

Public Participation document:

CAPE HANGKLIP

Rooiels & Pringle Bay

Overstrand Heritage Landscape Group:

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Prepared for the

Overstrand Municipality

June 2009

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. Rooi Els has developed in a compact and organic form related primarily to the nature of the promontory adjacent to the Rooi Els rivermouth. The river, the beach, the promontory and the steep mountainside setting constitutes the primary form-giving structure elements of the village. A sense of isolation is evident; of a village set in a highly dramatic natural setting quite distinct from the other villages in the Overstrand region. The ecological and scenic qualities of the place are dependent on the appropriate management of new development and alterations and additions to existing structures. The exploitation of regulations relating to height restrictions and inappropriate house sitings, massing and bulk constitute a threat to the existing ecological balance and scenic quality of the place.

Betty's Bay has developed as a loose, dispersed linear village from the early decades of the twentieth century. The dispersed character of the place is in strong contrast to the compact nature of Rooi Els. The primary form giving elements are the sweep from mountain to rocky coastline with a continuity of green from mountain to sea, established primarily by the Harold Porter Botanical Gardens and the green link through to Dawid's Kraal, an early outspan area. A distinctive feature of Betty's Bay is the series of inland lakes located immediately behind the frontal dune systems which are ecologically sensitive and of great visual spatial significance. The value of the place relates to its dramatic natural setting, comprising mountains, inland lakes and a rocky shoreline interspersed by a series of bays and sandy beaches. The built form has responded in a variety of ways to this natural setting with no discernable pattern evident in the road layout and architectural response. Although a sense of balance is evident in terms of the natural landscape and the settlement pattern, threats are evident in the form of inappropriate intrusions into sensitive ecological zones, in particular the front dunes and wetland systems, and inappropriate massing, form and architectural response on the visually exposed mountain slopes.

In contrast to the villages of Rooi Els and Betty's Bay, Kleinmond has been planned in the form of a linear grid-iron pattern of rectangular urban blocks set between the rocky coastline and the main road and stretching from the lagoon mouth in the east to Visbaai in the west. These two areas form the historic cores of the village and reflect the nature of racial dislocation which characterised the Western Cape towns in the latter half of the twentieth century. The fishing community was displaced from the natural harbour at Visbaai in terms of Group Areas legislation and relocated to a township above the main road, creating a dislocation between a community and its traditional form of subsistence. The recreational area around the lagoon at the river mouth is a place of considerable historical and recreational significance. The grid-iron pattern of streets has contributed to streetscapes of some aesthetic significance, particularly when views towards the sea are framed by green verges with sensitive boundary treatments. A sense of connectivity between the village and the coastline is thus established to a greater extent than is evident at Rooi Els and Betty's Bay. As in the other villages in this sub-region there is no coherent architectural character or landscaping treatment which could be regarded as being conservation worthy. There are isolated examples of traditional bungalow/rondawel architecture dating from the 1920s and 1930s but they are scattered and do not contribute to any coherent grouping. Significance in all instances relates predominantly to the dramatic setting between mountain and sea.



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:

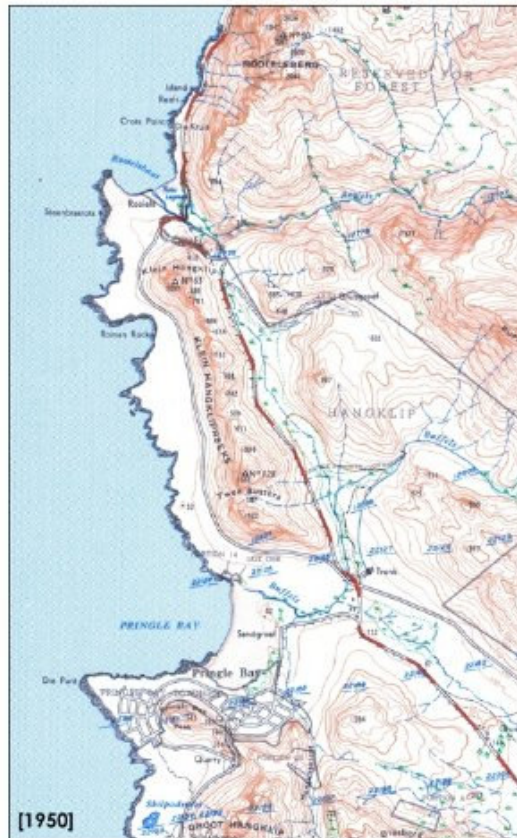
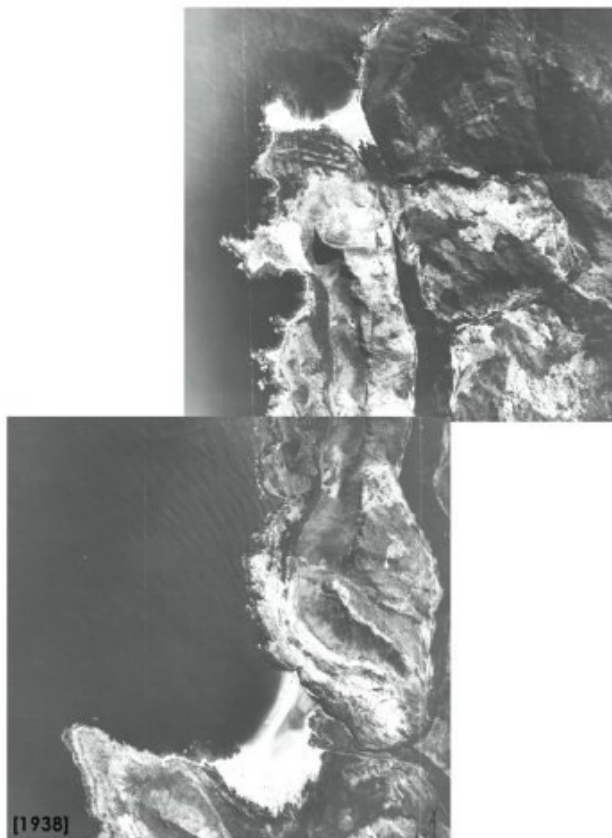
Clift H: Historical overview for Overstand SDF 2004
Du Toit, S.J: The Overberg, historical anecdotes,
Elphick & Gilomee: The shaping of South African society 1652-1840. 1990
Fagan G: Kleinmond Visbaai Harbour redevelopment , 2008.
Shell R: Children of Bondage, 1997
Thomson, K: Social history for Overstand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

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 packing sheds and houses were built and Filipino and Malaysian fishermen were employed.	Du Toit 17, 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' as Botanical Gardens for Betty's Bay.	Du Toit 22, 23, Clift 218
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: Rooiels

Site name: Kruisies Type of resource: Burial ground
Location: 3418 BD: 34 17' 41" S, 18 49' 15" E
Erf/Farm : /
Address: Rooiels

Description:

A number of crosses commemorating the death of fishermen, including that of Dr JF Malan 1910. Situated immediately to the north of Rooiels

Materials:

Associated landscape features:

Original use: Memorial

Current use:

Landscape type: Natural

Design/Style:

Construction date: Mid 20th century

Historical period in which constructed: Union

Theme: Fishing

Recreation

Mortuary practice

Historical information:

Heritage Status:

Previous status under National Monuments Act:

Current status under National Heritage Resources Act: Older than 60

Responsible heritage authority: SAHRA

Approved grading:

Suggested grading: 3C

Significance: Marker of traditional fishing activities

Constraints and Opportunities: Erosion, vandalism

Heritage Management Recommendations:

Formal protection in terms of the zoning scheme regulations and the NHRA

National Heritage Resources Act 25 of 1999

Burial Grounds and Graves: Section 36(3): No person may, without a permit issued by SAHRA (in this instance) -

Section 36(3)(b): destroy, damage, alter, exhume or remove from its original position or otherwise disturb any grave or burial ground older than 60 years which is situated outside a formal cemetery administered by a local authority; or Section 36(3)(c): bring onto or use at a burial ground or grave referred to in paragraph (3)(b) above any excavation equipment, or any equipment which assists in the detection or recovery of metals.

Proposed conservation/Special areas:

References/Sources:

Bulpin, TV. 2001. Discovering Southern Africa. Cape Town: Tafelberg Publishers Ltd.

Olivier, W & S. 2001. Touring in South Africa. Cape Town: STRUIK.

Badenhorst, P & Heydon, A 2001. Hanglip-Kleinmond Environmental Management Plan – p18 dealing with the archaeology is missing
Direktoraat Beplanning, KPA. 1988. Substreekstruktuurplan vir die Kusgebied Macassar tot Gouritsrivier.

Site name: Glen Craig Conference Centre Type of resource: Building
Location: 3418 DB: 34 22' 25.63" S, 18 49' 47.23" E
Erf/Farm : 559/64
Address: Trunk Road Pringle Bay

Description:

Single Storey quadrangle building typical of prison planning layout.

