

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

PROPOSED DEVELOPMENT ON ERF 23731(AALWYNDAL) AND POSSIBLE BULK SEWER CONNECTION ALONG AALWYN WAY, MOSSEL BAY DISTRICT AND MUNICIPALITY



ON BEHALF OF: Aalwynbaai 21250 Properties (Pty) Ltd

NOVEMBER 2025

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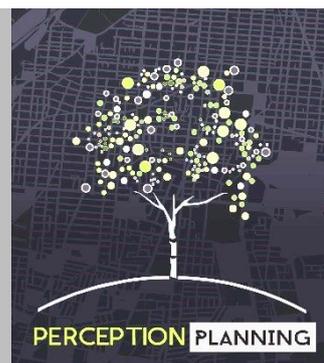
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URBAN & ENVIRONMENTAL PLANNING - HERITAGE IMPACT ASSESSMENT & MANAGEMENT

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ABBREVIATIONS

1. DEA – National Department of Environmental Affairs
2. HWC – Heritage Western Cape
3. NID – Notification of Intent to Develop
4. NHRA - National Heritage Resources Act, 1999 (Act 25 of 1999)
5. HIA – Heritage Impact Assessment
6. HWC – Heritage Western Cape
7. PIA – Palaeontological Impact Assessment
8. PHS – Provincial Heritage Site
9. NGSi – National Geo-Spatial Information, Department of Rural Development and Land Reform, Mowbray

COVER: Oblique aerial view of property within surrounding landscape context, September 2025

1. INTRODUCTION

PERCEPTION Planning was appointed by Jaco de Bruin (SA ID 791018 5188 086) on behalf of Aalwynbaai 21250 Properties (Pty) Ltd (being the registered owner) to submit to Heritage Western Cape (HWC) a Notice of Intent to Develop (NID) in terms of Section 38(8) of the National Heritage Resources Act, 1999 (Act 25 of 1999) with relation to proposed development of the subject property as well as a possible bulk sewer line along Aalwyn Way. The Proxy, Power of Attorney, Proxy/ Mandate, as well as copies of the relevant Title Deed and S.G Diagram are attached as part of **Annexure 1**.

The cadastral land unit subject to this application is as follows:

- Erf 23731 (Aalwyndal), Mossel Bay District and Municipality, Western Cape, measuring 6,8596 ha, registered to Aalwynbaai 21250 Properties (Pty) Ltd, held under Title Deed T 44585/2025.

2. DESCRIPTION OF STUDY AREA

The subject property is situated within the suburb Aalwyndal (formerly a smallholding area), located ± 7 km northwest of the Mossel Bay historic town centre, ± 3 km east of the Voorbaai natural coastline, $\pm 4,3$ km southwest of Hartenbos and $\pm 2,3$ km northeast from the local airfield as per **Figure 1**. The broader study area (i.e. proposed bulk sewer alignment) follows Aalwyn Way for a distance of $\pm 1,8$ km. Access to the property/ study area are directly off Aalwyn Way via the R102 or the N2 National Road.

