritage Status:**

Previous status under National Monuments Act:

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

Significance: Not conservation worthy

Constraints and Opportunities:

Heritage Management Recommendations:

Ungraded  
Formal protection in terms of zoning scheme regulations (Ungraded)

- Demolition could be considered
- HWC permit of approval required for demolition

Proposed conservation/Special areas:

**References/Sources:**



Approved grading:

Suggested grading:

**Site name:** Sandbaai House    Type of resource: Building  
Location: 3419AC: 34 25' 29.27" S, 19 11' 33.79" E  
Erf/Farm : 387/  
Address: 63 3rd Ave Sandbaai

**Description:**

Not conservation worthy  
Materials:  
Associated landscape features:

Original use: Residential  
Current use: House  
Landscape type:  
Design/Style:  
Construction date:  
Historical period in which constructed:  
Theme:

**Historical information:**

**Heritage Status:**

Previous status under National Monuments Act:

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

Significance: Not conservation worthy

Constraints and Opportunities:

Heritage Management Recommendations:

Ungraded  
Formal protection in terms of zoning scheme regulations (Ungraded)

- Demolition could be considered
- HWC permit of approval required for demolition

Proposed conservation/Special areas:

**References/Sources:**



Approved grading:

Suggested grading:

**Site name:** Sandbaai House    Type of resource: Building  
Location: 3419AC: 34 25' 29.50" S, 19 11' 34.93" E Google Earth 2009  
Erf/Farm : 386/  
Address: 61 3rd Ave Sandbaai

**Description:**

Not conservation worthy  
Materials:  
Associated landscape features:

Original use: Residential  
Current use: House  
Landscape type:  
Design/Style:  
Construction date:  
Historical period in which constructed:  
Theme:

**Historical information:**

**Heritage Status:**

Previous status under National Monuments Act:

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

Significance: Not conservation worthy

Constraints and Opportunities:

Heritage Management Recommendations:

Ungraded  
Formal protection in terms of zoning scheme regulations (Ungraded)

- Demolition could be considered
- HWC permit of approval required for demolition

Proposed conservation/Special areas:

**References/Sources:**



Approved grading:

Suggested grading:

**Site name:** Sandbaai House    Type of resource: Building  
Location: 3419AC: 34 25' 12.41" S, 19 11' 53.01" E Google Earth 2009  
Erf/Farm : 1452/  
Address: 45 Main Str Sandbaai

**Description:**

Not conservation worthy  
Materials:  
Associated landscape features:

Original use:  
Current use:  
Landscape type:  
Design/Style:  
Construction date:  
Historical period in which constructed:  
Theme:

**Historical information:**

**Heritage Status:**

Previous status under National Monuments Act:

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

Significance: Not conservation worthy

Constraints and Opportunities:

Heritage Management Recommendations:

Ungraded  
Formal protection in terms of zoning scheme regulations (Ungraded)

- Demolition could be considered
- HWC permit of approval required for demolition

Proposed conservation/Special areas:

**References/Sources:**



Approved grading:

Suggested grading:

**Site name:** Sandbaai cottage    Type of resource: Building  
Location: 3419AC: 34 25' 23.99" S, 19 11' 26.07" E Google Earth 2009  
Erf/Farm : 492/  
Address: 288 Piet Retief Cres Sandbaai

**Description:**

Ungraded

Materials:

Associated landscape features:

Original use: Residential

Current use: House

Landscape type:

Design/Style:

Construction date:

Historical period in which constructed:

Theme:

**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:

Significance: Not conservation worthy

Constraints and Opportunities:

Heritage Management Recommendations:

Ungraded

Formal protection in terms of zoning scheme regulations (Ungraded)

- Demolition could be considered

- HWC permit of approval required for demolition

Proposed conservation/Special areas:

**References/Sources:**

**Site name:** Sandbaai House    Type of resource: Building  
Location: 3419AC: 34' 25' 23.69" S, 19 11' 36.09" E Google Earth 2009  
Erf/Farm : 445, 449/  
Address: 22-24 Andries Pretorius Sandbaai

**Description:**

Ungraded

Materials:

Associated landscape features:

Original use: Residential

Current use: House

Landscape type:

Design/Style:

Construction date:

Historical period in which constructed:

Theme:

**Historical information:**

**Heritage Status:**

Previous status under National Monuments Act:

Current status under National Heritage Resources Act: Older than 60

Responsible heritage authority:

Significance: Not conservation worthy

Constraints and Opportunities:

Heritage Management Recommendations:

Ungraded

Formal protection in terms of zoning scheme regulations (Ungraded)

- Demolition could be considered
- HWC permit of approval required for demolition

Proposed conservation/Special areas:

**References/Sources:**



Approved grading:

Suggested grading:

**Site name:** Sandbaai cottage    Type of resource: Building  
Location: 3419AC: 34 25' 22.48" S, 19 11' 34.66" E  
Erf/Farm : 455/  
Address: 23 Andries Pretorius Sandbaai

**Description:**

Ungraded

Materials:

Associated landscape features:

Original use:

Current use:

Landscape type:

Design/Style:

Construction date:

Historical period in which constructed:

Theme:

**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:

Significance: Not conservation worthy

Constraints and Opportunities:

Heritage Management Recommendations:

Proposed conservation/Special areas:

**References/Sources:**

**Site name:** Sandbaai House    Type of resource: Building  
Location: 3419AC: 34 25' 18.94" S, 19 11' 23.71" E Google Earth 2009  
Erf/Farm : 537/  
Address: 304 Piet Retief Sandbaai

**Description:**

Ungraded

Materials:

Associated landscape features:

Original use: Residential

Current use: House

Landscape type:

Design/Style:

Construction date:

Historical period in which constructed:

Theme:

**Historical information:**

**Heritage Status:**

Previous status under National Monuments Act:

Current status under National Heritage Resources Act: Older than 60 years

Responsible heritage authority:

Approved grading:

Suggested grading:

Significance: Not conservation worthy

Constraints and Opportunities:

Heritage Management Recommendations:

Proposed conservation/Special areas:

**References/Sources:**

**Site name:** Sandbaai Coastal path      **Type of resource:** Scenic route  
**Location:** 3419AC: 34 25' 42.37" S, 19 11' 35.29" E Google Earth 2009  
**Erf/Farm :** /  
**Address:** Sandbaai

**Description:**

Pedestrian coastal path running between Vermont, Onrust and Sandbaai.  
Planned in 2007 and to be completed by 2009.

**Materials:**

**Associated landscape features:**

**Original use:** Recreational

**Current use:** Pathway

**Landscape type:**

**Design/Style:**

**Construction date:** 2007

**Historical period in which constructed:** Democratic

**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:

Significance: Of local scenic and recreational value. Linkage qualities in terms of forming part of a coastal path between Vermont and Sandbaai.

Constraints and Opportunities:

Heritage Management Recommendations:

Ongoing repair and maintenance

Proposed conservation/Special areas:

**References/Sources:**



Approved grading:

Suggested grading:

**Site name:** Sandbaai Milkwood Grove Type of resource: Natural Resource  
Location: 3419AC: 34 25' 26.29" S, 19 11' 26.63" E Google Earth 2009  
2009  
Erf/Farm : /  
Address: Sandbaai

**Description:**

Milkwood grove situated on the dune cordon below Piet Retief Street.  
Materials:  
Associated landscape features:

Original use: Natural  
Current use:  
Landscape type: Natural  
Design/Style:  
Construction date:  
Historical period in which constructed:  
Theme: Natural amenity

**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:

Significance: Of environmental value as a protected plant species and aesthetic qualities.

Constraints and Opportunities:

Heritage Management Recommendations:

Proposed conservation/Special areas:

**References/Sources:**

