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HERITAGE IMPACT ASSESSMENT

In terms of Section 38(8) of the NHRA for the

PROPOSED REZONING OF A PORTION OF PORTION 4 OF FARM 6 TO A SUBDIVISIONAL AREA TO CREATE A MIXED-USE RESIDENTIAL DEVELOPMENT, STOMPNEUS BAAI, WESTERN CAPE PROVINCE

Prepared by CTS Heritage



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For

CK Rumboll

November 2025

Updated February 2026

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EXECUTIVE SUMMARY

1. Site Name:

Portion of Portion 4 of Farm 6, Stompneus Bay

2. Location:

The site includes a portion of Portion 4, Farm 6, Duyker Eiland. It is approximately 5 km northwest of St Helena Bay, and sits on the corner of Main Street and Concorde Drive.

3. Locality Plan:

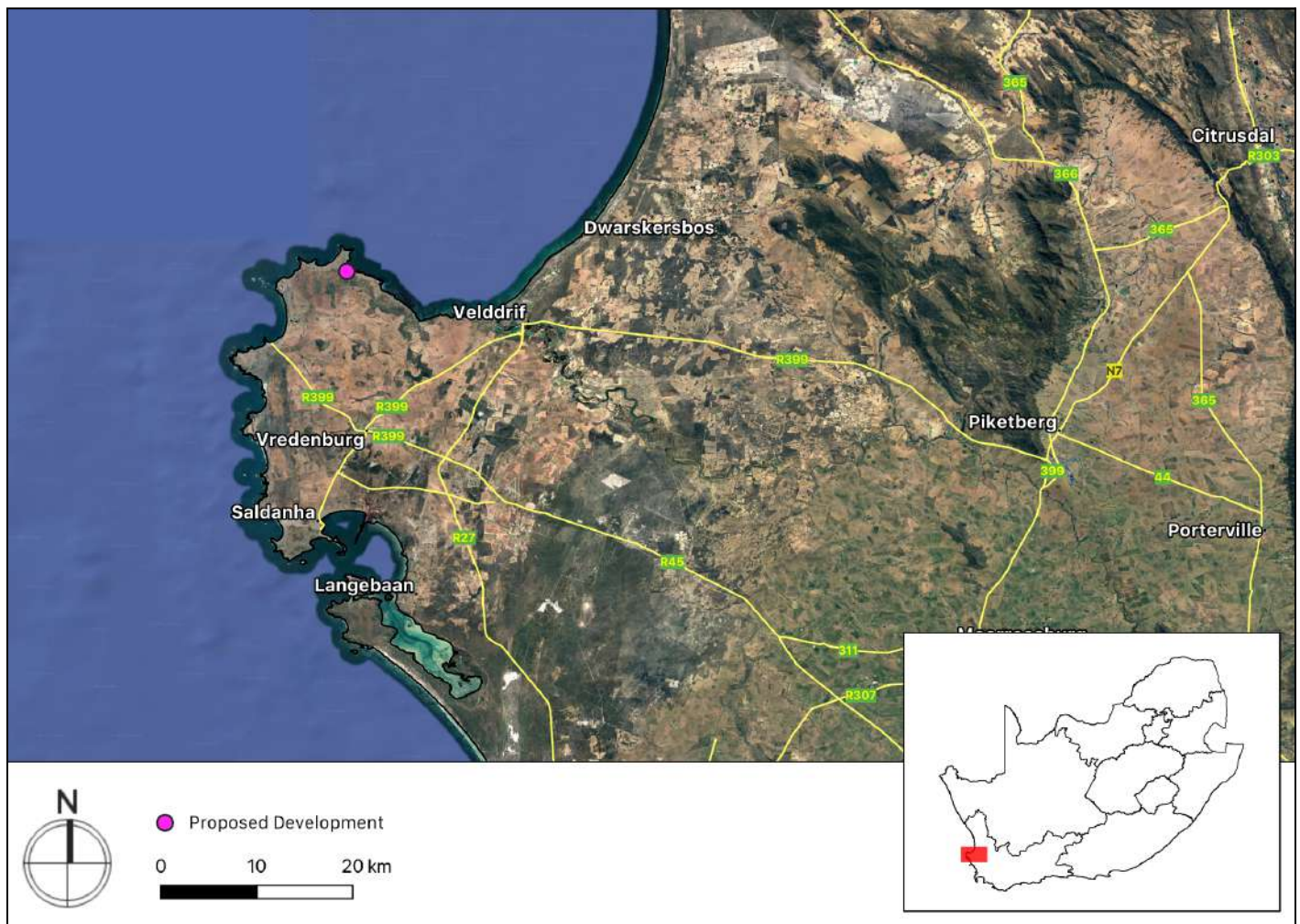


Figure A: Location of the proposed development area

4. Description of Proposed Development:

The purpose of this application is to rezone a Portion (5.4 Ha) of Portion 4 of farm 6 in St Helena Bay (Stompneus Bay), to subdivisonal area to create a mixed use residential development. The property will then be subdivided

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into 191 portions. The subdivisional area will include the following subdivision and zonings:

- 185 Residential Zone IV erven
- 3 Open Space Zone I erven
- 1 Institutional Zone I erf (Crèche)
- 1 Institutional Zone II erf (Church)
- 1 Transport Zone II

5. Anticipated Impacts on Heritage Resources:

The assessment of the portion of interest on Portion 4 of Farm 6, Stompneus Bay proceeded with few constraints and limitations, and the area was comprehensively surveyed for heritage resources. Compared with previous surveys on the Vredenburg Peninsula that documented a diversity of archaeological material and observations — including extensive shell middens, shell scatters, varied stone artefacts and pottery — this assessment recorded only a very limited number of low-density occurrences, underscoring the altered and heavily utilised character of the site. While all observations were considered Not Conservation Worthy (NCW), it remains possible that disturbance to the shell midden is superficial and that stratified deposits exist below ground.

Both archaeological and palaeontological resources in the study area are assessed as having low sensitivities. The calculated impact of the proposed development on these resources is correspondingly low, and overall impact remains low with mitigation. Caution is advised should earthworks take place in the vicinity of the disturbed shell midden, given its proximity to the coast and the precedent for unrecorded pre-colonial human burials in similar contexts. Provided that the recommended mitigation measures are implemented, the Stompneus Bay housing project can proceed without significantly impacting the area's archaeological or palaeontological resources.

6. Recommendations:

There is no objection to the proposed development from a heritage perspective on condition that the following recommendations are implemented:

- Implementation of The Chance Finds Fossil Procedure (Appendix 3) is required during all ground-disturbing activities.
- Implementation of the Chance Finds Burial Procedure (Appendix 3) is required during all ground-disturbing activities. This is particularly important within the 500 m high sensitivity coastal zone, and is essential in the immediate vicinity of Observation 002, the disturbed shell midden adjacent to Main Street.
- Should any buried archaeological resources, human remains or burials be uncovered during the course of development activities, work must cease in the vicinity of these finds. Heritage Western Cape (HWC) must be contacted immediately in order to determine an appropriate way forward.

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Details of Specialist who prepared the HIA

Prepared by Gemma Poretti, an archaeologist with an MPhil in Archaeology from the University of Cape Town where she specialised in using stable carbon isotopes in charcoal to understand rainfall seasonality during the late Pleistocene. Since then, she has begun gaining experience in cultural resource management in South Africa, and joined the CTS Heritage team in 2025. She is a member of the Association of Southern African Professional Archaeologists (ASAPA) and serves on the council of The South African Archaeological Society (ArchSoc) as communications manager. Gemma has also been an active member of the Eastern Cederberg Rock Art Group (eCRAG) since 2024, taking part in regular surveys across the Western Cape to help document and conserve rock art sites.

Report reviewed by Nicholas Wiltshire, the Director of CTS Heritage and OpenHeritage and current Honorary Treasurer of the South African Archaeological Society (ArchSoc). Nic has a MSc in Archaeology from the University of Cape Town and his archaeological expertise focuses on rock art, Stone Age and GIS studies. He has more than 20 years of experience in the heritage industry and has carried out a number of Heritage and Archaeological Impact Assessments as well as working as a senior heritage officer, archaeology at Heritage Western Cape from 2008–2010. Nic was the SAHRIS Project Manager and developer of SAHRIS from 2011–2013 before setting up CTS Heritage and OpenHeritage. Since then, he has rolled out similar national heritage systems in Namibia and Kenya. Nic was also responsible for the upgrade and development of version 2 of SAHRIS which went live in October 2023. As part of the eastern Cederberg Rock Art Group, HWC and SAHRA, Nic has been closely involved in the compilation of a number of Heritage and Conservation Management Plans and various guidelines and policies related to minimum standards and best practice in conservation management. He was also responsible for the declaration of three Provincial Heritage Sites whilst working for HWC.

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3	HWC Chance Finds Procedures - Fossils and Burials
4	Motivational Report - CK Rumboll, June 2025
5	Results of PPP

1. INTRODUCTION

1.1 Background Information on Project

This report is drafted for the proposed mixed-use housing development on Portion 4 of Farm 6, Malmesbury Road, Stompneus Bay

The purpose of this application is to rezone a Portion (5.4 Ha) of Portion 4 of farm 6 in St Helena Bay (Stompneus Bay), to subdivisonal area to create a mixed use residential development. The property will then be subdivided into 191 portions. The subdivisonal area will include the following subdivision and zonings:

- 185 Residential Zone IV erven
- 3 Open Space Zone I erven
- 1 Institutional Zone I erf (Crèche)
- 1 Institutional Zone II erf (Church)
- 1 Transport Zone II

The portion 4 of farm 6, proposed for development is favourably located within the existing residential area of St Helena Bay (Stompneus Bay). The land was donated to Saldanha Municipality by Lucky Star Pty Ltd. The proposed development will provide 185 additional low-cost housing opportunities within the urban edge of St Helena Bay (Stompneus Bay) as well as three open spaces, two institutional uses and a transport zone. According to the Saldanha Bay Municipal Spatial Development Framework (2025-2030), the development area, portion 4 of farm 6, Malmesbury RD, is identified in the Spatial Development Proposals map as a new development area in Zone C (SCH1). SCH1 accommodates 114.81 Ha of developable land for residential use. Ancillary uses such as an institutional facility are also promoted. The proposal aligns with the spatial development framework to utilize a portion of Portion 4 of Farm 6 for new residential development and supporting services. The land contains an electrical servitude but, according to the client, this will not affect the development area.

Saldanha Bay Municipality wants to establish a housing development due to the housing backlog and the need to provide applicants on the waiting list of Saldanha Bay Municipality with housing opportunities in the area. The portion of land is earmarked for residential expansion by the Municipality and is therefore in line with the proposal. The proposed development area provides an ideal opportunity for residential development to optimise the use of the existing road network and services that already occur west of the site. The surrounding area consists mainly of a higher density residential development with supporting social infrastructure. It is therefore the intention to subdivide and rezone an area of ±5.4ha of said portion of land for the purpose of establishing a housing project.

According to the client, the proposed development is considered desirable based on the following:

- The residential character of the area will be strengthened through the proposed development.



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- It supports the proposals of the Saldanha Bay Spatial Development Framework.
- Home ownership will be made available for previously disadvantaged people.
- The development supports the Western Cape SDF by promoting compactness within the existing urban areas;
- The development supports the principles of SPLUMA and LUPA;
- The aim of the proposed development is to utilise the existing property within the urban edge and develop it to its optimal potential.

1.2 Description of Property and Affected Environment

The proposed Stompneus housing development lies on the urban edge of St Helena Bay on the Vredenburg Peninsula, Western Cape province. Portion 4 of Farm 6 occupies a transitional zone between the hills of the interior and the coast, situated just beyond the primary dune belt where the terrain begins to level out into the broader peninsula. The property is bounded to the northeast by Main Street, to the northwest by Concorde Drive, and to the west by the Britannia Bay Stompneus Bay Road (DR2160) that extends northwards from the R399 outside Vredenburg. This road reserve runs adjacent to the eastern boundary of Portion 4. To the immediate north lies the established residential settlement of Stompneus Village, while the land to the east, south and west remains vacant and covered by indigenous vegetation.

The site is treeless, and vegetation is dominated by low, brittle grasses and hardy shrubs. In the distance to the west, the white buildings of Lampiesbaai are visible. Long sightlines stretch across the property, and larger, undulating hills – scattered with granitic outcrops – rise to the south. The terrain consists mainly of coarse sandy soils, and is gently varied by low sandy mounds. The surface is littered in places with domestic refuse, old appliances and construction debris, suggesting ongoing settlement pressures and limited municipal servicing.



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Figure 1.1 Satellite image (2025) indicating the proposed development area at closer range



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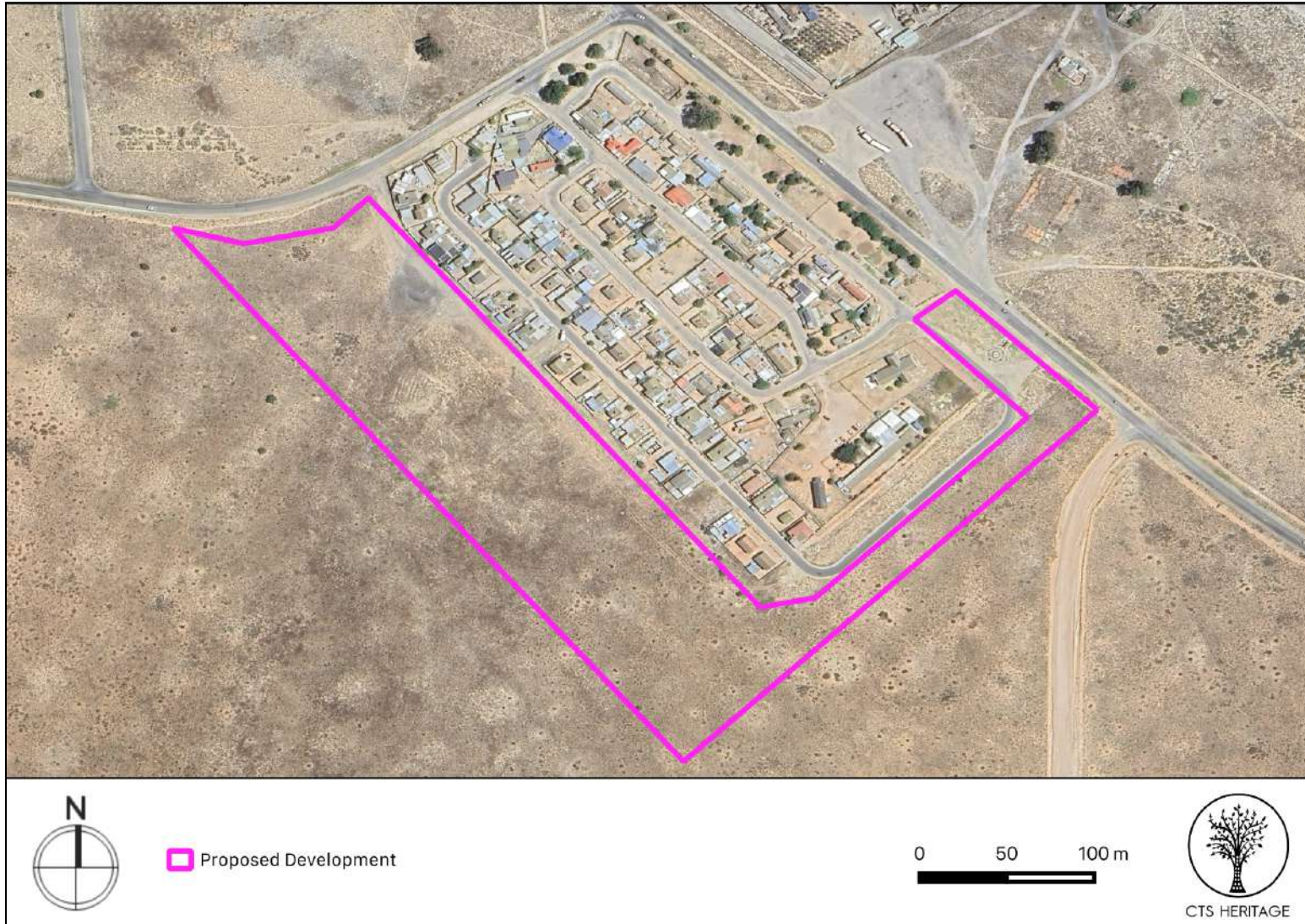


Figure 1.2 Satellite image (2025) indicating the proposed development area at closer range

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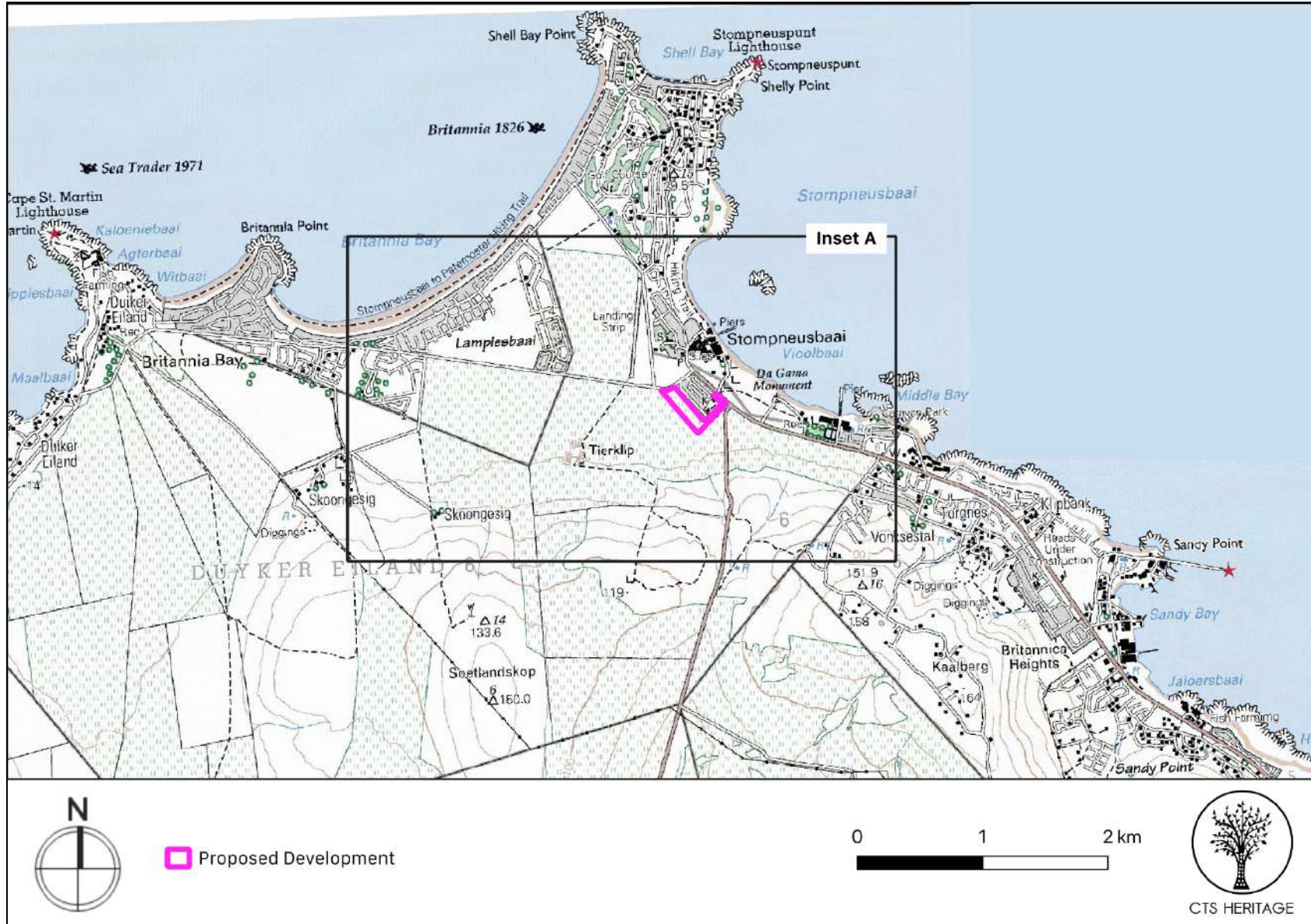


Figure 1.3 1:50 000 Topo Map for the development area

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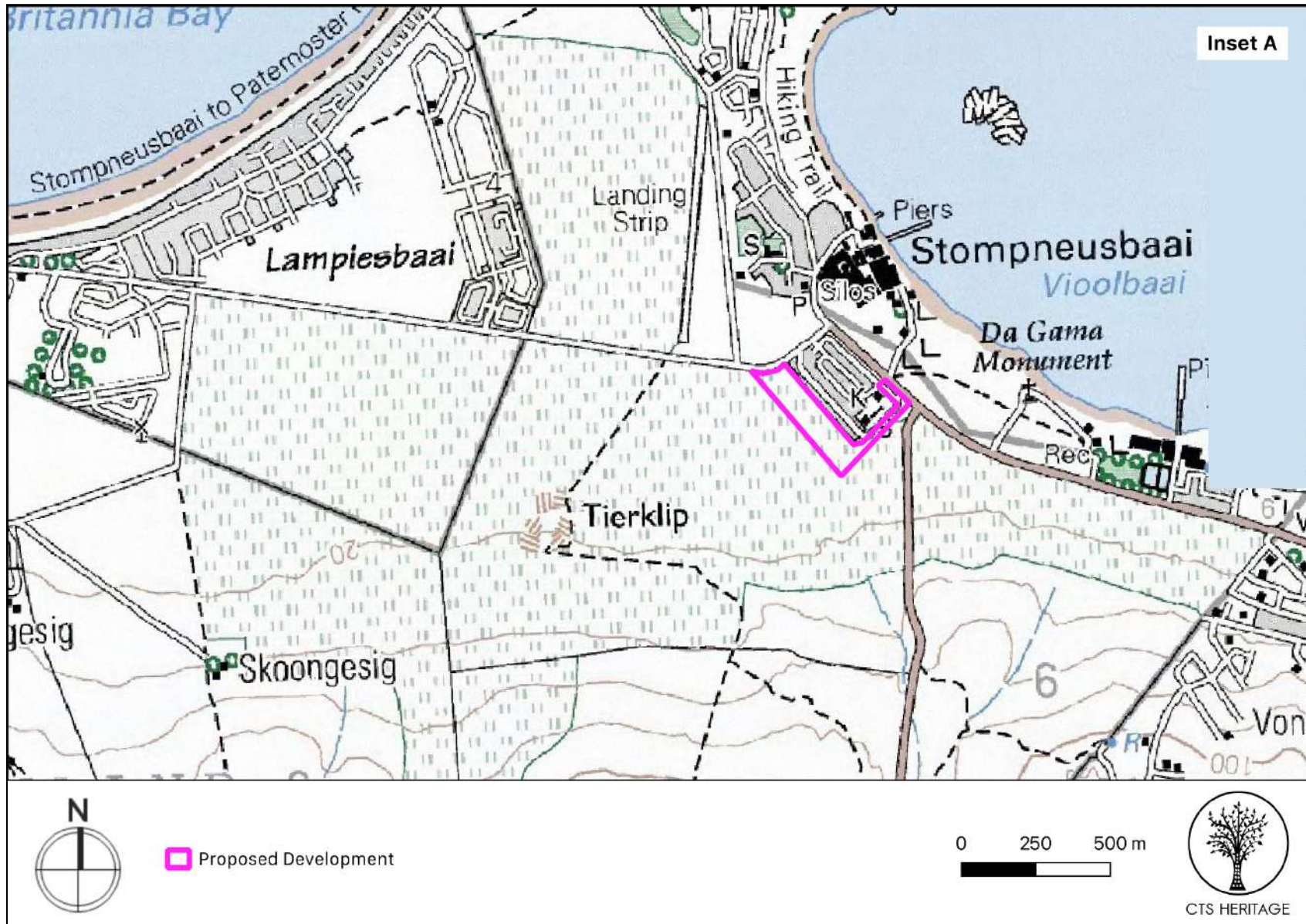


Figure 1.4 Inset A: Close up of 1:50 000 Topo Map for the development area

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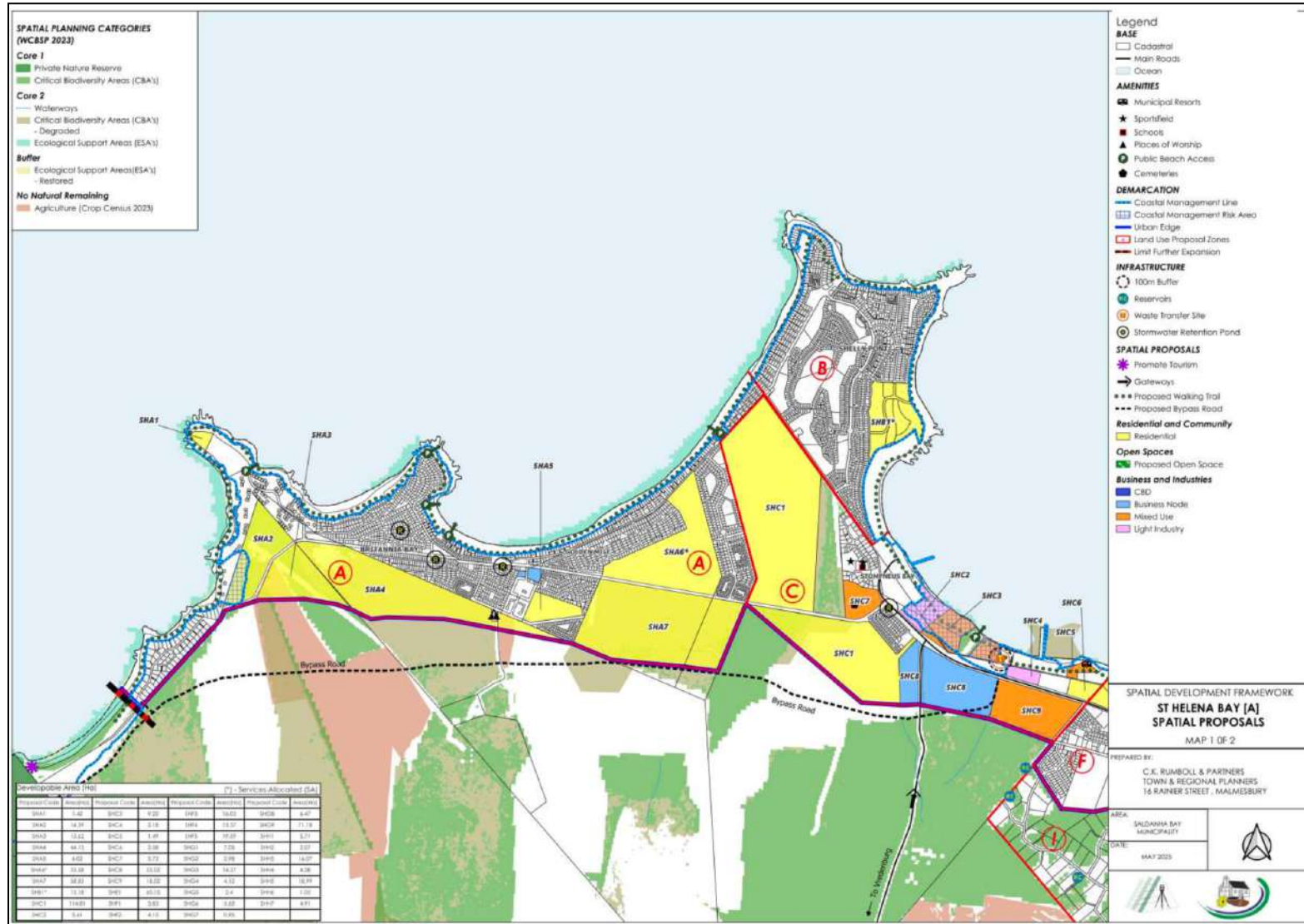


Figure 1.5 Map indicating that the study area is located in proposed settlement Zone C (SHC1): mixed-use character, including residential and institutional facilities and social amenities (provided by client).¹

¹ Saldanha Bay Local Municipality (2025) Spatial Development Framework 2025-2030: <https://sbm.gov.za/wp-content/uploads/Pages/SDF/2025-Draft-Saldanha-Bay-MSDF-Version-1.pdf>



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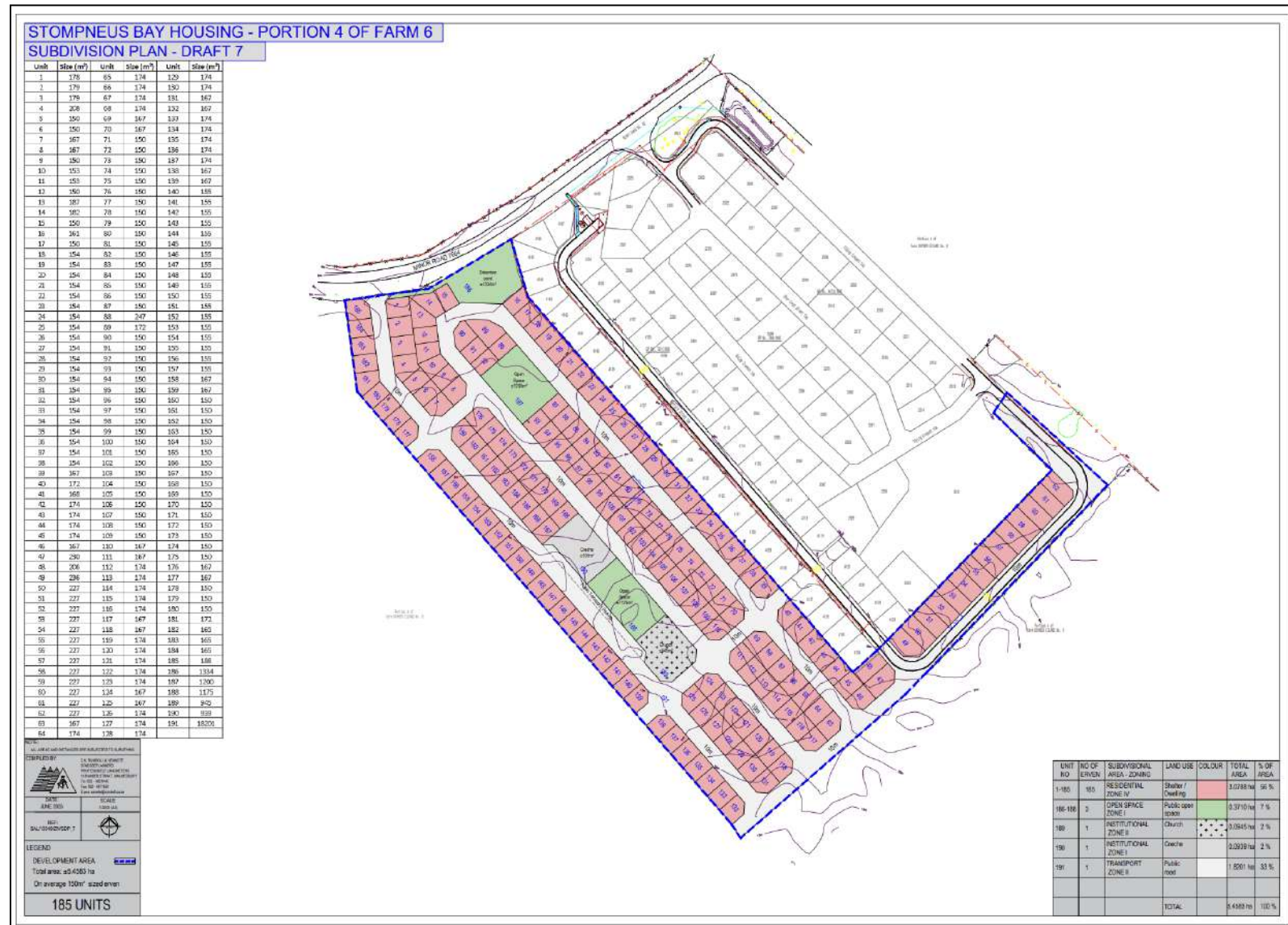


Figure 1.6 Plan for the subdivision of Portion 4 of Farm 6 into mixed-use units (provided by client).