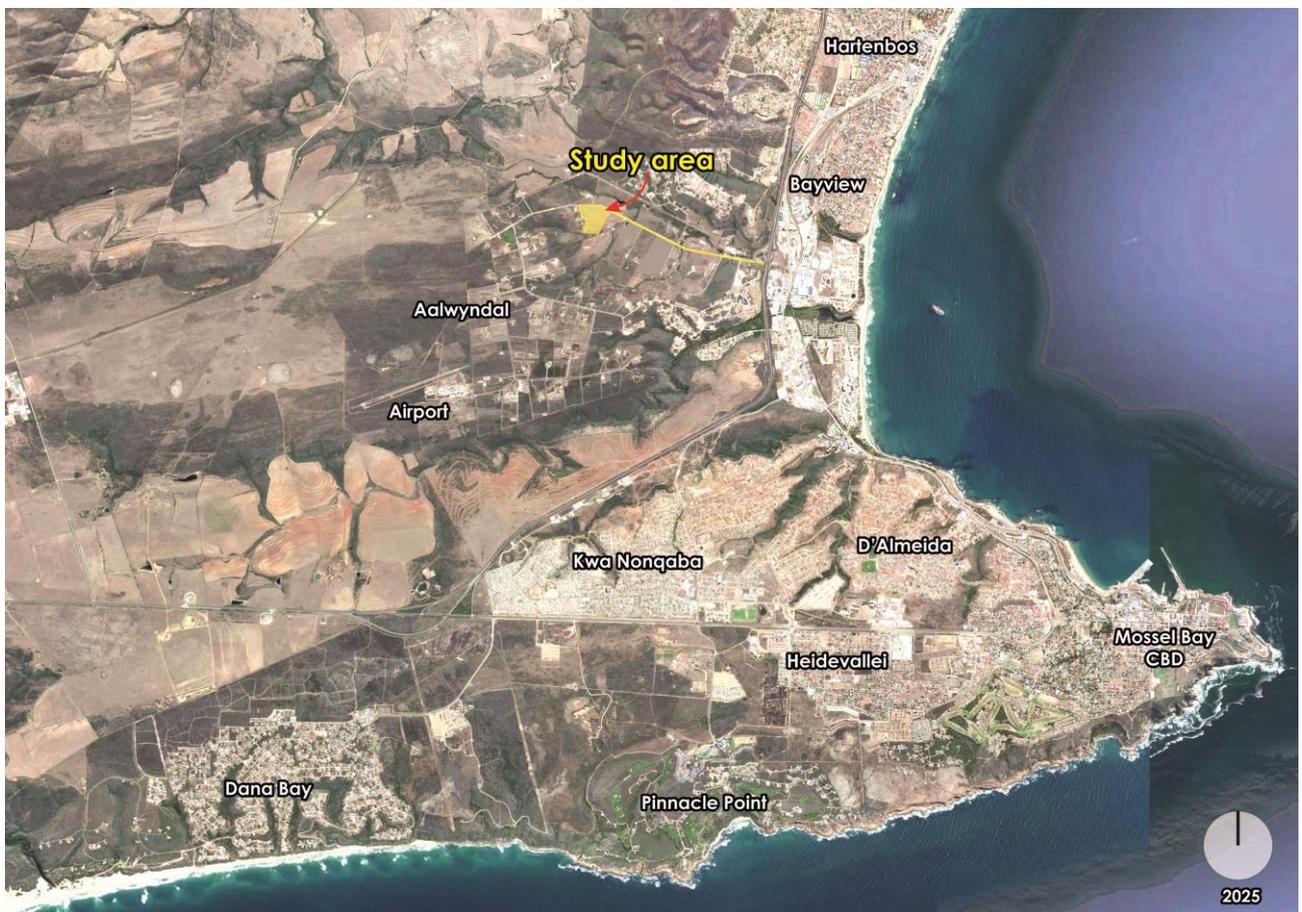


Figure 1: Study area location within regional context (Google Earth, 2025, as edited).

Aalwyndal forms part of an undulating landscape bound by rural/ agricultural land use to the north, west as well as southwards leading up to the N2 National Road. The area presently consists predominantly of large smallholdings, all of which are zoned for Single Residential purposes¹ (**Figure 2**).

The property forms part of a predominantly east/ southeast-facing slope with the lowest point being the southeast corner as illustrated through **Figure 3**. During fieldwork undertaken on 25th September 2025 it was noted that the property had been transformed through agriculture in the past and that is overgrown by grass. Remnants of an underground agricultural irrigation system were noted across much of the property. With the exception of small, isolated clusters of semi-mature trees/ shrubs, located towards the southern boundary, no significant vegetation remains. Save for a dilapidated, modern outbuilding (including a rudimentary residential

¹ Mossel Bay GIS Viewer, accessed 1st October 2025

unit) located along the southern cadastral boundary, the property is vacant. Two separate informal footpaths between the outbuilding and Aalwyn Way traverse the property.



Figure 2: Subject property and sewer alignment within present urban/ landscape context (Google Earth, 2025, as edited).

