

The Point, Mossel Bay: Proposed Development
Phase 1 Archaeological Report
22 January 1999

Prepared by Professor HJ Deacon
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Introduction

The brief from Milnerton Lagoon Mouth Development (Pty) Ltd to carry out a Phase 1 archaeological investigation followed on a request from the Regional Manager: Western Cape, in the offices of the National Monuments Council. An investigation was carried out on 18 January 1999 and the results are reported here. There is a possibility that shell middens occur on the property but the area has been severely impacted by previous developments. The property is near the Cape St Blaize cave which is an archaeological site museum.

Observations

1. The surrounds to the existing structures on the edge of the beach (most of which will be retained) are made ground. There are no exposed archaeological deposits between the structures and the service road separating the two rows of bungalows is infill.
2. The access road and go-cart course behind the structures in the western section are on infill.
3. The presently undeveloped northern section abutting the existing retaining wall on Varken's Bay has been levelled by fill. The fill, like that in the Post Office Tree surrounds of the Dias Museum property, is railway coal cinders and historic town refuse. The latter includes old beer bottles and the like and probably relate to the earlier part of this century. The local museum may wish to have a sample of the material as they already have samples from the Post Office Tree area. Old bottles have commercial value as collectors items.

Need for monitoring

There are no surface exposures. Holes made for geotechnical purposes show the infilling may be two or more metres thick. Therefore, there will be a need to monitor earth removal. This is obvious where the ground surface is to be lowered and historic fill removed as in the northern section. At the Post Office site an on-site archaeologist worked with the machine operator and this procedure can be followed here. There will be a need to inspect foundations for new structures and trenches for service facilities on the property.

Recommendations

1. It is recommended that permission be granted for development to proceed as there are no visible archaeologically sensitive materials that will be impacted.

2. It is recommended that the developers make provision for adequate monitoring of the earth removal phase of the project. We have previously carried out a successful monitoring exercise with this firm of developers and practical implications in this case were discussed on site with the two joint managing directors.