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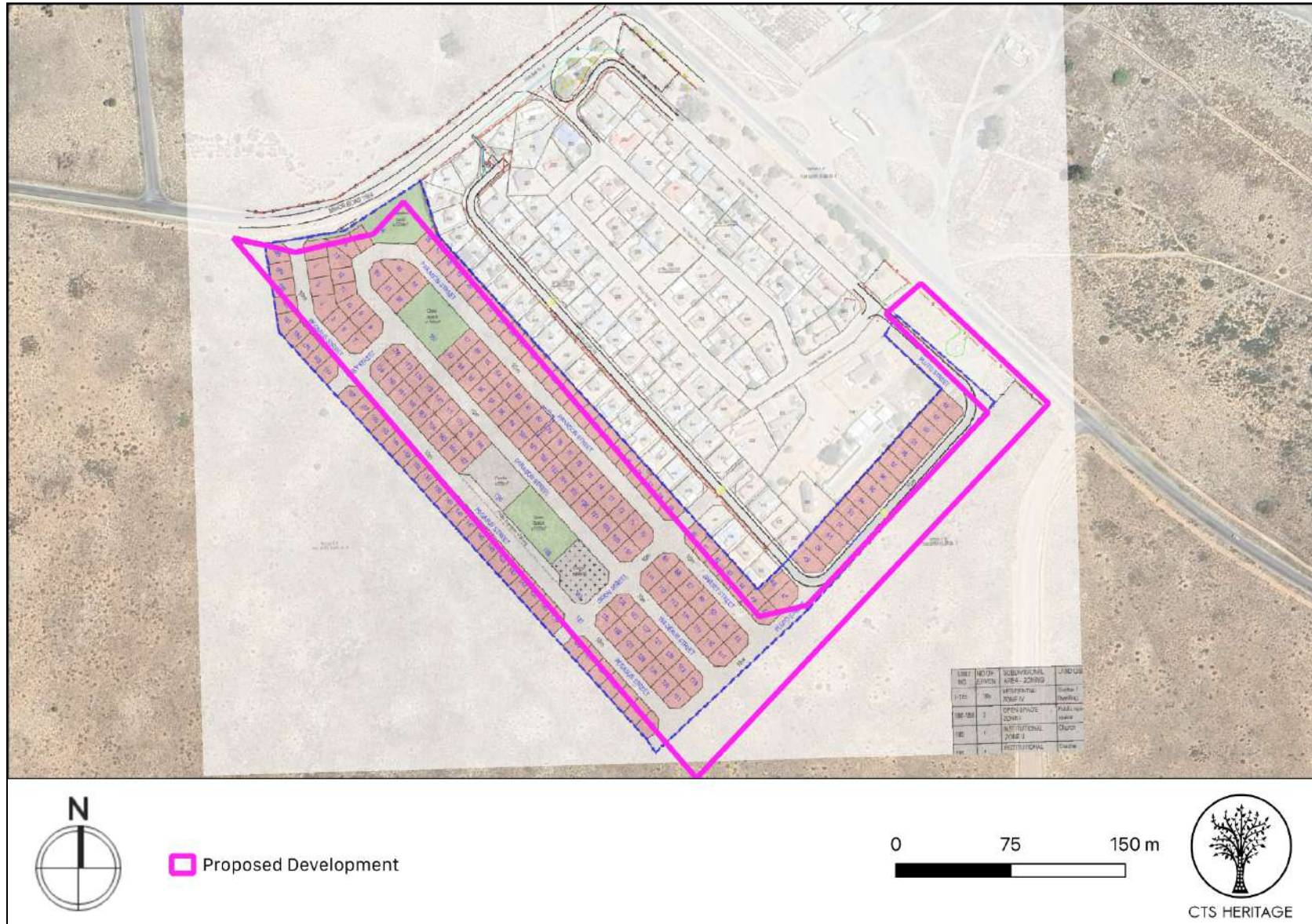


Figure 1.7 Plan for the subdivision of Portion 4 of Farm 6 into mixed-use units, overlain on a Google Satellite image and the proposed development area provided by the client

2. METHODOLOGY

2.1 Purpose of HIA

The purpose of this Heritage Impact Assessment (HIA) is to satisfy the requirements of section 38(8), and therefore section 38(3) of the National Heritage Resources Act (Act 25 of 1999).

2.2 Summary of steps followed

- A Desktop Study was conducted of relevant reports previously written (please see the reference list for the age and nature of the reports used). The Desktop Study included an assessment of palaeontology.
- A site visit was undertaken by M. Crafford and G. Poretti on 4 November 2025. They conducted an assessment of archaeological resources likely to be disturbed by the proposed development
- An archaeological assessment was drafted to assess and evaluate the identified resources for their heritage significance and potential impacts to these resources.
- Alternatives and mitigation options were discussed with the Environmental Assessment Practitioner.

2.3 Assumptions and uncertainties

- The *significance* of the sites and artefacts is determined by means of their historical, social, aesthetic, technological and scientific value in relation to their uniqueness, condition of preservation and research potential. It must be kept in mind that the various aspects are not mutually exclusive, and that the evaluation of any site is done with reference to any number of these.
- It should be noted that archaeological and palaeontological deposits often occur below ground level. Should artefacts or skeletal material be revealed at the site during construction, such activities should be halted, and it would be required that the heritage consultants are notified for an investigation and evaluation of the find(s) to take place.

However, despite this, sufficient time and expertise were allocated to provide an accurate assessment of the heritage sensitivity of the area.

2.4 Constraints & Limitations

On the day of the survey, a municipal truck and verge maintenance limited inspection in certain areas, while domestic refuse near the southern boundary and recent disturbances such as footpaths and dumping further affected visibility. Despite these constraints, the site was extensively covered and the survey provided a reliable assessment of its archaeological sensitivity.

2.5 Impact Assessment Methodology

Direct, indirect and cumulative impacts of the issues identified through the Basic Assessment process were assessed in terms of the following criteria:

- The nature, which shall include a description of what causes the effect, what will be affected and how it will be affected.
- The extent, wherein it will be indicated whether the impact will be local (limited to the immediate area or site of development) or regional, and a value between 1 and 5 will be assigned as appropriate (with 1 being low and 5 being high).
- The duration, wherein it will be indicated whether:
 - The lifetime of the impact will be of a very short duration (0 – 1 years) – assigned a score of 1.
 - The lifetime of the impact will be of a short duration (2 – 5 years) – assigned a score of 2.
 - Medium-term (5 – 15 years) – assigned a score of 3.
 - Long term (> 15 years) – assigned a score of 4.
 - Permanent – assigned a score of 5.
- The consequences (magnitude), quantified on a scale from 0 – 10, where 0 is small and will have no effect on the environment, 2 is minor and will not result in an impact on processes, 4 is low and will cause a slight impact on processes, 6 is moderate and will result in processes continuing but in a modified way, 8 is high (processes are altered to the extent that they temporarily cease), and 10 is very high and results in complete destruction of patterns and permanent cessation of processes.
- The probability of occurrence, which shall describe the likelihood of the impact actually occurring. Probability will be estimated on a scale of 1 – 5, where 1 is very improbable (probably will not happen), 2 is improbable (some possibility, but low likelihood), 3 is probable (distinct possibility), 4 is highly probable (most likely) and 5 is definite (impact will occur regardless of any prevention measures).
- The significance, which shall be determined through a synthesis of the characteristics described above and can be assessed as low, medium or high.
- The status, which will be described as either positive, negative or neutral.
- The degree to which the impact can be reversed.
- The degree to which the impact may cause irreplaceable loss of resources.
- The degree to which the impact can be mitigated.

The significance is calculated by combining the criteria in the following formula:

$$S = (E + D + M) \times P$$

S = Significance weighting

E = Extent



D = Duration

M = Magnitude

P = Probability

The significance weightings for each potential impact are as follows:

- < 30 points: Low (i.e. where this impact would not have a direct influence on the acceptability of the development footprint, or the decision process to develop in the area),
- 30-60 points: Medium (i.e. where the impact could influence the acceptability of the development footprint, or the decision process to develop in the area unless it is effectively mitigated),
- > 60-90 points: High (i.e. where the impact must have an influence on the acceptability of the development footprint, or the decision process to develop in the area).
- > 90 points: Very High (i.e. where the impact must have an influence on the acceptability of the development footprint, or the decision process to develop in the area, and may constitute a fatal flaw where motivated by a specialist consultant)



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3. HISTORY AND EVOLUTION OF THE SITE AND CONTEXT

3.1 Desktop Assessment: Background

This application is for the proposed development of the Stompneus Bay Housing project including the rezoning of a ~5.4 Ha portion of Portion 4 of Farm 6 to a subdivisional area to create a mixed-use residential development. Stompneus Bay (Stompneusbaai) is a fishing village on the northern edge of the Vredenburg Peninsula, Western Cape province. The village is administered by the Saldanha Bay Local Municipality, which is overseen by the West Coast District Municipality, and which spans the entirety of the Peninsula. Other towns managed by Saldanha Bay Municipality include Vredenburg, Saldanha, Hopefield, Jacobsbaai, Langebaan, Paternoster and St Helena Bay. The central nodes of these towns are connected by large swaths of unused land. At approximately 5 km northwest of St Helena Bay, 2 km south of Shell Bay and 3 km east of Britannia Point (Figure 1.3), Stompneus Bay is positioned on the urban periphery, yet is largely considered a sub-place of the St Helena community (Ward *et al.* 2022).

Stompneus Bay is unlikely to have a precise date for its founding. However, it is widely accepted that the bay visited by Vasco da Gama on 7 November 1497 was in fact St Helena. Raper *et al.* (2014) contend that this current name is an Anglicanisation of the original one bestowed by the Portuguese navigator: Golfo de Sanelena or Golfo da Santa Elena. Stompneus Bay, on the other hand, derives its name from the Afrikaans term for the stumpnose fish (*Rhabdosargus globiceps*) (Raper *et al.* 2014).

Fish and other marine resources are central to both the precolonial and colonial settlement history of the Vredenburg Peninsula. The region was first inhabited by nomadic foragers (San groups and their ancestors), who were likely drawn in by the reliable food supply offered by the rocky shoreline. Some 2,000 years ago, pastoralism is detected in the local archaeological record, indicating the arrival of Khoekhoen ancestors who also made use of the resource-rich coastal zone. Notably, the Vredenburg Peninsula is home to Kasteelberg, a Provincial Heritage Site – a granite outcrop surrounded by (at least) thirty-six archaeological sites dominated by Later Stone Age (LSA) cultural material, and containing scatters of Middle Stone Age (MSA) material, as well as some of the earliest evidence for the onset of pastoralism in South Africa (Smith 2006). Also at Kasteelberg – and sites across the Peninsula – is significant evidence for the use of coastal resources such as mussels, limpets, seals, marine birds, crayfish and beached whales (Gribble 2022). Such resources later attracted colonial settlers to the region, including Hendrik Oostwald Eksteen, a Dutch farmer, who had established a small fishing business by 1717 (Webley *et al.* 2010, SAHRIS NID 350742). However, increasing colonial encroachment often led to conflict with indigenous groups like the Khoekhoen who – as historical records show – utilised the landscape for pasturage well into the 18th century (Smith 2006). Today, St Helena Bay is a globally significant fishing hub, historically and economically reliant on small pelagics like anchovies and sardines (Ward *et al.* 2022). Portion 4 of Farm 6 was previously owned by Lucky Star Pty Ltd. – a well-known South African canned fish brand – but was recently



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donated to Saldanha Bay Local Municipality to support housing developments.

3.2 Built Environment and the Cultural Landscape

The narrow coastal strip of the West Coast District Municipality stretches from St Helena Bay to just north of Yzerfontein. It includes multiple coastal villages and towns such as Jacobsbaai and Gonnemanskraal. The historical roles of these towns as fishing settlements, and resorts have shifted dramatically as they have increasingly become sought-after retirement and holiday destinations. In some instances, the historical roles still survive today, especially in terms of the artisanal fishing at Paternoster and Churchhaven. Stretches of this coastline have in recent years been designated as public or private nature reserves as well as the West Coast National Park.

As a region, the West Coast is a scenic landscape associated with coastal fishing towns and agriculture, and which has high recreational value. The area has been intensively farmed for centuries with both livestock and cereals, especially wheat. A desktop assessment by Smuts (2018, SAHRIS NID 488610) highlights that *“the entire area can be considered a cultural landscape of scenic rolling hills, agricultural fields and historic farmsteads, layered on top of a Stone Age landscape represented by the numerous archaeological sites found throughout the study area.”* Webley *et al.* (2010) also state that *“farmsteads [are] associated with historic groves of trees adding further to the rural character of the landscape.”*

Nevertheless, the landscape surrounding the study area has experienced significant change over time. Both the first edition and most recent 1:50 000 Topo Maps indicate that the site is located on cultivated land (Figure 1.3, 1.4 and 3.5). Historical aerial imagery from 1993 also shows that the proposed development area has been ploughed in the past (Figure 3.7). Today, however, the land is covered in natural vegetation and is no longer used for farming (CK Rumboll Motivation Report 2025). These changes, coupled with decades of urban development in the St Helena Bay area, has created a landscape that is *“already substantially altered and rapidly changing with a mix of expanding residential to the west, north and east, and industrial along the coast of St Helena Bay to the east”* (Gribble 2022). Ultimately, it is unlikely that an additional housing project will dramatically affect the existing character of the area.

The Saldanha Bay Municipality consists of a variety of significant buildings and settlements. Buildings dating from the Dutch era are well represented on the farmlands in between the towns. Not only are these farmstead structures important but their interspatial relationships, their setting and associated trees contribute to their cultural significance. However, Smuts (2018, SAHRIS NID 488610) notes that while there are some noteworthy 19th-century vernacular buildings present on the Peninsula, few were marked as significant in Hans Fransen’s survey in the 1960s.



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Historical maps show that the parent Farm No. 6, Duyker Eiland, was granted to D.J. Morkel and others in 1831 (Figure 3.6). A Surveyor General diagram for Portion 4 – which contains the proposed development area – from 1921 shows that erven 1542, 2302 and 4103 were present at the time, and their proximity to the proposed development is shown in Figure 3.9. Erf 1542 is shown to be populated by several structures (Figure 3.8). One of which is likely the Stompneus werf, which is also depicted in the First Edition Topo (Figure 3.5), and which still exists today.. However, this building – and other historical buildings on erf 1542 – sit outside of the proposed development area and will therefore remain unaffected. Erven 2302 and 4103 have subsequently been sub-divided into multiple erven, and today contain the Stompneus Village housing development that borders the proposed housing development. It is uncertain whether any of the original structures exist today. No ruins or foundations are identifiable in this area, and it is likely that they have been disturbed by past construction activities. Therefore, no significant impacts to built environment heritage are anticipated for the proposed development.

Based on existing reports and mapping of the study area, the proposed development is not located near any historical werfs, nor any associated infrastructure or tree lines. Additionally, the context of the proposed development area is dominated by existing modern residential development. As such, impact on significant cultural landscape and built environment resources is unlikely.

3.3 Archaeology

The West Coast of South Africa is a landscape of exceptional archaeological richness, with evidence of human presence spanning from the Early Stone Age (ESA) to the colonial period. Overall, the region is well-surveyed, and much is known about the archaeological landscape. Numerous heritage assessments (e.g., Gribble 2022; Smuts 2018 [SAHRIS NID 488610]; Webley *et al.* 2010 [SAHRIS NID 350742]; Kaplan 2005–2007 [SAHRIS NID 4757, 4759, 6637, 4763]) describe a dense record of shell middens, stone artefacts and pastoralist sites across the Vredenburg Peninsula and St Helena Bay region.

Gribble (2022) reported that the “*West Coast of South Africa has been settled for at least 100 000 years,*” with ESA and MSA artefacts such as handaxes and flaked tools recorded on the Vredenburg Peninsula and near Hoedjiespunt. Fossil finds – including the Saldanha skull fragment and remains from Sea Harvest – indicate very early occupation. These finds are of high heritage significance, representing some of the earliest traces of human activity in southern Africa. However, no such finds have been identified within or in close proximity to the proposed development area at Stompneus Bay.

The northern Vredenburg Peninsula contains a high density of archaeological sites occurring along the coastline. Shell middens are especially prevalent in the coastal zone, which is considered an exceptionally sensitive and threatened archaeological landscape – hence the 500 m high sensitivity buffer zone mapped in Figures 3.3 and



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3.4. Avery *et al.* (1993, SAHRIS NID 6346) describe shell middens as *“the most obvious archaeological remnants on the coast,”* often containing *“bone, stone artefacts and pottery as well as marine shell.”* These vary from small scatters to dense, stratified middens over half a hectare in size, typically near rocky intertidal zones, and are important for understanding human diet and coastal resource use. Avery *et al.*’s assessment identified dense clusters of shell middens along the Stompneus Bay shoreline, just 1 km north of the study area. At Cape St. Martin, 5 km west of the site, Hart and Halkett (1995) located ten shell middens, three of which were assessed as having high heritage significance.

By contrast, Kaplan’s (2005, SAHRIS NID 4757) assessment at Britannica Heights, 3.5 km southeast of the proposed development area, recorded *“low-density scatters of shellfish remains and stone tools.”* Comparable findings were made for this region by Orton (2008, SAHRIS NID 7967) who, in his assessment of Erf 474, noted that *“a total of five heritage sites were located during the survey ... None are of any significance in their local context and no mitigation can be suggested for any of them.”* In their assessment of the same erf, CTS Heritage (2024) did not identify any archaeological resources of significance, however, they did state that *“it is possible that additional in situ MSA artefacts may be present beneath the surficial Quaternary sand layer.”*

These assessments suggest that fewer archaeological resources of heritage significance are identified closer to urban centres. Recently, an ACO assessment by Gribble (2022) on an open lot 100 m west of the proposed development area identified scatters of shell and flaked stone, and one Khoe potsherd. He noted *“the wide distribution of the archaeological material across the property suggests that much of the site is underlain by archaeological material. The varying density, differing makeup of the shell in the occurrences recorded and the distance from the coast suggest that instead of a large buried coastal shell midden, the site may be underlain by a large number fairly small, discrete archaeological sites. These sites may be the physical remains of large numbers of relatively short term occupation episodes by relatively small groups of people over a long period of time.”* He further discussed that while the landscape to the west, north and east is considerably altered, the open rural landscape to the south retains some of its historical character. As such, it is likely that similar archaeological material could be found in the open land south of the development area.

The proposed Stompneus Bay site is located on the edge of St Helena Bay. The built-up nature of the immediate area to the north, east and west – including the adjacent housing development and the Lucky Star Fish Factory – makes it unlikely that the proposed development will impact significant archaeological heritage. Although a portion of the study area falls within the 500 m high sensitivity coastal zone (Figures 3.3 and 3.4), this zone already includes the existing structures mentioned above. Decades of development in the immediate area and within the coastal zone suggest that the context of any local archaeology, if present, has been highly disturbed. An additional housing development is therefore unlikely to further affect significant archaeological heritage resources in the area.

3.4 Palaeontology

According to the SAHRIS Palaeosensitivity Map, the development site is underlain by geological units of both low and unknown fossil sensitivity (Figure 4.1). The Council for Geoscience Map 3218 Clanwilliam indicates that these geological units are Q2: Quaternary Sands, and QB1: Consolidated to unconsolidated marine shells, sand and gravel (Figure 4.2) – both of which are relatively recent sediments, dated approximately to the Late Pleistocene/Holocene of the Quaternary period.

In the recent ACO assessment 100 m west of the proposed site, Bamford (2022) noted that regional Quaternary sands such as Q2 are likely of the Springfontyn Formation which, according to Pether (2017, SAHRIS NID 488612), *“is an informal category that accommodates the mainly non-calcareous, quartz-sand-rich, windblown sand sheets and dunes that have covered parts of the coastal landscape during the Quaternary.”* Such sands are considered too young to contain fossils and therefore have low paleontological sensitivity (Bamford 2022). Most of the proposed development area occurs on Q2 sands and, as such, the likelihood of identifying or negatively impacting significant paleontological heritage is low.

QB1 is a coastal calcareous aeolianite unit, likely part of the Velddrif Formation. A heritage survey conducted 2 km west of the study area found in this unit *“extensive scatters of well-preserved fossil shell beach deposits, that may possibly be features of late Pleistocene Last Interglacial shoreline deposits... These (possible) Last Interglacial beach deposits are of considerable palaeontological importance, as they may provide a record of changes in faunal communities with time, record historical sea-level changes, as well as preserve fossil remains”* (Kaplan 2006, SAHRIS NID 6637). However, similar findings were recorded in nearby assessments by Kaplan (2007, SAHRIS NID 4763) and Orton (2008, SAHRIS NID 7967), with the latter assessment stating that none of the identified palaeontology was locally significant, and no mitigation measures were recommended. Pether (2017, SAHRIS NID 488612) has noted that *“The raised beach” deposits of the Quaternary Velddrif Formation are quite common fringing the Vredenburg Peninsula. These are mainly rocky-shore, open-coast deposits which are of low palaeontological sensitivity.”*

Existing assessments, coupled with the substantially built-up and altered nature of the landscape immediately surrounding the study site, indicate that it is unlikely that significant palaeontological resources will be impacted by the proposed development. As such, a palaeontological field assessment is unlikely to yield any significant findings. The implementation of the HWC Chance Fossil Finds, and palaeontological monitoring during development will increase mitigation in the event that subsurface palaeontology is uncovered during development, and is the preferred approach for this development.

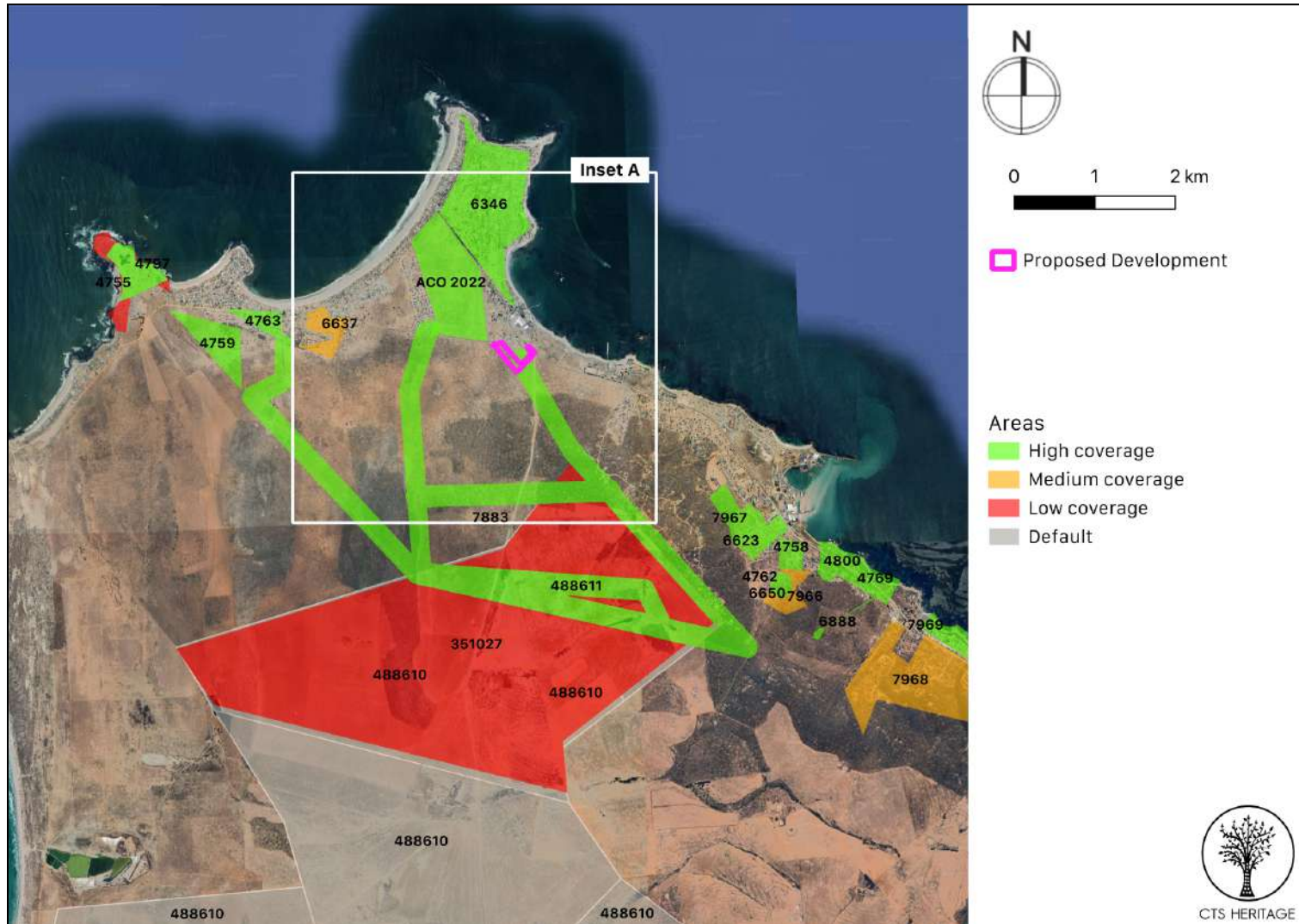


Figure 2.1 Previous Heritage Impact Assessments surrounding the proposed development area, with SAHRIS NIDS indicated. ACO 2022 refers to a recent assessment conducted by ACO (Gribble 2022) and which is not currently on SAHRIS.

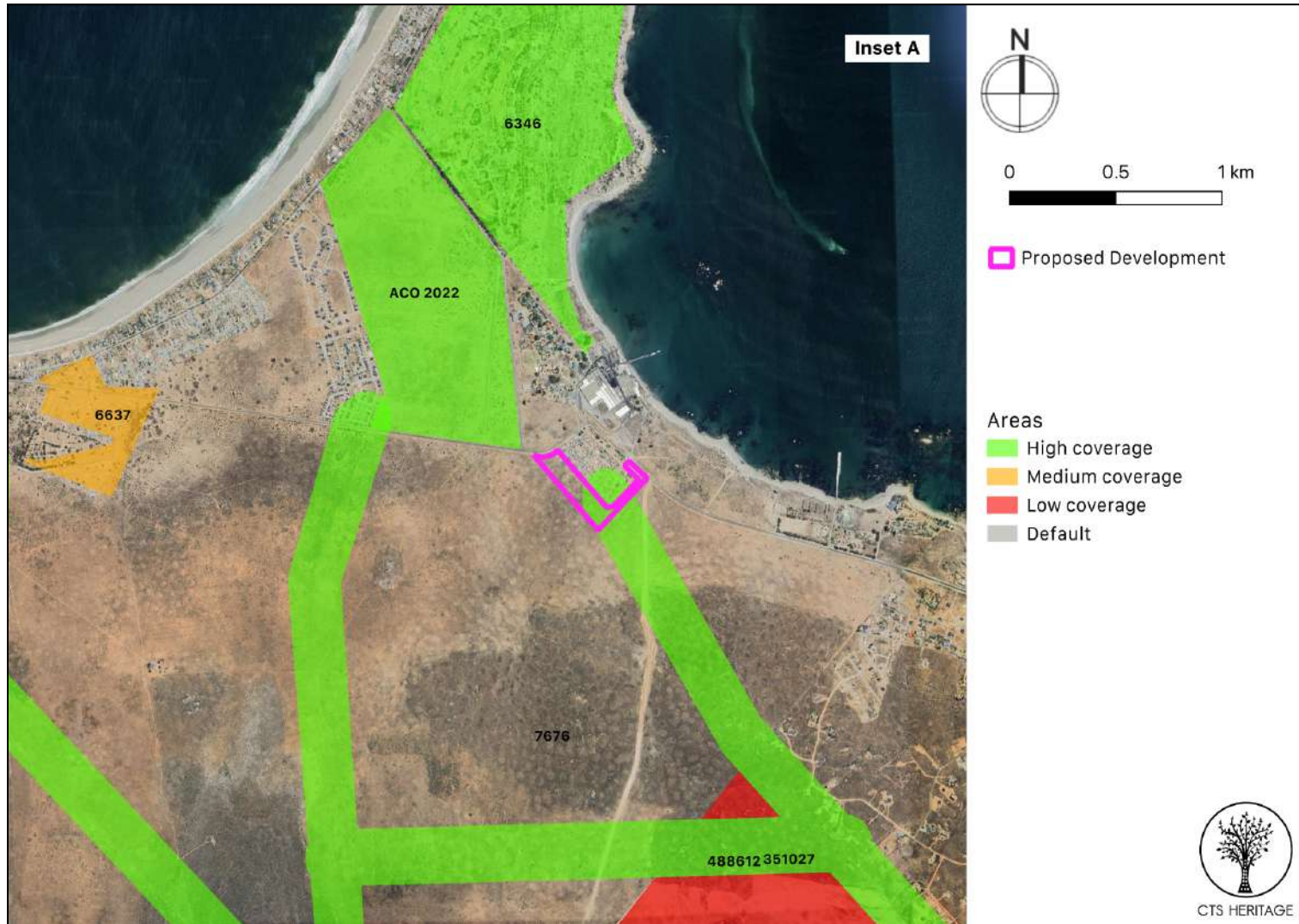


Figure 2.2 Inset A: Close up of previous Heritage Impact Assessments surrounding the proposed development area, with SAHRIS NIDS indicated. ACO 2022 refers to a recent assessment conducted by ACO (Gribble 2022) and which is not currently on SAHRIS.

