

BACKGROUND INFORMATION DOCUMENT TO NOTICE OF INTENT TO DEVELOP (NID) IN TERMS OF SECTION 38(8) OF THE NATIONAL HERITAGE RESOURCES ACT, 1999 (ACT 25 OF 1999)

DEVELOPMENT OF A PORTION OF THE FARM **BUFFELSFONTEIN 250/31 (BOGGOMSBAAI), MOSSEL BAY DISTRICT AND MUNICIPALITY**



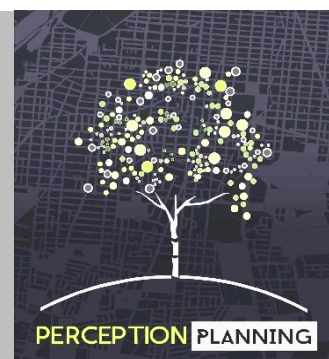
ON BEHALF OF: FJ ORBAN

NOVEMBER 2022

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URBAN & REGIONAL PLANNING- ENVIRONMENTAL PLANNING- HERITAGE IMPACT ASSESSMENT- URBAN DESIGN

CONTENTS

1. INTRODUCTION
2. BRIEF DESCRIPTION OF STUDY AREA
3. DEVELOPMENT DESCRIPTION
4. BRIEF HISTORIC BACKGROUND
5. HERITAGE RESOURCES AND ISSUES
 - 5.1 Cultural landscape
 - 5.2 Archaeology
 - 5.3 Palaeontology
 - 5.4 Other aspects
6. RECOMMENDATION

ANNEXURES

1. Power of Attorney, Title deed, SG Diagrams
2. Photographs
3. Conceptual Site Development Plans (Alternatives 2, 3)

FIGURES

1. Locality, sub-regional context
2. Locality, direct environs
3. Site-specific aerial image
4. 1863 SG Diagram
5. 1880-1890 SG Mapping
6. 1942 aerial imagery
7. Archaeological sites (Marean *et al*, 2005)
8. Archaeological GPS Tracks
9. Archaeological occurrences
10. SAHRIS Paleo-sensivity mapping

IMAGES

1. Alternative layout 2
2. Alternative (Preferred) layout 3

ABBREVIATIONS

1. DEA – National Department of Environmental Affairs
2. HWC – Heritage Western Cape
3. NHRA - National Heritage Resources Act, 1999 (Act 25 of 1999)
4. HIA – Heritage Impact Assessment
5. HWC – Heritage Western Cape
6. PHS – Provincial Heritage Site
7. NGSI – National Geo-Spatial Information, Department of Rural Development and Land Reform, Mowbray

COVER: Collage of contextual panoramic images of the study area and its direct environs (Author)

1. INTRODUCTION

PERCEPTION Planning was appointed by Frederik Johan Orban (SA ID 4207265029089) (being the registered owner), to submit to Heritage Western Cape (HWC) a Notice of Intent to Develop (NID) in terms of Section 38(8) of the National Heritage Resources Act, 1999 (Act 25 of 1999) with relation to establishment of an eco-estate on a portion of the property. The Power of Attorney as well as copies of the relevant Title Deed and S.G Diagram are attached as part of **Annexure 1**.

Description of the cadastral land unit subject to this application is as follows:

- Remainder of Portion 31 of the farm Buffelsfontein 250, measuring 23,7740 ha, registered to Frederik Johan Orban, held under Title Deed 36595/2002 and situated within the jurisdiction of the Mossel Bay District and Municipality, Western Cape.

2. BRIEF DESCRIPTION OF STUDY AREA

The subject property is situated ± 24 km southwest of the Mossel Bay historic town centre, ± 14 km southwest of the PetroSA/ Mossdustria industrial areas and directly north of the coastal hamlet Boggomsbaai as shown through the locality plan (**Figure 1**). Other (mostly holiday) settlements within the direct proximity include the Springerbaai eco-estate ± 800 m to the north, Vleesbaai $\pm 2,7$ km to the south and the Gouritz River $\pm 9,8$ km to the southwest (**Figure 2**). Vehicular access to the property is from Bonita or Strelitzia Streets, both of which are accessed from Acacia Street the latter of which is the main access road into Boggomsbaai.



Figure 1: Study area location within sub-regional context (Google Earth, 2020, as edited)

Field work was undertaken with Dr Lita Webley on 8th March 2022. Given its proximity ± 440 m from the coastline, the property is underlain by sandy soils and mostly overgrown by low-growing coastal shrub. It is evident that portions of the property were cleared in the past though indigenous vegetation appears to be recovering slowly. The landowner¹ indicated that portions of the property formerly formed part of a small golf course and that an informal recreational camping site was once located thereupon.

A small dumping site was noted on the northernmost corner of the property. A municipal water reservoir supplying water to Boggomsbaai is situated within the centre of the property. A narrow gravel track as well as water pipeline servitude traverse the property as illustrated through **Figure 3**. Two modern structures (holiday cottages) were noted along the northern cadastral boundary. The landowner's residence, tourist

¹ Perscomm: Orban, F dated 8th March 2022

accommodation (Sandpiper Cottages) and associates recreational facilities have been established on the southeast corner of the property.