3. The Dias Museum be informed of the opportunity to retain a sample of materials from the historic dump.



POINT VILLAGE

MOSSSEL BAY

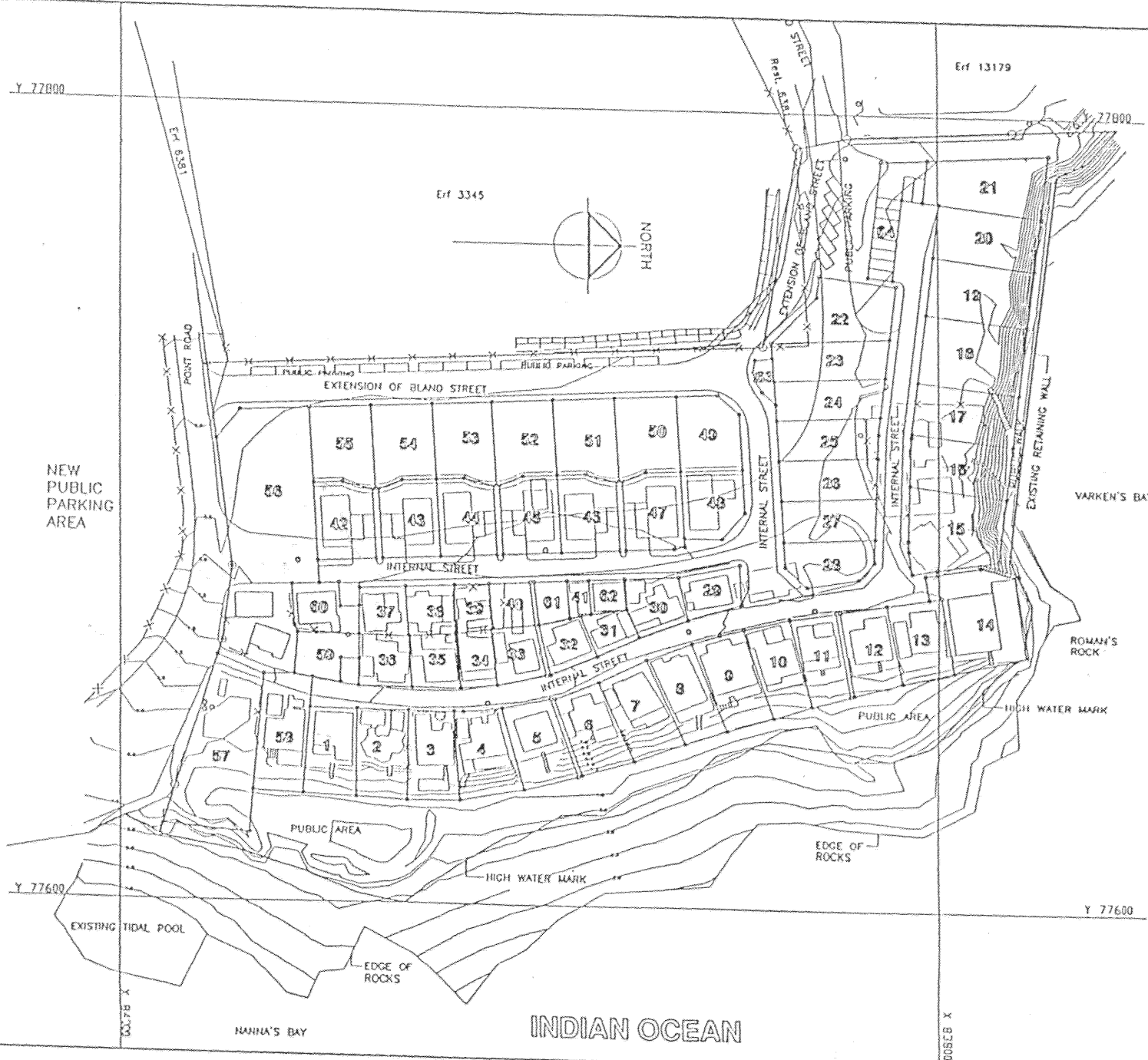
| Responsibility | Company | Contact person | Postal address | Telephone | Fax | Cell phone |
|---------------------------------------|------------------------------------|------------------------------------|---|---------------|---------------|--|
| Managing directors & Project managers | Point Village (Pty) Ltd | Johannes Coetsee Glenn Johnston | PO Box 1512, Mossel Bay 6500 | 0444 – 913575 | 0444 – 913622 | pointvillage@ycbo.co.za |
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| Environmental scientist | | Dr. Allan Heydorn | 51 Stellenoord, Stellenbosch 7600 | 021 – 8874382 | 021 - 8874382 | |
| Project architect | Johan Pieterse & Associates | Johan Pieterse | PO Box 15818, Vlaeberg 8018 | 021 – 4215030 | 021 – 4191087 | 0824520577 uniarc@iafrica.com |
| Consulting architect | Gabriël Fagan Architects | Gabriël Fagan | 156 Breë Street Cape Town 8001 | 021 – 242470 | 021 – 240749 | |
| Consulting civil engineer | MVD Consulting Engineers | Danie Wessels | PO Box 730 Mossel Bay 6500 | 0444 – 912305 | 0444 - 913248 | 0824523757 mvd@pixie.co.za |
| Consulting electrical engineer | Olën & Foster Consulting Engineers | Brian Wakeford | PO Box 3662, Tyger Valley 7530 | 021 – 9143500 | 021 – 9143505 | 0833093889 ofcon@kingsley.co.za |
| Landscaping architect | OVP & Associates | Johan van Papendorp | PO Box 15208, Vlaeberg 8018 | 021 – 4621262 | 021 – 4616162 | 0829014844 ovp@mweb.co.za |
| Coastal engineer | Entech | Frans Kapp Andre van Tonder | PO Box 413, Stellenbosch 7599 | 021 – 8873184 | 021 – 8866253 | Frans: 0825577300 Info@entec.co.za |
| Traffic consultants | VKE Engineers | Pieter Myburg | PO Box 646, Mossel Bay 6500 | 0444 – 912131 | 0444 – 912131 | 0828528639 vkemos@mb.lia.net |
| Land surveyor | Van der Walt & Van der Walt | Francois van der Walt | PO Box 719 Mossel Bay 6500 | 0444 – 912613 | 0444 – 912676 | 0834564637 wvd.wvd@mweb.co.za |
| Archeologist | University of Stellenbosch | Prof. Hilary Deacon | Archeology Dept. US, PB X1 Matieland 7602 | 021 – 8871540 | 021 – 8871540 | Hjideacon@iafrica.com |