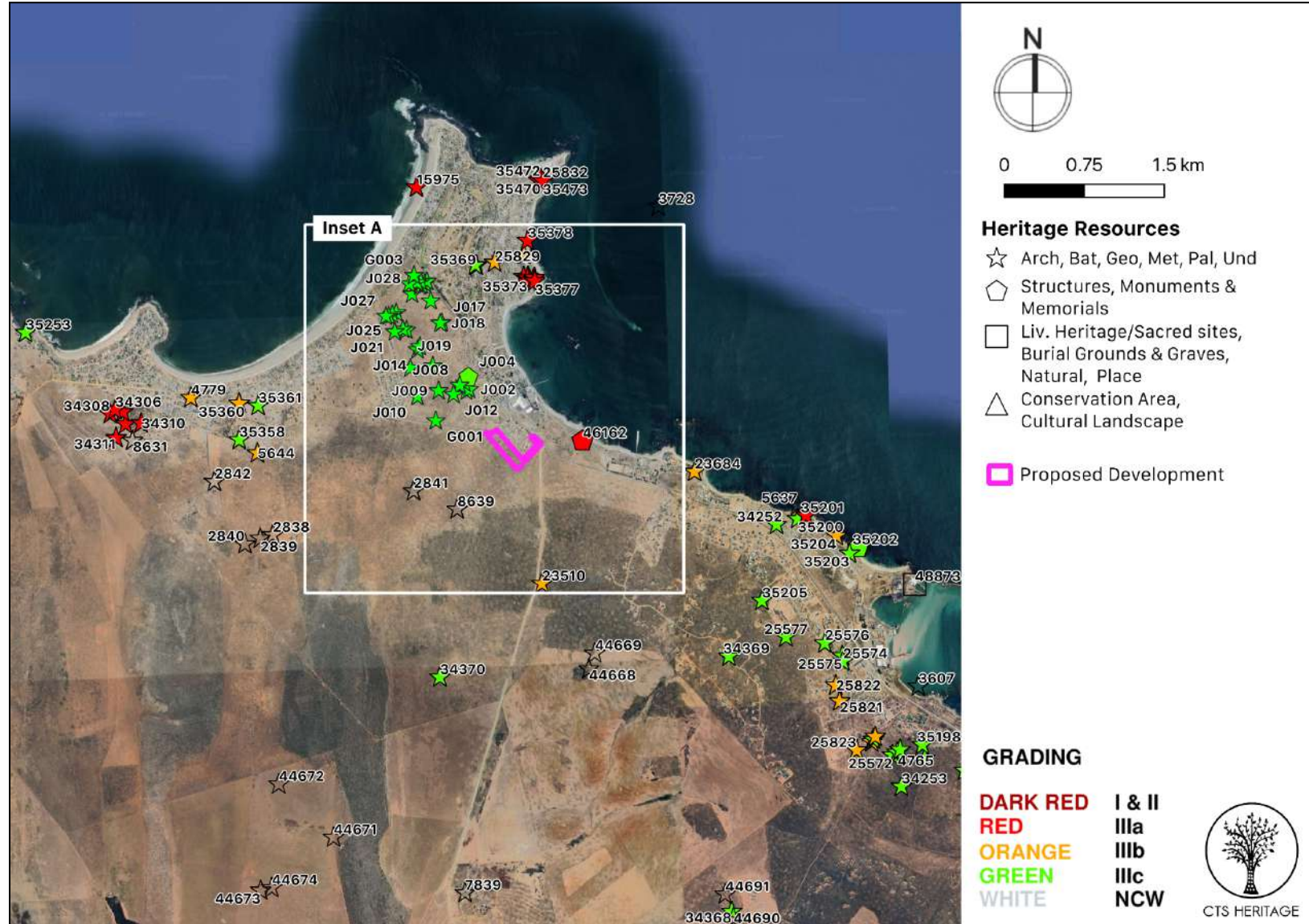


Figure 3.1 Heritage Resources previously identified in and near the study area, with SAHRIS Site IDs indicated, as well as sites (J001-J035; G001 & G003) extracted from a recent ACO heritage assessment (Gribble 2022).



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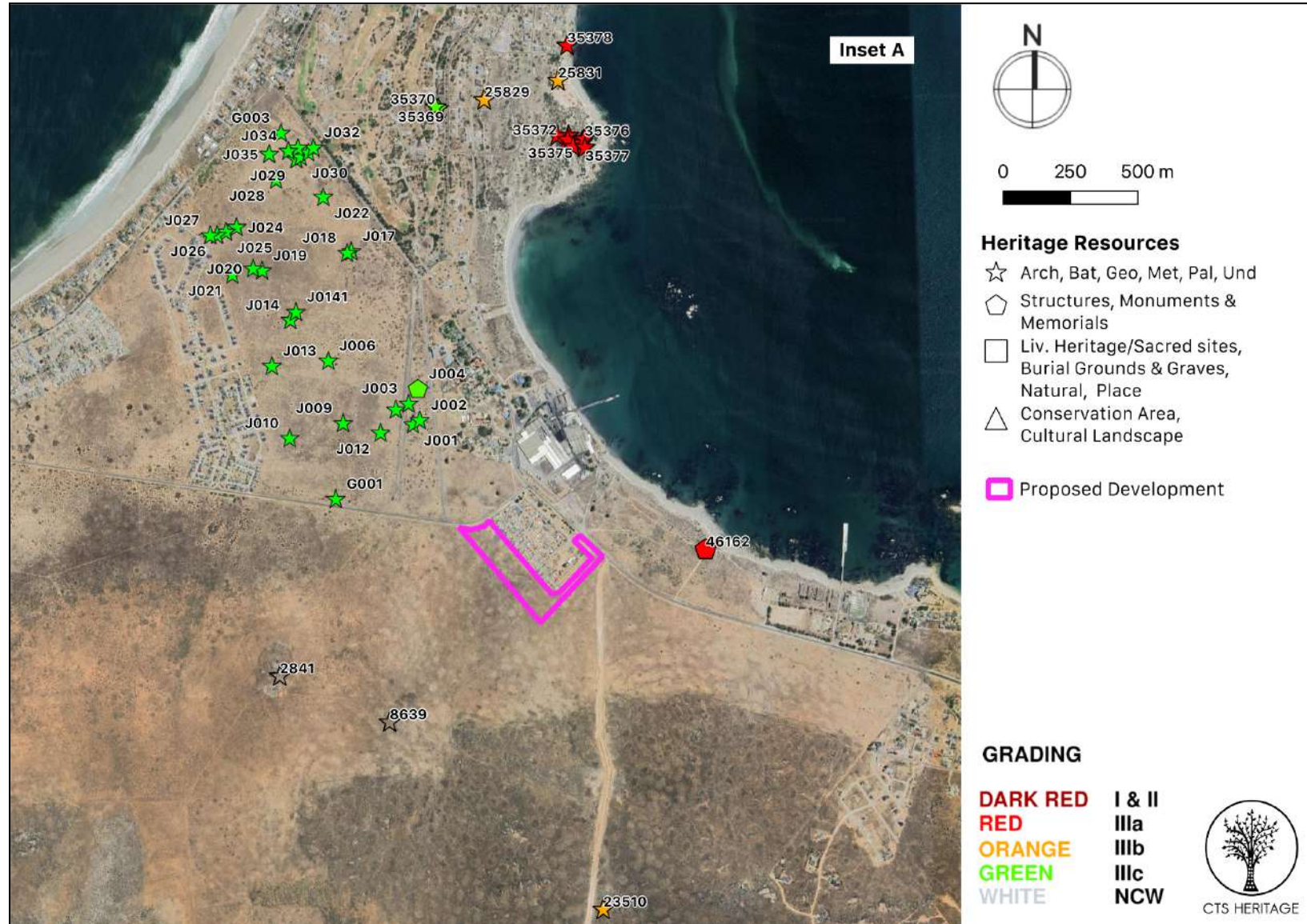


Figure 3.2 Inset A: Heritage Resources previously identified in and near the study area, with SAHRIS Site IDs indicated, as well as sites (J001-J035; G001 & G003) extracted from a recent ACO heritage assessment (Gribble 2022).

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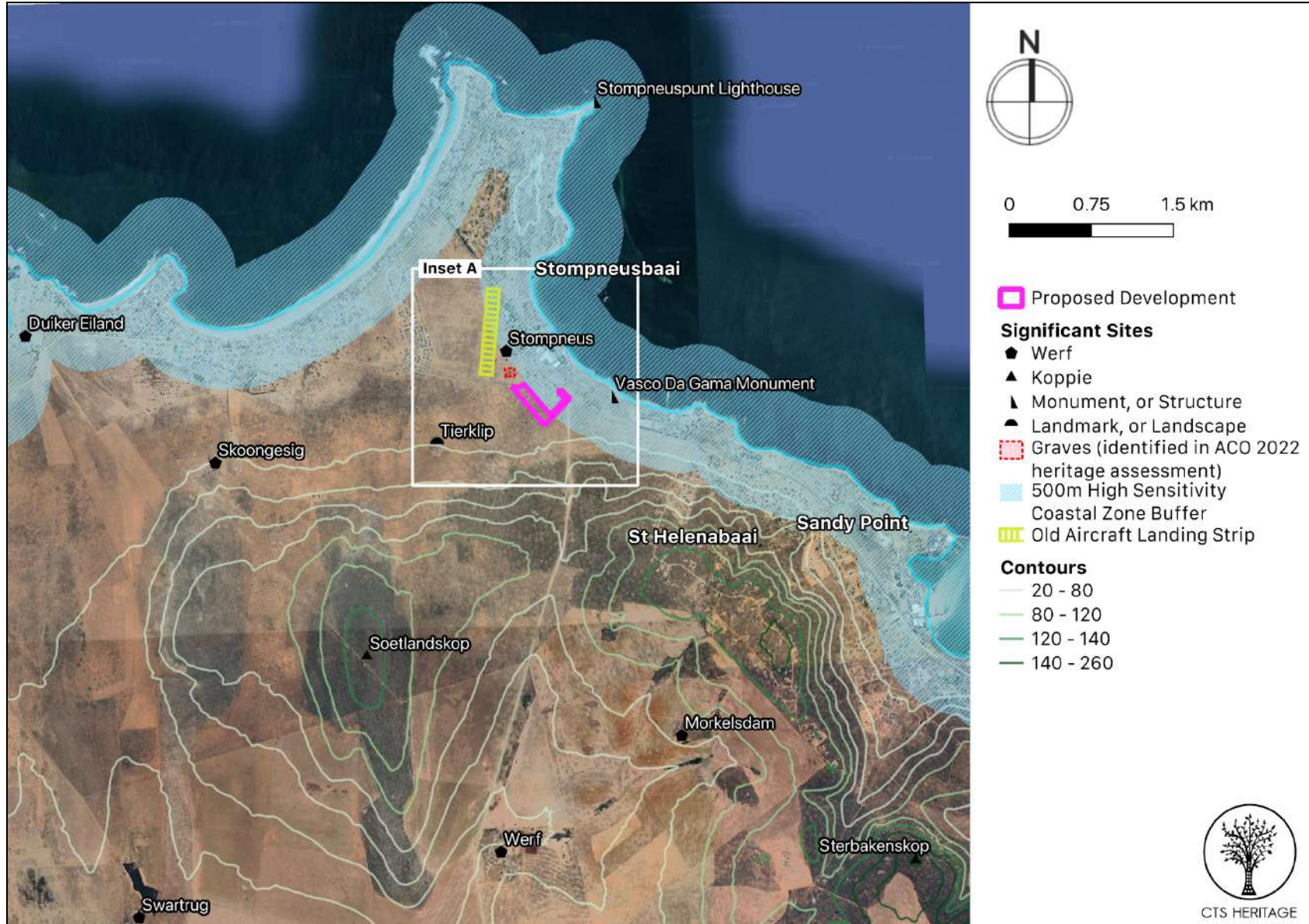


Figure 3.3 Map indicating sensitive receptors near the proposed development, extracted from the Topo 1:50 000 map.

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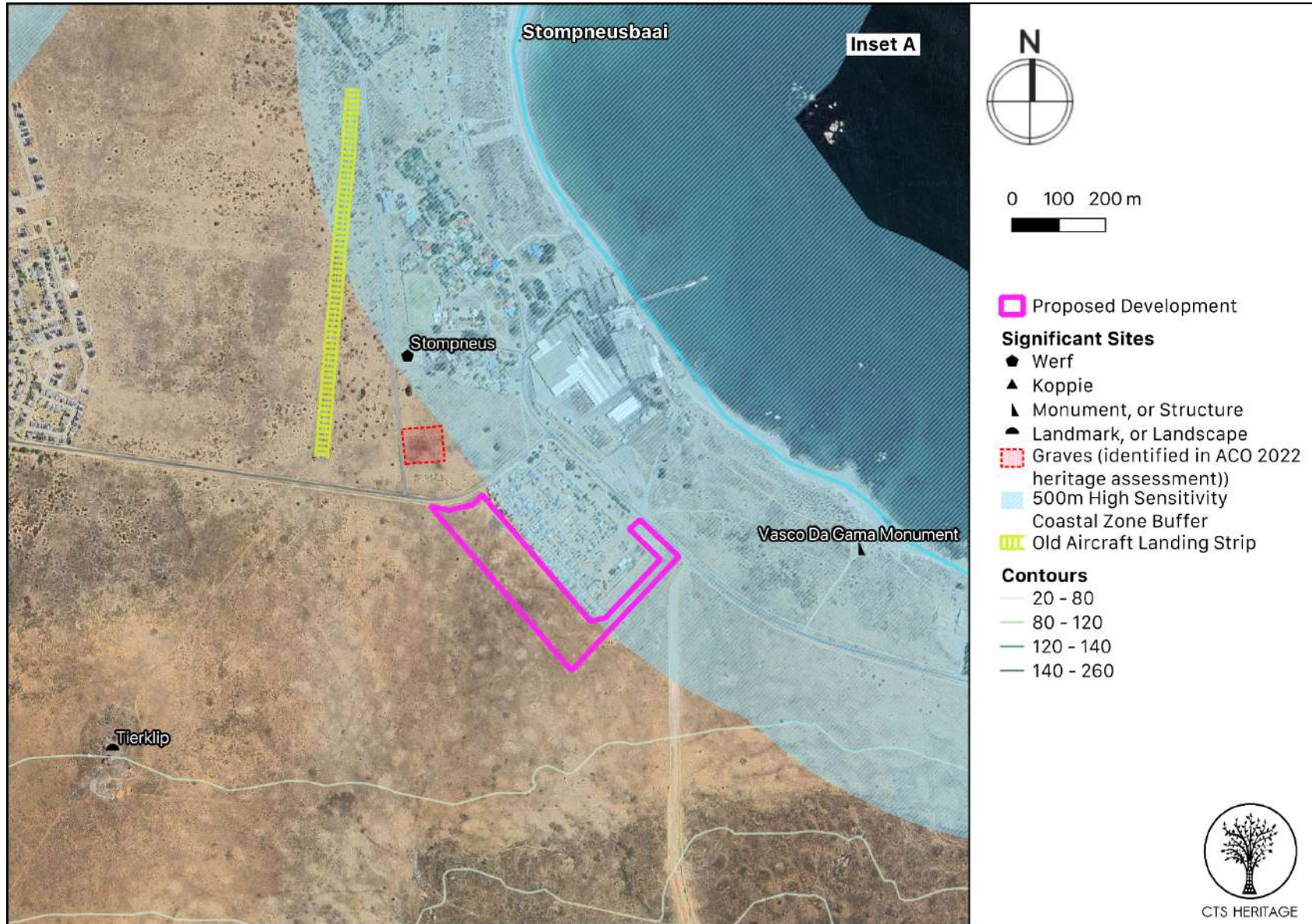


Figure 3.4 Inset A: Close-up map indicating sensitive receptors near the proposed development, extracted from the Topo 1:50 000 map.



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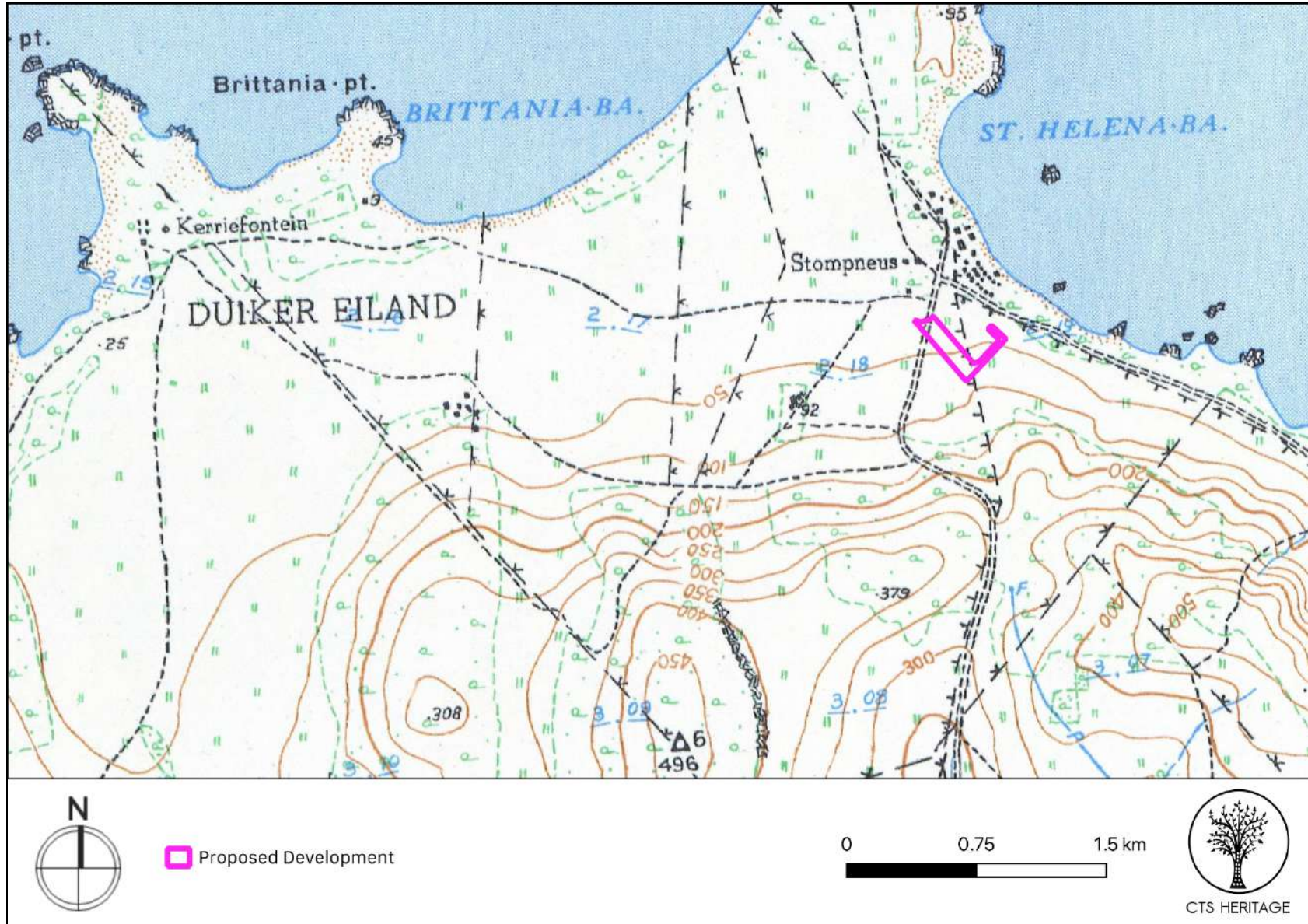


Figure 3.5 First Edition Topo 1:50 000 map indicating no structures on the proposed property

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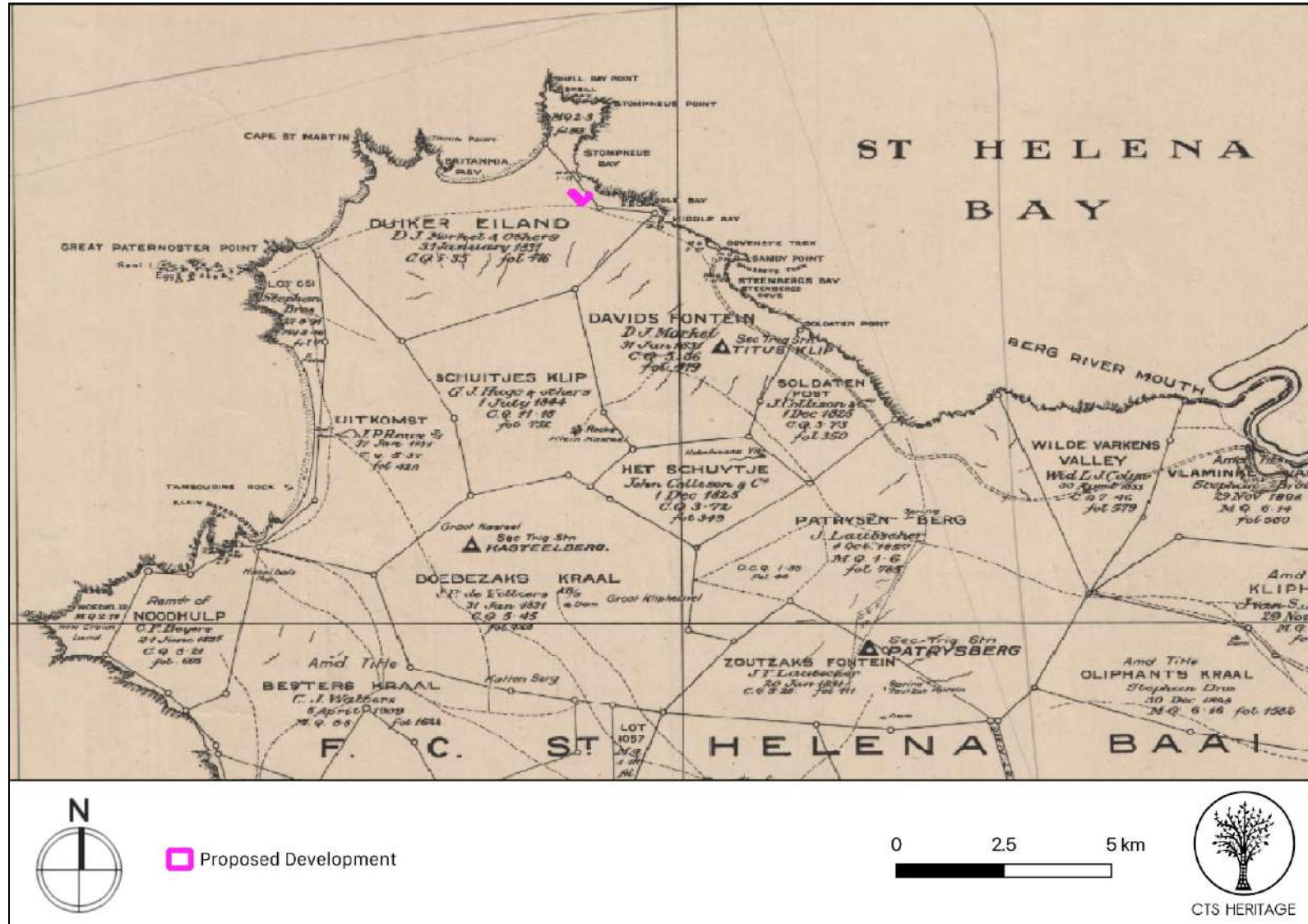


Figure 3.6 The proposed development area mapped on the Imperial Map of the Cape Colony: Malmesbury (1915).²

² Divisional map of Malmesbury, <https://exhibits.stanford.edu/maps-of-africa/catalog/tb451vy9540>



Figure 3.7 Aerial photograph from 1993 showing the proposed development area and surrounds. Note that the Shelley Point Country Club had not yet been developed at the time of Avery *et al.*'s (1993) assessment. Aerial photographs taken from Chief Directorate National Geo-Spatial Information (CDNGI) Geospatial Portal.³

³ CDNGI Geospatial Portal: <http://www.cdngiportal.co.za/CDNGIPortal/>



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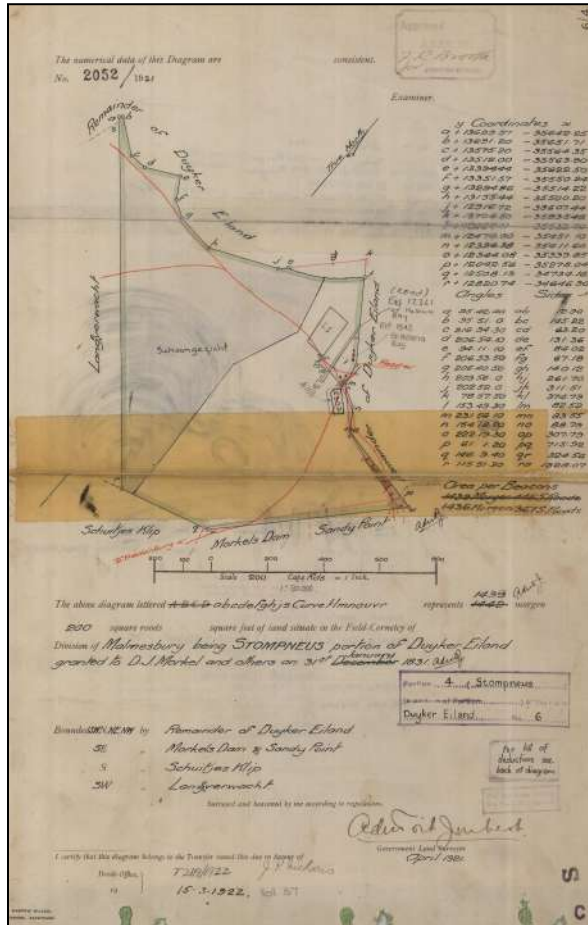


Figure 3.8 and 3.9 1921 Surveyor General Diagram for Portion 4 of Farm 6 Duyker Eiland (2052/1921) showing erven and structures present at the time in close proximity to the development area and map showing the location of the erven depicted on SG diagram 2052/1921 in relation to the proposed development area. All three erven have subsequently been subdivided. Today, erven 2302 and 4103 contain the Stompneus Village housing development bordering the proposed housing development. It is possible that the Stompneus werf was present in 1921, as per the location of structures shown in the SG diagram.