Figure 2: Study area within context of direct environs (GoogleEarth, 2022, as edited)

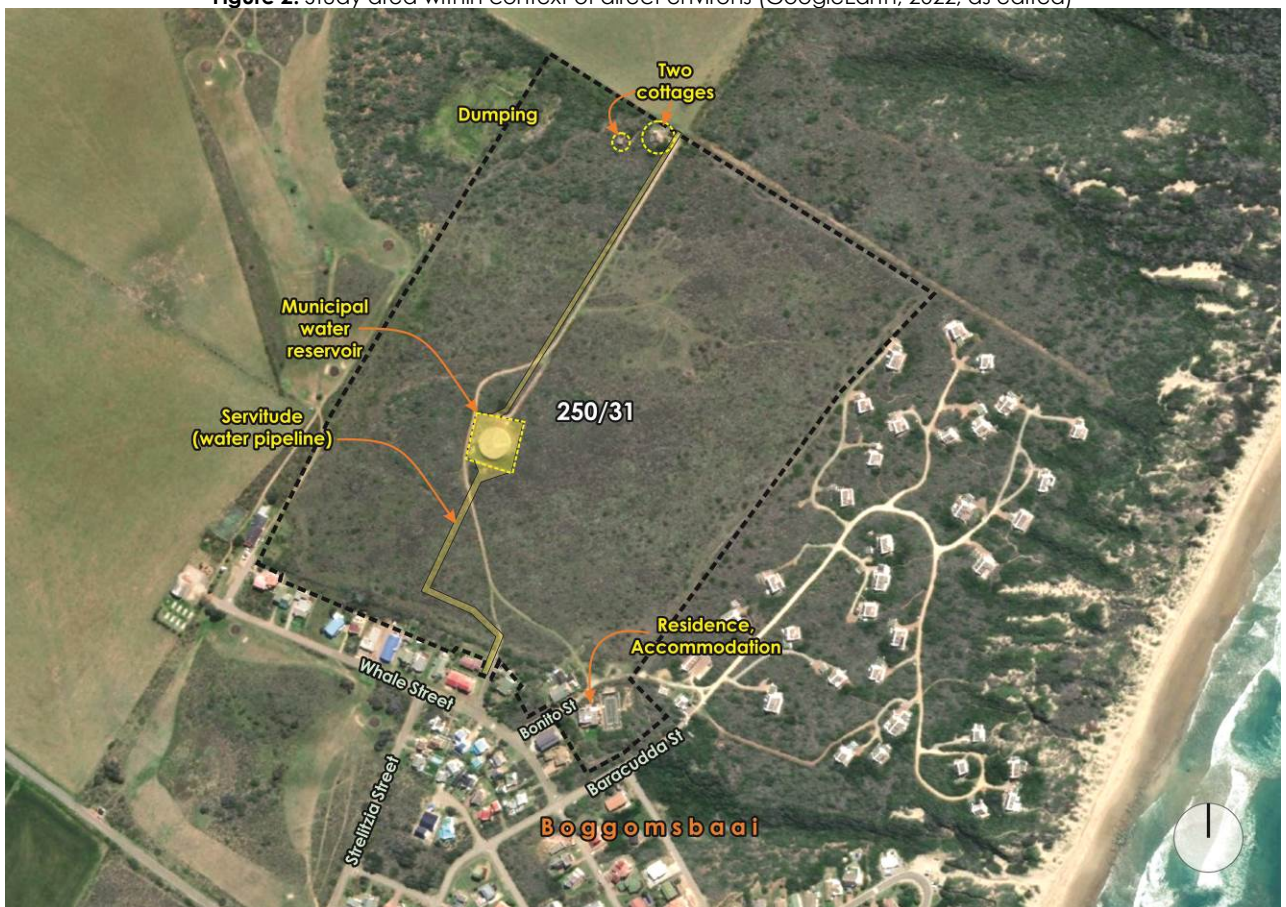


Figure 3: Possible development footprints of dwelling, cottage on 257/19 (CFM, April 2018, as edited)

Photographs of the study area and its direct environs are attached to this report as **Annexure 2**.

3. DEVELOPMENT DESCRIPTION

According to information made available the proposal is for the establishment of a low-density residential development on a portion of the property. The following two alternative layouts as well as a Preferred Alternative are currently under consideration (conceptual site development plans attached to this report as part of **Annexure 3**):

- **Alternative 1 (No-Go/ Status Quo):** No urban development will be implemented as part of this alternative and the present status quo will remain.
- **Alternative 2 (Revision 11):** This alternative would be for the construction of 24 residential units distributed into two nodes across an area of approximately 15.3ha.
- **Alternative 3 (Preferred Alternative) (Revision 13):** This alternative is for the construction of 13 residential units arranged within a single node across an area of approximately 5ha.



Images 1,2: Proposed layouts Alternative 2 and 3 (Preferred) (GoogleEarth 2022 as edited).

4. BASIC HISTORIC BACKGROUND

From a colonial perspective, agriculturists settled in the Gouritz region from as early as the 1730's. Un-surveyed loan farms in this region were granted to colonists by the Dutch East India Company (DEIC) for the purpose of providing meat, butter, and wheat to Cape Town. In 1743 the DEIC established a magisterial seat in Swellendam in order govern and control the activities of the frontier settlers. Quitrent rentals were paid annually to the Government over a period of twenty years, after which the property was deemed paid for. The quitrent system of 'loaning to own' replaced the previous DEIC loan farm agreements, which were renewed every five years (Schulz, 2010).

The subject property forms part of the early loan farm Buffelsfontein first surveyed in 1817² by surveyor Sgt. Petersen and transferred to the "Landdrost of George" on 15th November 1817. (Petersen also compiled early layout for the town of George). The diagram does not show any structures and merely describes land use as grazing ground.