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| Botanical consultant | | Sandra Falanga | PO Box 2967, Mossel Bay 6500 | 0444 - 912911 | 0444 - 912911 | 0825784953 falanga@mweb.co.za |
| Attorney Cape Town | Balsillies Inc | Paul Frost | PO Box 491, Bellville 7530 | 021 - 9489037 | 021 - 9451174 | 0828939755 balsill@acc.co.za |
| Attorney Mossel Bay | Kotze & Oosthuizen | Herbie Oosthuizen | PO Box Mossel Bay 6500 | 0444 - 4984 | 0444 - 911766 | 0825698370 kotze@mb.lia.net |
| Senior advocate | | Jan Heunis | Hugenate Chambers 40 Queen Victoria Str Cape Town 8001 | 021 - 231792 | 021 - 261825 | 0834505842 |
| Advocate | | Kosie Olivier | Hugenate Chambers 40 Queen Victoria Str Cape Town 8001 | 021 - 240716 | 021 - 242537 | 0828334512 |
| Auditor | Valentine Sergeant | Walter Page | PO Box 905, Cape Town 8000 | 021 - 4248817 | 021 - 4244898 | 082 800 7675 valsarge@iafrica.com |
| National Monuments Council | | Johanna Marx | PO Box 4637 Cape Town 8000 | 021 - 4624502 | 021 - 4624509 | 082494 6313 johanna.marx@nationalm onuments.co.za |
| Project marketer | | Zelda Strauss | PO Box 1512, Mossel Bay 6500 | 0444 - 8340 | 0444 - 913622 | 082494 6313 |
| Advertising agency | Admakers | Duan Coetsee | Unit 7 The Waverley Dane Str Mowbray 7700 | 021 - 4487074 | 021 - 4487095 | 0825013020 admakers@mweb.co.za |

| CONTRACTORS (CONTRACTS NOT FINALISED YET) | | | | | | |
|---|-------------------------|-----------------------|---------------------------------|---------------|---------------|--------------------------------|
| Responsibility | Company | Contact person | Postal address | Telephone | Fax | Cell phone |
| Civil engineering contractor | CSV Construction | John Cullum | PO Box 572 Goodwood 7459 | 021 - 3861480 | 021 - 3861669 | 0825654624 csv@lafica.com |
| Electrical contractor | Van's Electrical | Johan van Rensburg | 44 Marsh Str Mossel Bay 6500 | 0444 - 3417 | 0444 - 911521 | 0825543944 |
| Landscaping contractor | Coastal Landscaping | Lucretia van der Walt | PO Box 2008 Mossel Bay 6500 | 0444 - 913230 | 0444 - 913230 | 0832619402 |
| MUNICIPALITY OF MOSSEL BAY | | | | | | |
| Responsibility | Company | Contact person | Postal address | Telephone | Fax | Cell phone |
| Chief executive officer | Mossel Bay Municipality | Neels Zietsman | PO Box 25 Mossel Bay 6500 | 0444 - 912215 | 0444 - 911912 | mbsb@pixie.co.za |
| Vice town clerk | Mossel Bay Municipality | Johan van Zyl | PO Box 25 Mossel Bay 6500 | 0444 - 912215 | 0444 - 911912 | mbsb@pixie.co.za |
| City engineer | Mossel Bay Municipality | Japie van Eden | PO Box 25 Mossel Bay 6500 | 0444 - 951550 | 0444 - 952460 | 0829901270 mbsb@pixie.co.za |
| City engineer | Mossel Bay Municipality | Ockert Bothma | PO Box 25 Mossel Bay 6500 | 0444 - 912215 | 0444 - 911912 | 0832523155 mbsb@pixie.co.za |
| Electro Technical | Mossel Bay Municipality | Eddie Kruger | PO Box 25 Mossel Bay 6500 | 0444 - 912215 | 0444 - 911912 | mbsb@pixie.co.za |
| Town planning | Mossel Bay Municipality | Dries Cilliers | PO Box 25 Mossel Bay 6500 | 0444 - 912215 | 0444 - 911912 | mbsb@pixie.co.za |