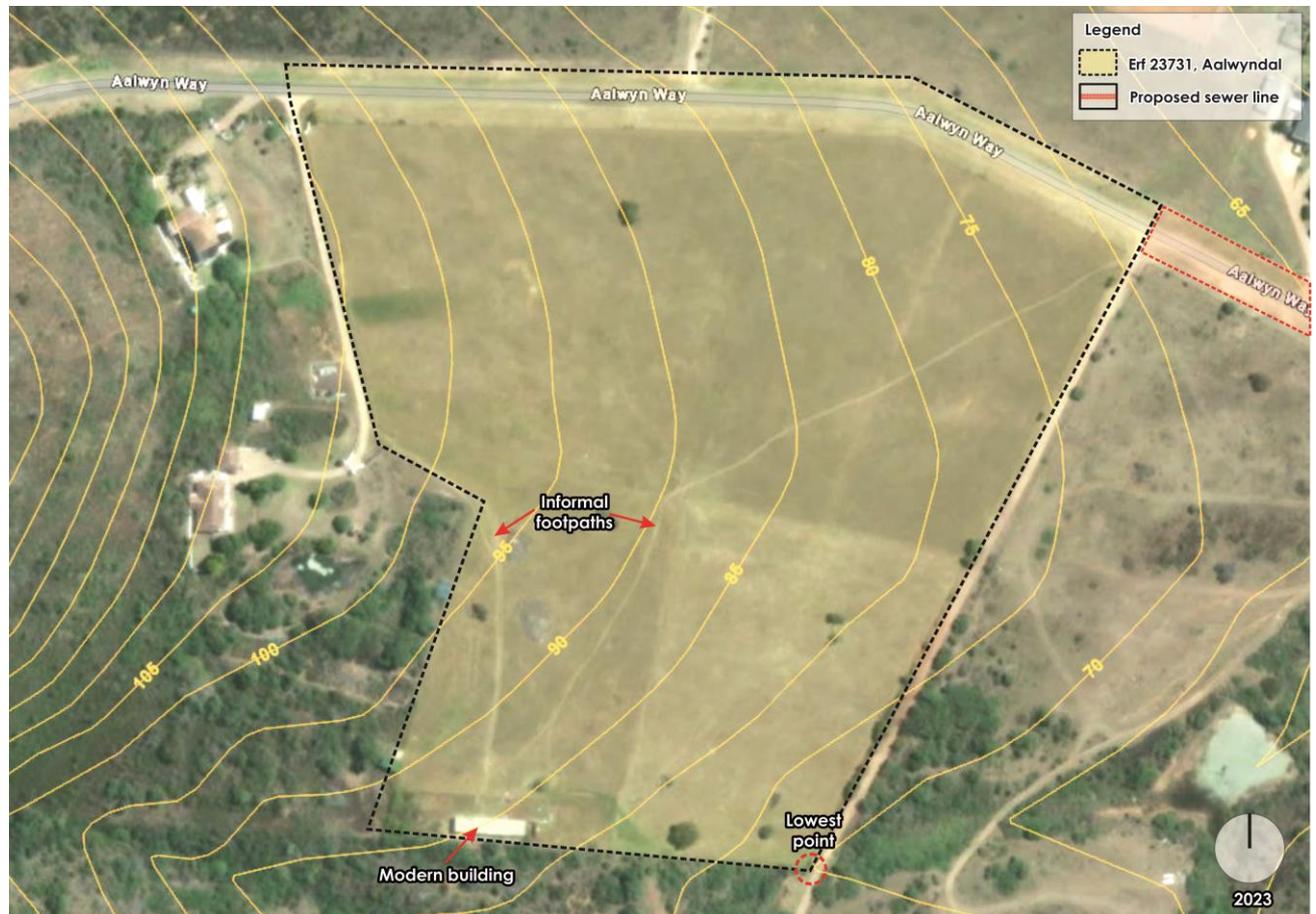


Figure 3: Topography and features noted during field work (CFM, 2023, as edited).

Existing land use within the direct proximity of the property includes rural occupation, several tourism-orientated facilities (e.g. wedding venue, guest houses) and established residential estates to the northeast and southeast. Two modern two storey dwellings are situated directly west of the property. There are no known structures or sites of local or regional cultural significant situated with the direct proximity of the property/ study area. The Aalwyndal area has been earmarked for urban densification by the planning authority (please refer to Section 4 of this report). Environmental (NEMA) and land use planning (Mossel Bay Municipality: By-Law on Municipal Land Use Planning, 2024) processes pertaining to a number of Aalwyndal properties are presently underway.

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

3. PROPOSED DEVELOPMENT

The proposal comprises two components, namely the establishment of a residential estate on the property as well as the management/ treatment of sewer effluent for which three alternatives are presently under consideration, as described in further detail below:

According to the Subdivision Plan made available (First Plan, Dwg No. FP/0525/1144 dated July 2025), attached to this report as **Annexure 3**, the proposed residential estate would include the following:

- 69 x General Residential Zone I (Group Housing) erven (2,6334m²)
- 26 x General Residential Zone II (Town Housing) erven (5,380m²)
- 3 x General Residential Zone III (Apartments) erven (6,213m²)
- 13 x Open Space Zone II (Private Open Space) erven (1,4747ha)
- 1 x Transport Zone III (Private Road) erf (1,5922ha)
- Ancillary engineering services and infrastructure

According to an Engineering Report prepared by Element Consulting Engineers dated September 2025 and attached to this report as part of **Annexure 4**, alternatives presently being considered for the management/ treatment of sewer effluent include:

Alternative 1: Upgrading and expansion of municipal bulk sewer infrastructure, which will include installation of a new bulk sewer line along the existing road reserve of Aalwyn Way.

Alternative 2: Construction of sewer package plant on the property.

Alternative 3 (Preferred alternative): Construction of sewer conservancy tank on the property.



Figure 4: Extract from proposed Subdivision Plan (First Plan, 2025 as edited).

4. SPATIAL PLANNING CONTEXT

4.1 Mossel Bay Municipality Spatial Development Framework, 2022

According to this spatial planning framework the subject property is situated within the urban edge/ within the Aalwyndal area, which been earmarked as an intensification area to bring residential opportunities closer to the main economic activity areas (MB MSDF 2022: 87) (Figure 5).

The western portion of the property form part of an area defined as a new "Business Node" within the Aalwyndal area. From a broader planning perspective, the rationale behind the need for urban expansion towards the Aalwyndal area are explained in the MSDF as quoted below:

"Mossel Bay as a whole and particularly this part of the town is showing signs of becoming stuck with densities that are too low to support public and non-motorised transport services and a land use pattern that creates an excessive need for travel. To support this improved functionality of Louis Fourie Road, a more intense and mixed land use pattern should be promoted. Gross average floor area ratios should increase to at least 1.0 and dwelling unit densities to 25 dwelling units per hectare. The proposed Aalwyndal development area will enhance this target." (MB MSDF 2022: 84).



Figure 5: Subject property (yellow) shown within context of spatial planning proposals for Aalwyndal as reflected in the Mossel Bay Municipality Spatial Development Framework (2022:95).

4.2 Aalwyndal Local Spatial Development Plan, 2018

One of the overarching spatial objectives for Aalwyndal as outlined in this local spatial planning framework is for future development in this area to allow for Residential Integration (Section 6.3) (MB Mun, 2018: 7). The Aalwyndal LSDF envisages residential integration to follow the principle of "mixed residential gradient" and argues that "Aalwyndal is more suitable to cater for the income groups from R3500 upwards".