A later (1863) redrawn diagram describes the farm as measuring 3,035 morgen (±3,542 ha) and having been divided into four lots. While the diagram does not indicate any structures, the denotes the alignment of early roads as well as the Buffelsfontein River along the northwest cadastral boundary (**Figure 4**).

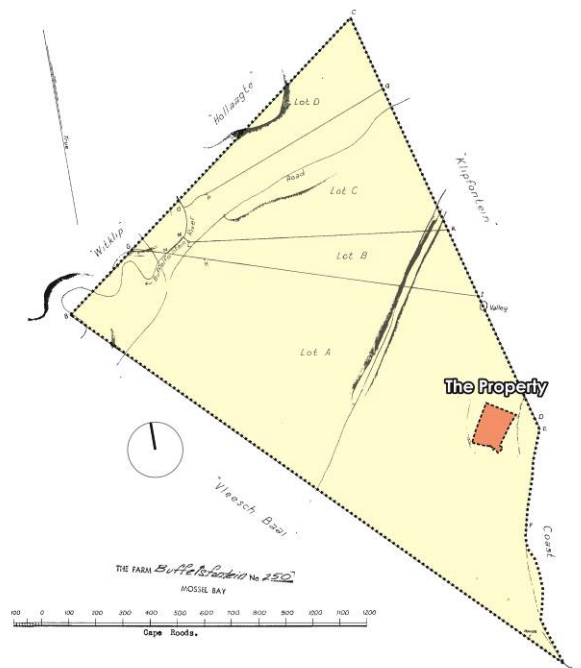


Figure 4: Location of Buffelsfontein 250/31 transposed onto extract from 1863 diagram (SGO as edited)

² SG Diagram 292/1817

Subsequent 1880-1890 SG mapping for the area shows the extent of the farm together with early routes, farmsteads as well as many springs, thus alluding to the importance of availability for habitation and agriculture within this landscape (Figure 5). The location of the original Buffelsfontein farmstead is shown within close proximity to the northwest cadastral boundary to the original farm, along the eastern bank of the Buffelsfontein River. The subject property, subdivided and framed in 1969³, thus formed part of early "Lot A" of the farm Buffelsfontein 250.

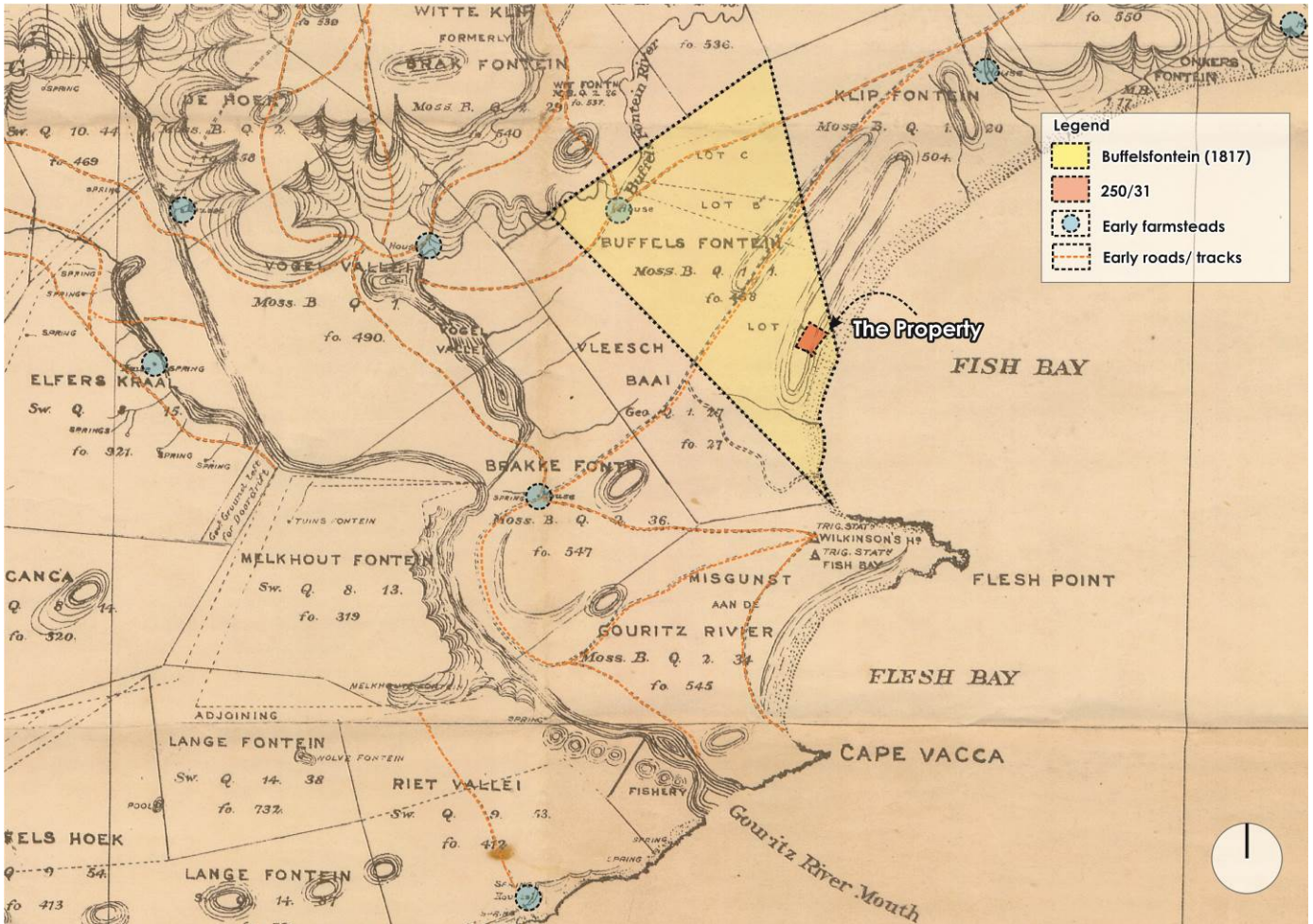


Figure 5: Location of property in relation to early farm Buffelsfontein as transposed onto (±1880) SG mapping of the area (NGSI as edited)