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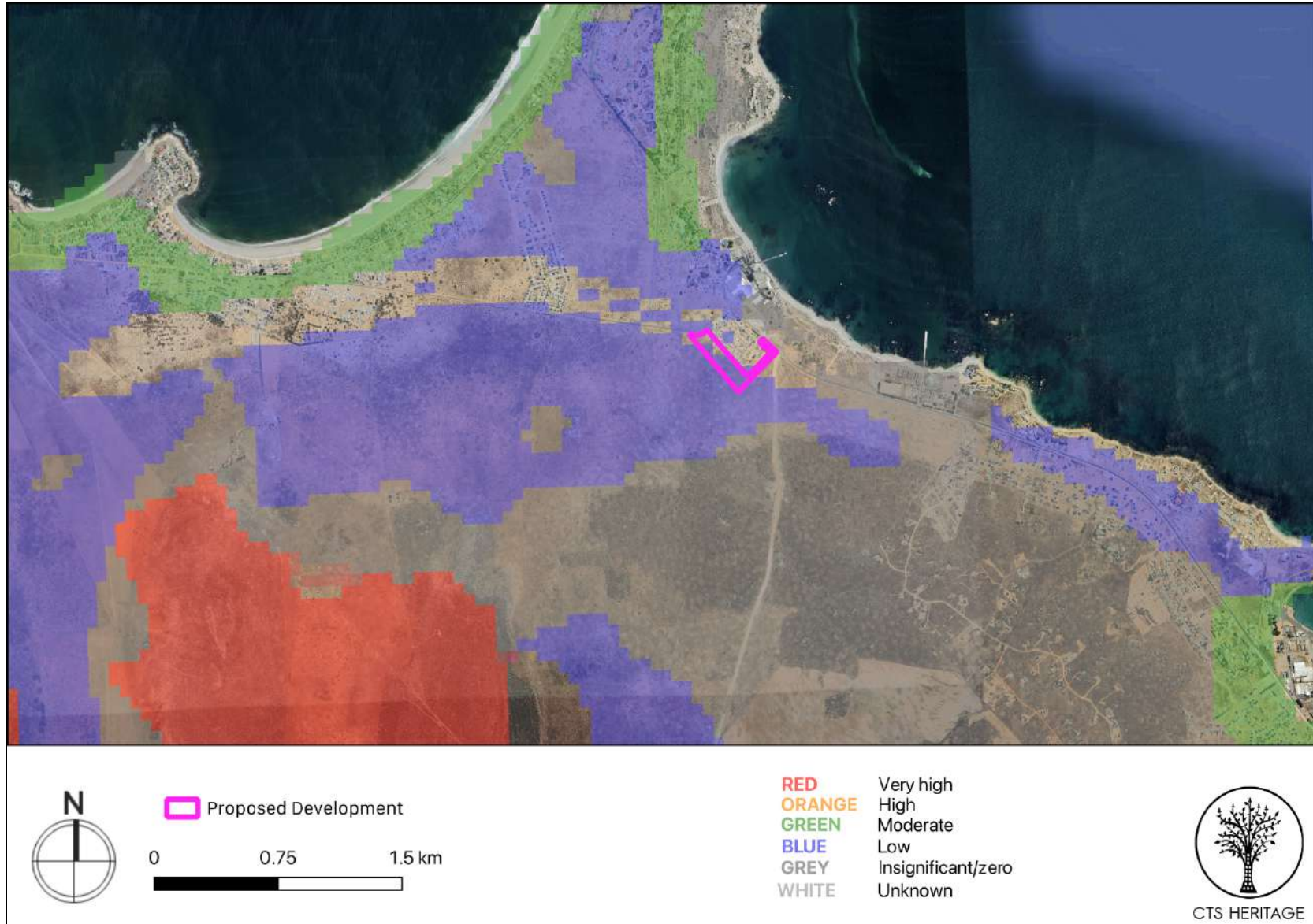


Figure 4.1 Palaeosensitivity Map Indicating Insignificant and Low fossil sensitivity underlying the study area.

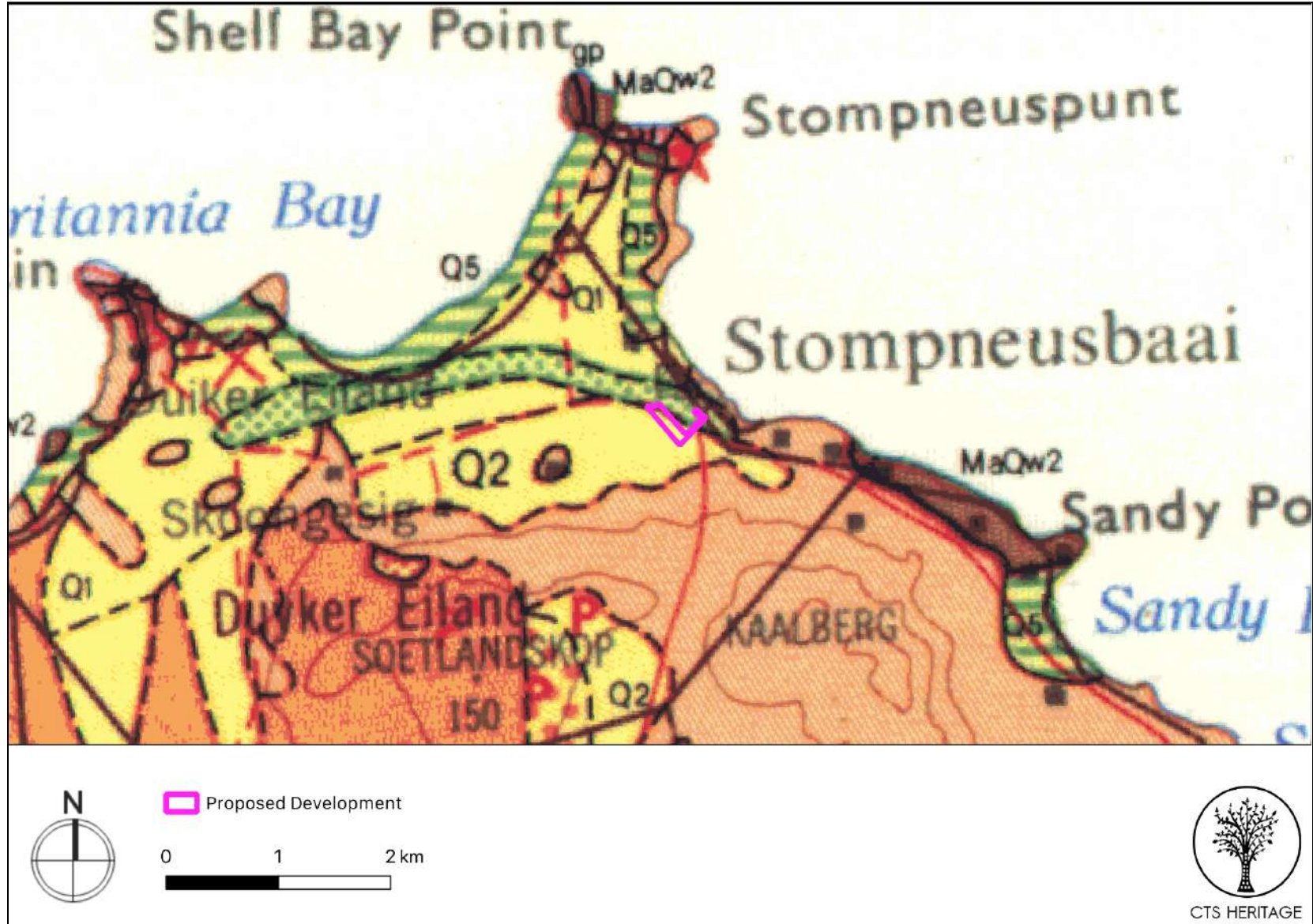


Figure 4.2 Geology Map. Extract from the CGS 3218 Clanwilliam Geology Map indicating that the development area is underlain by Q2: Quaternary Sands, and QB1: Consolidated to unconsolidated marine shells, sand and gravel.

4. IDENTIFICATION OF HERITAGE RESOURCES

4.1 Summary of Findings of Specialist Reports

4.1.1 Archaeology (Appendix 1)

The archaeological survey of Portion 4 of Farm 6, Stompneus Bay, recorded only a very limited number of low-density occurrences, in contrast to previous surveys on the Vredenburg Peninsula that documented extensive shell middens, shell scatters, and varied artefacts. Of the three observations made, the compromised shell midden containing colonial-period ceramic sherds was the most notable. This deposit lies within the 500 m high sensitivity coastal buffer zone but shows clear evidence of disturbance, poor stratigraphic integrity and ongoing intensive use. Domestic refuse, particularly near the southern boundary of Stompneus Village, together with footpaths and municipal activities, further affected visibility and preservation. Overall, the site demonstrates low archaeological sensitivity. Nevertheless, caution is advised given the precedent for human remains in coastal and shell midden contexts.

4.2 Heritage Resources Identified

Table 1 shows the three observations made during the archaeological field assessment. No resources of heritage significance were identified.

Table 1: Observations noted during the field assessment

POINT ID	Description	Density	Type	Period	Co-ordinates		Grading	Mitigation
001	Quartz flake and quartzite flake	N/A	Artefacts	LSA	-32.727483974	17.973491434	NCW	N/A
002	Disturbed shell midden with associated colonial-period ceramic sherds	N/A	Artefacts	LSA/ Historical	-32.72855734	17.97758890	NCW	N/A
003	Remnants of palaeosurface	N/A	Palaeontological	Quaternary	-32.728164	17.973566	NCW	N/A



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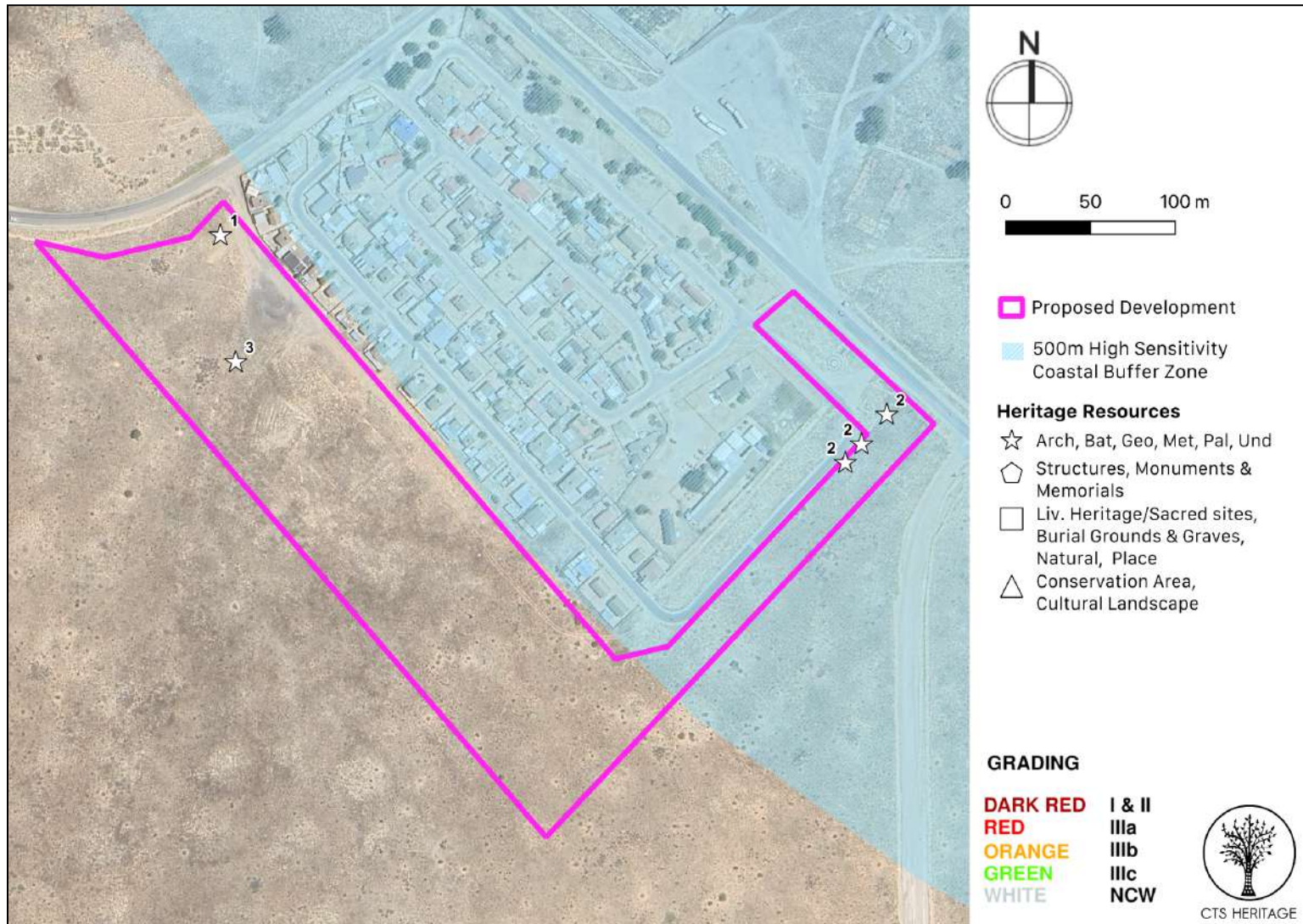


Figure 8 Map of all sites and observations noted within the development area, with no proposed mitigation measures



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5. ASSESSMENT OF THE IMPACT OF THE DEVELOPMENT

5.1 Assessment of Impact to Heritage Resources

5.1.1 *Archaeology*

Previous heritage assessments conducted in the St Helena Bay area identified a range of significant archaeological material, including extensive shell middens, shell scatters, varied stone artefacts and pottery (e.g. Halkett & Hart 1995, SAHRIS NID 4755; Kaplan 2006a, SAHRIS NID 4757; Kaplan 2006b, SAHRIS NID 6637; Kaplan 2007, SAHRIS NID 4763; Gribble 2022). However, this assessment identified no conservation-worthy archaeological heritage resources on the study site, likely due to the considerable change it has been subject to over centuries, including agricultural modification, road construction, residential expansion, and, in the surrounding areas, the establishment of industrial facilities.

The shell midden identified in the northern, roadside section of the development footprint is not an unexpected find in this coastal context. This midden was recorded as Not Conservation Worthy (NCW) due to its seemingly disturbed and stratigraphically homogenised state. However, this evaluation was made based on its surface appearance, and though the presence of intact deposits occurring below ground is not anticipated, this is a possibility that cannot be excluded. Due to the site's close proximity to the shoreline, there is a risk that earthworks and excavation activities associated with the construction phase might reveal signs of undisturbed and perhaps significant archaeological material, including but not limited to stratified layers of:

- Marine shell;
- Terrestrial and marine faunal remains;
- Lithic artefacts;
- Additional colonial-period ceramics or older pottery sherds;
- Charcoal and ash lenses; and
- Human skeletal remains

It is worth noting that the spatial development plan provided by the client indicates that the small stretch of land associated with the shell midden observation will remain undeveloped (Figure 1.7). Provided that earthworks are not concentrated in this area, it is highly unlikely that the construction phase should have any impact on the midden observation. In addition, the significance of the impact to archaeological heritage on the study site is considered **Low**, even without mitigation (Table 2.1). With mitigation, including the reporting of any buried archaeological material to HWC, as well as the implementation of the Chance Finds Procedure for human burials (Appendix 3), impact remains **Low** (Table 2.1). Consequently, there is no objection from an archaeological heritage perspective to the authorisation of the Stompneus Bay housing development.



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Table 2.1 Impacts of the proposed development to archaeological resources

NATURE: The construction phase of the project will require excavation, which may impact on archaeological heritage resources if present.				
		Without Mitigation		With Mitigation
MAGNITUDE	L (2)	No conservation-worthy archaeological material was recorded on site, but there remains a clear albeit unlikely risk of finding intact deposit associated with the shell midden	L (1)	No conservation-worthy archaeological material was recorded on site, but there remains a clear albeit unlikely risk of finding intact deposit associated with the shell midden
DURATION	H (5)	Where an impact to an archaeological resource occurs, the impact will be permanent.	H (5)	Where an impact to a resource occurs, the impact will be permanent.
EXTENT	L (1)	Impacts confined to the development footprint	L (1)	Impacts confined to the development footprint
PROBABILITY	L (2)	There remains a clear albeit unlikely risk of finding intact deposit associated with the shell midden	L (1)	Impact to intact shell midden deposits, if any, can be minimised.
SIGNIFICANCE	L	$(1+5+1) \times 2 = 14$	L	$(1+5+1) \times 1 = 7$
STATUS		Negative		Neutral
REVERSIBILITY	L	Any impacts to heritage resources that do occur are irreversible	L	Any impacts to heritage resources that do occur are irreversible
IRREPLACEABLE LOSS OF RESOURCES?	L	Unlikely	L	Unlikely
CAN IMPACTS BE MITIGATED		Yes		Yes
MITIGATION: - The attached Chance Finds Procedure – Burials must be implemented for the duration of excavation activities - Should any buried archaeological resources, human remains or burials be uncovered during the course of development activities, work must cease in the vicinity of these finds. Heritage Western Cape (HWC) must be contacted immediately in order to determine an appropriate way forward.				
RESIDUAL RISK: Should any significant resources be impacted (however unlikely) residual impacts may occur, including a negative impact due to the loss of cultural resources of potential scientific value.				

5.1.2 Palaeontology

The proposed development area is underlain by Q2: Quaternary Sands and QB1: Consolidated to unconsolidated marine shells, sand and gravel (Figure 4.2). These substrates are considered to have largely low fossil sensitivity, according to the SAHRIS Palaeosensitivity Map (Figure 4.1). Thus, a specialist palaeontological field assessment was not deemed necessary for this project. However, a palaeontological observation was made during the archaeological field assessment (Observation 003, Figure 8.3 in the Archaeological Impact Assessment, Appendix 1). Here, a small, isolated occurrence of coquinite was recorded – a consolidated fossiliferous limestone composed primarily of shell fragments. Such deposits are common along the Quaternary deposits of the South African coastline, well-studied and broadly consistent with similar exposures documented elsewhere (Almond 2010 in the Coaga area in the Eastern Cape; CTS Heritage 2025 in the Bredasdorp Group near Cape Agulhas). This, coupled with the isolated nature of the observation and the substantially altered character of the study area, means that significant impact to palaeontological heritage resources is unlikely. Even without mitigation, any impact the



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proposed development might have on palaeontological heritage is considered **Low** significance (Table 2.2). Furthermore, impact remains **Low** with mitigation (Table 2.2). On palaeontological grounds, then, there is no objection to authorisation of the proposed Stompneus Bay housing development.

Table 2.2 Impacts of the proposed development to palaeontological resources

NATURE: The construction phase of the project will require excavation, which may impact on palaeontological heritage resources if present.				
		Without Mitigation		With Mitigation
MAGNITUDE	L (1)	No highly significant palaeontological resources were identified within the development area; and the geology underlying the development area is not sensitive for impacts to significant fossils.	L (1)	No highly significant palaeontological resources were identified within the development area; and the geology underlying the development area is not sensitive for impacts to significant fossils.
DURATION	H (5)	Where an impact to a palaeontological resource occurs, the impact will be permanent.	H (5)	Where an impact to a palaeontological resource occurs, the impact will be permanent.
EXTENT	L (1)	Impacts confined to the development footprint	L (1)	Impacts confined to the development footprint
PROBABILITY	L (1)	It is extremely unlikely that any significant paleontological resources will be negatively impacted	L (1)	It is extremely unlikely that any significant paleontological resources will be negatively impacted
SIGNIFICANCE	L	(1+5+1)x1=7	L	(1+5+1)x1=7
STATUS		Neutral		Neutral
REVERSIBILITY	L	Any impacts to heritage resources that do occur are irreversible	L	Any impacts to heritage resources that do occur are irreversible
IRREPLACEABLE LOSS OF RESOURCES?	L	Unlikely	L	Unlikely
CAN IMPACTS BE MITIGATED		Yes		Yes
MITIGATION:				
- The attached Chance Finds Fossil Procedure must be implemented for the duration of excavation activities				
RESIDUAL RISK:				
Should any significant resources be impacted (however unlikely) residual impacts may occur, including a negative impact due to the loss of cultural resources of potential scientific value.				

5.2 Sustainable Social and Economic Benefit

As noted in the Motivation Report provided by the client (Appendix 4), there is a great need for residential erven within the Saldanha Bay area and more housing opportunities need to be provided for. In order to address the need for housing opportunities in the various Saldanha Bay towns, Saldanha Bay Municipality took affirmative steps and identified the relevant site to provide in the housing needs of St Helena Bay. This area provides the ideal locality in terms of accessibility, proposed services and infrastructure to allow for a sustainable settlement development.



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The Stompneus Bay IRDP housing application is for the establishment of a total of 185 residential serviced erven and supporting uses like open space, crèche and church erven within a ±5.4ha area. The erven will be created and serviced within the vacant portion next to the existing neighbourhood on Farm 6/4, Malmesbury, and will accommodate people from the housing waiting list. The development will make provision for medium-high density housing opportunities which will include serviced erven with top structure. The development will integrate with the existing residential area to the east of the development area.

The proposed development will have the following Socio-economic benefits for the town of St Helena Bay and the direct area:

- Economic growth and job creation: the project will create local construction jobs during implementation and the upgrading of services will attract business opportunities in the surrounding precinct.
- Improved living standards: the project will provide the residents with a safer and healthier living environment, for example it reduces overcrowding and disposal of waste in the streets.
- Social stability and community development: the provision of serviced erven will in turn reduce poverty and improve stability for low-income families and it will create a sense of community and belonging.
- Social services and amenities: the development creates opportunities for a crèche and church which will further promote the sense of community and promote social well-being.

Based on the outcomes of this heritage assessment, and the limited impact to heritage resources anticipated, the anticipated socio-economic benefits to be derived from the project outweigh any anticipated negative impacts to heritage resources.

5.3 Proposed development alternatives

After a topographical survey of the identified area and a site visit was conducted, various layout plans were prepared by CK Rumboll and Partners. After discussions with officials from the Saldanha Bay Municipality and the appointed sub consultants a preferred option was identified. This preferred option is assessed in this report.

According to information included in the Motivation Report for this project (Appendix 4); *“Various layout alternatives were considered and assessed against the various infrastructure and site limitations within the development footprint. A look at the need and desirability input indicate popular local support for both the concept, density and place. The proposed layout plan is based on a planning analysis, topographical survey, infrastructure constraints and other design considerations which were identified as part of the investigation process. The proposed site is considered suitable for the development of a residential development within the St Helena Bay Urban Edge.*



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The locality of the development site was created around the existing neighbourhood to support natural expansion of the area and to promote integration. The main access points will be from Mercury Street and Concorde Drive, also known as provincial Minor Road 7664. Mercury Street is already built in a loop to give access to the most western row of erven of the existing neighbourhood and erven was created next to this road to gain direct access off it. The road is then further proposed to create a grid pattern with a secondary loop that will connect to Concorde Drive in the north. This will create an effective transport route for public transport vehicles like taxi mini busses.”

No alternative layouts have been assessed as part of this project, however the entire assessment area was extensively surveyed for impacts to heritage resources. The layout provided for the Stompneus Bay housing development is unlikely to negatively impact on significant heritage resources and as such, no alternatives are proposed from a heritage perspective.

6. RESULTS OF PUBLIC CONSULTATION

As this application is made in terms of NEMA, the public consultation on the HIA will take place with the broader public consultation process required for the Environmental Impact Assessment process and will be managed by the lead environmental consultants on the project.

In addition, HWC requires consultation with registered conservation bodies. For this project, consultation was undertaken with the West Coast Aboriginal Council (WCAC), which was afforded a 30-day period in which to submit comments. The WCAC was contacted via email on 17 November 2025; as of 6 February 2026, no comments or responses have been received. Saldanha Bay Municipality responded that they would not be providing further or different comment and indicated their preference to defer to HWC’s decision. This approach is consistent with their response to CTS Heritage’s previous requests for comment, including the HIA for Erf 308, Jacobsbaai. Evidence of this consultation is included in Appendix 5.

7. CONCLUSION

The assessment of the portion of interest on Portion 4 of Farm 6, Stompneus Bay proceeded with few constraints and limitations, and the area was comprehensively surveyed for heritage resources. Compared with previous surveys on the Vredenburg Peninsula that documented a diversity of archaeological material and observations — including extensive shell middens, shell scatters, varied stone artefacts and pottery — this assessment recorded only a very limited number of low-density occurrences, underscoring the altered and heavily utilised character of the site. While all observations were considered Not Conservation Worthy (NCW), it remains possible that disturbance to the shell midden is superficial and that stratified deposits exist below ground.

Both archaeological and palaeontological resources in the study area are assessed as having low sensitivities. The calculated impact of the proposed development on these resources is correspondingly low, and overall



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impact remains low with mitigation. Caution is advised should earthworks take place in the vicinity of the disturbed shell midden, given its proximity to the coast and the precedent for unrecorded pre-colonial human burials in similar contexts. Provided that the recommended mitigation measures are implemented, the Stompneus Bay housing project can proceed without significantly impacting the area's archaeological or palaeontological resources.

8. RECOMMENDATIONS

There is no objection to the proposed development from a heritage perspective on condition that the following recommendations are implemented:

- Implementation of the Chance Finds Fossil Procedure (Appendix 3) is required during all ground-disturbing activities.
- Implementation of the Chance Finds Burial Procedure (Appendix 3) is required during all ground-disturbing activities. This is particularly important within the 500 m high sensitivity coastal zone, and is essential in the immediate vicinity of Observation 002, the disturbed shell midden adjacent to Main Street.
- Should any buried archaeological resources, human remains or burials be uncovered during the course of development activities, work must cease in the vicinity of these finds. Heritage Western Cape (HWC) must be contacted immediately in order to determine an appropriate way forward.



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9. REFERENCES

Heritage Impact Assessments				
Nid	Author/s	Date	Report Type	Title
4755	Timothy Hart, Dave Halkett	01-08-1995	AIA Phase 1	A Phase 1 Archaeological Assessment of Portion 6 of the Farm Dyker Eiland, St Helena Bay
4757	Jonathan Kaplan	01-08-2005	AIA Phase 1	Phase 1 Archaeological Impact Assessment Portion of Erf 2792 St. Helena Bay Saldanha-Vredenburg District
4758	Dave Halkett	01-01-2006	AIA Phase 1	An Investigation of an Historic Well on Erf 1878 (Ptn of Erf 20) and Erf 4603 (Ptn of Erf 1878), St. Helena Bay
4759	Jonathan Kaplan	01-04-2006	AIA Phase 1	Archaeological Impact Assessment Portion 7 of the Farm Duyker Eiland No.6 St. Helena Bay
4760	Jonathan Kaplan	01-11-2006	AIA Phase 1	Phase 1 Archaeological Impact Assessment: Proposed Waterfront Development Portion of Erf 40 St. Helena Bay Saldanha-Vredenburg District
4762	Jonathan Kaplan	01-04-2007	AIA Phase 1	Phase 1 Archaeological Impact Assessment: Proposed Development Erf 4054 and Erf 4055 St. Helena Bay
4763	Jonathan Kaplan	01-05-2007	AIA Phase 1	Phase 1 Archaeological Impact Assessment: Proposed Development Remainder Erf 460 (Portion A) St. Helena Bay
4764	Jonathan Kaplan	01-05-2007	AIA Phase 1	Phase 1 Archaeological Impact Assessment: Proposed Development St. Helena Views Phase 3 Coastal Portion Erf 35 St. Helena Bay
4769	Dave Halkett, Timothy Hart	01-08-1994	AIA Phase 1	Phase One Archaeological Investigation: Sandy Point
4797	Jonathan Kaplan	19-01-2005	AIA Phase 1	Report Site Visit to Assess Shell Middens at the Proposed Cape St. Martin Development Saldanha-Vredenburg District
4800	Jonathan Kaplan	01-08-2005	AIA Phase 1	Phase 1 Archaeological Impact Assessment Erven 1878 (Ptn of Erf 20) & 4603 (Ptn of Erf 1878) St. Helena Saldanha-Vredenburg District
6346	Graham Avery, ML Wilson, WJJ van Rijssen	01-06-1993	AIA Phase 1	Archaeological Survey: Britannia Bay to Stompneus Bay Cape West Coast
6623	Jonathan Kaplan	01-03-2005	AIA Phase 1	Phase 1 Archaeological Impact Assessment Erf 2793 St. Helena Bay Saldanha -Vredenburg District
6637	Jonathan Kaplan	01-06-2006	AIA Phase 1	Phase 1 Archaeological Impact Assessment: Proposed Housing Development Erf 460 St. Helena Bay
6642	Jonathan Kaplan	01-06-2006	AIA Phase 1	Phase 1 Archaeological Impact Assessment: Proposed Housing Development Erf 55 & 462 St. Helena Bay
6650	Jonathan Kaplan	01-06-2006	AIA Phase 1	Phase 1 Archaeological Impact Assessment: Proposed Development on Erven 4404, 4405 & 2798 St. Helena Bay Saldanha -Vredenburg District
6888	Jonathan Kaplan	23-01-2005	AIA Phase 1	Archaeological Assessment the Proposed Hanna's Bay Reservoir, Pump Station and Pipeline Saldanha-Vredenburg District
7676	Jonathan Kaplan	01-07-2007	AIA Phase 1	Phase 1 Archaeological Impact Assessment: Proposed New 66 kV Powerline: St. Helena Bay to Britannia Bay
7883	Jonathan Kaplan	01-06-2008	AIA Phase 1	Phase 1 Archaeological Impact Assessment Line Routes and Substation Positions for the Proposed New 66/11 kV Schoongesig Substation: St. Helena Bay to Britannia Bay
7966	Jayson Orton	02-09-2008	AIA Phase 1	Heritage Statement for Proposed Development on Erf 20, St. Helena Bay, Vredenburg Magisterial District

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7967	Jayson Orton	02-09-2008	AIA Phase 1	Heritage Statement for Proposed Development on Erf 474, St. Helena Bay, Vredenburg Magisterial District
7968	Jonathan Kaplan	01-09-2006	AIA Phase 1	Phase 1 Archaeological Impact Assessment Proposed Housing Development St Helena Views (A Portion of Erf 35, 37 & 40) St Helena Bay Saldanha-Vredenburg District
7969	Jonathan Kaplan	01-11-2006	AIA Phase 1	Phase 1 Archaeological Impact Assessment Proposed Waterfront Development Portion of Erf 40 St Helena Bay, Saldanha-Vredenburg District
350742	Lita Webley, Jayson Orton, Timothy Hart	26-08-2010	HIA Phase 1	HERITAGE IMPACT ASSESSMENT: PROPOSED WEST COAST ONE WIND ENERGY FACILITY, VREDENBURG DISTRICT, WESTERN CAPE
350901	John Pether	08-09-2010	PIA Desktop	PALAEONTOLOGICAL IMPACT ASSESSMENT (Desktop Study) PROPOSED WEST COAST ONE WIND ENERGY FACILITY Vredenburg District, Western Cape
351027	David Halkett	01-03-2011	Heritage Scoping	PROPOSED WIND ENERGY FACILITY ON THE FARMS SCHUITJES KLIP 22, HONING KLIP 101, ZANDFONTEIN 105, KLIPRUG 282 AND HOLVLEI 120 NEAR VREDENBURG, SALDANHA BAY MUNICIPAL AREA, WESTERN CAPE
488610	Katie Smuts	21-02-2018	Heritage Scoping	Integrated Heritage Impact Assessment for the Proposed Development of the Boulders Wind Farm, Vredenburg Peninsula, Western Cape
488611	Dave Halkett, Lita Webley	29-11-2017	Archaeological Specialist Reports	Archaeological Scoping Study of the Proposed Boulders Wind Farm, Vredenburg Peninsula, Western Cape
488612	John Pether	06-11-2017	Heritage Scoping	Palaeontological Scoping Report for the Proposed Boulders Wind Farm in Saldanha Bay Local Municipality, Vredenburg District, Western Cape

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APPENDICES

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APPENDIX 1 Archaeological Impact Assessment 2025

ARCHAEOLOGICAL SPECIALIST STUDY

In terms of Section 38(8) of the NHRA for a

PROPOSED REZONING OF A PORTION OF PORTION 4 OF FARM 6 TO A SUBDIVISIONAL AREA TO CREATE A MIXED-USE RESIDENTIAL DEVELOPMENT, STOMPNEUS BAAI, WESTERN CAPE PROVINCE

Prepared by



CTS HERITAGE

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Gemma Poretti

In Association with

CK Rumboll

November 2025



EXECUTIVE SUMMARY

This report is drafted in support of the Heritage Impact Assessment for the proposed mixed-use housing development in Stompneus Bay near St Helena Bay in the Western Cape.