| POINT VILLAGE MOSSEL BAY | | | | | | |
|--------------------------|-------------------------|----------------|--------------------------------|---------------|---------------|-------------------------|
| Responsibility | Company | Contact person | Postal address | Telephone | Fax | Cell phone |
| Manager | Point Village (Pty) Ltd | Wallace Smith | PO Box 1512 Mossel Bay 6500 | 0444 - 913575 | 0444 - 913622 | pointvillage@yebo.co.za |
| Secretary | Point Village (Pty) Ltd | Cheryl Walton | PO Box 1512 Mossel Bay 6500 | 0444 - 913575 | 0444 - 913622 | pointvillage@yebo.co.za |
| POINT VILLAGE CAPE TOWN | | | | | | |
| Responsibility | Company | Contact person | Postal address | Telephone | Fax | Cell phone |
| Secretary | Point Village (Pty) Ltd | Yolanda Swart | PO Box 4733 Cape Town 8000 | 021 - 4196529 | 021 - 4196539 | pointvillage@yebo.co.za |

Erf 3601
1 Feb.



| | |
|----------|----------------|
| REVISION | REVISED LAYOUT |
| | |
| | |
| | |

ARC
 BILANI & JPA
 ARCHITECTS

POINT VILLAGE (Pty) Ltd

Redevelopment of Erf No. 14721:
 The Point Bungalow Site
 Mosaic Bay

Point Village Mosaic Bay
 Bungalow Site Lay-out

THIS DRAWING IS A PRELIMINARY DRAWING AND IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE ARCHITECT.

| | | |
|--------------|----------------|---------------------|
| Scale: 1:500 | Sheet No.: 985 | Project No.: 002-SP |
| | | |

POINT VILLAGE : MOSSEL BAY
Matrix showing land use and restrictions to each stand

| EXISTING BEACHFRONT BUNGALOWS | | LAND USE ZONING | DEVELOPMENT STATUS | ACTUAL AREA OF STAND (m ²) | APPROX AREA OF BUNGALOW & STORP | RESTRICTIONS: Building Lines & Parking | DEVELOPMENT REQUIREMENTS |
|-------------------------------|-------|-----------------|-------------------------|--|---------------------------------|---|---|
| 14 | 15447 | Residential | Existing Beach Bungalow | 452 | 239 | No additional DDU will be allowed on any property | These bungalows are protected National Monuments in terms of the National Monuments Act |
| 15 | 15448 | Residential | Existing Beach Bungalow | 452 | 239 | No additional DDU will be allowed on any property | All existing beach bungalows are to be retained and the owner should and neighbouring Architectural Guidelines will be taken up in consultation with National Monuments Council |
| 16 | 15449 | Residential | Existing Beach Bungalow | 452 | 239 | No additional DDU will be allowed on any property | Architectural Guidelines will be implemented and controlled by the Home Owners Association |
| 17 | 15450 | Residential | Existing Beach Bungalow | 452 | 239 | No additional DDU will be allowed on any property | No extension walls or boundary walls will be permitted on the beach side of bungalows in order to preserve the original appearance of the bungalows |
| 18 | 15451 | Residential | Existing Beach Bungalow | 452 | 239 | No additional DDU will be allowed on any property | Future wall facing bungalows will be limited to 0.15 m height above the average ground level |