Pertaining to Fragmented Development Section 16.5 of the LSDF that, "it is realistic to accept that fragmented development of the area could occur for a long time" (MB Mun, 2018: 21). The LSDF earmarks the northwest corner of the property as a "Mixed Use Node" with the remainder as "Residential" (Figure 6, overleaf).

The proposal therefore appears to be consistent with the overall spatial planning policy and objectives for the Aalwyndal area.

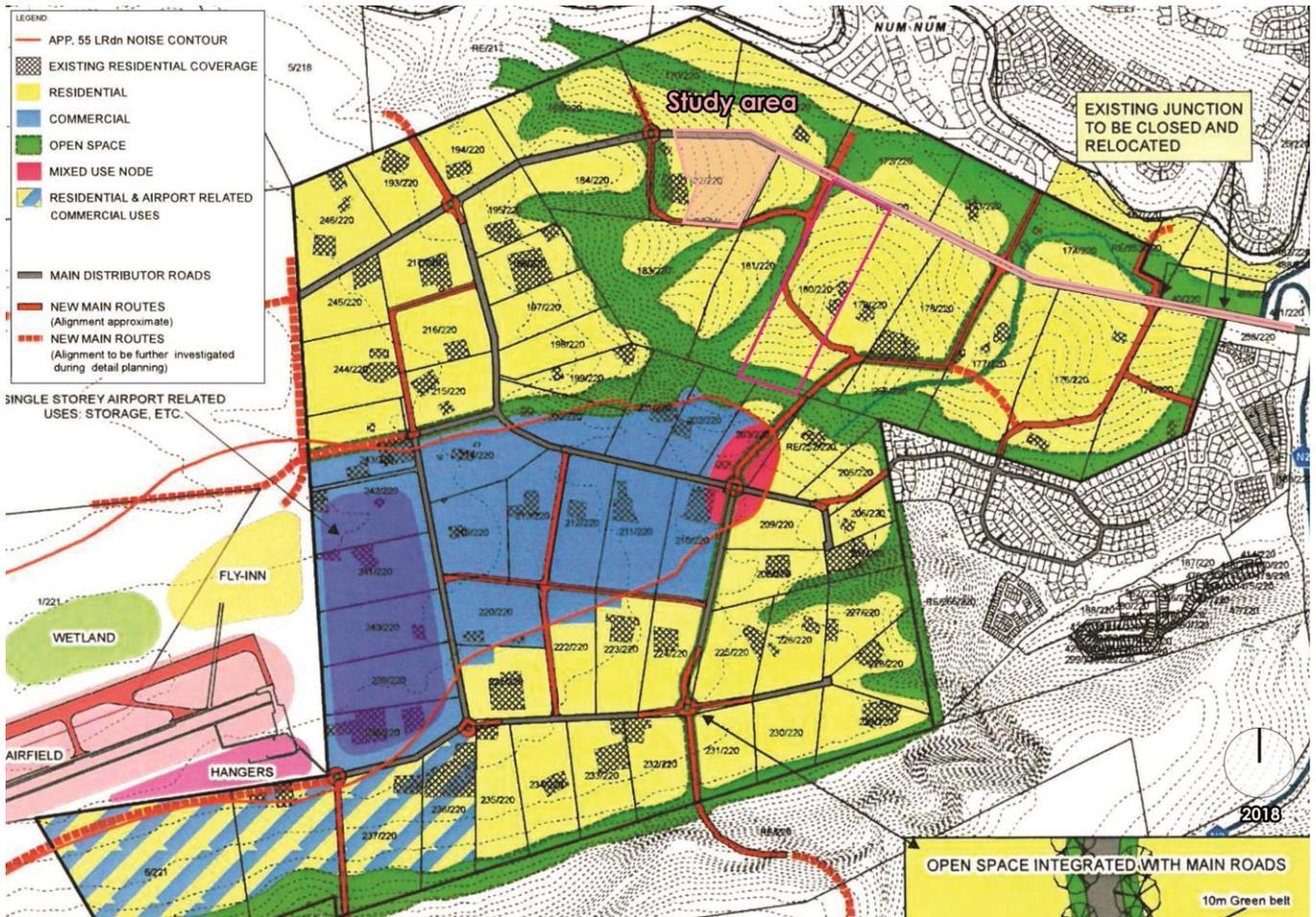


Figure 6: Subject property (white) shown within context of spatial planning proposals for Aalwyndal as reflected in the Aalwyndal Local Spatial Development Framework (MB Mun, 2018).

5. BASIC HISTORIC BACKGROUND

From a colonial perspective, 18th century maps such as those compiled after the first British Occupation (c. 1797²) shows two landing places, namely at Munro’s Bay and Pig’s Bay, the latter of which was to become the current harbour. The town of “Aliwal” (also “Aliwal South”) was established in 1848 while its formation as a local municipality followed in 1852.