Compared with previous surveys on the Vredenburg Peninsula that documented a diversity of archaeological material and observations — including extensive shell middens, shell scatters, varied stone artefacts and pottery (e.g. Halkett & Hart 1995, SAHRIS NID 4755; Kaplan 2006a, SAHRIS NID 4757; Kaplan 2006b, SAHRIS NID 6637; Kaplan 2007, SAHRIS NID 4763; Gribble 2022) — this assessment recorded only a very limited number of low-density occurrences, underscoring the altered and heavily utilised character of the site.

Of the three observations recorded, the compromised shell midden containing colonial-period ceramic sherds is the most notable. This observation lies within the 500 m high sensitivity coastal buffer zone, however, indicators of disturbance suggest that its stratigraphic integrity is poor, and it is unlikely to yield findings of cultural, scientific or local significance.

The area is subject to ongoing intensive use, limiting the potential for intact archaeological deposits. It demonstrates low sensitivity to significant heritage impacts, and no mitigation measures are recommended. Nevertheless, caution is advised given the precedent for human remains in coastal and shell midden contexts.

Recommendations

There is no objection to the proposed development from an archaeological perspective on condition that:

- Implementation of the Chance Finds Burial Procedure (Appendix 3) is required during all ground-disturbing activities. This is particularly important within the 500 m high sensitivity coastal zone, and is essential in the immediate vicinity of Observation 002, the disturbed shell midden adjacent to Main Street.
- Should any buried archaeological resources, human remains or burials be uncovered during the course of development activities, work must cease in the vicinity of these finds. Heritage Western Cape (HWC) must be contacted immediately in order to determine an appropriate way forward.



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1. INTRODUCTION

1.1 Background Information on Project

Proposed mixed-use housing development on Portion 4 of Farm 6, Malmesbury Road, Stompneus Bay

The purpose of this application is to rezone a Portion (5.4 Ha) of Portion 4 of Farm 6 in St Helena Bay (Stompneus Bay), to subdivisible area to create a mixed use residential development. The property will then be subdivided into 191 portions. The subdivisible area will include the following subdivision and zonings:

- 185 Residential Zone IV erven
- 3 Open Space Zone I erven
- 1 Institutional Zone I erf (Crèche)
- 1 Institutional Zone II erf (Church)
- 1 Transport Zone II

The Portion 4 of Farm 6, proposed for development is favourably located within the existing residential area of St Helena Bay (Stompneus Bay). The land was donated to Saldanha Municipality by Lucky Star Pty Ltd. The proposed development will provide 185 additional low-cost housing opportunities within the urban edge of St Helena Bay (Stompneus Bay) as well as three open spaces, two institutional uses and a transport zone. According to the Saldanha Bay Municipal Spatial Development Framework (2025-2030), the development area, Portion 4 of Farm 6, Malmesbury RD, is identified in the Spatial Development Proposals map as a new development area in Zone C (SCH1). SCH1 accommodates 114.81 Ha of developable land for residential use. Ancillary uses such as an institutional facility are also promoted. The proposal aligns with the spatial development framework to utilize a portion of Portion 4 of Farm 6 for new residential development and supporting services. The land contains an electrical servitude but, according to the client, this will not affect the development area.

Saldanha Bay Municipality wants to establish a housing development due to the housing backlog and the need to provide applicants on the waiting list of Saldanha Bay Municipality with housing opportunities in the area. The portion of land is earmarked for residential expansion by the Municipality and is therefore in line with the proposal. The proposed development area provides an ideal opportunity for residential development to optimise the use of the existing road network and services that already occur west of the site. The surrounding area consists mainly of a higher density residential development with supporting social infrastructure. It is therefore the intention to subdivide and rezone an area of ±5.4ha of said portion of land for the purpose of establishing a housing project.

According to the client, the proposed development is considered desirable based on the following;

- The residential character of the area will be strengthened through the proposed development.
- It supports the proposals of the Saldanha Bay Spatial Development Framework.
- Home ownership will be made available for previously disadvantaged people.
- The development supports the Western Cape SDF by promoting compactness within the existing urban areas;
- The development supports the principles of SPLUMA and LUPA;
- The aim of the proposed development is to utilise the existing property within the urban edge and develop it to



its optimal potential.

1.2 Description of Property and Affected Environment

The proposed Stompneus housing development lies on the urban edge of St Helena Bay on the Vredenburg Peninsula, Western Cape province. Portion 4 of Farm 6 occupies a transitional zone between the hills of the interior and the coast, situated just beyond the primary dune belt where the terrain begins to level out into the broader peninsula. The property is bounded to the northeast by Main Street, to the northwest by Concorde Drive, and to the west by the Britannia Bay Stompneus Bay Road (DR2160) that extends northwards from the R399 outside Vredenburg. This road reserve runs adjacent to the eastern boundary of Portion 4. To the immediate north lies the established residential settlement of Stompneus Village, while the land to the east, south and west remains vacant and covered by indigenous vegetation.

The site is treeless, and vegetation is dominated by low, brittle grasses and hardy shrubs. In the distance to the west, the white buildings of Lampiesbaai are visible. Long sightlines stretch across the property, and larger, undulating hills – scattered with granitic outcrops – rise to the south. The terrain consists mainly of coarse sandy soils, and is gently varied by low sandy mounds. The surface is littered in places with domestic refuse, old appliances and construction debris, suggesting ongoing settlement pressures and limited municipal servicing.



Figure 1.1 Satellite map (2025) indicating the location of the proposed development in the Western Cape Province



Figure 1.2 Satellite image (2025) indicating the proposed development area at closer range



Figure 1.3 Satellite image (2025) indicating the proposed development area at closer range



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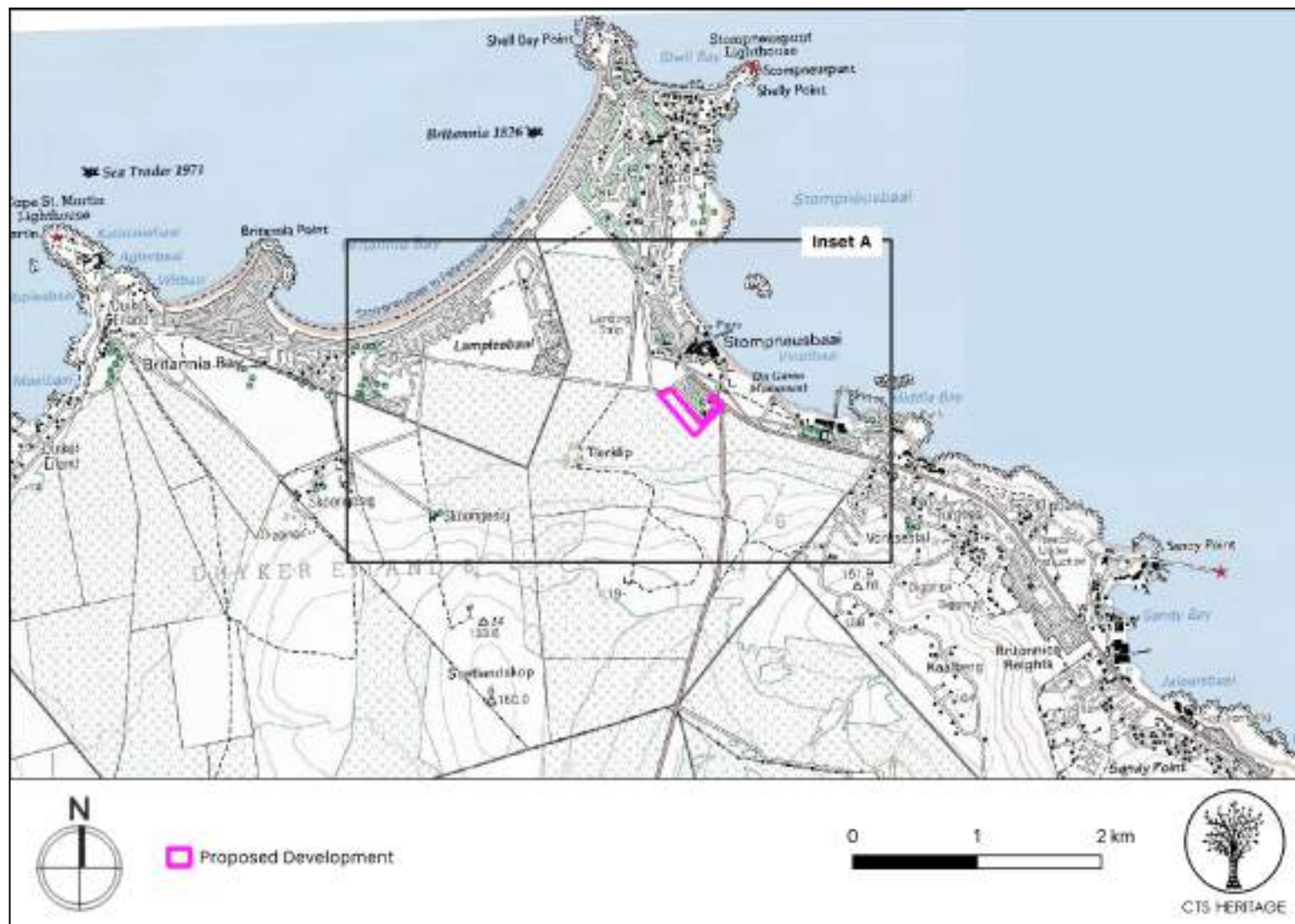


Figure 1.4 1:50 000 Topo Map for the development area

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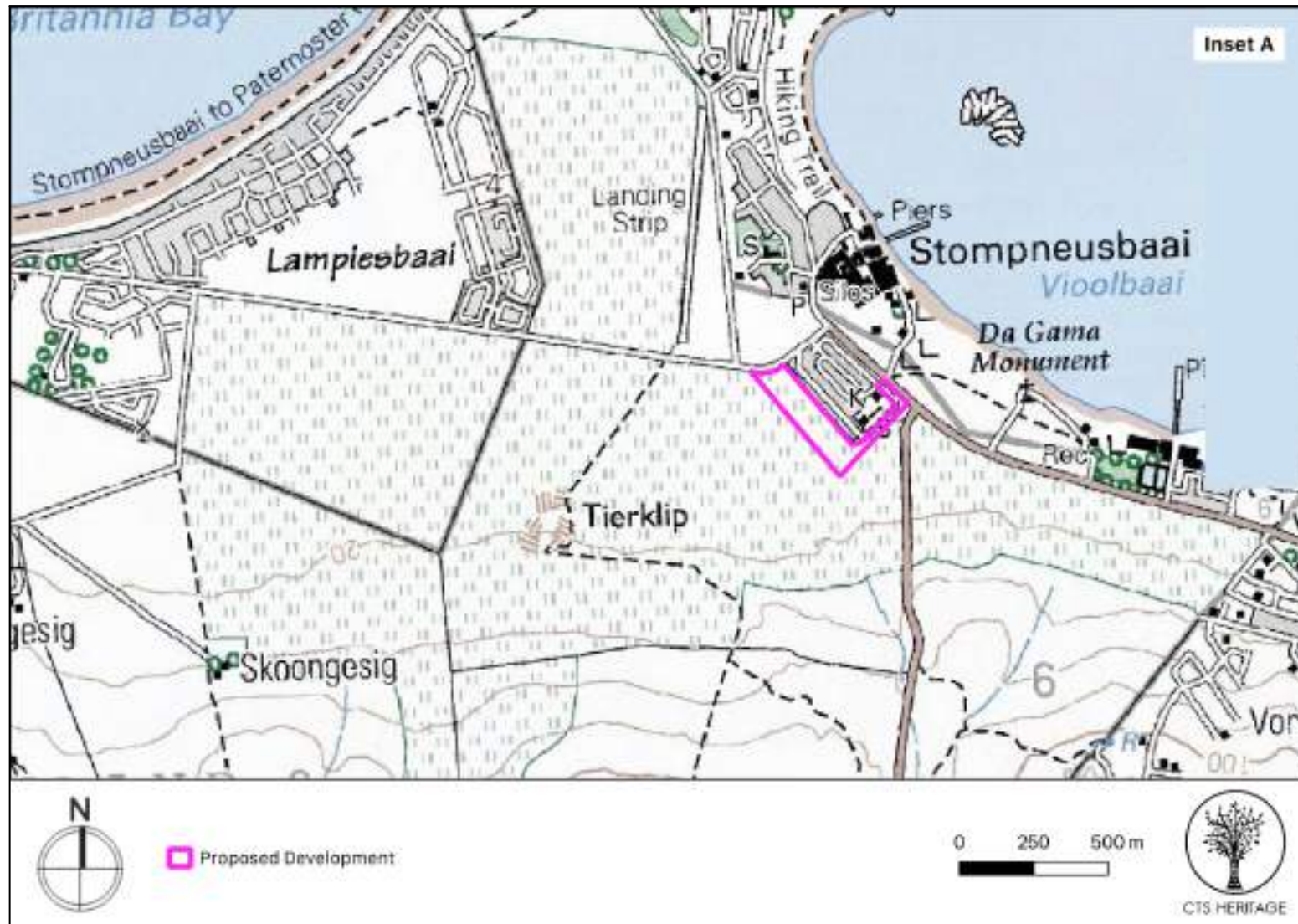


Figure 1.5 Inset A: Close up of 1:50 000 Topo Map for the development area

2. METHODOLOGY

2.1 Purpose of Archaeological Study

The purpose of this archaeological study is to satisfy the requirements of section 38(8), and therefore section 38(3) of the National Heritage Resources Act (Act 25 of 1999) in terms of impacts to archaeological resources.

2.2 Summary of Steps Followed

- Two archaeologists, M. Crafford and G. Poretti, conducted a survey of the site and its environs on 4 November 2025 to determine what archaeological resources are likely to be impacted by the proposed development of the mixed-use residential development in Stompneus Bay.
- The area proposed for development was assessed on foot, photographs of the context and finds were taken, and tracks were recorded using a GPS.
- The identified resources were assessed to evaluate their heritage significance in terms of the grading system outlined in section 3 of the NHRA (Act 25 of 1999).
- Alternatives and mitigation options were discussed with the Environmental Assessment Practitioner.

2.3 Constraints & Limitations

On the day of the survey, a municipal truck was present within the study site near Main Street while maintenance of the road verges was underway. As a result, the ground surface beneath the vehicle and in immediately adjacent areas could not be closely inspected. Domestic refuse was most intense closer to the southern boundary of Stompneus Village, further affecting visibility in that section. Together with other recent disturbances such as footpaths and scattered dumping, these factors limited inspection in places. However, overall coverage of the site was achieved, and the survey provided a reliable assessment of its archaeological sensitivity.

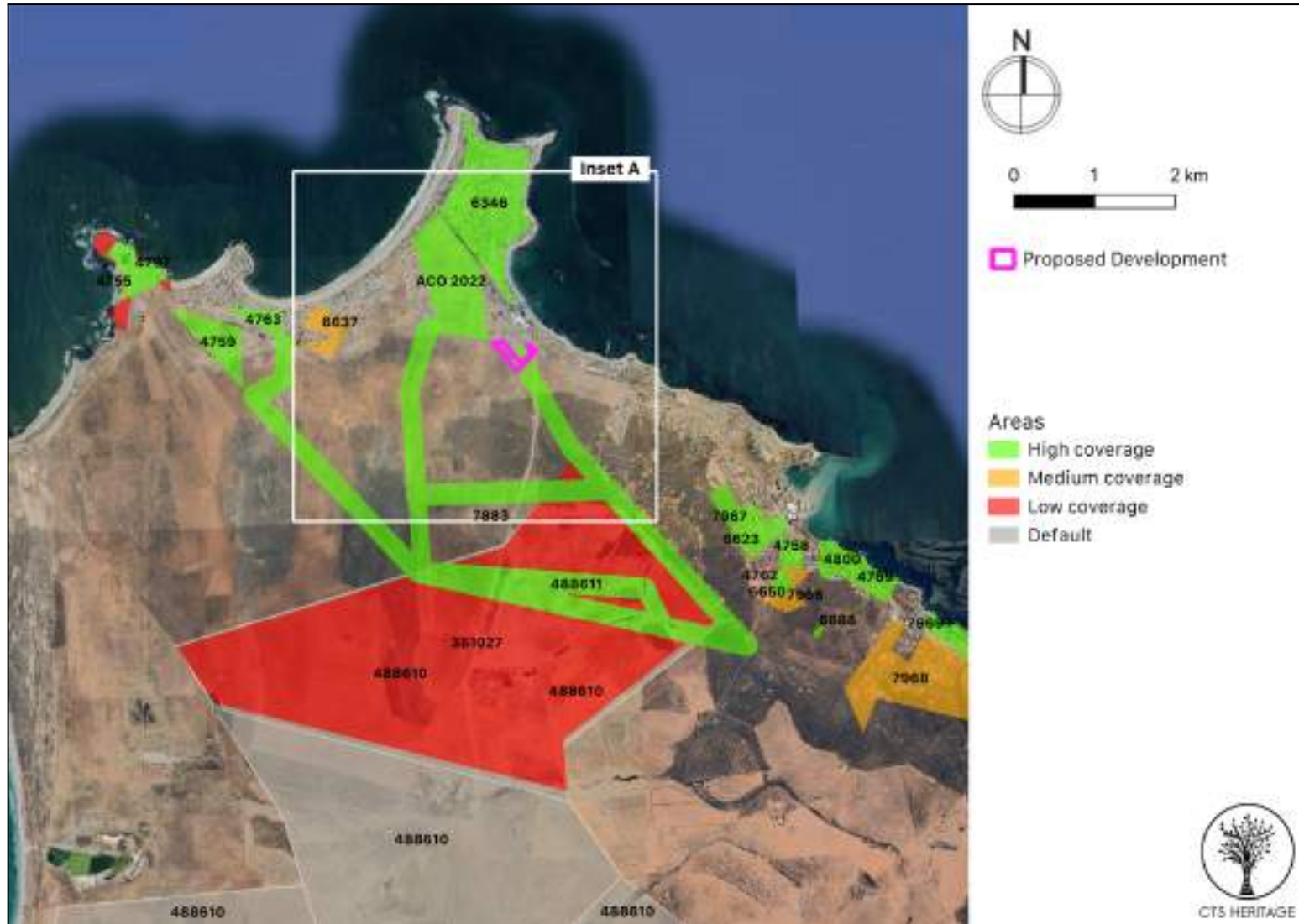


Figure 2.1 Previous Heritage Impact Assessments surrounding the proposed development area, with SAHRIS NIDS indicated. ACO 2022 refers to a recent assessment conducted by ACO (Gribble 2022) and which is not currently on SAHRIS.

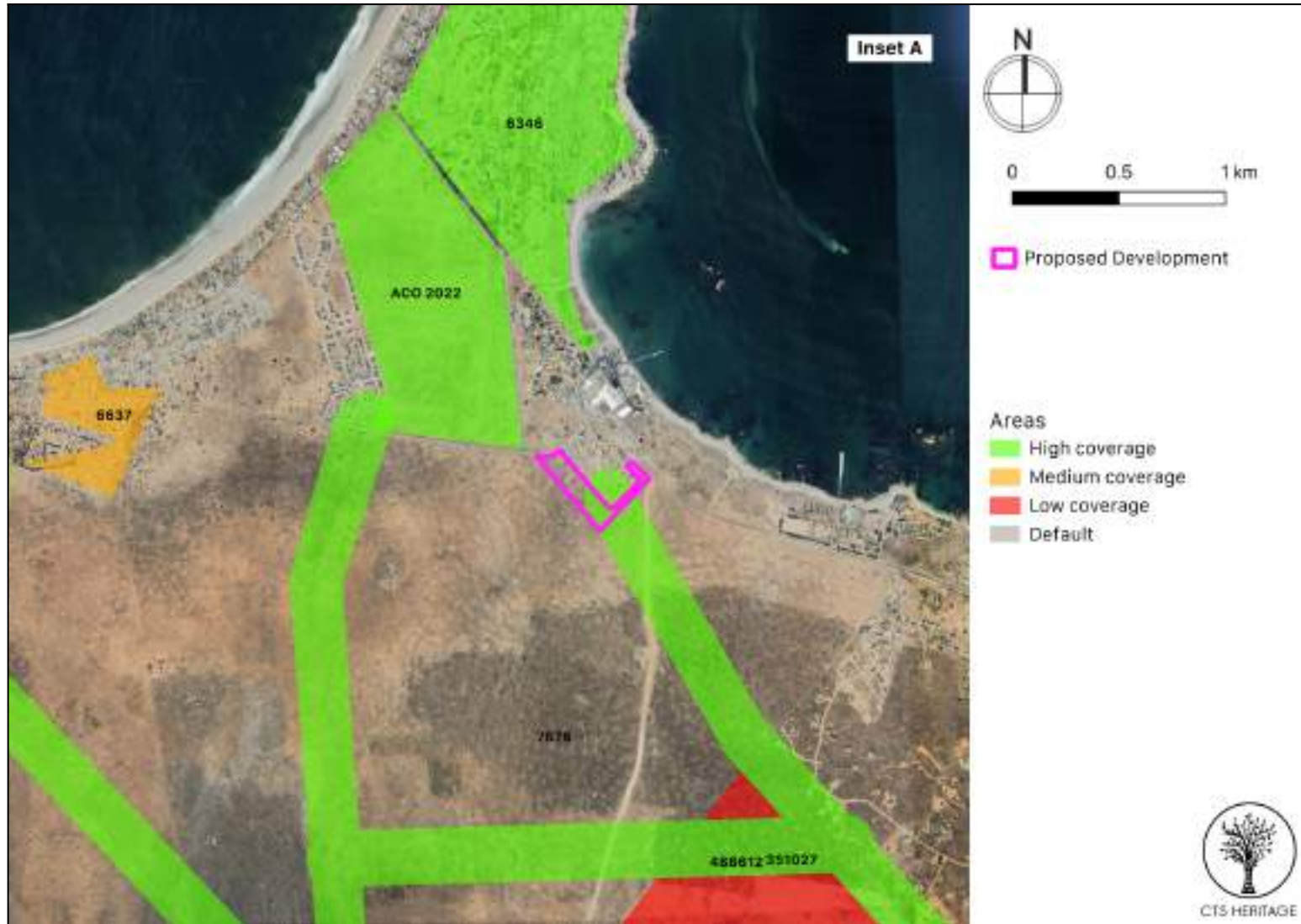


Figure 2.2 Inset A: Close up of previous Heritage Impact Assessments surrounding the proposed development area, with SAHRIS NIDS indicated. ACO 2022 refers to a recent assessment conducted by ACO (Gribble 2022) and which is not currently on SAHRIS.

3. HISTORY AND EVOLUTION OF THE SITE AND CONTEXT

3.1 Background

This application is for the proposed development of the Stompneus Bay Housing project including the rezoning of a ~5.4 Ha portion of Portion 4 of Farm 6 to a subdivisional area to create a mixed-use residential development. Stompneus Bay (Stompneusbaai) is a fishing village on the northern edge of the Vredenburg Peninsula, Western Cape province. The village is administered by the Saldanha Bay Local Municipality, which is overseen by the West Coast District Municipality, and which spans the entirety of the Peninsula. Other towns managed by Saldanha Bay Municipality include Vredenburg, Saldanha, Hopefield, Jacobsbaai, Langebaan, Paternoster and St Helena Bay. The central nodes of these towns are connected by large swaths of unused land. At approximately 5 km northwest of St Helena Bay, 2 km south of Shell Bay and 3 km east of Britannia Point (Figure 1.4), Stompneus Bay is positioned on the urban periphery, yet is largely considered a sub-place of the St Helena community (Ward *et al.* 2022).

Stompneus Bay is unlikely to have a precise date for its founding. However, it is widely accepted that the bay visited by Vasco da Gama on 7 November 1497 was in fact St Helena. Raper *et al.* (2014) contend that this current name is an Anglicanisation of the original one bestowed by the Portuguese navigator: Golfo de Sanelena or Golfo da Santa Elena. Stompneus Bay, on the other hand, derives its name from the Afrikaans term for the stumpnose fish (*Rhabdosargus globiceps*) (Raper *et al.* 2014).

Fish and other marine resources are central to both the precolonial and colonial settlement history of the Vredenburg Peninsula. The region was first inhabited by nomadic foragers (San groups and their ancestors), who were likely drawn in by the reliable food supply offered by the rocky shoreline. Some 2,000 years ago, pastoralism is detected in the local archaeological record, indicating the arrival of Khoekhoen ancestors who also made use of the resource-rich coastal zone. Notably, the Vredenburg Peninsula is home to Kasteelberg, a Provincial Heritage Site – a granite outcrop surrounded by (at least) thirty-six archaeological sites dominated by Later Stone Age (LSA) cultural material, and containing scatters of Middle Stone Age (MSA) material, as well as some of the earliest evidence for the onset of pastoralism in South Africa (Smith 2006). Also at Kasteelberg – and sites across the Peninsula – is significant evidence for the use of coastal resources such as mussels, limpets, seals, marine birds, crayfish and beached whales (Gribble 2022). Such resources later attracted colonial settlers to the region, including Hendrik Oostwald Eksteen, a Dutch farmer, who had established a small fishing business by 1717 (Webley *et al.* 2010, SAHRIS NID 350742). However, increasing colonial encroachment often led to conflict with indigenous groups like the Khoekhoen who – as historical records show – utilised the landscape for pasturage well into the 18th century (Smith 2006). Today, St Helena Bay is a globally significant fishing hub, historically and economically reliant on small pelagics like anchovies and sardines (Ward *et al.* 2022). Portion 4 of Farm 6 was previously owned by Lucky Star Pty Ltd. – a well-known South African canned fish brand – but was recently donated to Saldanha Bay Local Municipality to support housing developments.

3.2 Built Environment and the Cultural Landscape

The study area is located on the West Coast, which is one of the main regional cultural landscapes of the Western Cape. The narrow coastal strip of the West Coast District Municipality stretches from St Helena Bay to just north of Yzerfontein. It includes multiple coastal villages and towns such as Jacobsbaai and Gonnemanskraal. The historical

roles of these towns as fishing settlements, and resorts have shifted dramatically as they have increasingly become sought-after retirement and holiday destinations. In some instances, the historical roles still survive today, especially in terms of the artisanal fishing at Paternoster and Churchhaven. Stretches of this coastline have in recent years been designated as public or private nature reserves as well as the West Coast National Park.

As a region, the West Coast is a scenic landscape associated with coastal fishing towns and agriculture, and which has high recreational value. The area has been intensively farmed for centuries with both livestock and cereals, especially wheat. A desktop assessment by Smuts (2018, SAHRIS NID 488610) highlights that *“the entire area can be considered a cultural landscape of scenic rolling hills, agricultural fields and historic farmsteads, layered on top of a Stone Age landscape represented by the numerous archaeological sites found throughout the study area.”* Webley *et al.* (2010) also state that *“farmsteads [are] associated with historic groves of trees adding further to the rural character of the landscape.”*

Nevertheless, the landscape surrounding the study area has experienced significant change over time. Both the first edition and most recent 1:50 000 Topo Maps indicate that the site is located on cultivated land (Figure 1.4, 1.5 and 3.5). Historical aerial imagery from 1993 also shows that the proposed development area has been ploughed in the past (Figure 3.7). Today, however, the land is covered in natural vegetation and is no longer used for farming (CK Rumboll Motivation Report 2025). These changes, coupled with decades of urban development in the St Helena Bay area, has created a landscape that is *“already substantially altered and rapidly changing with a mix of expanding residential to the west, north and east, and industrial along the coast of St Helena Bay to the east”* (Gribble 2022). Ultimately, it is unlikely that an additional housing project will dramatically affect the existing character of the area.

The Saldanha Bay Municipality consists of a variety of significant buildings and settlements. Buildings dating from the Dutch era are well represented on the farmlands in between the towns. Not only are these farmstead structures important but their interspatial relationships, their setting and associated trees contribute to their cultural significance. However, Smuts (2018, SAHRIS NID 488610) notes that while there are some noteworthy 19th-century vernacular buildings present on the Peninsula, few were marked as significant in Hans Fransen’s survey in the 1960s.

Historical maps show that the parent Farm No. 6, Duyker Eiland, was granted to D.J. Morkel and others in 1831 (Figure 3.6). A Surveyor General diagram for Portion 4 – which contains the proposed development area – from 1921 shows that erven 1542, 2302 and 4103 were present at the time, and their proximity to the proposed development is shown in Figure 4.2. Erf 1542 is shown to be populated by several structures (Figure 4.1). One of which is likely the Stompneus werf, which is also depicted in the First Edition Topo (Figure 3.6), and which still exists today.. However, this building – and other historical buildings on erf 1542 – sit outside of the proposed development area and will therefore remain unaffected. Erven 2302 and 4103 have subsequently been sub-divided into multiple erven, and today contain the Stompneus Village housing development that borders the proposed housing development. It is uncertain whether any of the original structures exist today. No ruins or foundations are identifiable in this area, and it is likely that they have been disturbed by past construction activities. Therefore, no significant impacts to built environment heritage are anticipated for the proposed development.