Historically, three shipwrecks are known to have taken place in Fleesch Bay, a natural bay located further south along the coastline. The exact positions of the wrecks have not been established. The ship names are listed below⁴:

- Le Fortune 1763
- D' Elefant 1750
- Thomas Nickenson 1871

While a comprehensive deed search could not be undertaken as part of this study, the following more recent ownership timeline for the property could be obtained via the Deeds Office digital archive:

Transfer Date/ No.	Transferred From:	Transferred To:
T 34842/1981	Unknown	Boggies (Pty) Ltd
T 36595/2002	Boggies CC	Frederik Johan Orban

Basic historical background research did not identify significant heritage-related aspects or themes pertaining to the subject property that may be negatively impacted through the proposed development.

5. HERITAGE RESOURCES AND ISSUES

5.1 Cultural landscape context

Analysis of the earliest available aerial photography (1942) for the area was found useful to identify and provide a basic understanding of traditional (Pre-Modern) landscape patterns on and within the direct environs of the study area. Low-resolution imagery (Figure 6, overleaf) shows the presence of several

³ SG Diagram 8000/1969
⁴ Schulz, 2010

cultivated fields northeast, west and southwest of the subject property. The main (interior) road denoted in 1863 and 1880 mapping is evident, as well as a narrow track perpendicular to the coast closely passing the southwest cadastral boundary of the subject property. Vegetation growth on the property appears undisturbed and devoid of structures and/or agricultural land use.



Figure 6: Location of property within context of 1942 aerial imagery. (Aerial survey 171, Flight Strip 13, Image 5597 NGS)

5.2 Archaeology

Findings following from fieldwork undertaken by specialist archaeologist Dr. Lita Webley follows below.

Background:

Boggomsbaai is located on Vleesbaai, a half-moon bay, to the west of Pinnacle Point. The beach is sandy but the rocky headland of Fransmanshoek is some 3km to the south of Boggomsbaai. Most of the Vleesbaai coast is covered with modern and active aeolian dunes that are vegetated with a mix of strandveld, fynbos as well as alien vegetation. Until recently, most of the area was farmland, but in the last 20 years it has been developed for residential use. The town of Dana Bay is located on the eastern border while Nautilus Bay and Boggomsbaai are located further to the west.

Methodology:

Archaeological fieldwork was undertaken to Boggomsbaai on the 8th March 2022. Lita Webley was accompanied by Stéfan de Kock and Eugenie Marincowitz. Webley used a hand-held Garmin GPXMap 64 and a Sony digital camera. Since this was a preliminary assessment for a NID application, the intention was not to undertake a detailed archaeological survey of the site but rather to assess the potential for archaeological sites in the light of the Oestmo et al (2014) report.

Literature review:

Kaplan has undertaken a number of archaeological studies in the Vleesbaai area. Unfortunately, these reports all pre-date 2009. After this date, Heritage Western Cape became the heritage authority for the Western Cape and no database currently exists post-dating 2009.

During baseline archaeological studies at *Paradise Beach Golf Estate in Dana Bay*, Kaplan (2003) documented large numbers of ESA and MSA tools. In 2004, Kaplan surveyed for development at *Nautilus Bay*, identifying 19 pre-colonial archaeological sites comprising scatters of LSA tools, with shellfish, ostrich eggshell and pottery. Relatively large numbers of ESA as well as MSA stone tools were recorded in old agricultural lands, etc. In his report noted that well-preserved, highly visible shell middens with bone, pottery ash and charcoal were found to occur in the large wind deflated dunes and on the primary dunes adjacent the shoreline. This was further discussed in Kaplan (2005), where he commented on the many shell middens and open sites at Nautilus Bay, to the west of Dana Bay.

Kaplan (2007) surveyed the Remainder of the farm Droogfontein No 245 in Dana Bay noting that there was a low density of Early, Middle and Later Stone Age tools which were spread very thinly and unevenly over the landscape. Most of the tools were found in disturbed and degraded areas such as sandy roads and old tracks. He rated the significance as Low.

It was a result of Kaplan's reports, that the South African Coast Paleoclimate, Paleoenvironment, Paleoecology, Paleoanthropology (SACP4) project, under leadership of Prof Curtis Marean of the University of Arizona, began visiting the area in 2005. They commented on the significance of the sites along the Vleesbaai coast in relation to Pinnacle Point. In their survey, SACP4 recorded a number of MSA sites on ancient land surfaces (Figure 7).