By then consisting of about 30 dwellings, the village gained importance as a harbour for the export of e.g. wheat, wool, aloe juice, red ochre, etc. produced further inland. Construction of a jetty followed in 1864 by which time the number of dwellings had risen to 120 (Fransen, H, 2006: 269). The name stuck until c. 1883 following which it was decided to rename the town to “Mossel Bay”.

The subject study area is situated upon land that formed part of the early freehold farm Vyfbrakkefontein (also “Voorbaai” or “Zevenfontein”), first surveyed by surveyor Sgt. Petersen during 1815³ (Figure 7, overleaf). The farm Vyfbrakkefontein originally measured ±1,859 morgen (±1,592 ha) and was first transferred to John Murray on 7th July 1815. To provide further historical context, the farm Hartenbosch directly north of Vyfbrakkefontein was first granted during 1734 (i.e. 81 years prior) to Cape burgher Esais Engelbrecht Meyer⁴ by the then Governor Jan de le Fontaine. As a side note – Sgd. Petersen was also responsible for compiling the earliest town layout plan for the nearby town of George in 1811.

Erf 23731, Aalwyndal was recently (earlier during 2025) subdivided from Erf 21250 and transferred to the present landowner on 28th July 2025. Erf 21250 is recorded as having been transferred to Balu Trust during 2015. Prior to having been assigned an erf number, Erf 21250 was known as farm Vyfbrakkefontein 220/182.

Basic historical background research did not identify or highlight any other significant heritage-related aspects related to this particular portion of land. It is unlikely that detailed archival research would provide further meaningful insight into former use and/or broader understanding of heritage-related themes of the area.

² CTA; Leupe Coll. CAR: M1/1412

³ SG Diagram 242/1815

⁴ Cape Town Deeds Office (CTDO); Stellenbosch Freeholds II 203, dated 7th September 1734

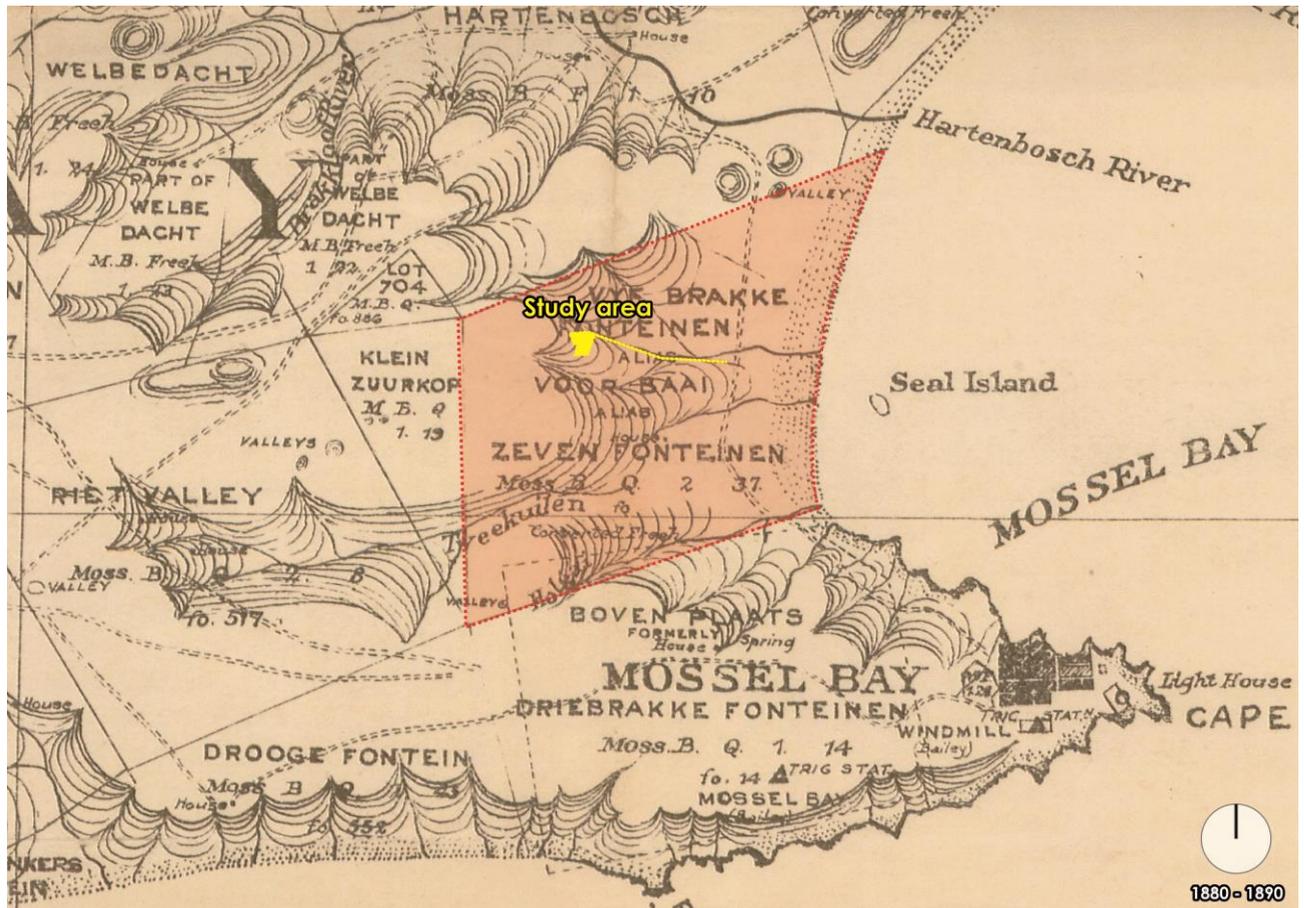


Figure 7: Approximate location of the study area in relation to (±1880) boundaries of the early freehold farm Vyfbrakkefonteinen (NGSI, as edited).

