CTS HERITAGE

5 September 2025

Dear Sir / Madam,

RE: PROPOSED DEVELOPMENT OF MIXED-USE RESIDENTIAL DEVELOPMENT ON PORTION 4 OF FARM NO. 560, MALMESBURY, SUBMITTED IN TERMS OF SECTION 38(1) OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999)

Case Number: HWC23063007AM0705

Project Background

In June 2024, CTS Heritage completed an HIA for the above project. HWC issued a Final Comment in response to the HIA dated August 2024. This Final Comment noted that:

The Committee notes that archaeological issues have been expressed and recorded accordingly. The requirements articulated by HWC in the response to the NID have been met; and therefore S.38(3) of the NHRA has been satisfied. The Committee further endorsed the recommendations of the HIA prepared by CTS Heritage dated June 2024 as follows:

1. The attached Chance Fossil Finds Procedure must be implemented for the duration of construction activities. Should any palaeontological material 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.
2. Earthworks personnel are recommended to visit the West Coast Fossil Park to be acquainted with fossil bones and palaeontological science.
3. Should any buried archaeological resources or 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.

Updates

In September 2025, the layout of this development was revised to account for the presence of limestone across a significant portion of the development area. The updated design also introduces open spaces within each residential development pocket.

The current proposal includes:

- 747 residential units
- 3 group housing sites
- 2 business sites
- Approximately 85.64 ha of total open space across the entire layout

Both the layout assessed in the HIA, and the amended layout are included in this letter as Figure 1 and Figure 2 respectively.

Cedar Tower Services (Pty) Ltd t/a CTS Heritage
Reg: 2013/211135/07 VAT No: 4160278950
238 Queens Road, Simon's Town
Tel: +27 (0)83 619 0854/(0)82 303 7870 **Email:** info@ctsheritage.com **Web:** www.ctsheritage.com

Findings

In terms of impacts to palaeontological heritage, Pether confirmed in an email dated 27 August 2025 that "Please note that adjustments of the SDP do not affect the recommendations of the PIA report. The recommendations are not site-specific within the development footprint, due to the locations of buried fossils not being known in advance."

In terms of impacts to archaeological heritage, and as noted in the HIA (June 2024) the assessment undertaken in November 2023 surveyed the project area comprehensively. Some Middle and Later Stone Age archaeology of limited scientific value was identified. None of the heritage resources identified have sufficient scientific value to warrant conservation and as such, no further mitigation steps are recommended.

However, it must be noted that the dense vegetation present within the dunefield may have obscured evidence of shell midden material. As such, ***it is possible that shell midden material as well as human remains may be located beneath the dense vegetation, or eleven buried beneath the dunes.*** As such, care must be taken with regard to impacts to potentially buried resources during the excavation phase of development. *Should any buried archaeological resources or 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.*

Eitzen (2025) has completed an updated VIA for this project which concludes that "The revised August 2025 SDP has qualitatively reduced the overall visual and aesthetic impact of the scheme as open space areas have increased for limestone conservation at the expense of 93 residential units."

Conclusion

The overall project footprint has been reduced in the amended layout dated August 2025. No additional or new heritage impacts are anticipated as a result of the amendments. As such, the conclusions in the HIA remain valid and appropriate, as do the Final Comments of HWC repeated above.

HWC is hereby requested to confirm that no further heritage studies are required as a result of this amendment and that the comments issued in August 2024 remain applicable.

Yours sincerely,



Jenna Lavin

Heritage Specialist

CTS Heritage

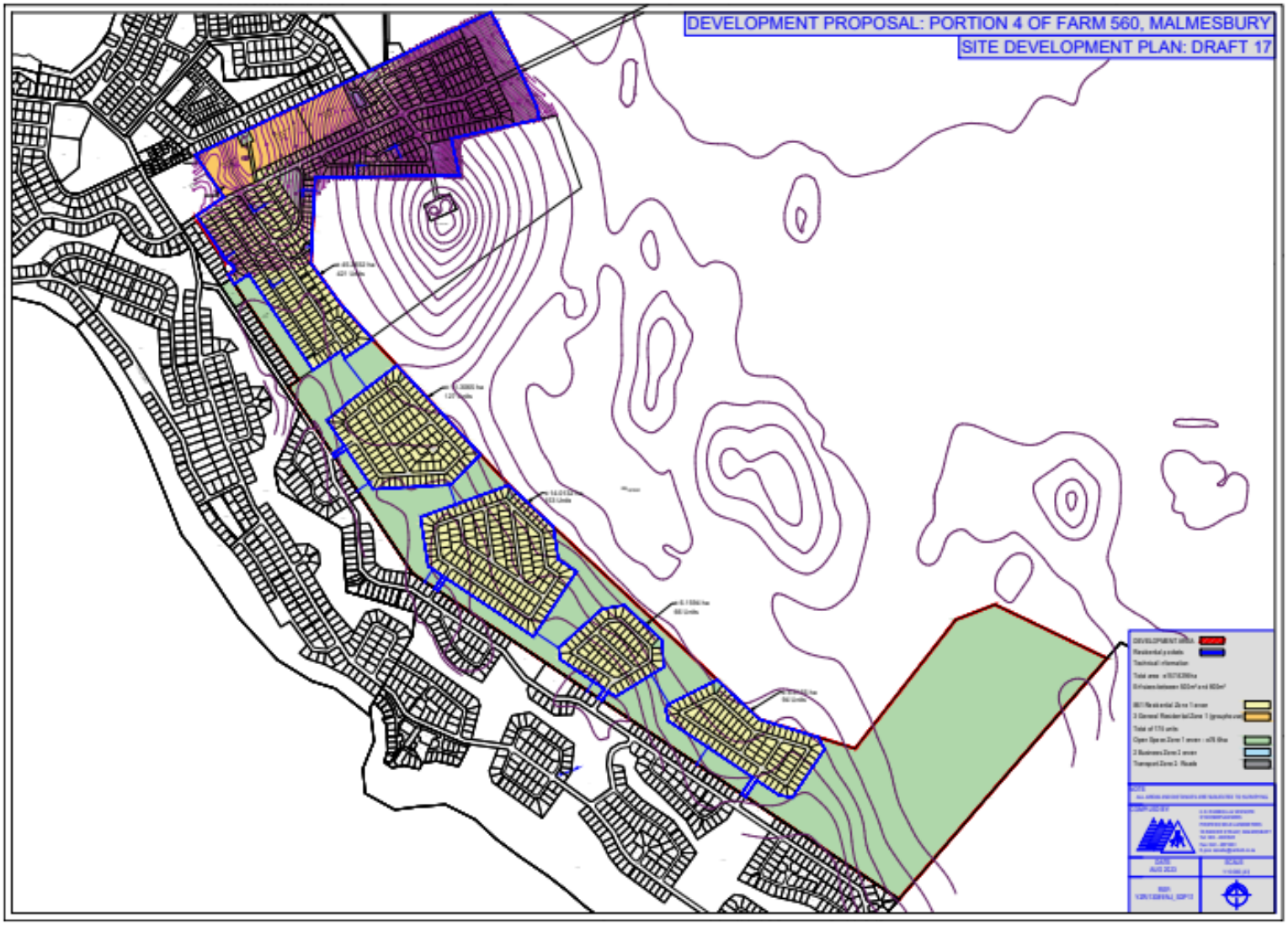

Figure 1: The approved development layout assessed in the HIA dated June 2024

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Figure 2: The proposed updated development layout