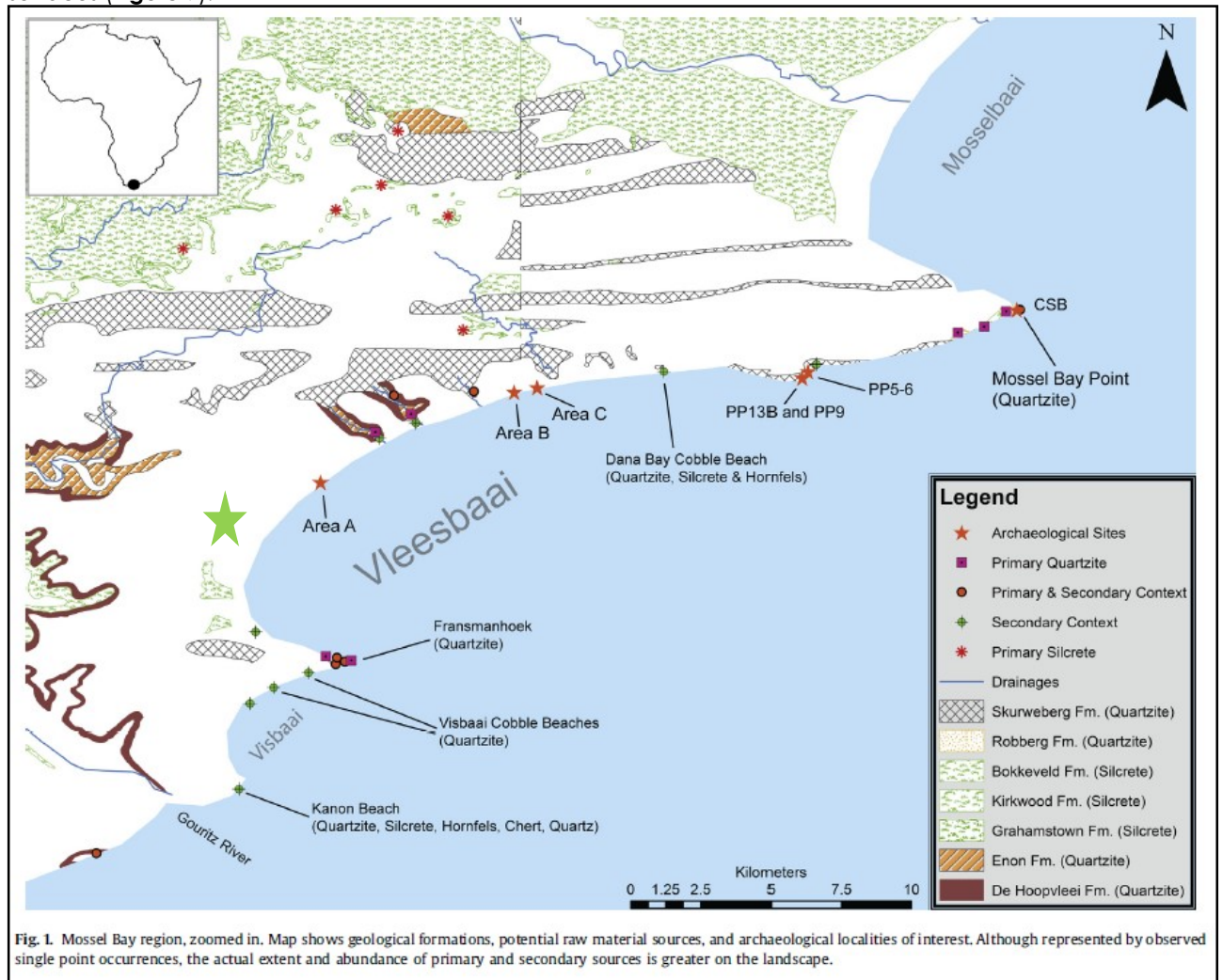


Fig. 1. Mossel Bay region, zoomed in. Map shows geological formations, potential raw material sources, and archaeological localities of interest. Although represented by observed single point occurrences, the actual extent and abundance of primary and secondary sources is greater on the landscape.

Figure 7: View of Vleesbaai with the approximate location of Boggomsbaai indicated in green. The archaeological sites Area A, Area B and Area C which were excavated by Marean et al, are shown in red.

The survey resulted in the publication by Oestmo et al. in 2014. The Vleesbaai localities represent ancient land surfaces with MSA occurrences, including diagnostic MSA elements include prepared cores, convergent points etc. They suggested that the Vleesbaai assemblages likely date to the Late Pleistocene roughly between 100 000 and 50 000 BP. According to the authors, they appear to overlap in age with the sequences at Pinnacle Point.

In 2015, Marean et al applied for a permit to excavate horizontal exposures of in situ MSA artefacts in Areas A, B and C. The results of these studies have not been published. However, it is important to point out that Area A, is some 3km to the east of Boggomsbaai and it located on the coastal dunes.

Receiving environment:

The property rises to a high point in the centre of study area, with a concrete reservoir. There are a number of tracks which crisscross the property, the most significant running from north to south. It provides access to the reservoir. The property is covered in medium to dense indigenous vegetation with some alien components.

There are numerous mole heaps which were examined for any evidence of stone artefacts below the surface. The soil of the access track is a red colour and there is evidence of dumping of building material, including red brick, tar, painted cement blocks and heaps of quartzite building material.