6. HERITAGE RESOURCES AND ISSUES

6.1 Cultural landscape context

Given the limited nature of available primary and/ or secondary archival sources pertinent to the particular property, analysis of early (1957) aerial photography was found useful to inform our understanding from a cultural landscape context. From this analysis the following traditional (i.e. Pre-Modern) cultural landscape patterns emerge, as summarized below:

Aerial survey 403 of 1957 (Figure 8, overleaf):

- The property is situated within a largely undeveloped rural landscape set well back from the coastline.
- A narrow access road leads inland from Voorbaai in a NW direction (roughly parallel to the natural drainage line), following which it becomes illegible within the landscape
- Signs of earlier landscape transformation (likely cultivation) are evident west of the property as well as along the riverine corridor/ early access road located just northeast of the property.
- The pattern of intensive urban development is evident from a number of large structures within the proximity of Voorbaai.
- The railway line connecting the coastal line with the interior is seen meandering the landscape directly north of the natural drainage line, the latter of which defines the Aalwyndal valley floor.
- The subject property and land directly contiguous are vacant and does not appear to contain any structures.
- In contrast, well-established road connections already occur along the coastline (R102 and railway line).
- Patterns of intensive agriculture/ cultivation within the valley appear to have been limited to a relatively small area situated within the confluence of two tributaries to the natural water course (i.e. north of the property) and larger cultivated fields directly south of the Blinde River, directly south of Aalwyndal.
- No early structures are evident on Erf 23731 itself.

From the above it is therefore our view that, while the proposal would transform the landscape, it would not impact on a cultural landscape of high local significance. No structures older than 60 years and/ or ruins of any cultural significance were noted during fieldwork.



Figure 8: Study area transposed onto 1957 aerial imagery for the area (Aerial survey 403, Flight Strip 11, Image 3420, NGSII).

6.2 Archaeology

Identification of potential archaeological occurrences by the author on the study area during foot survey on 25th September 2025 prompted the need for a field survey by a suitably qualified specialist archaeologist. Findings and recommendations following from a desktop study and subsequent fieldwork by specialist archaeologist Dr. Lita Webley on 27th October 2025 are outlined below.

Pre-colonial archaeology

The archaeology of the Mossel Bay area has been very well studied. The cave at Cape St Blaize, below the lighthouse at Mossel Bay, is the site of one of the first MSA archaeological excavations in South Africa. The lithics from the site formed the basis of the Mossel Bay variant of the MSA (Goodwin & Van Riet Lowe 1929). Extensive archaeological work has been undertaken at Pinnacle Point, nominated as a World Heritage Site in July 2024, because of archaeological evidence for the earliest remains of *Homo sapiens* settlement along the southern African coast. During his monitoring work for the development at Pinnacle Point, Nilssen recorded more than 20 000 ESA and MSA stone tools (De Kock 2021). It is therefore no surprise that large numbers of surface scatters of ESA and MSA stone artefacts have been reported to the north and east of Mossel Bay.

Pelser (2018 amended 2021) surveyed a portion of the farm Vyf Brakke Fontein 220, also on Aalwyn Way, and some 1.6 km to the west of the study area. He commented on the 'fairly large number of stone age flakes and cores throughout the study area. His photographs confirm that the artefacts are mainly Middle Stone Age with a possible Early Stone Age component. He recommended that a Phase Two Archaeological Impact Assessment be undertaken (i.e. mitigation) which included the mapping and identification of the material. Nilssen (2005) surveyed a very large area (54 ha in size) of the Remainder of Portion Vyf Brakke Fontein 220 some 1.8 km to the north-east of the study area. He recovered only a few isolated Middle Stone Age (MSA) artefacts. He specifically notes that he found no traces of the Later Stone Age. He did not recommend further work. Kaplan (2021) during his survey of land to the north of Mossel Bay commented: "a few isolated, weathered MSA quartzite flakes and chunks were recorded during the field work. Webley (2023) recorded some ESA implements in a field near Mossdustria (10 km to the west of Mossel Bay) but they were not considered conservation worthy (NCW).

A foot survey of the study area by an archaeologist, Lita Webley on the 27th October 2025, confirmed the presence of predominantly ESA artifacts across the area. A single MSA flake was also identified. The study area is characterised by hills with relatively gentle sloping sides and a number of small streams which form drainage channels or gullies. The sediments comprise conglomerates (rounded quartzite cobbles) interbedded with

siltstone and sandstone. The stone artefacts are associated with the conglomerates on the hillslopes where they have been exposed by erosion. The artefacts (Plate 1 below) are not dense (i.e. one artefact per 10 or 20 m² and are most likely not *in situ*). The ESA stone tools in particular are heavily weathered and in many cases the flake scars are barely visible.