| BEACHFRONT STANDS NORTH FACING | | LAND USE ZONING | DEVELOPMENT STATUS | ACTUAL AREA OF STAND (m ²) | MAX COVERED PERMITTED AREA | RESTRICTIONS: Building Lines & Parking | DEVELOPMENT REQUIREMENTS |
|--------------------------------|-------|-----------------|--------------------|--|----------------------------|---|--|
| 19 | 15452 | Residential | Vacant Stand | 415 | 190 | Height of new storey maximum. Stone line of roof may not exceed 4.5 m from average ground level to eaves/raft | Height (maximum) ground level for paved areas will be provided to a maximum level of approximately 4.5 (existing above sea level) ASL. |
| 20 | 15453 | Residential | Vacant Stand | 415 | 190 | Height of new storey maximum. Stone line of roof may not exceed 4.5 m from average ground level to eaves/raft | Architectural character to be retained of a simple square based style. |
| 21 | 15454 | Residential | Vacant Stand | 415 | 190 | Height of new storey maximum. Stone line of roof may not exceed 4.5 m from average ground level to eaves/raft | Architectural character to be retained of a simple square based style. |
| 22 | 15455 | Residential | Vacant Stand | 415 | 190 | Height of new storey maximum. Stone line of roof may not exceed 4.5 m from average ground level to eaves/raft | Street layout of each building will be implemented by the developer and the Home Owners Association. |

| TERRACE VILLA STANDS NORTH FACING | | LAND USE ZONING | DEVELOPMENT STATUS | ACTUAL AREA OF STAND (m ²) | APPROX AREA OF BUNGALOW | RESTRICTIONS: Building Lines & Parking | DEVELOPMENT REQUIREMENTS |
|-----------------------------------|-------|-----------------|---------------------------|--|-------------------------|---|--|
| 23 | 15456 | Residential | Existing Terrace Bungalow | 415 | 190 | Height of new storey maximum. Stone line of roof may not exceed 4.5 m from average ground level to eaves/raft | Architectural character of these residences will be that of multi-storey town houses situated in a party wall on common (shared) boundaries. |
| 24 | 15457 | Residential | Existing Terrace Bungalow | 415 | 190 | Height of new storey maximum. Stone line of roof may not exceed 4.5 m from average ground level to eaves/raft | The colour scheme of the stand is to be white. It is encouraged to define the slope by designing stone or terraced residences on lower levels. |
| 25 | 15458 | Residential | Existing Terrace Bungalow | 415 | 190 | Height of new storey maximum. Stone line of roof may not exceed 4.5 m from average ground level to eaves/raft | These stone tower elements will be encouraged but the area of the third floor and canopy will be limited to 27m ² |

| EXISTING BUNGALOWS IN VILLAGE | | LAND USE ZONING | DEVELOPMENT STATUS | ACTUAL AREA OF STAND (m ²) | APPROX AREA OF BUNGALOW | RESTRICTIONS: Height, Coverage | DEVELOPMENT REQUIREMENTS |
|-------------------------------|-------|-----------------|--------------------|--|-------------------------|--|--|
| 26 | 15459 | Residential | Existing Bungalow | 47 | 73 | Each existing bungalow retained on each site | These bungalows are protected National Monuments in terms of the National Monuments Act |
| 27 | 15460 | Residential | Existing Bungalow | 47 | 73 | Each existing bungalow retained on each site | All existing or protected bungalows are to be retained and the owner should and neighbouring Architectural Guidelines will be taken up in consultation with National Monuments Council |
| 28 | 15461 | Residential | Existing Bungalow | 47 | 73 | Each existing bungalow retained on each site | Architectural Guidelines will be implemented and controlled by the Home Owners Association |
| 29 | 15462 | Residential | Existing Bungalow | 47 | 73 | Each existing bungalow retained on each site | Future wall facing bungalows will be limited to 0.15 m height above the average ground level |