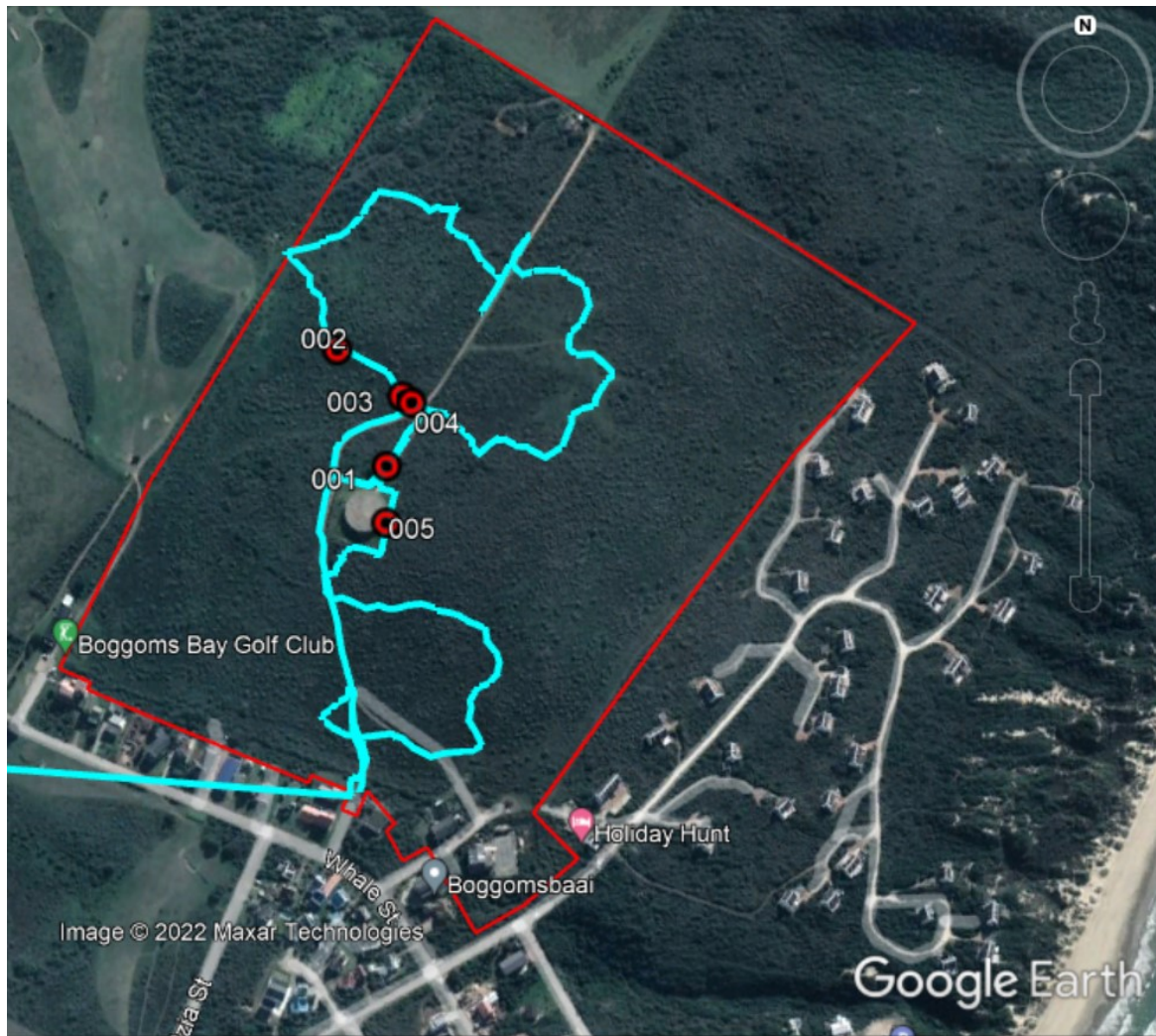


Figure 8: Tracks across the property with the reservoir clearly visible in the centre (Webley, 2022).

Site	GPS co-ordinates	Description	Significance
001	34°15'36.27"S 21°54'33.70"E	1 quartzite flake	NCW
002	34°15'33.33"S 21°54'32.19"E	1 quartzite flake	NCW
003	34°15'34.50"S 21°54'34.18"E	3 quartzite flakes	NCW
004	34°15'34.66"S 21°54'34.47"E	Large dump of old tar, quartzite cobbles, with some showing evidence of flaking	NCW
005	34°15'37.70"S 21°54'33.68"E	Quartzite core & flakes	NCW

Table 1: Summary of archaeological occurrences noted during fieldwork.

We did not observe any stone artefacts in the undisturbed areas – i.e., in association with the molehills. We did however, observe a number of flaked cobbles, but they were associated with the red gravel road, the dump of material (004), and with the reservoir (Figure 9).



Figure 9: The quartzite dump (left) and the quartzite core and flakes from 005 (right).

Conclusions:

The proposed development is some 400m from the sandy beach. The closest rocky coast is 3km to the south. No Later Stone Age shell middens are anticipated, and no shell fragments were observed. The closest recorded Middle Stone Age site to the study area, is Area A (Figure 8) excavated by Oestmo et al (2014) which is 3km north and located in the sand dunes. The survey did not record any dense scatters of stone artefacts, and it is likely that the stone artefacts found around the reservoir were introduced to the site. They are of Low significance and no impacts are expected.

5.3 Palaeontology

According to SAHRIS Paleo-sensitivity mapping much of the property is situated within an area earmarked as being of "Unknown" palaeontological sensitivity where, "a minimum of a desktop study is required" whilst the northeast corner straddles an area highlighted as being of "Low" palaeontological sensitivity where no further studies are required⁵ (Figure 10). Given the limited extent of the preferred alternative (5ha) and its location between a municipal water reservoir to the north and established residential urban development to the south and east, it is requested that the need for further palaeontological studies be waived in this instance.