Based on existing reports and mapping of the study area, the proposed development is not located near any historical werfs, nor any associated infrastructure or tree lines. Additionally, the context of the proposed development area is dominated by existing modern residential development. As such, impact on significant cultural landscape and built environment resources is unlikely.

3.3 Archaeology

The West Coast of South Africa is a landscape of exceptional archaeological richness, with evidence of human presence spanning from the Early Stone Age (ESA) to the colonial period. Overall, the region is well-surveyed, and much is known about the archaeological landscape. Numerous heritage assessments (e.g., Gribble 2022; Smuts 2018 [SAHRIS NID 488610]; Webley et al. 2010 [SAHRIS NID 350742]; Kaplan 2005–2007 [SAHRIS NID 4757, 4759, 6637, 4763]) describe a dense record of shell middens, stone artefacts and pastoralist sites across the Vredenburg Peninsula and St Helena Bay region.

Gribble (2022) reported that the “*West Coast of South Africa has been settled for at least 100 000 years,*” with ESA and MSA artefacts such as handaxes and flaked tools recorded on the Vredenburg Peninsula and near Hoedjiespunt. Fossil finds – including the Saldanha skull fragment and remains from Sea Harvest – indicate very early occupation. These finds are of high heritage significance, representing some of the earliest traces of human activity in southern Africa. However, no such finds have been identified within or in close proximity to the proposed development area at Stompneus Bay.

The northern Vredenburg Peninsula contains a high density of archaeological sites occurring along the coastline. Shell middens are especially prevalent in the coastal zone, which is considered an exceptionally sensitive and threatened archaeological landscape – hence the 500 m high sensitivity buffer zone mapped in Figures 3.3 and 3.4. Avery *et al.* (1993, SAHRIS NID 6346) describe shell middens as “*the most obvious archaeological remnants on the coast,*” often containing “*bone, stone artefacts and pottery as well as marine shell.*” These vary from small scatters to dense, stratified middens over half a hectare in size, typically near rocky intertidal zones, and are important for understanding human diet and coastal resource use. Avery *et al.*’s assessment identified dense clusters of shell middens along the Stompneus Bay shoreline, just 1 km north of the study area. At Cape St. Martin, 5 km west of the site, Hart and Halkett (1995) located ten shell middens, three of which were assessed as having high heritage significance.

By contrast, Kaplan’s (2005, SAHRIS NID 4757) assessment at Britannica Heights, 3.5 km southeast of the proposed development area, recorded “*low-density scatters of shellfish remains and stone tools.*” Comparable findings were made for this region by Orton (2008, SAHRIS NID 7967) who, in his assessment of Erf 474, noted that “*a total of five heritage sites were located during the survey ... None are of any significance in their local context and no mitigation can be suggested for any of them.*” In their assessment of the same erf, CTS Heritage (2024) did not identify any archaeological resources of significance, however, they did state that “*it is possible that additional in situ MSA artefacts may be present beneath the surficial Quaternary sand layer.*”

These assessments suggest that fewer archaeological resources of heritage significance are identified closer to urban centres. Recently, an ACO assessment by Gribble (2022) on an open lot 100 m west of the proposed development area

identified scatters of shell and flaked stone, and one Khoe potsherd. He noted *“the wide distribution of the archaeological material across the property suggests that much of the site is underlain by archaeological material. The varying density, differing makeup of the shell in the occurrences recorded and the distance from the coast suggest that instead of a large buried coastal shell midden, the site may be underlain by a large number fairly small, discrete archaeological sites. These sites may be the physical remains of large numbers of relatively short term occupation episodes by relatively small groups of people over a long period of time.”* He further discussed that while the landscape to the west, north and east is considerably altered, the open rural landscape to the south retains some of its historical character. As such, it is likely that similar archaeological material could be found in the open land south of the development area.

The proposed Stompneus Bay site is located on the edge of St Helena Bay. The built-up nature of the immediate area to the north, east and west – including the adjacent housing development and the Lucky Star Fish Factory – makes it unlikely that the proposed development will impact significant archaeological heritage. Although a portion of the study area falls within the 500 m high-sensitivity coastal zone (Figures 3.3 and 3.4), this zone already includes the existing structures mentioned above. Decades of development in the immediate area and within the coastal zone suggest that the context of any local archaeology, if present, has been highly disturbed. An additional housing development is therefore unlikely to further affect significant archaeological heritage resources in the area.

3.3 Graves and Burials

Precolonial burials are occasionally found within shell middens and dunefields along the coastal strip, and several have been accidentally uncovered during development projects (Gribble 2022; Smuts 2018, SAHRIS NID 488610). Local examples include the burial found in 2019 on Linaria Street, Britannia Bay, another in 2021 on 3rd Street, Shelley Point, and another in Slippers Bay in the early 2010s. Additionally, the proposed Stompneus Bay site is located approximately 450 m from the Vasco da Gama Monument (Figures 3.3 and 3.4), which has been highlighted as the likely place that da Gama came ashore in 1497. Historical documents indicate that a conflict ensued between da Gama’s party and Khoe inhabitants in the area – which would make the immediate landscape a significant site relating to early contact between First Nations people and Europeans in South Africa. Gribble (2022) notes that while some have suggested that casualties of this conflict may be buried in the area, *“based on the available evidence it is extremely unlikely that casualties, were there any, from the 1497 skirmish between the Portuguese and local inhabitants would have been buried on this particular site.”* Regardless, he also states that *“given the pre-colonial burials recorded in the wider vicinity of the site, albeit along the immediate coastal strip, the presence of shell midden material on the site indicates that the presence of human burials is possible.”* Should similar archaeological material be identified on the proposed Stompneus Bay site, the likelihood of locating precolonial human burials will also increase.

Regarding more recent burials, Gribble (2022) recorded a *“disused graveyard containing evidence of a handful of rundown gravestones...in a fenced area on the eastern side of Concorde Road”* – which is less than 100 m from the outer edge of the development footprint (Figures 3.3 and 3.4). The presence of these graves has been noted by the recent Spatial Development Framework for Saldanha Bay Local Municipality (Saldanha Bay Local Municipality 2025).

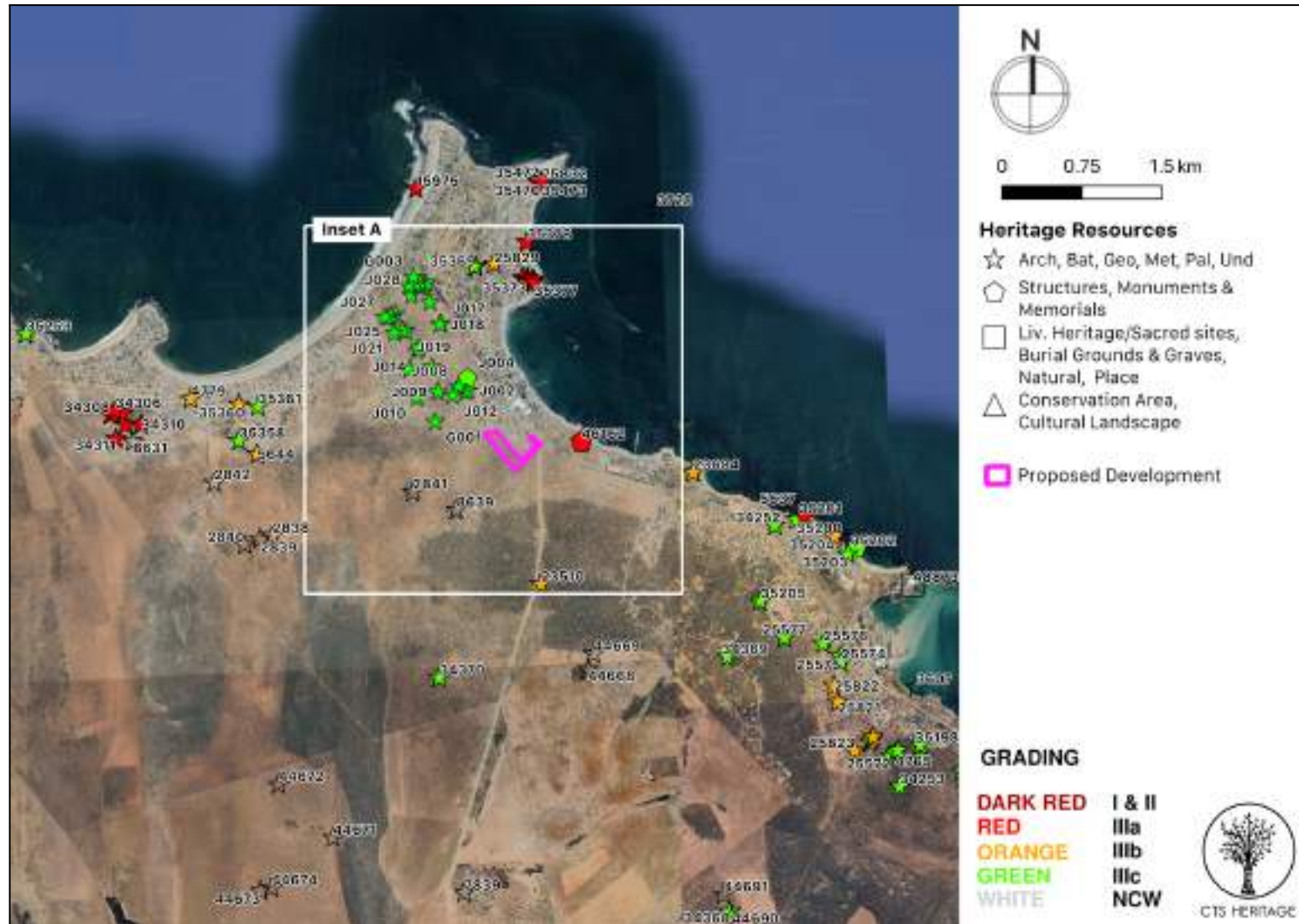


Figure 3.1 Heritage Resources previously identified in and near the study area, with SAHRIS Site IDs indicated, as well as sites (J001-J035; G001 & G003) extracted from a recent ACO heritage assessment (Gribble 2022).

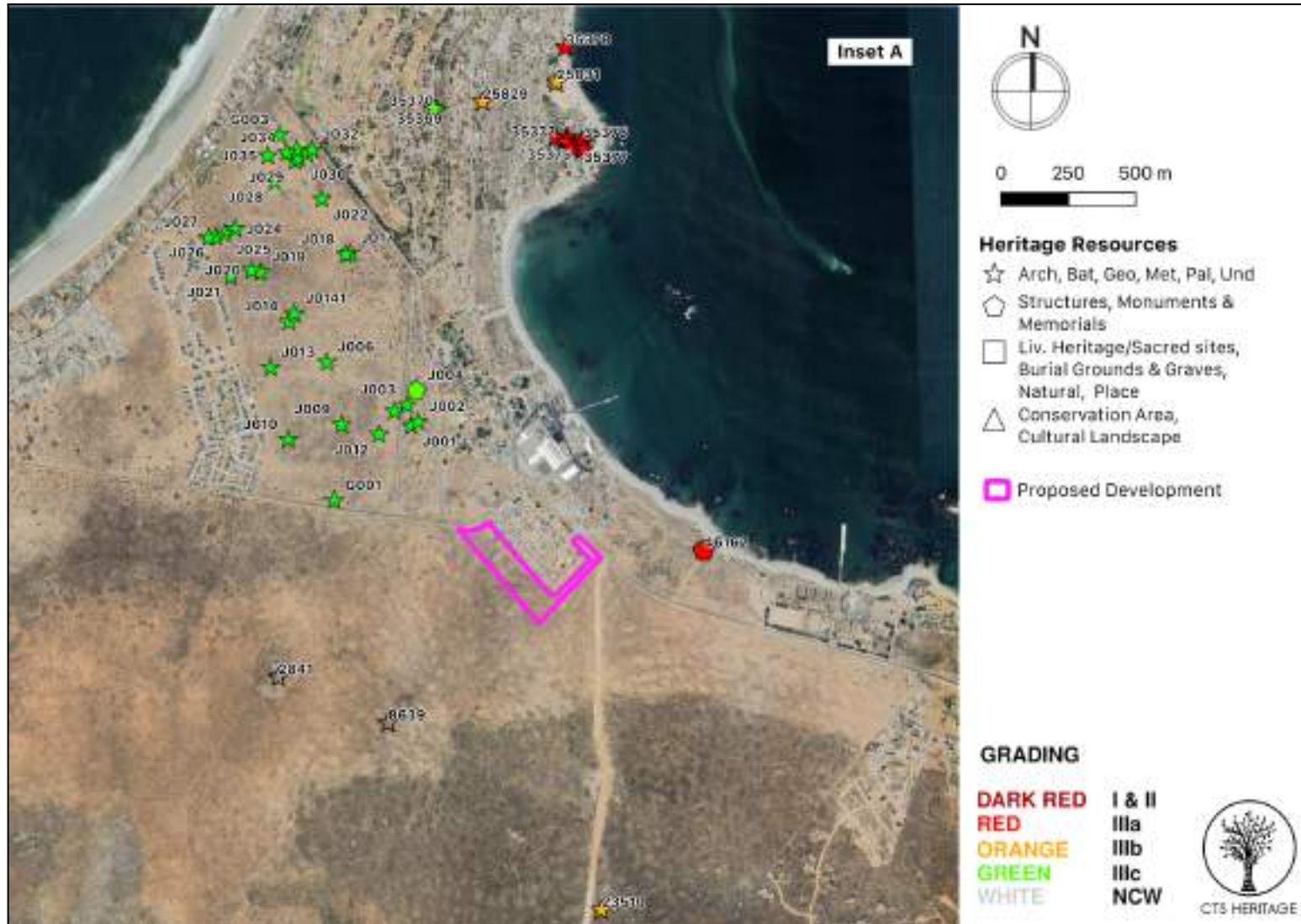


Figure 3.2 Inset A: Heritage Resources previously identified in and near the study area, with SAHRIS Site IDs indicated, as well as sites (J001-J035; G001 & G003) extracted from a recent ACO heritage assessment (Gribble 2022).

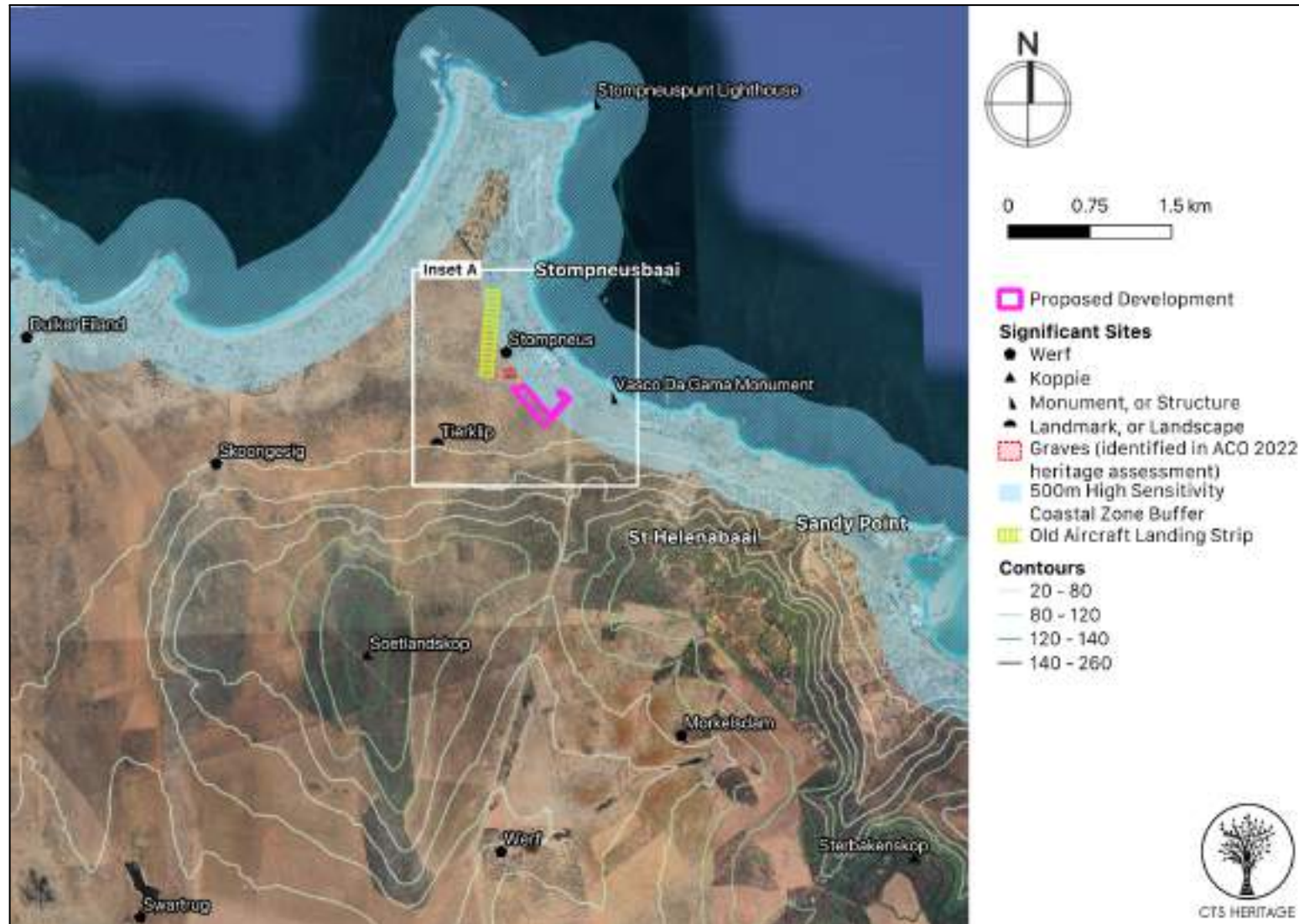


Figure 3.3 Map indicating sensitive receptors near the proposed development, extracted from the Topo 1:50 000 map.

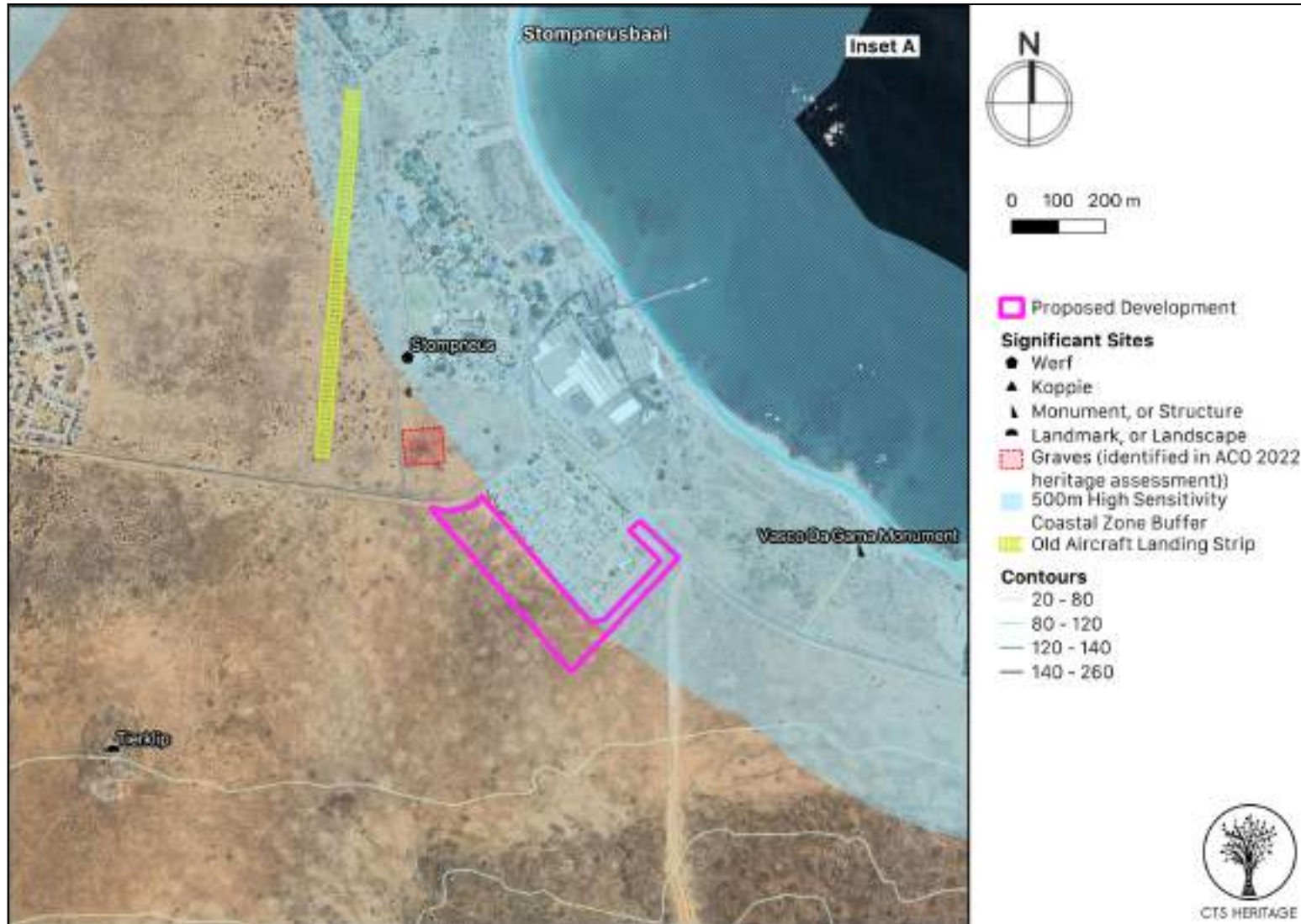


Figure 3.4 Inset A: Close up map indicating sensitive receptors near the proposed development, extracted from the Topo 1:50 000 map.

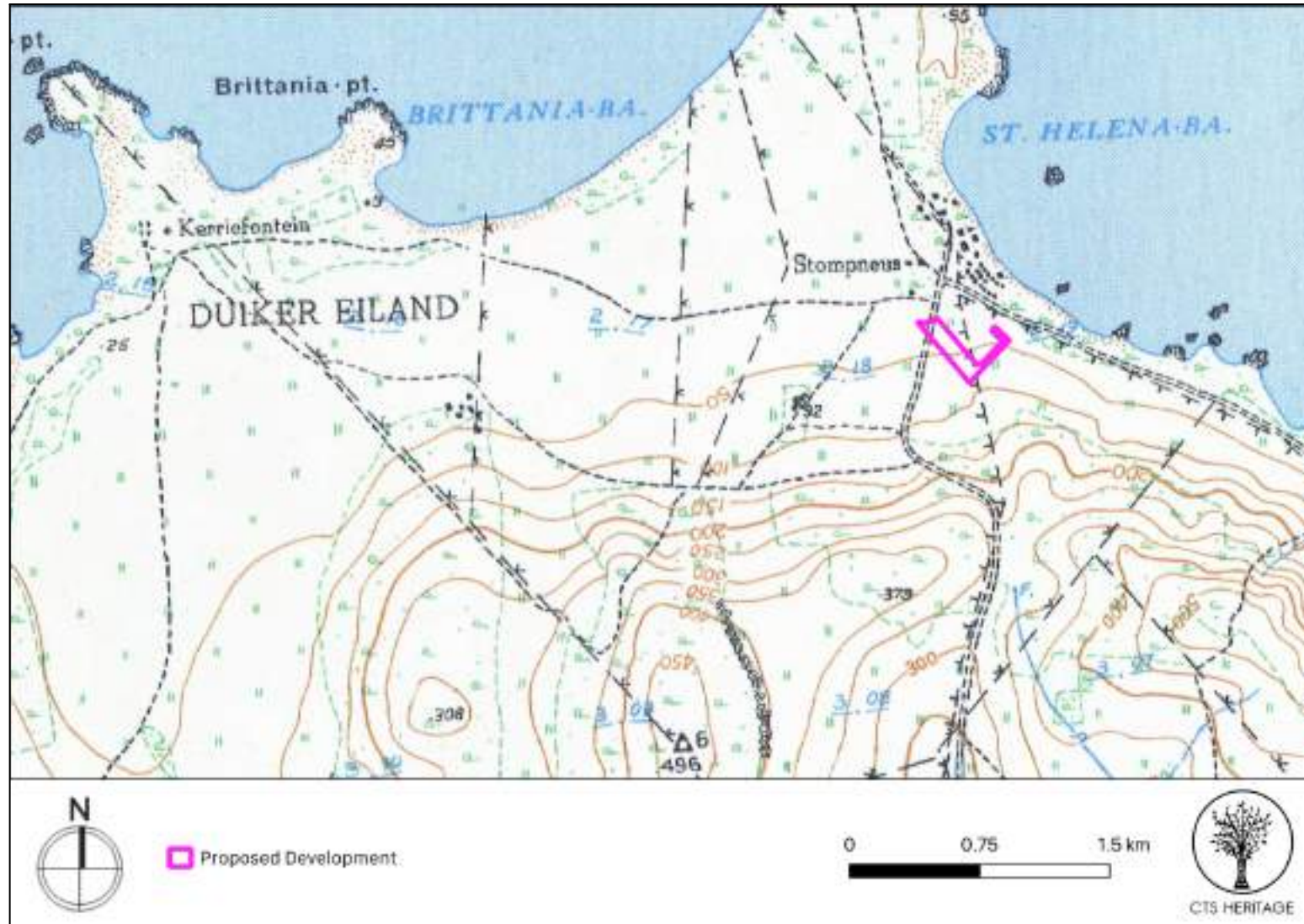


Figure 3.5 First Edition Topo 1:50 000 map indicating no structures on the proposed property

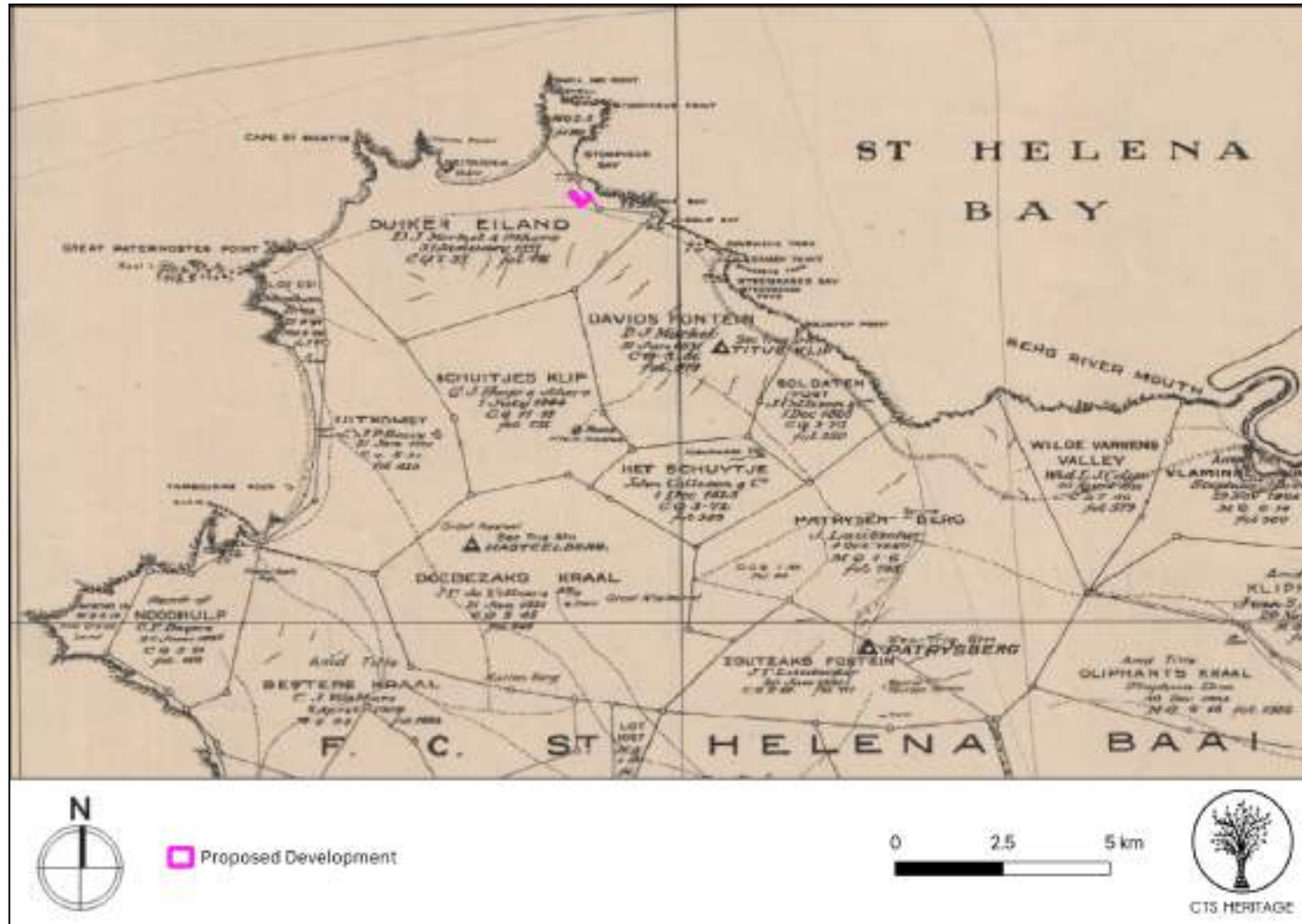


Figure 3.6 The proposed development area mapped on the Imperial Map of the Cape Colony: Malmesbury (1915).¹

¹ Divisional map of Malmesbury, <https://exhibits.stanford.edu/maps-of-africa/catalog/tb451vu9540>



Figure 3.7 Aerial photograph from 1993 showing the proposed development area and surrounds. Note that the Shelley Point Country Club had not yet been developed at the time of Avery et al.'s (1993) assessment. Aerial photographs taken from Chief Directorate National Geo-Spatial Information (CDNGI) Geospatial Portal.²

² CDNGI Geospatial Portal: <http://www.cdngiportal.co.za/CDNGIPortal/>



Figure 4.1 and 4.2 1921 Surveyor General Diagram for Portion 4 of Farm 6 Duyker Eiland (2052/1921) showing erven and structures present at the time in close proximity to the development area and map showing the location of the erven depicted on SG diagram 2052/1921 in relation to the proposed development area. All three erven have subsequently been subdivided. Today, erven 2302 and 4103 contain the Stompneus Village housing development bordering the proposed housing development. It is possible that the Stompneus werf was present in 1921, as per the location of structures shown in the SG diagram.