| TWO STOREY VILLA STANDS | | LAND USE ZONING | DEVELOPMENT STATUS | ACTUAL AREA OF STAND (m ²) | RESTRICTIONS: Height, Coverage | DEVELOPMENT REQUIREMENTS | |
|-------------------------|-------|-----------------|--------------------|--|--------------------------------|---|--|
| 30 | 15463 | Residential | Vacant Stand | 261 | 74 | Height of new storey maximum. Stone line of roof may not exceed 4.5 m from average ground level to eaves/raft | These are two storey residences with a strict two storey height restriction. The 10th height will also be limited to 4.5 m above the first floor level |
| 31 | 15464 | Residential | Vacant Stand | 261 | 74 | Height of new storey maximum. Stone line of roof may not exceed 4.5 m from average ground level to eaves/raft | Architectural character to be retained of a simple square based style. |
| 32 | 15465 | Residential | Vacant Stand | 261 | 74 | Height of new storey maximum. Stone line of roof may not exceed 4.5 m from average ground level to eaves/raft | Architectural character to be retained of a simple square based style. |
| 33 | 15466 | Residential | Vacant Stand | 261 | 74 | Height of new storey maximum. Stone line of roof may not exceed 4.5 m from average ground level to eaves/raft | Street layout of each building will be implemented by the developer and the Home Owners Association. |

| THREE STOREY TOWER VILLA STANDS | | LAND USE ZONING | DEVELOPMENT STATUS | ACTUAL AREA OF STAND (m ²) | RESTRICTIONS: Height, Coverage | DEVELOPMENT REQUIREMENTS | |
|---------------------------------|-------|-----------------|--------------------|--|--------------------------------|---|--|
| 34 | 15467 | Residential | Vacant Stand | 274 | 74 | Height of new storey maximum. Stone line of roof may not exceed 4.5 m from average ground level to eaves/raft | These are three storey residences, generally situated in a party wall on one common (shared) boundary. |
| 35 | 15468 | Residential | Vacant Stand | 274 | 74 | Height of new storey maximum. Stone line of roof may not exceed 4.5 m from average ground level to eaves/raft | Street building line control will be implemented regarding alternative side boundaries. For all towers to be constructed on the ground floor of stand no 57, an architectural character to be retained of a simple square based style. |
| 36 | 15469 | Residential | Vacant Stand | 274 | 74 | Height of new storey maximum. Stone line of roof may not exceed 4.5 m from average ground level to eaves/raft | Architectural character to be retained of a simple square based style. |
| 37 | 15470 | Residential | Vacant Stand | 274 | 74 | Height of new storey maximum. Stone line of roof may not exceed 4.5 m from average ground level to eaves/raft | Street layout of each building will be implemented by the developer and the Home Owners Association. |

| COMMERCIAL | | LAND USE ZONING | DEVELOPMENT STATUS | ACTUAL AREA OF STAND (m ²) | PERMISSIBLE BUILDING AREA PER EBF (m ²) | RESTRICTIONS: Height, Coverage | DEVELOPMENT REQUIREMENTS |
|------------|-------|-----------------|--------------------|--|---|---|--|
| 38 | 15471 | Business 1 | Vacant Stand | 376 | 376 | Height of new storey maximum. Stone line of roof may not exceed 4.5 m from average ground level to eaves/raft | Architectural character to be retained of a simple square based style. |
| 39 | 15472 | Business 1 | Vacant Stand | 376 | 376 | Height of new storey maximum. Stone line of roof may not exceed 4.5 m from average ground level to eaves/raft | Street layout of each building will be implemented by the developer and the Home Owners Association. |
| 40 | 15473 | Business 1 | Vacant Stand | 376 | 376 | Height of new storey maximum. Stone line of roof may not exceed 4.5 m from average ground level to eaves/raft | Future wall facing bungalows will be limited to 0.15 m height above the average ground level |