Plate 1: A selection of artefacts from the site, note the weathered handaxe (top right) and the MSA flake (middle) (Webley, 2025).



Plate 2: Left: The undulating Aalwyn Way. Note the road reserve is generally free of stone, but there are patches where stone cobbles and fragments litter the area (right). (Webley, 2025).

A survey of the road reserve (Aalwyn Way) indicated at least one additional band of cobbles stones which crossed the road. Isolated stone tools may occur in this band, as was identified in the study area (**Plate 2**, above).

Historical Archaeology

The early Portuguese explorers, Dias (1488) and Da Gama (1497) stopped off along this coast during the 15th century to restock their supplies of meat and water. However, it was only after the Dutch East India Company (DEIC) had established their refreshment station at the Cape, that more frequent visits were undertaken to coastal outposts such as Mossel Bay and Plettenberg Bay. A granary was established here in 1787 to facilitate the export of wheat. The town of Mossel Bay was proclaimed in 1848. The potential for historical archaeological studies in the Mossel Bay area was recognized as early as 1987 when Schoeman undertook CRM work before the development of the Dias Museum (Schoeman 1987). However, her archaeological monitoring found no evidence for early Portuguese visits to the area and the majority of the remains dates to the late 19th century.

Graves

No graves or cemeteries have been reported in any of the surveys consulted. Morris (1992) has reported on a burial in the sand dunes at Hartenbos. It was recovered (buried with a small pot in the grave) during the 1930s.

Significance of archaeological resources

This review, as well as a foot survey, reports that there are scatters of ESA and MSA stone tools in the study area. Other studies have confirmed the widespread distribution of these stone tools in the Mossel Bay area. While some archaeologists have generally considered the artefact spread to be Low, Pelsler (2018/2021) recommended a Phase 2. It is not clear whether this ever occurred.

Comments on Potential Archaeological Impacts

A preliminary site visit to Erf 23731 has revealed the presence of stone artefacts which will be impacted by the development. However, the artefacts are thinly spread and not *in situ*. CRM work elsewhere in the area confirms that these artefacts are spread across the hills to the west of Hartenbos. Impacts are not expected to be high in view of the widespread distribution of this material.

While it is possible that similar artefacts may also occur in the road reserve between the study area and the N2, this area is likely to have already been disturbed by the road construction.

Recommendations

It is recommended that the Environmental Control Officer is alerted to the possibility of archaeological material. If dense concentrations of artefacts are found, the ECO must report this to Heritage Western Cape (HWC).

The HWC standard clause shall apply:

If during ground clearance or construction, any archaeological material or human graves are uncovered, work in that area should be stopped immediately and the ECO must report this to HWC. The heritage resource may require inspection by the heritage authorities, and it may require further mitigation in the form of excavation and curation in an approved institution.

6.3 Palaeontology

According to SAHRIS Palaeontological sensitivity mapping, the study area is highlighted as being of very high (red) palaeontological sensitivity where palaeontological field assessment and a protocol for potential finds are required⁵ (**Figure 9**, overleaf).

During July 2024, Perception Planning compiled and submitted to HWC a Notification of Intent to Develop (HWC Case No. HWC24072909CSI0731) in respect of the proposed development of a neighbouring property, Erf 21248, Aalwyndal, situated ±200m southeast of the subject Erf 23731 (see location, Figure 8). This is relevant as the same SAHRIS paleontological sensitivity applied to a neighbouring property, Erf 21248, Aalwyndal, which at the time prompted us to commission a Desktop Palaeontological Impact Assessment (PIA) as part of the NID application.

The PIA, compiled by Dr. Marion Bamford (attached as **Annexure 5**) concluded and recommended as follows:

“The property and pipeline route lie entirely on the Enon Formation (Uitenhague Group) conglomerate and sandstones that are incorrectly indicated as very highly sensitive for palaeontology. The fossil record is based on one repeated record of abraded and poorly preserved silicified wood, bones and teeth that have been transported and deposited. Nonetheless, a Fossil Chance Find Protocol should be added to the EMPr. Based on this information it is recommended that no further palaeontological impact assessment is required unless

⁵ Sahara.org.za, accessed 17th October 2025

fossils are found by the contractor, environmental officer or other designated responsible person once excavations or drilling activities have commenced. Since the impact will be low, as far as the palaeontology is concerned, the project should be authorised."