4. IDENTIFICATION OF HERITAGE RESOURCES

4.1 Field Assessment

The field assessment proceeded with limited constraints, and the study area was covered extensively (Figure 6). The ground was covered in dry grasses and shrubs, though visibility of the surface was adequate. Vegetation was interspersed with open sand patches (Figure 5.10), which further enhanced visibility. However, closer to the southern boundary of the existing Stompneus Village development, the study area was strewn with refuse, which in places obscured the ground surface and made it more difficult to identify artefacts or observations.

Observation 002 was made in an area that has been heavily disturbed and scraped in the past. The adjacent ground has also been recently scraped at the time of the site visit on 4 November 2025 (Figure 5.13).

Several seashell piles were observed, yet their occurrence on the surface and condition suggest they are modern and not of archaeological significance. (e.g., Figure 5.12).

In total, three heritage resources were observed during the field assessment:

- A couple of stone flakes (quartz and quartzite) in the northwestern corner (Figure 8.1)
- A highly disturbed shell midden along Main Street in the northeastern section, containing two blue-patterned colonial-period ceramic sherds (Figure 8.2)
- Remnants of palaeosurface in the northwestern section (Figure 8.3)

All observations were isolated, occurring at low density and frequency across the site. No built structures were present within the study area, and the adjacent buildings forming part of Stompneus Village are relatively recent, as they do not appear on the 1993 aerial photograph (Figure 3.7). Overall, the site reflects a landscape of disturbance and modern activity, with heritage resources occurring only in isolated, compromised contexts.



Figure 5.1 The gravel roads behind Stompneus Village and the rising slopes and granitic outcrops to the east



Figure 5.2 Western edge of Stompneus Village, the gravel road present in the study area, and Concorde Drive lined with powerlines



Figure 5.3 View from the southern boundary of the study area



Figure 5.4 View of the vacant land and slopes south of the study area



Figure 5.5 Concorde Drive and the white houses of Lampiesbaai to the west



Figure 5.6 View from the eastern edge showing some domestic refuse across the study area



Figure 5.7 The northern section of the study area, perpendicular to Main Street, with the Atlantic Ocean in view



Figure 5.8 View south from the northern section of the study area which had some denser vegetation on the roadside



Figure 5.9 Panorama illustrating areas of the study site characterised by low sandy mounds and slight elevation



Figure 5.10 View to the southwest showing vacant land with open patches in the vegetation occurring across the area



Figure 5.11 View from the southern boundary of the study area showing the eastern edge of Stompneus Village with Main Street and the Atlantic Ocean to the north



Figure 5.12 An example of the modern shell scatters occurring across the site



Figure 5.13 Northeastern section of the proposed development, between Main and Mercury Street, has previously been scraped and most of the shell midden has been disturbed



Figure 5.14 Stompneusbaai welcome sign and succulent garden located on Main Street.

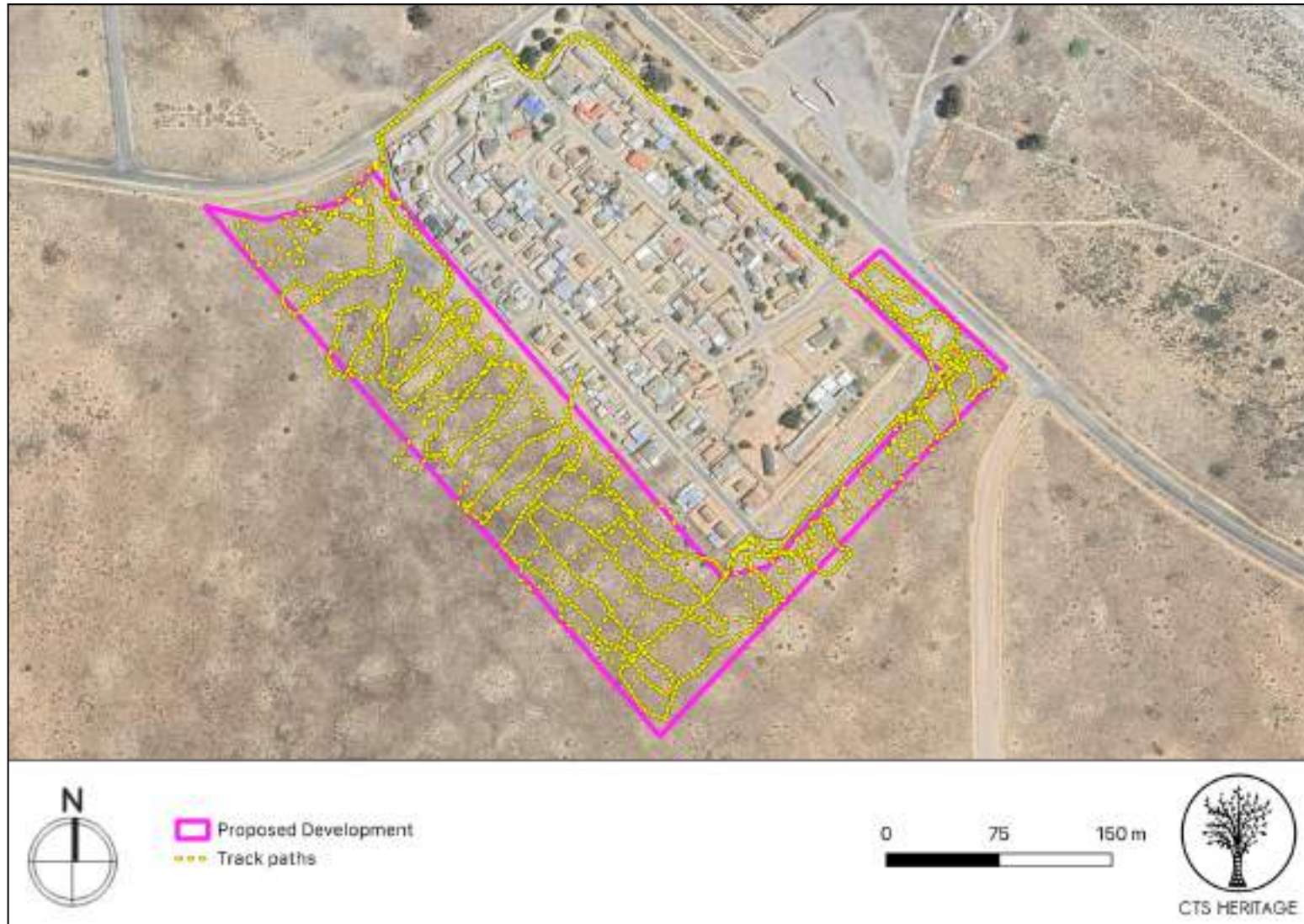


Figure 6. Track paths of archaeological field assessment - the dense vegetation impacted the survey

4.2 Archaeological Resources Identified

Table 1: Observations noted during the field assessment

POINT ID	Description	Density	Type	Period	Co-ordinates		Grading	Mitigation
001	Quartz flake and quartzite flake	N/A	Artefacts	LSA	-32.727483974	17.973491434	NCW	N/A
002	Disturbed shell midden with associated colonial-period ceramic sherds	N/A	Artefacts	LSA/ Historical	-32.72855734	17.97758890	NCW	N/A
003	Remnants of palaeosurface	N/A	Palaeontological	Quaternary	-32.728164	17.973566	NCW	N/A

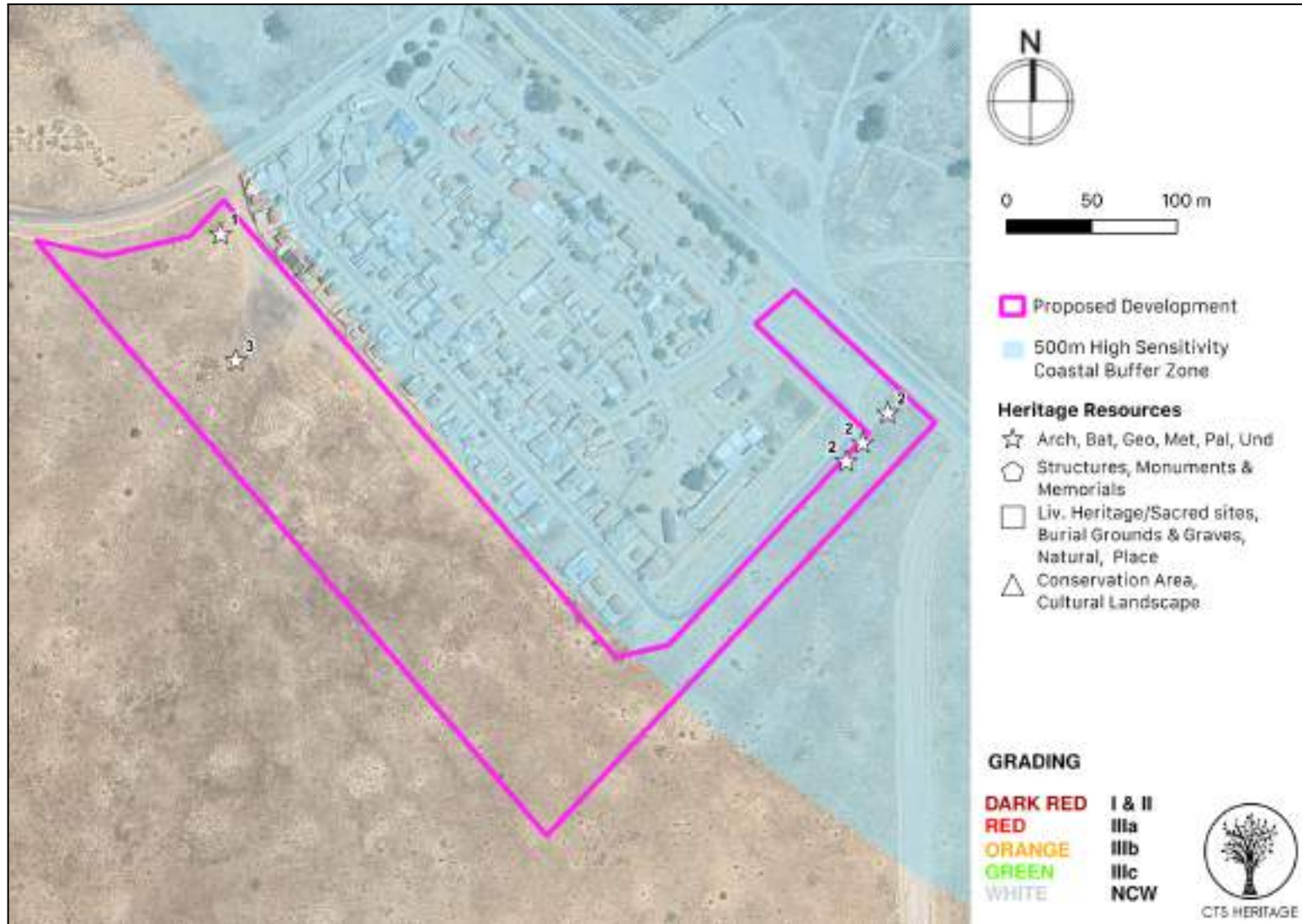


Figure 7.1 Map of all sites and observations noted within the development area. Note that Observation 002 is located within the 500 m High Sensitivity Coastal Buffer Zone.

4.3 Selected Photographic Record

(a full photographic record is available upon request)



Figure 8.1: Observation 001



Figure 8.2: Observation 002



Figure 8.3: Observation 003

5. ASSESSMENT OF THE IMPACT OF THE DEVELOPMENT

5.1 Assessment of Impact to Archaeological Resources

Given the limited number of finds, the disturbed context, and evidence of ongoing site use and dumping, the observations made during the field assessment were deemed to have limited scientific value and are considered Not Conservation Worthy (NCW). Accordingly, no further mitigation is recommended for these observations.

It is important to note, however, that the disturbed midden lies within the 500 m high sensitivity coastal buffer zone, where such deposits are expected. While the midden is clearly disturbed and the area is frequently maintained (municipal service trucks and vegetation clearing were observed during the visit), the field assessment alone cannot confirm whether disturbance is limited to the surface or whether intact deposits remain beneath. Given the precedent for pre-colonial human remains associated with shell middens along the West Coast and Vredenburg Peninsula, the possibility of human remains being present cannot be entirely excluded.

Ultimately, the scarcity of intact heritage resources across the site most likely reflects extensive prior disturbance linked to both historical and ongoing settlement activities.

6. CONCLUSION AND RECOMMENDATIONS

The portion of interest on Portion 4 of Farm 6, Stompneus Bay was comprehensively surveyed for heritage resources. Despite the high coverage of the field assessment, fewer than a handful of archaeological heritage resources were recorded, none of which hold particular scientific value or local significance. Observations included patchy LSA and colonial-period artefacts, as well as remnants of a palaeosurface. The landscape is extensively disturbed, continually changing, and heavily used. The shell midden shows potential heritage value, but its contextual integrity is compromised. While all observations were considered Not Conservation Worthy (NCW), it remains possible that disturbance to the shell midden is superficial and that stratified deposits exist below ground.

Archaeological resources present on the site are assessed as having low sensitivity. However, caution is advised should earthworks take place in the vicinity of the disturbed shell midden, given its proximity to the coast and the precedent for unrecorded pre-colonial human burials in similar contexts. Provided that the Chance Finds Burial Procedure is implemented during construction, there is no objection from an archaeological heritage perspective to the authorisation of the Stompneus Bay housing development.

Recommendations

There is no objection to the proposed development from an archaeological perspective on condition that:

- Implementation of the Chance Finds Burial Procedure (Appendix 3) is required during all ground-disturbing activities. This is particularly important within the 500 m high sensitivity coastal zone, and is essential in the immediate vicinity of Observation 002, the disturbed shell midden adjacent to Main Street.
- Should any buried archaeological resources, human remains or burials be uncovered during the course of development activities, work must cease in the vicinity of these finds. Heritage Western Cape (HWC) must be contacted immediately in order to determine an appropriate way forward.

7. REFERENCES

Heritage Impact Assessments				
Nid	Author/s	Date	Report Type	Title
4755	Timothy Hart, Dave Halkett	01-08-1995	AIA Phase 1	A Phase 1 Archaeological Assessment of Portion 6 of the Farm Dyker Eiland, St Helena Bay
4757	Jonathan Kaplan	01-08-2005	AIA Phase 1	Phase 1 Archaeological Impact Assessment Portion of Erf 2792 St. Helena Bay Saldanha-Vredenburg District
4758	Dave Halkett	01-01-2006	AIA Phase 1	An Investigation of an Historic Well on Erf 1878 (Ptn of Erf 20) and Erf 4603 (Ptn of Erf 1878), St. Helena Bay
4759	Jonathan Kaplan	01-04-2006	AIA Phase 1	Archaeological Impact Assessment Portion 7 of the Farm Duyker Eiland No.6 St. Helena Bay
4760	Jonathan Kaplan	01-11-2006	AIA Phase 1	Phase 1 Archaeological Impact Assessment: Proposed Waterfront Development Portion of Erf 40 St. Helena Bay Saldanha-Vredenburg District
4762	Jonathan Kaplan	01-04-2007	AIA Phase 1	Phase 1 Archaeological Impact Assessment: Proposed Development Erf 4054 and Erf 4055 St. Helena Bay
4763	Jonathan Kaplan	01-05-2007	AIA Phase 1	Phase 1 Archaeological Impact Assessment: Proposed Development Remainder Erf 460 (Portion A) St. Helena Bay
4764	Jonathan Kaplan	01-05-2007	AIA Phase 1	Phase 1 Archaeological Impact Assessment: Proposed Development St. Helena Views Phase 3 Coastal Portion Erf 35 St. Helena Bay
4769	Dave Halkett, Timothy Hart	01-08-1994	AIA Phase 1	Phase One Archaeological Investigation: Sandy Point
4797	Jonathan Kaplan	19-01-2005	AIA Phase 1	Report Site Visit to Assess Shell Middens at the Proposed Cape St. Martin Development Saldanha-Vredenburg District
4800	Jonathan Kaplan	01-08-2005	AIA Phase 1	Phase 1 Archaeological Impact Assessment Erven 1878 (Ptn of Erf 20) & 4603 (Ptn of Erf 1878) St. Helena Saldanha-Vredenburg District
6346	Graham Avery, ML Wilson, WJJ van Rijssen	01-06-1993	AIA Phase 1	Archaeological Survey: Britannia Bay to Stompneus Bay Cape West Coast
6623	Jonathan Kaplan	01-03-2005	AIA Phase 1	Phase 1 Archaeological Impact Assessment Erf 2793 St. Helena Bay Saldanha -Vredenburg District
6637	Jonathan Kaplan	01-06-2006	AIA Phase 1	Phase 1 Archaeological Impact Assessment: Proposed Housing Development Erf 460 St. Helena Bay
6642	Jonathan Kaplan	01-06-2006	AIA Phase 1	Phase 1 Archaeological Impact Assessment: Proposed Housing Development Erf 55 & 462 St. Helena Bay
6650	Jonathan Kaplan	01-06-2006	AIA Phase 1	Phase 1 Archaeological Impact Assessment: Proposed Development on Erven 4404, 4405 & 2798 St. Helena Bay Saldanha -Vredenburg District
6888	Jonathan Kaplan	23-01-2005	AIA Phase 1	Archaeological Assessment the Proposed Hanna's Bay Reservoir, Pump Station and Pipeline Saldanha-Vredenburg District
7676	Jonathan Kaplan	01-07-2007	AIA Phase 1	Phase 1 Archaeological Impact Assessment: Proposed New 66 kV Powerline: St. Helena Bay to Britannia Bay
7883	Jonathan Kaplan	01-06-2008	AIA Phase 1	Phase 1 Archaeological Impact Assessment Line Routes and Substation Positions for the Proposed New 66/11 kV Schoongesig Substation: St. Helena Bay to Britannia Bay
7966	Jayson Orton	02-09-2008	AIA Phase 1	Heritage Statement for Proposed Development on Erf 20, St. Helena Bay, Vredenburg Magisterial District
7967	Jayson Orton	02-09-2008	AIA Phase 1	Heritage Statement for Proposed Development on Erf 474, St. Helena Bay, Vredenburg Magisterial District
7968	Jonathan Kaplan	01-09-2006	AIA Phase 1	Phase 1 Archaeological Impact Assessment Proposed Housing Development St Helena Views (A Portion of Erf 35, 37 & 40) St Helena Bay Saldanha-Vredenburg District
7969	Jonathan	01-11-2006	AIA Phase 1	Phase 1 Archaeological Impact Assessment Proposed Waterfront Development Portion



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	Kaplan			of Erf 40 St Helena Bay, Saldanha-Vredenburg District
350742	Lita Webley, Jayson Orton, Timothy Hart	26-08-2010	HIA Phase 1	HERITAGE IMPACT ASSESSMENT: PROPOSED WEST COAST ONE WIND ENERGY FACILITY, VREDENBURG DISTRICT, WESTERN CAPE
350901	John Pether	08-09-2010	PIA Desktop	PALAEONTOLOGICAL IMPACT ASSESSMENT (Desktop Study) PROPOSED WEST COAST ONE WIND ENERGY FACILITY Vredenburg District, Western Cape
351027	David Halkett	01-03-2011	Heritage Scoping	PROPOSED WIND ENERGY FACILITY ON THE FARMS SCHUITJES KLIP 22, HONING KLIP 101, ZANDFONTEIN 105, KLIPRUG 282 AND HOLVLEI 120 NEAR VREDENBURG, SALDANHA BAY MUNICIPAL AREA, WESTERN CAPE
488610	Katie Smuts	21-02-2018	Heritage Scoping	Integrated Heritage Impact Assessment for the Proposed Development of the Boulders Wind Farm, Vredenburg Peninsula, Western Cape
488611	Dave Halkett, Lita Webley	29-11-2017	Archaeological Specialist Reports	Archaeological Scoping Study of the Proposed Boulders Wind Farm, Vredenburg Peninsula, Western Cape
488612	John Pether	06-11-2017	Heritage Scoping	Palaeontological Scoping Report for the Proposed Boulders Wind Farm in Saldanha Bay Local Municipality, Vredenburg District, Western Cape

Additional References

- Bamford, M. 2022. *Palaeontological Impact Assessment for the proposed Stompneus Bay PV facility, Western Cape Province*. ACO Associates.
https://cdn-web-content.srk.com/upload/user/image/Appendix%20G6_Heritage%20Impact%20Assessment20221110003618966.pdf
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<https://sbm.gov.za/wp-content/uploads/Pages/SDF/2025-Draft-Saldanha-Bay-MSDF-Version-1.pdf>
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- Ward, C., Gammage, L. and Jarre, A. 2022. *Community Profiles for Western Cape Marine Fisheries*. University of Cape Town. Report.
<https://doi.org/10.25375/uct.19383602.v1>



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APPENDIX 2 NID Submission and NID Response

Our Ref: HM / WEST COAST/ SALDANHA BAY/ ST HELENA BAY/ PORTION 4 OF FARM 6
Case No.: HWC25071113CSI0821
Enquiries: Chiara Singh
E-mail: Chiara.Singh@westerncape.gov.za
Tel: 021 829 3325



Zanelle Nortje | Saldanha Municipality
Applicant | Owner
zanelle@rumboll.co.za | ryan.groenewaldt@sbm.gov.za

RESPONSE TO NOTIFICATION OF INTENT TO DEVELOP: HIA REQUIRED
In terms of Section 38(8) of the National Heritage Resources Act (Act 25 of 1999) and the Western Cape
Provincial Gazette 6061, Notice 298 of 2003

NOTIFICATION OF INTENT TO DEVELOP: PROPOSED REZONING OF A PORTION (618.4600 HA) OF PORTION 4 OF FARM 6 IN ST HELENA BAY (STOMPNEUS BAY), TO A SUBDIVISIONAL AREA TO CREATE A MIXED-USE RESIDENTIAL DEVELOPMENT. THE PROPERTY WILL THEN BE FURTHER SUB-DIVIDED INTO 191 PORTIONS, SUBMITTED IN TERMS OF SECTION 38(1) OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999)

The matter above has reference.

Heritage Western Cape is in receipt of your application for the above matter received. This matter was discussed at the Heritage Officers Meeting held on 1 September 2025.

You are hereby notified that, since there is reason to believe that the proposed rezoning of a portion (618.4600 Ha) of portion 4 of farm 6 in St Helena Bay (Stompneus bay), to a subdivisional area to create a mixed-use residential development. The property will then be further sub-divided into 191 portions located on Portion 4 of Farm 6, Viking Crescent, St Helena Bay, will impact on heritage resources, HWC requires that a Heritage Impact Assessment (HIA) that satisfies the provisions of Section 38(3) of the NHRA be submitted. Section 38(3) of the NHRA provides

- (3) The responsible heritage resources authority must specify the information to be provided in a report required in terms of subsection (2)(a): **Provided that the following must be included:**
- (a) The identification and mapping of all heritage resources in the area affected;
 - (b) an assessment of the significance of such resources in terms of the heritage assessment criteria set out in section 6(2) or prescribed under section 7;
 - (c) an assessment of the impact of the development on such heritage resources;
 - (d) an evaluation of the impact of the development on heritage resources relative to the sustainable social and economic benefits to be derived from the development;
 - (e) the results of consultation with communities affected by the proposed development and other interested parties regarding the impact of the development on heritage resources;
 - (f) if heritage resources will be adversely affected by the proposed development, The consideration of alternatives; and
 - (g) plans for mitigation of any adverse effects during and after the completion of the proposed development.

This HIA must in addition have specific reference to the following:

- Archaeological impact Assessment

The HIA must have an overall assessment of the impacts to heritage resources which are not limited to the specific studies referenced above.

The required HIA must have an integrated set of recommendations.

The comments of relevant registered conservation bodies; all Interested and Affected parties; and the relevant Municipality must be requested and included in the HIA where provided. Proof of these requests must be supplied.

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Our Ref: HM / WEST COAST/ SALDANHA BAY/ ST HELENA BAY/ PORTION 4 OF FARM 6
Case No.: HWC25071113CSI0821
Enquiries: Chiara Singh
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Tel: 021 829 3325

If applicable, applicants are strongly advised to review and adhere to the time limits contained the Standard Operational Procedure (SOP) between DEADP and HWC. The SOP can be found using the following link <http://www.hwc.org.za/node/293>

Kindly take note of the HWC meeting dates and associated agenda closure date in order to ensure that comments are provided within as Reasonable time and that these times are factored into the project timeframes.

HWC reserves the right to request additional information as required.

Should you have any further queries, please contact the official above and quote the case number.



Waseefa Dhansay
Assistant Director: Professional Services



Heritage Western Cape
Erfenis Wes-Kaap
ILifa leMveli leNtshona Koloni

02 September 25





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APPENDIX 3 HWC Chance Finds Procedures

HWC PROCEDURE: CHANCE FINDS OF PALAEOLOGICAL MATERIAL

June 2016

Introduction

This document is aimed to inform workmen and foremen working on a construction and/or mining site. It describes the procedure to follow in instances of accidental discovery of palaeontological material (please see attached poster with descriptions of palaeontological material) during construction/mining activities. This protocol does not apply to resources already identified under an assessment undertaken under s. 38 of the National Heritage Resources Act (no 25 of 1999).

Fossils are rare and irreplaceable. Fossils tell us about the environmental conditions that existed in a specific geographical area millions of years ago. As heritage resources that inform us of the history of a place, fossils are public property that the State is required to manage and conserve on behalf of all the citizens of South Africa. Fossils are therefore protected by the National Heritage Resources Act and are the property of the State. Ideally, a qualified person should be responsible for the recovery of fossils noticed during construction/mining to ensure that all relevant contextual information is recorded.

Heritage Authorities often rely on workmen and foremen to report finds, and thereby contribute to our knowledge of South Africa's past and contribute to its conservation for future generations.

Training

Workmen and foremen need to be trained in the procedure to follow in instances of accidental discovery of fossil material, in a similar way to the Health and Safety protocol. A brief introduction to the process to follow in the event of possible accidental discovery of fossils should be conducted by the designated Environmental Control Officer (ECO) for the project, or the foreman or site agent in the absence of the ECO

It is recommended that copies of the attached poster and procedure are printed out and displayed at the site office so that workmen may familiarise themselves with them and are thereby prepared in the event that accidental discovery of fossil material takes place.

Actions to be taken

One person in the staff must be identified and appointed as responsible for the implementation of the attached protocol in instances of accidental fossil discovery and must report to the ECO or site agent. If the ECO or site agent is not present on site, then the responsible person on site should follow the protocol correctly in order to not jeopardize the conservation and well-being of the fossil material.

Once a workman notices possible fossil material, he/she should report this to the ECO or site agent.

Procedure to follow if it is likely that the material identified is a fossil:

- i. The ECO or site agent must ensure that all **work ceases** immediately in the vicinity of the area where the fossil or fossils have been found;
- ii. The ECO or site agent must **inform HWC of the find immediately**. This information must include photographs of the findings and GPS co-ordinates;
- iii. The ECO or site agent must compile a **Preliminary Report and fill in the Fossil Discoveries: HWC Preliminary Record Form** within 24 hours without removing the fossil from its original position. The **Preliminary Report** records basic information about the find including:
 - The date
 - A description of the discovery
 - A description of the fossil and its context (e.g. position and depth of find)
 - Where and how the find has been stored
 - Photographs to accompany the preliminary report (the more the better):
 - A scale must be used
 - Photos of location from several angles
 - Photos of vertical section should be provided
 - Digital images of hole showing vertical section (side);
 - Digital images of fossil or fossils.

Upon receipt of this **Preliminary Report**, HWC will inform the ECO or site agent whether or not a rescue excavation or rescue collection by a palaeontologist is necessary.

- v. **Exposed finds must be stabilised where they are unstable and the site capped, e.g. with a plastic sheet or sand bags.** This protection should allow for the later excavation of the finds with due scientific care and diligence. HWC can advise on the most appropriate method for stabilisation.
- vi. If the find cannot be stabilised, **the fossil may be collect with extreme care** by the ECO or the site agent and put aside and protected until HWC advises on further action. Finds collected in this way must be safely and securely stored in tissue paper and an appropriate box. Care must be taken to remove the all fossil material and any breakage of fossil material must be avoided at all costs.

No work may continue in the vicinity of the find until HWC has indicated, in writing, that it is appropriate to proceed.

FOSSIL DISCOVERIES: HWC PRELIMINARY RECORDING FORM

Name of project:		
Name of fossil location:		
Date of discovery:		
Description of situation in which the fossil was found:		
Description of context in which the fossil was found:		
Description and condition of fossil identified:		
GPS coordinates:	Lat:	Long:
If no co-ordinates available then please describe the location:		
Time of discovery:		
Depth of find in hole		
Photographs (tick as appropriate and indicate number of the photograph)	Digital image of vertical section (side)	
	Fossil from different angles	
	Wider context of the find	
Temporary storage (where it is located and how it is conserved)		
Person identifying the fossil	Name: Contact:	
Recorder	Name: Contact:	
Photographer	Name: Contact:	



iLifa leMveli leNtshona Koloni
Erfenis Wes-Kaap
Heritage Western Cape

Procedure for Accidentally Found or Uncovered Human Remains

All human remains or burials/graves older than 60 years (located outside of a formal cemetery administered by a local authority are protected under Sections 35 (4) and 36(3) of the National Heritage Resources Act (No. 25 of 1999) and cannot be removed without a permit or permission from Heritage Western Cape (HWC).

This procedure must be applied by the South African Police Services (SAPS), HWC and Forensic Pathology Units under the jurisdiction of the Department of Health (Western Cape Government) in all instances of the accidental discovery of human remains in the Western Cape Province that may be older than 60 100 years.

The procedure aims to ensure that proper reporting, assessment, investigation and safeguarding of discoveries of human remains takes place, whether by the SAPS for recent remains, or by archaeologists for historical or ancient remains.

This is to ensure that preliminary identification can happen without forensic or archaeological information being compromised or destroyed.

University of Cape Town Department of Human Biology will be the temporary accessioning facility for human remains of an archaeological or historical nature uncovered under events which make this procedure applicable.

CONTACT SA POLICE SERVICE (SAPS)

On discovery of human remains, stop work, leave everything in place, contact SAPS:

- SAPS guards identified human remains until Pathologist or Forensic Officer (FO) arrives on site. Nothing must be removed until the Pathologist or FO arrives on site.
- All scenes must be documented by Local Criminal Record Centre (LCRC) / Victim Identification Centre (VIC), determined by Divisional Forensic Services (DFS) procedure.
- VIC and LCRC attend all scenes and bones found by the public first to determine if heritage or forensic in nature, part of DFS (SAPS) mandate.
- VIC will inform SAPS on the way forward, whether heritage or forensic in nature. If in doubt VIC will contact Heritage Western Cape for a combined assessment.
- VIC must be contacted, to perform preliminary analysis of all bones for identification or human skeletal remains found.
- If VIC is involved in case, VIC Section will contact Heritage Western Cape to inform about case.

SITE ANALYSIS

If, based on the attached age assessment guidelines, the human remains are suspected to be archaeological or historical:

- The Pathologist or Forensic Officer (FO) contacts HOs at HWC and sends photographs (taken according to the attached photographic guidelines).
- It may be necessary to conduct an emergency joint site inspection by the pathologist, FO and/or HO to assess the age and significance of the human remains.

Non-destructive analysis of remains and site analysis must be conducted by an appropriately qualified archaeologist or forensic anthropologist / pathologist or by the trained FOs and HOs.

RECENT REMAINS

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	If, following the joint site inspection/ review of information, the remains are deemed NOT to be archaeological or historical by the pathologist, FO and HO: • The remains can be removed if necessary by the SAPS. • The relevant FOs & Pathologists to send confirmation via email or a registered letter to the relevant HWC Officials regarding the recent remains
3.2	ARCHAEOLOGICAL OR HISTORICAL REMAINS If, following the joint site inspection/ review of information, the remains are deemed to be archaeological or historical by the pathologist, FO and HO: The site analysis must aim to answer the following questions: (1) Are there human remains that are still in situ; and (2) Can they be protected in situ? If the answer to (1) is 'no' then the disturbed remains must be recorded and removed professionally. If the answer to (1) is 'yes', then proceed to question (2): • If they can be protected, then record in situ professionally, see Stage 4.1. • If not, then record and remove professionally, see Stage 4.2.
4.1	RECORD & PROTECT IN SITU If the archaeological and historical remains have been uncovered during development, and can be left in place and avoided in future, the remains and site must be recorded by an appropriately qualified or experienced archaeologist, with minimal further disturbance, then covered over / reburied, and the site clearly marked and avoided in future. The archaeologist must be hired at landowner or developer's expense. An HWC permit is required for this work.
4.2	RECORD AND REMOVE TO SAFETY The archaeological or historical human remains can only be removed by the VIC FO/Pathologist if the human remains have been disturbed from their context, and are under considerable threat, in order to prevent further damage. If this is the case, the VIC FO/Pathologist must notify HWC prior to proceeding with the removal. Considerable threat are deemed to be in a place of insecure public access and threatened with unauthorised removal. In the event of emergency removal, the VIC, FO or Pathologist must record the context and location (including GPS coordinates), describe any finds, and provide a summary of events to HWC. Once this is done, no further excavations must be undertaken. HWC must be notified immediately once this is complete. The human remains must be handed over to the appropriate HWC Officials. If impacts on the historical or archaeological human remains cannot be prevented, an appropriately qualified or experienced archaeologist or other suitable specialist must record the site, excavate and recover the remains and remove them to a temporary repository.

	The appointed specialist must be hired at landowner or developer's expense. An HWC permit is required for this work.
Please note the following:	
	If there is any doubt about whether the remains are archaeological or recent, a precautionary approach must be adopted and the remains must be treated as both forensic and archaeological until proven otherwise.
	If the grave, burial place or burial site contains multiple individuals, a professional archaeologist must be hired, either at landowner or developer's expense, to conduct further work. An HWC permit is required for this work. If classified as a archaeological grave or historical burial site, the SAPS do not have any further responsibility to protect the site and it becomes the responsibility of Heritage Western Cape. Area will be marked but not guarded by SAPS.
	In cases classified as historical or archaeological in nature, all relevant reports must be sent to Heritage Western Cape for recording and reporting purposes. For forensic cases, requests for reports must be made via the investigating officer assigned to case.
	If a SAPS officer or member of the public is unsure of the process, they are advised to contact Heritage Western Cape immediately at 021 483 9533/9543/9598 for further assistance or email ceoheritage@westerncape.gov.za. SAPS must consult VIC Section, Specialised Identification Services, for guidance. W/O Le Roux, 082 377 0684. All human remains found must be reported to the SAPS and further reported to VIC/LCRC.
	<u>HWC and SAPS & DOH FPS contacts are as follows:</u> • Stephanie-Ann Barnardt (HWC): 021 829 3315 Stephanie.barnardt@westerncape.gov.za • Waseefa Dhansay (HWC): 021 483 9692 or waseefa.dhansay@westerncape.gov.za • Warrant Officer Stephne Le Roux (SAPS): 082 377 0684 • Prof. Lorna Martin (DOH FPS): 021 406 6412
	This procedure is only applicable in the Western Cape Province. For procedures regarding human remains found on a National Heritage Site or outside of the Western Cape, please contact Mimi Seetelo at the South African Heritage Resources Agency at mseetelo@sahra.org.za or 012 320 8490.

ADDENDUM

IDENTIFICATION ASSESSMENT:

All human remains or burials/graves older than 60 years located outside of a formal cemetery administered by a local authority are protected under Sections 35 (4) and 36(3) of the National Heritage Resources Act (No. 25 of 1999). They are deemed as cultural heritage sites whether a physical individual or the place of burial. The aim of this document is to assist SAPS Officers, Forensic Officials and Pathologists in the identification of human remains as possibly archaeological or historical.

The following signs indicate whether human remains are possibly of an archaeological and historical nature:

CULTURAL OR ARCHAEOLOGICAL SIGNS

1. Human remains buried at least 1 metre deep under a layer of land or marine shells or beneath undisturbed soil layers;
2. Human remains buried in a crouched or foetal position, either lying on their side or sitting upright, and facing east or north;
3. Human remains buried in a supine position (lying horizontally with arms to the side and the skull facing towards the surface).
4. Human remains buried with material or goods such as ostrich egg shell, stone tools, historical artefacts, or evidence of cultural practices, such as coffin nails;
5. Human remains buried under a gravestone, headstone or stone pile, whether disturbed or intact; and
6. The site in question was reported to contain historical or archaeological graves or burials either by the respective local community or other relevant stakeholders.

PHYSICAL SIGNS

7. Teeth are worn down and/or decayed;
8. Jaws and teeth show no signs of modern dental work (e.g. fillings, dentures); and
9. The skeletal remains have an ochre/brown colouring and the bones are worn and brittle.

In the event that any of these elements are present, please contact Heritage Western Cape immediately:

ceoheritage@westerncape.gov.za

[021 483 5959](tel:0214835959) or [021 483 9900](tel:0214839900)

www.westerncape.gov.za/cas

Street Address: Protea Assurance Building, Green Market Square, Cape Town, 8000 • **Postal Address:** P.O. Box 1665, Cape Town, 8000
• **Tel:** +27 (0)21 483 5959 • **E-mail:** ceoheritage@westerncape.gov.za

Straatadres: Protea Assuransie-gebou, Groentemarkplein, Kaapstad, 8000 • **Posadres:** Posbus 1665, Kaapstad, 8000
• **Tel:** +27 (0)21 483 5959 • **E-pos:** ceoheritage@westerncape.gov.za

Idilesi yendawo: kumgangatho 3, kwisakhiwo iprotea Assurance, Greenmarket Square, ekapa, 8000 • **Idilesi yeposi:** Inombolo yebhokisi yeposi 1665, eKapa, 8000 • **Iinombolo zomnxeba:** +27 (0)21 483 5959 • **Idilesi ye-imeyile:** ceoheritage@westerncape.gov.za



CTS HERITAGE

APPENDIX 4 Motivation Report (CK Rumboll, June, 2025)

APPENDIX A

MOTIVATION REPORT – MIXED-USE HOUSING DEVELOPMENT

ON A PORTION 4 OF FARM 6, MALMESBURY RD

Motivation to inform Notice of Intent to Develop in accordance with the National Heritage Resources Act, Section 38(8). Act 25 of 1999:

Proposed mixed-use housing development on Stompneus Bay

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2.	Historic Overview	p4
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4.	The Development Proposals	p6
5.	General Comments	p7
6.	Legal Compliance with the National Heritage	p8
7.	Recommendations	p8

MOTIVATION REPORT

Motivation to inform notice of intend for the proposed mixed-use housing development on Portion 4 of Farm 6, Malmesbury RD, in accordance with the National Heritage Resources Act, Section 38

This report forms part of the *Notice of Intent to Develop (NID)* to determine if a Heritage Impact Assessment is required in accordance with Section 38 (8) of the National Heritage Resources Act (Act 25 of 1999). The report outlines the development proposal for the mixed-use housing development on ± 5.4583 ha of Portion 4 of Farm 6, Malmesbury RD, the significance of the resources involved, the anticipated heritage impact and recommendations.

1. Property Details

On a Regional level St Helena Bay is located in the Saldanha Bay Local Municipal area on the West Coast and bounded by Bergrivier Local Municipalities to the north and Swartland Local Municipality to the south. On a local level the proposed developable area is located within the existing build environment of Stompneus Bay in St Helena Bay. Saldanha Bay Municipality wants to establish a housing development due to the housing backlog and the need to provide applicants on the waiting list of Saldanha Bay Municipality with housing opportunities in the area.

It is therefore the intention to subdivide and rezone an area of ± 5.4 ha of said portion of land for the purpose of establishing a housing project. See figure below for locality reference. The proposed developable area gains access from Mercury Street, to the west, and Concorde Drive, to the north. The proposed development are is just

outside the existing Stompneus Bay neighbourhood and will integrated with the existing residential area and uses. Locality Map attached as **Appendix B**.



Figure 1: Locality of Portion 4 of Farm 6, Malmesbury RD

The property details are as follows:

Portion 4 of Farm 6, Malmesbury RD	
Extent	618.4600 Ha
Owner	Lucky Star Pty Ltd
Servitudes	Electrical Servitude (this will not affect the development area)
Zoning	Agriculture Zone
Land Use	Vacant
Title Deed	T7326/1952

The land was donated to Saldanha Municipality by Lucky Star Pty Ltd. The Deed of Donation is attached as **Appendix C** and a copy of the Power of Attorney is attached

as **Appendix D**. The Conveyancer Certificate, Title Deed and Diagram is attached as **Appendix H**.

2. Historic Overview

Historically, Saint Helena Bay is the location where Vasco da Gama first set foot in South Africa. The date of this event was recorded as 7 November, 1497. The Dutch East India Company established an outpost at St Helena Bay in the 17th century; the Free Burghers fished there and ships from the settlement at the Cape frequently travelled to the area in search of resources to sustain the settlement.

The main Harbour is at Sandy Point, with a second port at Laaipek. St Helena Bay comprises of a long coastal strip around bays and small fishing harbours. These harbours are strung out along the coastline between two and five kilometres apart, creating a series of nodes with small convenience retail and staff housing. In the 1990s and 2000s, developers saw tourism and holiday accommodation potential using large, low-density suburban townships focussed at Shelley Point.

The Lucky Star fish factory started operating in the early 1970s and created job opportunities in the area. The first General Plan for Stompneus Bay was registered at the Surveyor General on the 13 of November 1992, making it one of the younger neighbourhoods in St Helena Bay. It was inhabited by local fishermen and their families, who frequently used the bay to the east to launch their boats. There were also a few factory workers accommodated on the erven.

The proposed development will be an extension of the existing neighbourhood. The area proposed for development is currently derelict and vacant. See photo evidence attached as **Appendix E**.



Figure 2: Site Photos



Figure 3: Site Photos



Figure 4: Site Photos

3. Site evaluation

The purpose of this application is to rezone a Portion (5.4 Ha) of Portion 4 of farm 6 in St Helena Bay (Stompneus Bay), to subdivisional area to create a mixed use residential development. The property will then be subdivided into 191 portions. The subdivisional area will include the following subdivision and zonings:

- 185 Residential Zone IV erven
- 3 Open Space Zone I erven
- 1 Institutional Zone I erf (Crèche)
- 1 Institutional Zone II erf (Church)
- 1 Transport Zone II

3.1. Significance of the property involved

The portion 4 of farm 6, proposed for development is favourably located within the existing residential area of St Helena Bay (Stompneus Bay). The proposed development will provide 185 additional low-cost housing opportunities within the urban edge of St Helena Bay (Stompneus Bay) as well as three open spaces, two institutional uses and a transport zone. According to the Saldanha Bay Municipal Spatial Development Framework (2025-2030), the development area, portion 4 of farm 6, Malmesbury RD, is identified in the Spatial Development Proposals map as a new development area in Zone C (SCH1). SHC1 accommodates 114.81 Ha of developable land for residential. Ancillary uses such as an institutional facility is also promoted. The proposal aligns with the spatial development framework to utilize a portion of Portion 4 of Farm 6 for new residential development and supporting services. The Land Use Proposal map is attached as **Appendix F**.

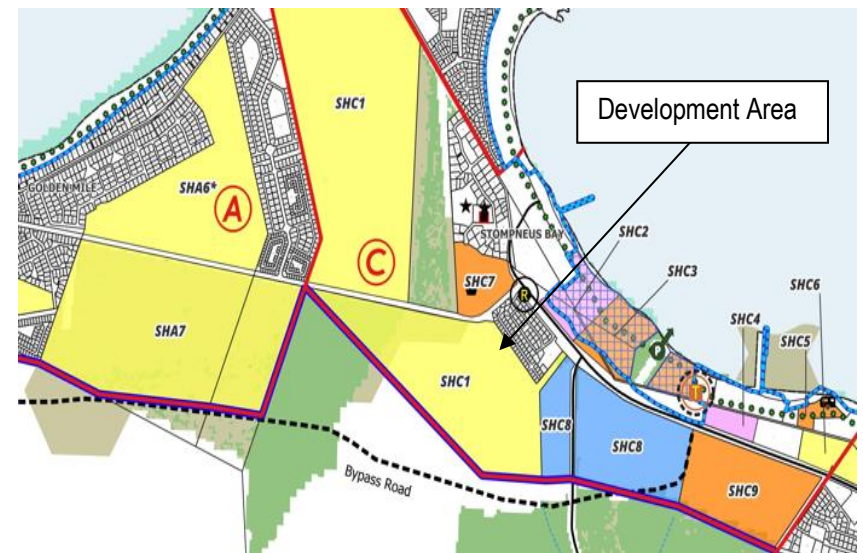


Figure 5: Extract from the Spatial Development Framework proposal map for St Helena Bay (Stompneus Bay)

3.2. Background

The portion of land is earmarked for residential expansion by the Municipality and is therefore in line with the proposal.

It is clear from the photos, attached as **Appendix E** that the farm is not effectively used and is covered with natural vegetation. The farm is relatively flat and construction will be easy with no physical restrictions. The farm also has no heritage or visual value.

The proposed development area provides an ideal opportunity for residential development to optimise the use of the existing road network and services that already occur west of the site. The surrounding area consists mainly of a higher density residential development with supporting social infrastructure.

There are no identified heritage features on the subject land or within the immediate surrounding area that will be impacted by the proposed development.

3.3. Existing buildings on the development area

The site area is vacant and no buildings, equipment or infrastructure is located on the proposed development area.

3.4. The Streetscape

The streetscape comprises of a collection of low density residential units on the eastern side of the proposal. The proposed development will create a mixed-density residential area with supporting institutional and open space uses.

Refer to additional photo images attached as **Appendix E**.

3.5. Land Use Aspects

The development area is located within the urban edge of St Helena Bay (Stompneus Bay) just east of the existing built area. Portion 4 of farm 6 in St Helena Bay (Stompneus Bay), is currently zoned as agriculture. As indicated on Figure 6 below, Portion 4 of farm 6, is currently vacant. The site is covered in natural vegetation. To the north, south, and west of the proposed development, the land is vacant, albeit zoned for agricultural purposes. To the west, some low-density residential uses are located.

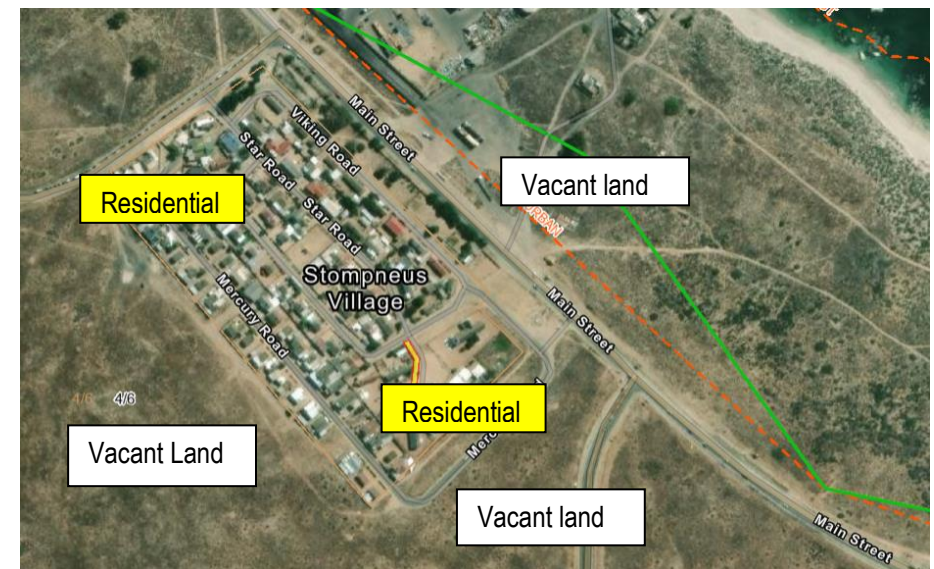


Figure 6: Aerial photo of portion 4 of farm 6

4. The Development Proposals

The owners (Saldanha Bay Municipality) would like to unlock the land potential of portion 4 of farm 6 in St Helena Bay, for the provision of incremental housing. The

purpose of this application is to apply for the subdivision and rezoning of portion 4 of farm 6 to subdivisional area to accommodate Residential Zone IV, Open Space Zone I, Institutional Zones I and II and Transport Zone II properties.

The development will include the following:

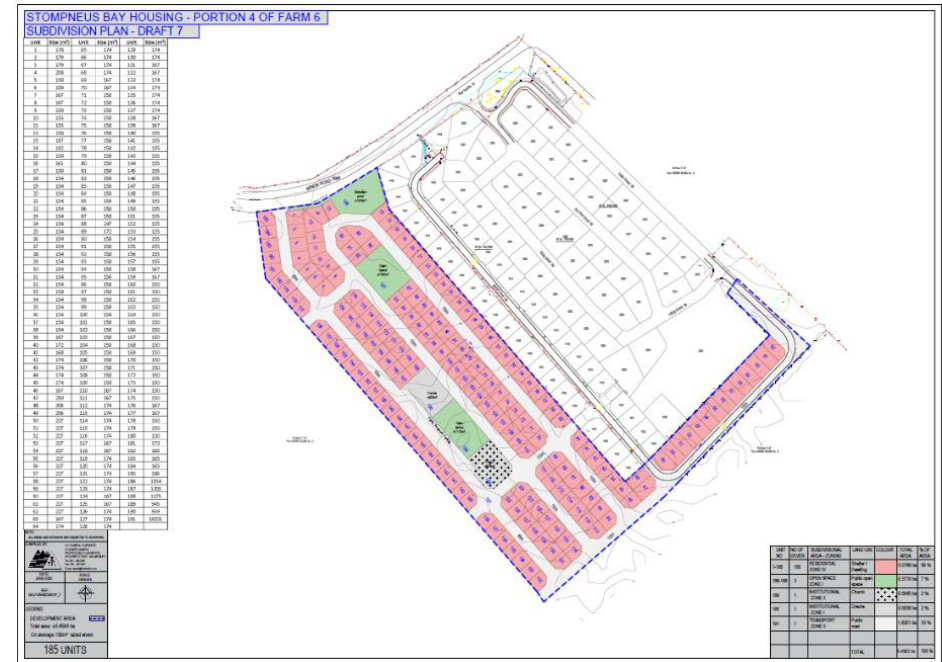
- 185 Residential Zone IV erven
- 3 Open Space Zone I erven
- 1 Institutional Zone I erf (Crèche)
- 1 Institutional Zone II erf (Church)
- 1 Transport Zone II

The portion of land will be accessible from Concorde Drive. The site development plan is attached as **Appendix G**.

The proposed development is considered desirable based on the following;

- The residential character of the area will be strengthened through the proposed development.
- It supports the proposals of the Saldanha Bay Spatial Development Framework.
- Home ownership will be made available for previously disadvantaged people.
- The development supports by the Western Cape SDF by promoting compactness within the existing urban areas;
- The development supports the principles of SPLUMA and LUPA;

- The aim of the proposed development is to utilise the existing property within the urban edge and develop it to its optimal potential.



6. Legal Compliance with the National Heritage Resources Act

6.1 Section 34 of the NHRA

No application was submitted according to this Section of the Act, as there are no buildings older than 60 years on the property.

6.2 Section 35 of the NHRA

It is unlikely that any archaeological resources are present and are of low impact.

6.3 Section 38 (1) of the NHRA

This report serves to inform the Notice of Intend to develop as submitted to Heritage Western Cape as required in terms of Section 38 of the National Heritage Resources Act.

7. Recommendations

It is therefore recommended that:

- i) No Heritage Impact Assessment is required for the proposed development.

.....


Zanelle Nortje Pr. Pln - A/2299/2016

July 2025



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APPENDIX 5 Results of PPP

Cedar Tower Services (Pty) Ltd t/a CTS Heritage

Unit 5 off Rectory Lane, 112 St Georges Street, Simon's Town, 7975

Office +27 (0)87 550 1516 **Email** info@ctsheritage.com **Web** <http://www.ctsheritage.com>



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Registered Conservation Bodies

The request for comment email sent to WCAC and IRASA. No response was received.

03/02/2026, 08:22

Gmail - Request for Comments: Heritage Impact Assessment - Stompneus Bay housing development



Gemma Poretti <cts.gemma@gmail.com>

Request for Comments: Heritage Impact Assessment - Stompneus Bay housing development

1 message

Gemma Poretti <gemma.poretti@ctsheritage.com>
To: wcacouncil@gmail.com, irasa169@gmail.com

Mon, Nov 17, 2025 at 3:01 PM

Dear Charika Barends and Chief Tania Kleinhans-Cedras,

I hope you are well.

CTS Heritage has been appointed to assist with the Heritage Impact Assessment process for the:
PROPOSED REZONING OF A PORTION OF PORTION 4 OF FARM 6 TO A SUBDIVISIONAL AREA TO CREATE A MIXED-USE RESIDENTIAL DEVELOPMENT, STOMPNEUS BAAI, WESTERN CAPE PROVINCE

The West Coast Aboriginal Council/IRASA is a registered conservation body for the area proposed for development. As such, I would like to share the HIA with you for comment, as per HWC's consultation requirements.

Please find the HIA with Appendices available here for download: <https://sahris.org.za/node/387260>
The HIA (without appendices) is attached to this email.

Please could you share any comments you may have by **Wednesday, 17 December**. Please feel free to share the HIA report with anyone that may be interested.

You are welcome to contact me should you require further information or have any questions.

Kind regards,
Gemma



Gemma Poretti, Heritage Practitioner
CTS Heritage
Unit 5 off Rectory Lane, 112 St Georges Street, Simon's Town, 7975
Cell: +27 (0)83 301 4802
Office: +27 (0)87 550 1516
info@ctsheritage.com * www.ctsheritage.com



CTS25_005_CK Rumboll_Portion 4 Farm 6 Stompneus_HIA_November2025.pdf
12650K

<https://mail.google.com/mail/u/0/?ik=f179e68f06&view=pt&search=all&permthid=thread-a:r-4659742417167568565%7Cmsg-a:r6658538271141423320&simp...> 1/1



CTS HERITAGE

Saldanha Bay Municipality

Email correspondence with Saldanha Bay Municipality indicating that they will not be providing comment

06/02/2026, 12:01

Gmail - RE: Heritage Impact Assessment - Stompneus Bay Housing Development



Gemma Poretti <cts.gemma@gmail.com>

RE: Heritage Impact Assessment - Stompneus Bay Housing Development

1 message

Duarte, Nazeema <Nazeema.Duarte@sbm.gov.za>

Fri, Feb 6, 2026 at 11:43 AM

To: Gemma Poretti <gemma.poretti@ctsheritage.com>

Cc: "Gaffley, Lindsey" <Lindsey.Gaffley@sbm.gov.za>, Mun <Mun@sbm.gov.za>, Nicholas Wiltshire <nic.wiltshire@ctsheritage.com>

Dear Gemma

I am doing well thank you. Trust the same for you.

I will not be providing a different comment. Thank you for the opportunity.

Regards

Nazeema

From: Gemma Poretti <gemma.poretti@ctsheritage.com>

Sent: Tuesday, 03 February 2026 09:02

To: Duarte, Nazeema <Nazeema.Duarte@sbm.gov.za>

Cc: Gaffley, Lindsey <Lindsey.Gaffley@sbm.gov.za>; Mun <Mun@sbm.gov.za>; Nicholas Wiltshire <nic.wiltshire@ctsheritage.com>

Subject: Heritage Impact Assessment - Stompneus Bay Housing Development

Dear Nazeema and Lindsey,

I hope you are well.

CTS Heritage has been appointed to assist with the Heritage Impact Assessment process for the:
PROPOSED REZONING OF A PORTION OF PORTION 4 OF FARM 6 TO A SUBDIVISIONAL AREA TO CREATE A MIXED-USE RESIDENTIAL DEVELOPMENT, STOMPNEUS BAAI, WESTERN CAPE PROVINCE

The report was circulated in November 2025 to conservation bodies (West Coast Aboriginal Council and IRASA KhoiSan). At the time, it was unclear whether the report also needed to be circulated to Saldanha Bay Municipality, as the Municipality is listed as the current landowner of Portion 4 of Farm 6 following its donation by Lucky Star Ltd.

Nevertheless, the HIA with Appendices is available here for download: <https://sahris.org.za/node/387260>
The HIA (without appendices) is attached to this email.

Please let us know whether you would like the opportunity to review and comment on the report, or whether -- as mentioned in the letter sent by Saldanha Bay Municipality to CTS Heritage in March 2025 (attached) -- you do not have capacity to comment at this stage and would prefer to defer to the decision of Heritage Western Cape in this instance.

Please let me know if you require any further information or have any questions.

Kind regards,
Gemma Poretti

<https://mail.google.com/mail/u/0/?ik=f179e68f06&view=pt&search=all&permthid=thread-ar-6313507872229985425%7Cmsg-f:1856368551529914352&simpl...> 1/2

Cedar Tower Services (Pty) Ltd t/a CTS Heritage

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CTS HERITAGE

06/02/2026, 12:01

Gmail - RE: Heritage Impact Assessment - Stompneus Bay Housing Development



Gemma Poretti, Heritage Practitioner

CTS Heritage

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CTS HERITAGE

Saldanha Bay Municipality

Letter received from Saldanha Bay Municipality in March 2025 for the proposed development on Erf 308, Jacobsbaai

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Cedar Tower Services (Pty) Ltd
238 Queens Road, Simon's Town
Cape Town
7975

Att: Jenna Lavin

E MAIL: info@ctsheritage.com

Dear Madam

RE: PROPOSED RESIDENTIAL DEVELOPMENT ON PLOT 308 NEAR JACOBSBAAI, IN THE
WESTERN CAPE PROVINCE

1. Your email to the Saldanha Bay Municipality on 26 February 2025 requesting comment on the heritage application for the Proposed Residential Development on Plot 308 Near Jacobsbaai, In the Western Cape Province refers.
2. The Environment and Heritage Section of the Saldanha Bay Municipality does not have the capacity to provide meaningful comment and will therefore defer to the decision of Heritage Western Cape.
3. Please inform the Environment and Heritage Section of the Saldanha Bay Municipality of any heritage finds for out records.
4. Please include the Khoi and San representatives for public participation. Ms Charika Barnes wacouncil@gmail.com; IRASA KhoiSan irasa169@gmail.com; Mr Toppi Roman toppiroman@gmail.com; Mr Atmore Rodgers atmorerodgers123@gmail.com; Ms Ray September September.ray2@gmail.com.

pp L GAFFLEY

SENIOR MANAGER: LAND USE PLANNING AND DEVELOPMENT CONTROL

Date: 03 March 2025