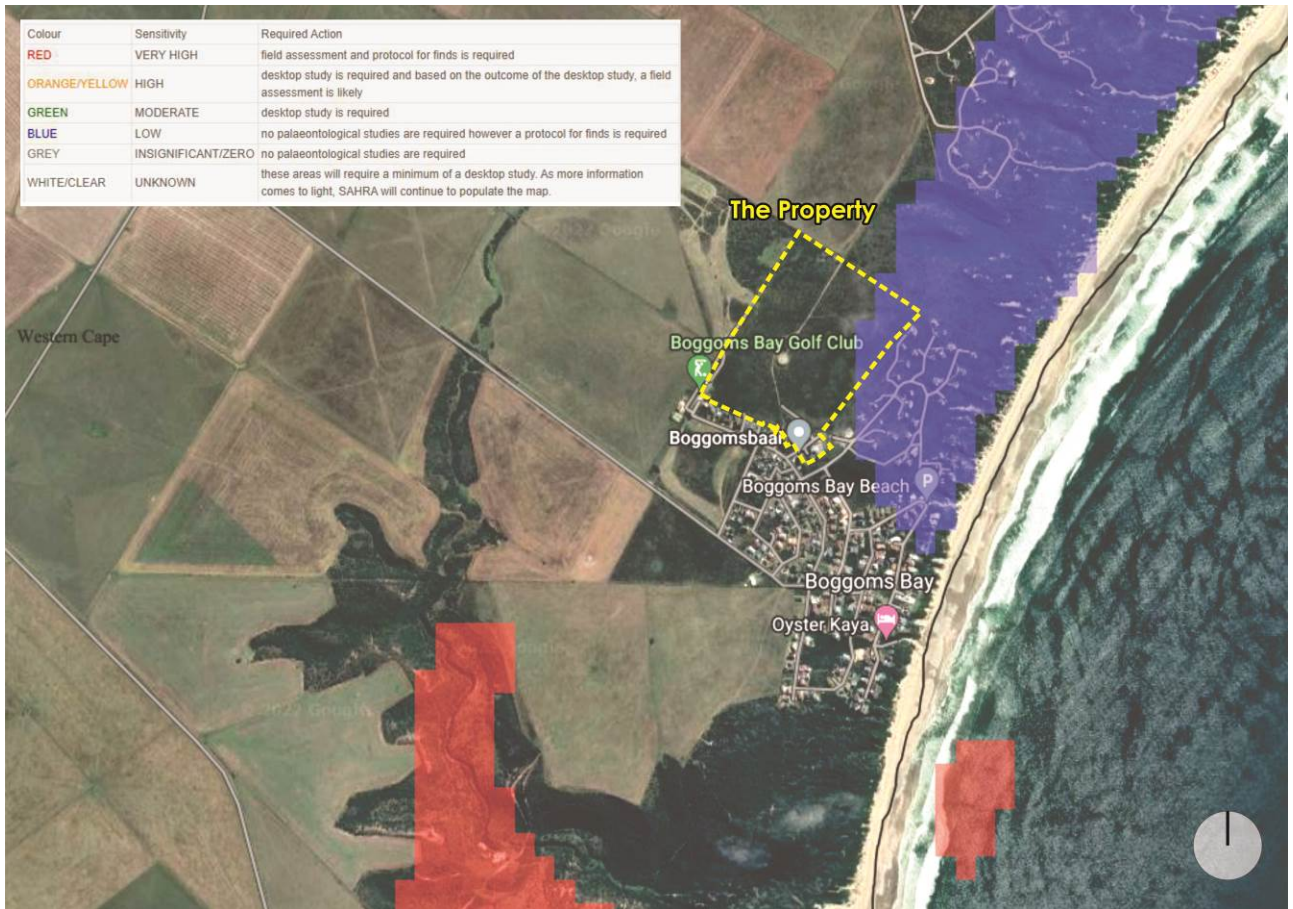


Figure 10: Paleo-sensitivity within the proximity of the study area (SAHRIS, 2022 as edited)

5.4 Other aspects

The two modern structures (holiday cottages) located close to the northern property boundary (Figure 3) are, as evident from photographs hereto (Annexure 2), not of any local cultural significance. With the exception of the municipal water reservoir, fencing and roads, no other structures were noted.

The development concept was scaled down substantially from an overall development footprint of 15.3ha (24 units, Alternative 2) to 5ha (13 units, Alternative 3) to reduce the overall environmental footprint of the proposal and to ensure compliance with spatial planning objectives and policies inferred through the most recent Mossel Bay Municipal Spatial Development Framework, 2022. Proposed Alternative 3 is therefore located within the current urban edge and directly adjoins established urban development thus not materially detracting from the existing landscape character of the surrounding area.

Following from the above assessment it is therefore our contention that the proposal (Preferred Alternative 3 as described in Section 3 of this report) would not impact on heritage resources of cultural significance and that it may therefore be allowed to proceed without further heritage-related studies.

⁵ <https://sahris.sahra.org.za/map/palaeo>, accessed 17th November 2022

6. RECOMMENDATION

Having regard to the findings following from above assessment, it is our view that the proposal (Preferred Alternative 3) would not impact on any heritage resource of cultural significance and that therefore, no further heritage related studies would be warranted in this instance.

PERCEPTION Planning

21st November 2022

STEFAN DE KOCK

Hons: TRP(SA) EIA Mgmt(IRL) Pr Pln PHP

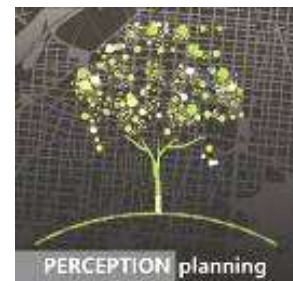
REFERENCES and ACKNOWLEDGEMENTS

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2. National Geo-Spatial Information, Department of Rural Development and Land Reform, Mowbray
3. Surveyor General Office
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Our ref: MB/Orbaai Estate/NHRA/2022
Your ref:



VIA E-MAIL
26th April 2023

Cape Environmental Assessment Practitioners (Pty) Ltd
PO Box 2070
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Attention: Mariska Byleveld,

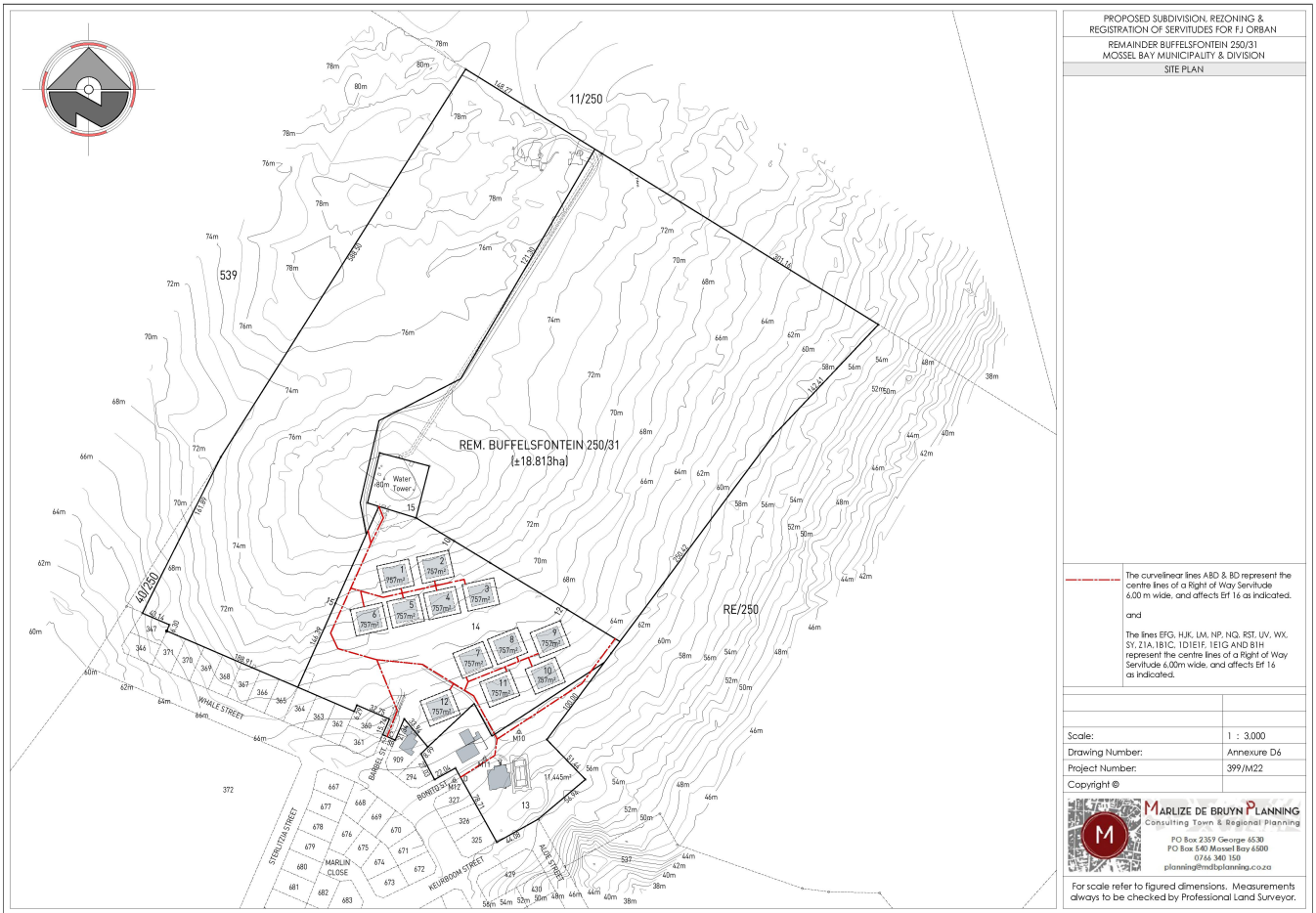
MITIGATED SITE LAYOUT: PROPOSED ORBAAI ESTATE ON THE FARM BOGGOMSBAAI 250/31, MOSSEL BAY DISTRICT AND MUNICIPALITY

1. Your e-mail correspondence dated 24th April 2022 in relation to the above refers.
2. The NID submitted to Heritage Western Cape (HWC) in November 2022 proposed the construction of thirteen (13) residential units to the south-east of the water tower. The preferred SDP (Alternative 3 and Revision 13) enclosed in the NID documentation proposed the arrangement of the units, in a single node over 5ha, as shown below:



3. In their record of decision, dated 21 February 2023, HWC endorsed Alternative 3 and no further mitigation requirements were requested. A revised SDP was prepared in April 2023. The revised plan (shown overleaf) includes:
 - Twelve (12) units instead of thirteen (13) units;
 - The position of the 12 units is slightly altered to accommodate the firebreaks;
 - The position of the access road to the water reservoir has been slightly changed.
4. Comments to the revised SDP: It is noted that the extent of the development footprint remains the same although the number of units has been reduced from 13 units to 12 units. There are no additional or new

impacts to the built environment, palaeontology, and archaeology. No further mitigation measures are proposed.



- It is our view that the extent of the aforementioned revision to the SDP does not warrant the submission of a new NID to HWC. Please do not hesitate to contact the writer, should any additional information be required.

Yours faithfully,
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