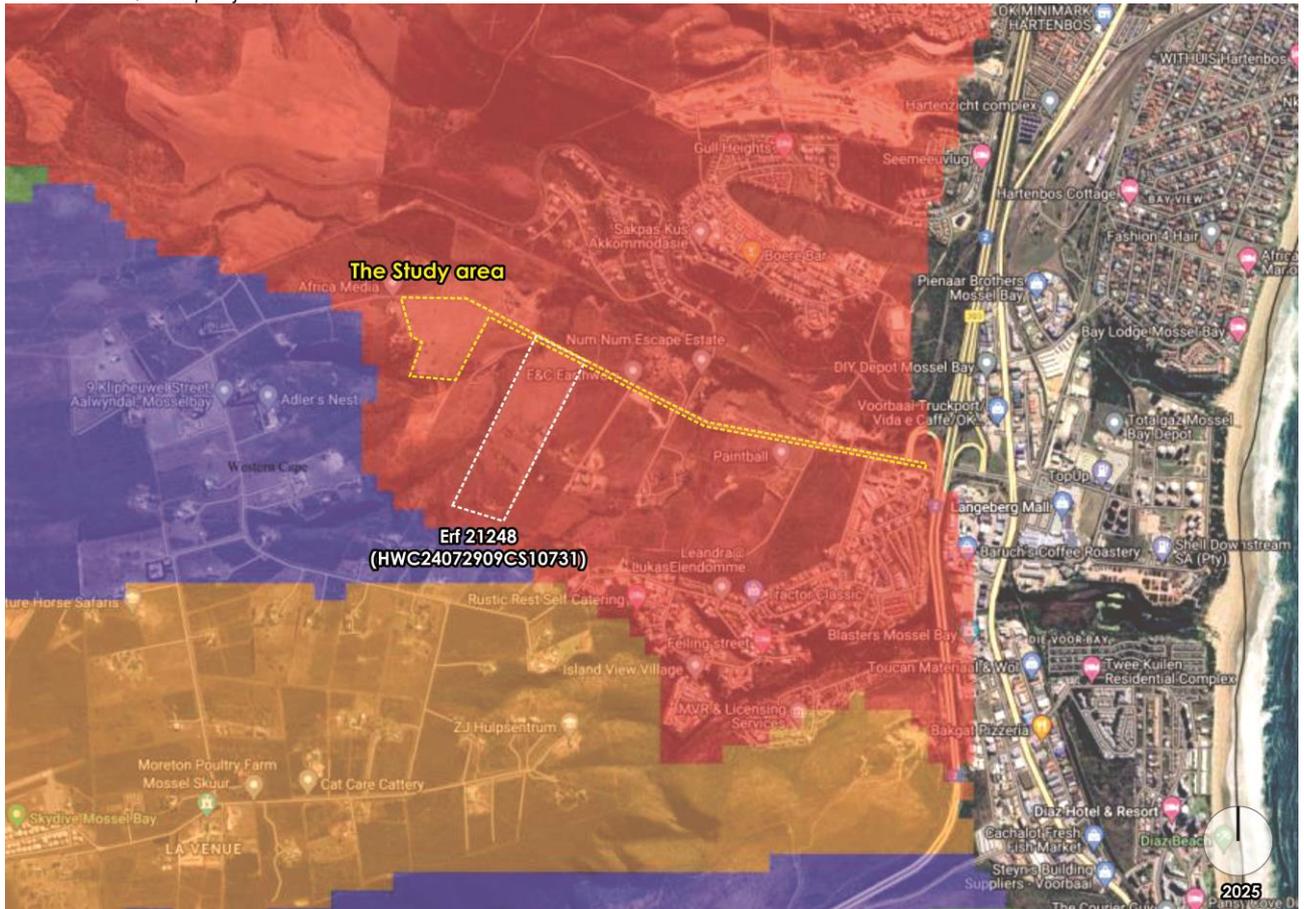


Figure 9: Property boundaries within context of SAHRIS paleo-sensitivity mapping for the area (SAHRIS, 2025).

Aspect	Screening Tool Sensitivity	Verified Sensitivity	Outcome Statement/ Plan of Study	Relevant section motivation verification
Palaeontology	Very High	Low	Palaeontological Impact Assessment	Section 7.2 SAHRA Requirements

In the above case, HWC accepted the above recommendation and in its comments dated 14th August 2024 required no further heritage-related studies (copy attached as **Annexure 6**). As such we respectfully argue that no further palaeontological studies would be required.

6.4 Conclusion

The subject property is located within an area earmarked for urban expansion in the Mossel Bay MSDF, 2022 where several similar projects are in the planning stages and/or have been permitted by Heritage Western Cape. While the proposal would transform the present landscape context it is likely to be viewed within context of the above proposals once implemented. Based on fieldwork, historic background research and the literature review undertaken as part of this assessment it is therefore our view that no heritage resources of cultural significance (i.e. built environment, cultural landscape, archaeology) would be impacted through the proposed development.

However, the Environmental Control Officer must be alerted to the possibility of archaeological material. If dense concentrations of artefacts are found, the ECO must immediately report this to Heritage Western Cape. The standard HWC clause and protocol regarding chance finds shall therefore apply.

7. RECOMMENDATION

Having regard to the above assessment it is our view that the proposed development is unlikely to impact heritage resources of cultural significance; that further heritage-related studies would not be warranted in this instance and that the development may proceed subject to the standard Heritage Western Cape clause concerning Chance Finds, namely:

If during ground clearance or construction, any palaeontological occurrences, archaeological material or human graves are uncovered, work in that area should be stopped immediately and the ECO must report this to HWC. The heritage resource may require inspection by the heritage authorities, and it may require further mitigation in the form of excavation and curation in an approved institution.

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7th November 2025

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