Materials:

Associated landscape features:

Original use: Prison

Current use: Single storey quadrangle

Landscape type:

Design/Style: Utilitarian

Construction date: 1940s

Historical period in which constructed: WWII

Theme: Convict labour

Historical information:

Prisoner of War camp (2nd WW) related to construction of Trunk Road 27.

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 social significance as 2nd WW prisoner of war camp associated with road construction; use of prison labour for infrastructure development. Associated with the role of Italian Prisoners of War in road construction

Constraints and Opportunities:

Heritage Management Recommendations:

Interpretation re role of Italian POW in road construction

Proposed conservation/Special areas:

References/Sources:



Site name: Sea Farm, Holbaai Type of resource: Archaeological site
Location: 3418 BD: 34 23' 16.63" S, 18 51' 27.31" E
Erf/Farm : 559/108
Address: Hangklip

Description:

Ruins/footings circa 0.3m high, of packing sheds and housing.
Materials:
Associated landscape features:

Original use: Industrial and Residential
Current use:
Landscape type: Relic
Design/Style:
Construction date: c1885
Historical period in which constructed: End 19th century
Theme: Fishing and settlement

Historical information:

Ruins of packing sheds and housing related to failed fishing enterprise initiated by William Walsh, part owner of the mineral baths at Caledon. In 1885 Walsch attempted to establish a fishing enterprise on the site.

Sea Farm was an early industrial fishing enterprise and made use of imported Filipino and Malaysian fishermen. The enterprise failed because of the difficulty of transporting fish to Cape Town as there was no direct overland route. Many of the Filipinos joined their compatriots at the settlement in Kalk Bay while others were absorbed into local communities.
William Walsh

Heritage Status:

Previous status under National Monuments Act:

Current status under National Heritage Resources Act: Section 35
Responsible heritage authority: HWC

Approved grading:

Suggested grading: 3C

Significance: Historical significance in terms of early industrial fishing enterprise and use of imported Filipino and Malaysian fishermen. The enterprise failed because of the difficulty of transporting fish to Cape Town as there was no direct overland route. Many of the Filipinos joined their compatriots at the settlement in Kalk Bay while others were absorbed into local communities.

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:

Site name: Hangklip Hotel Hangklip radar station barracks
Type of resource: Building
Location: 3418 BD: 34 22' 4.54" S, 18 49' 21.15" E Google Earth
Erf/Farm : 559/26
Address: Hangklip

Description:

Institutional building built as quarters for British servicewomen during WW2, now converted to a hotel. The remains of the station, high up below the cliffs on both sides of the peak are still visible. The southerly station has been converted to a holiday home.

Materials:

Associated landscape features:

Original use: Military residential

Current use: Single storey

Landscape type:

Design/Style:

Construction date:

Historical period in which constructed:

Theme: WWII

Defense



Historical information:

After the WWII, the Coast Guard barracks were established at Pringle Bay in 1940s and were the headquarters of the British servicewomen who manned the radar station. The Hangklip Beach Estate Company bought the building and converted it into a Hotel: The Hangklip Beach Hotel. The hotel has since changed ownership a number of times.

Heritage Status:

Previous status under National Monuments Act:

Current status under National Heritage Resources Act: Older than 60

Approved grading:

Suggested grading: 3C

Responsible heritage authority: HWC

Significance: Social historical significance in terms of role as residential quarters for British servicewomen who during WW2 operated an experimental top-secret service radar station from the mountain slopes above the hotel.

Considerable historical and technological significance as one of a dozen such stations around the world by the allies and its contribution to the widespread use of radar technology as a means towards ending the war.

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

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: Hangklip Radar Station Type of resource: Building
Location: 3418BD: 34 22' 15.94" S, 18 49' 59.63" E
Erf/Farm : /
Address: Hangklip

Description:

Ruins of WWII radar station, converted to holiday accommodation
Materials:
Associated landscape features: Hangklip Hotel (previously Barracks)

Original use: Military
Current use: House
Landscape type: Relic
Design/Style:
Construction date: 1940s
Historical period in which constructed: WWII
Theme: Defense

Historical information:

Heritage Status:

Previous status under National Monuments Act:

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

Approved grading:

Suggested grading: 3B

Significance: Considerable military historical significance in terms of experimental role as one of a dozen top secret radar stations along the coast line and its contribution towards the wide spread use of radar technology as a means towards ending the war.

Constraints and Opportunities: Opportunity to form part of regional military historical trail.

Heritage Management Recommendations:

Proposed conservation/Special areas:

References/Sources:

