



Heritage Impact Assessment in terms of section 38(8) of the NHRA Hoogekraal Farm Estate near Glentana, George

For: HilLand Associates

Date: August 2026



Executive Summary

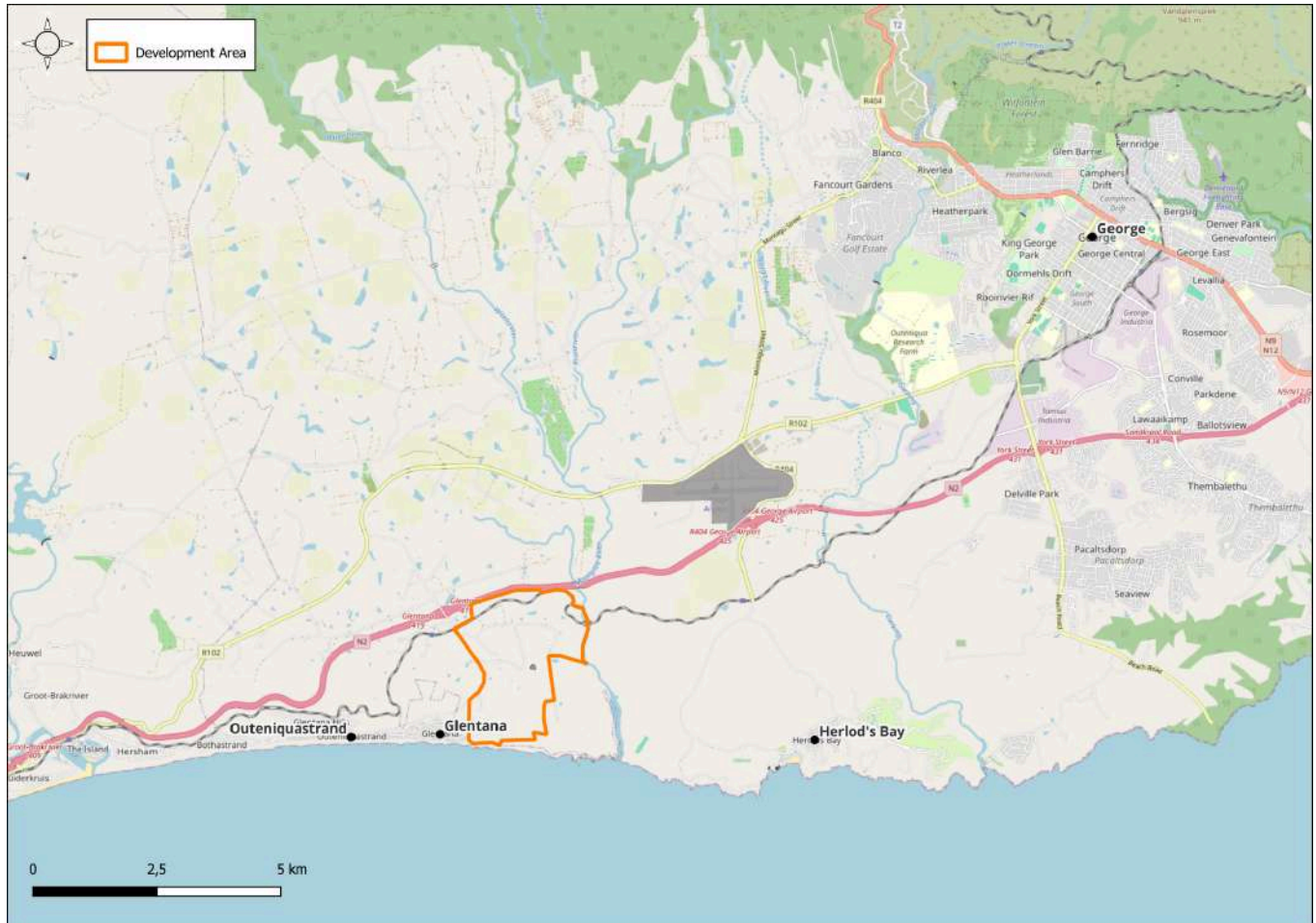
Site Name:

Hoogland Agricultural Estate

Location:

Glentana, George

Locality Plan:



Description of Proposed Development:

This application is for the proposed development of a Farm Estate near to Glentana in George. Lagoon bay Lifestyle Estate (Pty) Ltd owns several portions of the Farm Hoogekraal No 238, and 2 portions of the Farm Buffelsdrift No 227, in the Division and Municipality of George. The Applicant envisages including some of the neighbouring farms, and developing a farming estate. The application area consists of 32 portions of the Farm Hoogekraal No 238, and 2 portions of the Farm Buffelsdrift No 227, in the Division and Municipality of George.

Consent for the consolidation and subdivision of several farms to create the 450-ha Hoogeland development was granted in 2021 by the Department of Agriculture, Land Reform and Rural Development, but the Consent has not been registered and expires on 10 September 2026. A new Reconfiguration Proposal for the Hoogeland footprint entails subdividing 450 ha into 57 small-scale agricultural farms, each with a minimum size of 5 ha, and 24 conservation parcels, resulting in 81 subdivided freehold properties. The proposal ensures the properties remain agricultural, while owners of portions sold on a freehold basis could establish a farming enterprise on a 4,5-ha portion of the farm unit, with a maximum hard-surface footprint of 0,5 ha for a dwelling and other supporting infrastructure.

Anticipated Impacts to Heritage Resources:

The field assessment confirmed that the development area has been subject to extensive cattle grazing and cultivation and is now vegetated with grass. The area is largely flat, with very limited topography. The area is sparsely populated, with small occupied worker “villages” that have been established throughout the area. These “villages” are largely informal, with informal structures and access routes.

Despite the findings of Kaplan (2005), the field assessment did not identify any stone age artefacts within the area proposed for development. The field assessment did record a number of graded resources including burial grounds, some structures of contextual value and a number of ruins. Importantly, the field assessment confirmed that, due to its high levels of historic significance, the Hoogekraal Farm werf precinct is the key heritage resource within the project area. It is important to note that, while the historic Hoogekraal Farm werf precinct is located within the project area, it is excluded from the proposed development.

The field assessment identified 5 structures located within the project area that have contextual architectural value at a local scale - Sites 40, 17, 28, 35 and 52. These structures are graded IIIC and it is recommended that the above graded buildings are retained within the development and are not demolished due to their contribution to the broader agricultural context of the project area. Based on the available SDP included in this report, no impact is anticipated. Any alterations to these structures will require a permit application to HWC in terms of section 34 of the NHRA on a case-by-case basis.

There is no objection to the demolition of any of the other structures located within the development area on heritage grounds.

The VIA completed for this project concludes that “After ground-truthing the site and assessing the development against spatial policies and the receiving environment, the baseline visual impact is anticipated to be minimal due to the low-density, agriculturally sympathetic design principles. The primary visual risks pertain to the N2 highway interface at the Hoogeland Farming Village, as well as the potential alteration of the visual setting surrounding highly sensitive heritage resources, namely the historic Hoogekraal Farm Werf Precinct and the localized burial grounds.

With the successful implementation of the recommended mitigation measures, specifically the establishment of a robust green buffer along the N2, the preservation of existing vegetation around the informal cemeteries, and the strict adherence to low-scale architectural guidelines and spatial setbacks around the

historic werf precinct, the development will comfortably recede into the existing landscape fabric. As such, the overall visual impact is concluded to be Low."

Recommendations:

Based on the outcomes of this report, this project is supported from a heritage perspective as it is not anticipated that the proposed will negatively impact on significant heritage resources on condition that:

- The Hoogekraal Farm Werf precinct is excluded from the development activities and is not impacted by the project.
- The recommendations included in the VIA are implemented and adhered to
- The structures graded IIIC in Table 2 are retained. Any alterations to these structures will require a permit application to HWC in terms of section 34 of the NHRA on a case-by-case basis.
- The areas of high archaeological sensitivity mapped in RED in Figures 5.2, 5.3 and 7 are not impacted by any construction activities. Any construction activities within these areas must be subject to monitoring by an archaeologist.
- The current informal cemetery (Site 8 and 11) is formalised through the erection of a fence, with access to the cemetery guaranteed throughout the life of the project.
- Should the development proceed, it is recommended that a thorough survey of the sea-cut caves in the cliffs be undertaken in order to determine their scientific value and in order to inform a Conservation Management Plan to ensure the appropriate management of these resources for the life of the project should it be deemed necessary.
- Although all possible care has been taken to identify sites of cultural importance during the investigation of the study area, it is always possible that hidden or subsurface sites could be overlooked during the assessment. If any evidence of archaeological sites or remains (e.g. remnants of stone-made structures, indigenous ceramics, bones, stone artefacts, ostrich eggshell fragments, charcoal and ash concentrations), fossils, burials or other categories of heritage resources are found during the proposed development, work must cease in the vicinity of the find and HWC must be alerted immediately to determine an appropriate way forward

Details of the Specialist:

Jenna Lavin is an archaeologist who has worked in the heritage sector for over 15 years in research, government as well as in commercial practice. Jenna has a BSc in Environmental Science as well as a Master's degree from the University of Cape Town in Archaeology.

She has over 6 years experience in the government sector working at the South African Heritage Resources Agency and Heritage Western Cape. She has been working as a specialist heritage consultant since July 2016. She is an active member of a number of heritage-related associations in South Africa including APHP, ASAPA and ICAHM. During her time at HWC, Jenna was an accredited Heritage Inspector, and in her roles at both HWC and SAHRA, she delivered training on Heritage Resource Management to new heritage officials. Furthermore, Jenna led the team that developed the HWC Gradings: Implications and Management Guideline.

In addition, since 2014 Jenna has performed as a part-time lecturer as part of the UCT Archaeology Honours course on Heritage Management as well as the UCT Masters Course in Conservation of the Built Environment since 2016. While at HWC, Jenna assisted with the drafting of the HWC Guide for Grading and Implementation (2016). Jenna has served on various committees of HWC such as the HWC Inventories, Grading and Interpretations Committee which is responsible for reviewing heritage inventories.

Since 2016, Jenna has assisted with a number of heritage projects involving the grading of heritage resources including numerous heritage impact assessments, the Greyton Heritage Inventory, the Harfield Village Heritage Inventory, the Stellenbosch Municipal Heritage Inventory, the Knysna Heritage Inventory as well as the Napier Heritage Inventory and Cape Agulhas Municipality Heritage Strategy. Jenna has drafted over 500 Heritage Impact Assessments that satisfy section 38(3) of the NHRA.

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APPENDICES

- Appendix 1: Archaeology Field Report
- Appendix 2: Visual Impact Assessment
- Appendix 3: Architectural Guidelines
- Appendix 4: Spatial Development Plan

1. Project Background

a. Proposed Development

This application is for the proposed development of a Farm Estate near to Glentana in George. Lagoon bay Lifestyle Estate (Pty) Ltd owns several portions of the Farm Hoogekraal No 238, and 2 portions of the Farm Buffelsdrift No 227, in the Division and Municipality of George. The Applicant envisages including some of the neighbouring farms, and developing a farming estate. The application area consists of 32 portions of the Farm Hoogekraal No 238, and 2 portions of the Farm Buffelsdrift No 227, in the Division and Municipality of George.

Several portions of the Hoogekraal farms were previously part of a land development application, known as "Lagoon Bay Lifestyle Estate", consisting of two 18-hole golf courses; 895 single residential houses; 320 single and fractional title lodges; 150 single and fractional title apartments; a hotel, wellness centre, spa and clubhouse precinct; a commercial area; conference centre and private nature reserve. The land development application included applications for structure plan amendment, rezoning and subdivision. This development was approved by HWC in 2012.

Consent for the consolidation and subdivision of several farms to create the 450-ha Hoogeland development was granted in 2021 by the Department of Agriculture, Land Reform and Rural Development, but the Consent has not been registered and expires on 10 September 2026. A new Reconfiguration Proposal for the Hoogeland footprint entails subdividing 450 ha into 57 small-scale agricultural farms, each with a minimum size of 5 ha, and 24 conservation parcels, resulting in 81 subdivided freehold properties. The proposal ensures the properties remain agricultural, while owners of portions sold on a freehold basis could establish a farming enterprise on a 4,5-ha portion of the farm unit, with a maximum hard-surface footprint of 0,5 ha for a dwelling and other supporting infrastructure.

The application area straddles the N2 National Road and consists of 34 cadastral units, that have varying property sizes from 0,7984 ha to 42 ha. The development proposal is to reorganise the farm boundaries to develop an agricultural settlement, consisting of small farms of $\pm$ 5 ha and larger, together with communal equestrian facilities such as a polo field, stables, paddocks, dressage rings and riding trails. The farms north of the N2 National Road will be reduced from six (6x) cadastral units to five (5x), and the proposed agricultural farms south of the N2 National Road will consist of 81 small farms, of which 57x will have an agricultural zoning and 24x will have a conservation zoning. This option therefore does not constitute a "change in character" as described in section 38(1) of the NHRA.

There will be an agri-village created for the current farm workers who live at various locations on the various properties at present. This proposed activity does constitute a "change in character" as described in section 38(1) of the NHRA (Figure 1.2). The graves linked to the current farm workers will remain, but going forwards any new burials will take place in the area indicated for that use near the village. The current cemetery site will remain and be respected as indicated on the layout plan. The historical Botha family cemetery will remain as is. A full description of activities is included in this report as Appendix 2.

The development comprises 105 farms averaging 5 hectares each, with two distinct but integrated property types:

- **Agri Properties** – lifestyle or small-scale working farms.
 - Primary function: lifestyle farming or equestrian agriculture.
 - Buildings: main dwelling, barn and minimal outbuildings.
 - Landscaping: orchards, vegetable gardens, grazing paddocks.
 - Emphasis: practicality, durability, and agricultural character.
- **Eco Properties** – dwellings located within sensitive natural landscapes, emphasizing minimal environmental impact, with a maximum 2,000 m² developable area per farm.
 - Primary function: low-impact, nature-integrated living.
 - Developable area: Maximum 2,000 m² per farm, including all buildings and hard surfaces, ensuring minimal intrusion into natural areas.
 - Buildings: smaller footprints, lightweight structures, minimal visual intrusion.
 - Landscaping: indigenous plants, fynbos gardens, minimal earthworks.
 - Emphasis: environmental sensitivity, controlled density, and sustainable living.
 - Remaining area must be preserved as natural landscape, with trails or low-impact amenities designed to minimize ecological disturbance.

Common facilities, including a polo field and equestrian infrastructure, act as shared amenities and social anchors within the development.

Private Open Spaces

Several private open spaces are proposed. These private open spaces include communal recreation facilities such as equestrian facilities, stables, arenas, clubhouses, etc. designed to complement the development's rural aesthetic. The Equestrian Facility will be a private Equestrian facility, available for the use of residents and members of the HOA.

Hoogeland Farming Village

The proposed residential village will consist of 110 residential units that will only be available for those beneficiaries with established tenure rights on the application area. This property is located between the N2 National Road and the railway line. The proposal is to create a sustainable village with recreational facilities, communal food gardens and a community hall. Beneficiaries will receive a constructed house, and ownership will be via sectional title. The developer will approach the Department of Land Reform for assistance with subsidies to construct these homes.

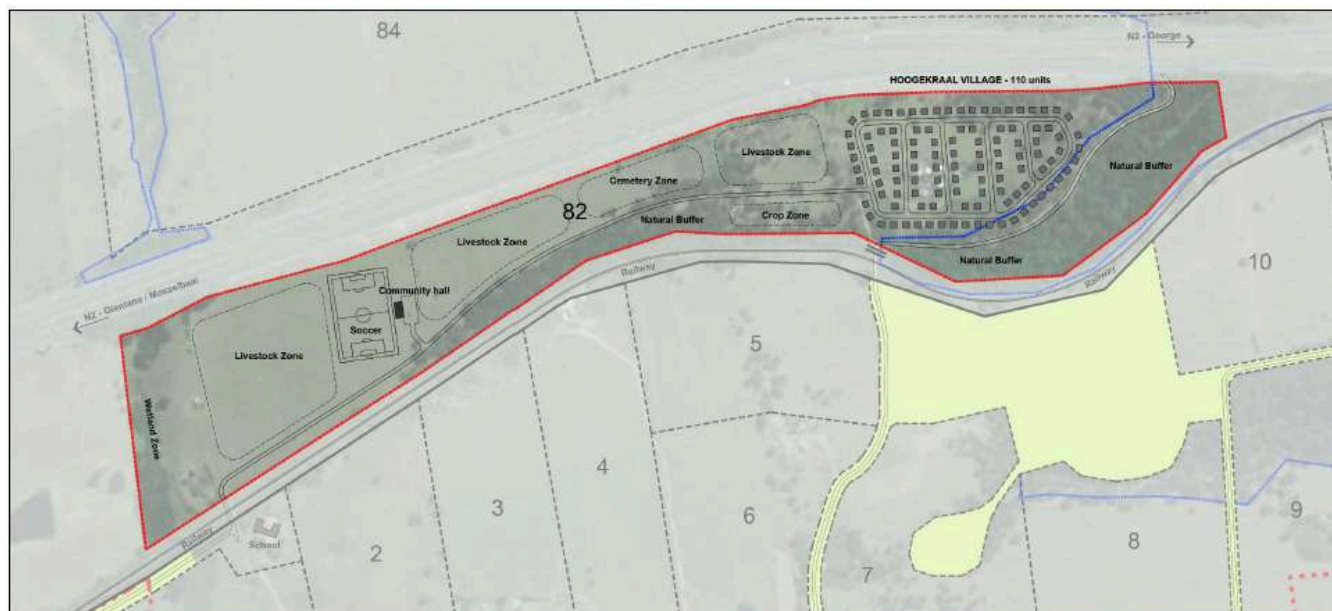


Figure 1.1: Layout of the proposed farming village

The proposed group housing side that will accommodate 110 sectional title units will be 6,4078 ha in extent, and the density of this unit calculates to a density of 17 units per ha. This residential village will have its own package plant to treat waste water, and the package plant will be managed and maintained by the HOA. The farming village will be developed first, and beneficiaries will first be relocated to the Farming Village, before the Hoogeland Coastal Farmsteads will be developed and occupied.

Utility Services

It is proposed that a sewer treatment package plant be constructed to receive and treat sewage emanating from the Residential Village. Sewage will be treated to General Limits to allow for the re-use of the Treated Sewage Effluent for irrigation within the development. The sewer package plant will be located to the east of the proposed Residential Village (lower lying area) to allow a gravity fed sewer reticulation system to convey sewage to the package plant. Erf 84 is 4240m² in extent and proposed as the "utility services" site that will accommodate the package plant for wastewater treatment to the east of the farming village.

Place of Instruction

The Hoogekraal Primary School is an existing school that is located on Portion 10 of the Farm No 238. The existing school will be retained and accommodated on Erf 82, and will be 6650m² in extent.

Roads and Access

Access to the proposed coastal farmstead development will be off Main Road 348 (roughly at kilometres 12,9, 14,2 and 15,2) to the existing minor roads. The coastal farmstead development will have two primary access points: one south of the N2 to serve the #81 farm units and a services entrance between the main access and the N2 National Road. Although the 110 agri-village units will access through the identified service entrance, as a worst-case scenario, a single combined access point (i.e. Development Access 1) was analysed, for the southern farm units and the agri-residential village sharing a single access. The proposed private roads will

be constructed by the developer and maintained by a Homeowners Association that will be installed. There will be 16 private roads, and these cover an area of ± 31,92 ha. Road reserves will either be planted with horticultural crops or mowed and baled.

The proposed roads are to be paved. Road widths vary from 3m to 6,5m. Roads leading into the “conservation area” are to be two-track concrete roads.

KEY DESIGN PRINCIPLES

Harmony with the Land

- Contextual Integration: Buildings and infrastructure must follow the natural contours, slopes, and drainage patterns to minimize earthworks and visual impact.
- Preservation of Natural Features: Mature trees, fynbos clusters, wetlands, and other sensitive landscape features must be protected and incorporated into designs.
- Minimizing Disturbance: Roads, driveways, and trails should be permeable and narrow, avoiding large-scale clearing of vegetation.
- Scenic Views: Orient buildings and terraces to maximize key landscape vistas, particularly overlooking fynbos hills, valleys, and the polo field, while respecting neighbours' privacy.

Authentic Rural Character with Contemporary Expression

- Agricultural Vernacular: Use simple forms inspired by barns, farmhouses, and sheds, avoiding excessive ornamentation.
- Proportions and Massing: Maintain modest building footprints, low profiles, and appropriate roof heights to ensure buildings blend into the rural setting.
- Visual Cohesion: All buildings, outbuildings, and common facilities should share a consistent palette of materials and colours, reinforcing the Hoogeland's identity.
- Functional Simplicity: Design should prioritize practicality and usability, reflecting the development's agricultural heritage without compromising contemporary elegance.

Sustainability & Environmental Stewardship

- Renewable Energy: All buildings are encouraged to integrate solar energy systems where feasible.
- Water Management: Employ rainwater harvesting, greywater recycling, and water-efficient landscaping to reduce reliance on water sources.
- Materials: Prioritize locally sourced, renewable, or recycled materials to reduce environmental impact and support regional craftsmanship.
- Passive Design: Maximize natural ventilation, daylighting, and thermal comfort, reducing energy demand.
- Waste Minimization: Construction and household waste should be managed sustainably, promoting recycling and responsible disposal.

Controlled Development & Density

- Eco Properties: Limit building footprints to 2,000 m² developable area per farm, preserving the remaining land as natural landscape.
- Agri Properties: Ensure barns and agricultural infrastructure remain subordinate to the main

dwelling and do not dominate the landscape.

- Buffer Zones: Maintain adequate separation between neighbouring properties and sensitive natural areas to prevent overcrowding and habitat fragmentation.

Landscape & Biodiversity Integration

- Native Planting: Encourage indigenous species for gardens, screening, and communal areas.
- Fynbos Preservation: Avoid formal lawns or exotic species in Eco Properties; prioritize fynbos and meadow planting.
- Habitat Corridors: Maintain connectivity for wildlife across the Hoogeland through trails, open space, and natural vegetation.
- Low-Impact Infrastructure: Roads, trails, and equestrian paths should be designed to minimize soil compaction, erosion, and runoff.

Community & Common Property Design

- Shared Amenities: Polo fields, equestrian facilities, and communal trails should enhance social interaction while remaining consistent with the developments natural and architectural character.
- Visual Cohesion: Common structures must adhere to the same material, colour, and roof palette as private properties.
- Sustainability in Common Areas: Apply green initiatives (solar, water harvesting, indigenous planting) to shared facilities as standard practice.

Design for Longevity and Maintenance

- Durable Materials: Use materials that age gracefully and require minimal maintenance.
- Flexible Design: Buildings should accommodate future adaptations without compromising the development's aesthetic or environmental integrity.
- Landscape Maintenance: Encourage low-input landscaping that preserves ecological balance and reduces water and fertilizer requirements.

ARCHITECTURAL GUIDELINES

- Scale & Massing: Buildings should be modest in scale relative to 5-ha farms; Eco Properties must remain within the 2,000 m² envelope.
- Setbacks: Maintain generous distances from natural features and neighbouring properties.
- Roofs: Pitched, mono, or skillion; integration of solar panels encouraged.
- Outbuildings: Must follow primary dwelling materials and proportions.
- Fencing & Walls: Minimal visual impact; timber or natural hedging preferred.

SUSTAINABILITY GUIDELINES

- Energy: Encourage rooftop solar, energy-efficient appliances, and LED lighting.
- Water: Rainwater harvesting, greywater reuse, and low-water landscaping mandatory where feasible.
- Materials: Use locally sourced, renewable, or recycled materials.
- Waste: Construction and domestic waste to be minimized and managed sustainably.

- Biodiversity: Avoid invasive plant species; retain and rehabilitate natural habitats.

LANDSCAPE & PLANTING GUIDELINES

- Native species for gardens, screening, and communal areas.
- No formal lawns outside the developable area in Eco Properties; encourage natural fynbos or meadow planting.
- Minimize earthworks; contour-following driveways and paths.
- Trails should be permeable and non-invasive, supporting both pedestrian and equestrian movement.
- Eco Property developable limits ensure that the larger portion of the farms remains natural, maintaining ecological integrity.

All proposed development within Hoogeland is subject to the approval of the Hoogeland Design Review Committee (DRC). The DRC will review and approve all building plans, site layouts, landscaping, and external works to ensure consistency with the vision, design principles, and environmental intent of the Hoogeland Architectural guideline (Appendix 1).





Figure 1.3: Architectural Language for the proposed development



Figure 1.4: Landscape Language

Homeowners are encouraged to adopt sustainable practices beyond the minimum guidelines. Regular monitoring ensures buildings and landscapes remain consistent with the development vision. Community education on sustainability, water management, and biodiversity is encouraged.

b. Zoning

All farms within Hoogeland are zoned Agricultural Zone I (Agri 1), and any development must comply with the applicable provisions of this zoning category, including land use rights, coverage, and building restrictions. In addition to DRC approval, all developments are required to comply with the Municipal Zoning Scheme, the National Building Regulations and Building Standards Act, the National Home Builders Registration Council (NHBC) standards, and any other applicable legislation. No construction or site works will commence without written approval from both the DRC and the relevant statutory authorities.

c. Description of Development Area

Hoogeland spans a transitional landscape of farmland, fynbos hills, and natural plains situated ±24km northeast of the Mossel Bay town centre, ±15km southwest of the George town centre, ±9km east of the town Great Brak River and ±6.4km southwest of the George Airport. The development area is bound to the north by the N2. The on- and off ramps are directly from Morrison Road, which serves as a movement corridor connecting coastal areas such as Glentana, Bothastrand, The Island, the town of Great Brak River and beyond. Northbound, Morrison Road connects with the R102, which follows the alignment of the historic inland route connecting the hinterland of George (including the George Airport) and Great Brak River. The railway line connecting George, Great Brak River and Mossel Bay (c. 1907) transects the area proposed for development.

The area proposed for development is relatively flat, except for the steep cliffs that dominate the southern portion of the development area, and the small valleys created by tributaries of the Maalgate River. The agricultural fields are largely overgrown by grass, and have been transformed through agricultural activities over an extended period of time. The northern portions have been physically impacted through widening and reconstruction of the N2 National Road during the 1950's.

Existing land uses within its proximity include predominantly agricultural lands north of the N2. Land uses south of the N2 are more varied and include agriculture, rural occupation, a primary school, tourism accommodation (small caravan park/ camping grounds and farm stays), grain silos/ animal feed stores, an industrial warehouse and small rural settlements.

The southern section of the development area is dominated by dense thick vegetation and forest and steep cliffs that lead down to the coastline. The densely vegetated areas on top of the cliffs are currently used for firewood harvesting. The famous Gentana shipwreck is located at the bottom of these cliffs. The cliffs are also known to house an archaeologically sensitive cave system with openings within the cliff face.

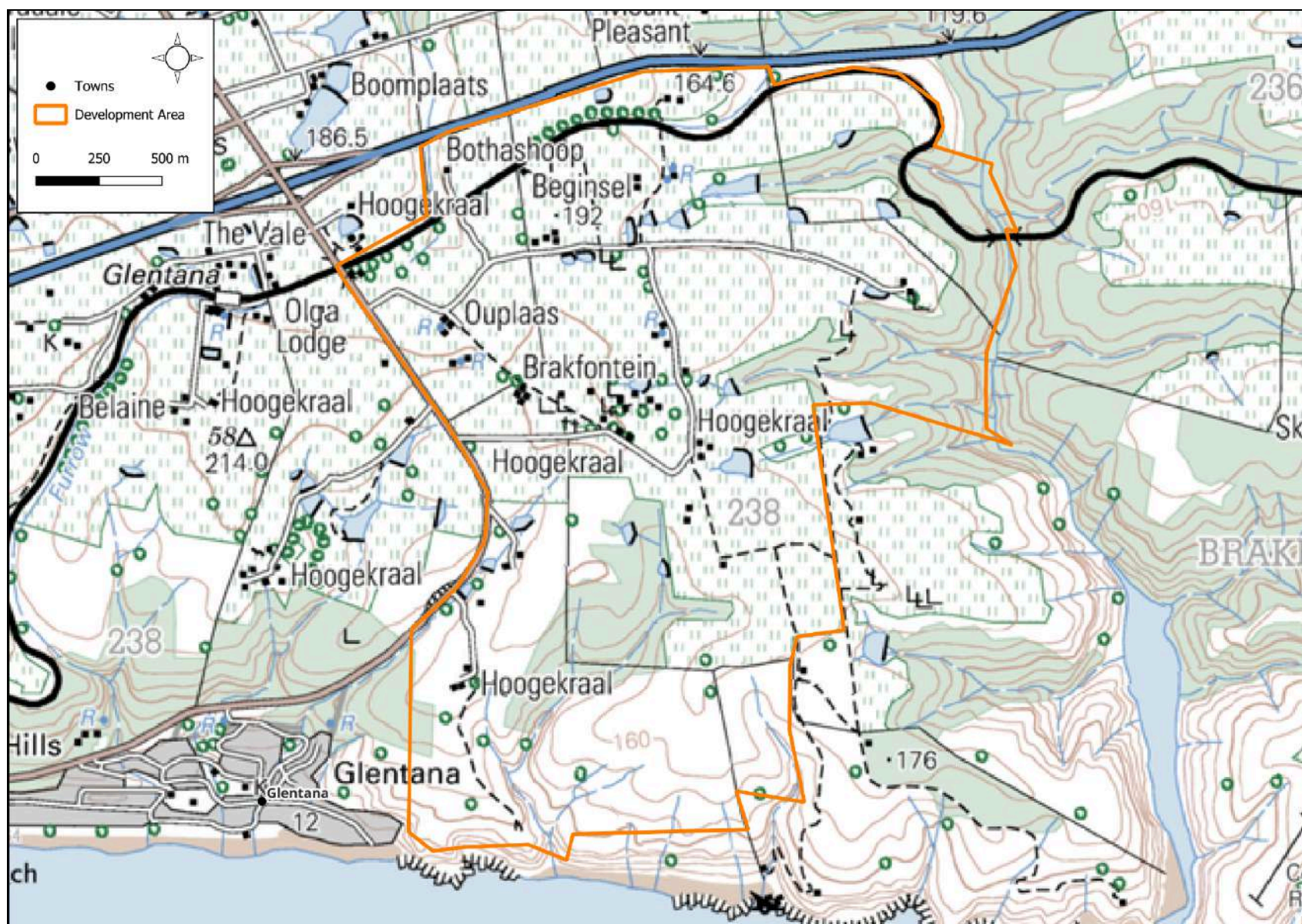
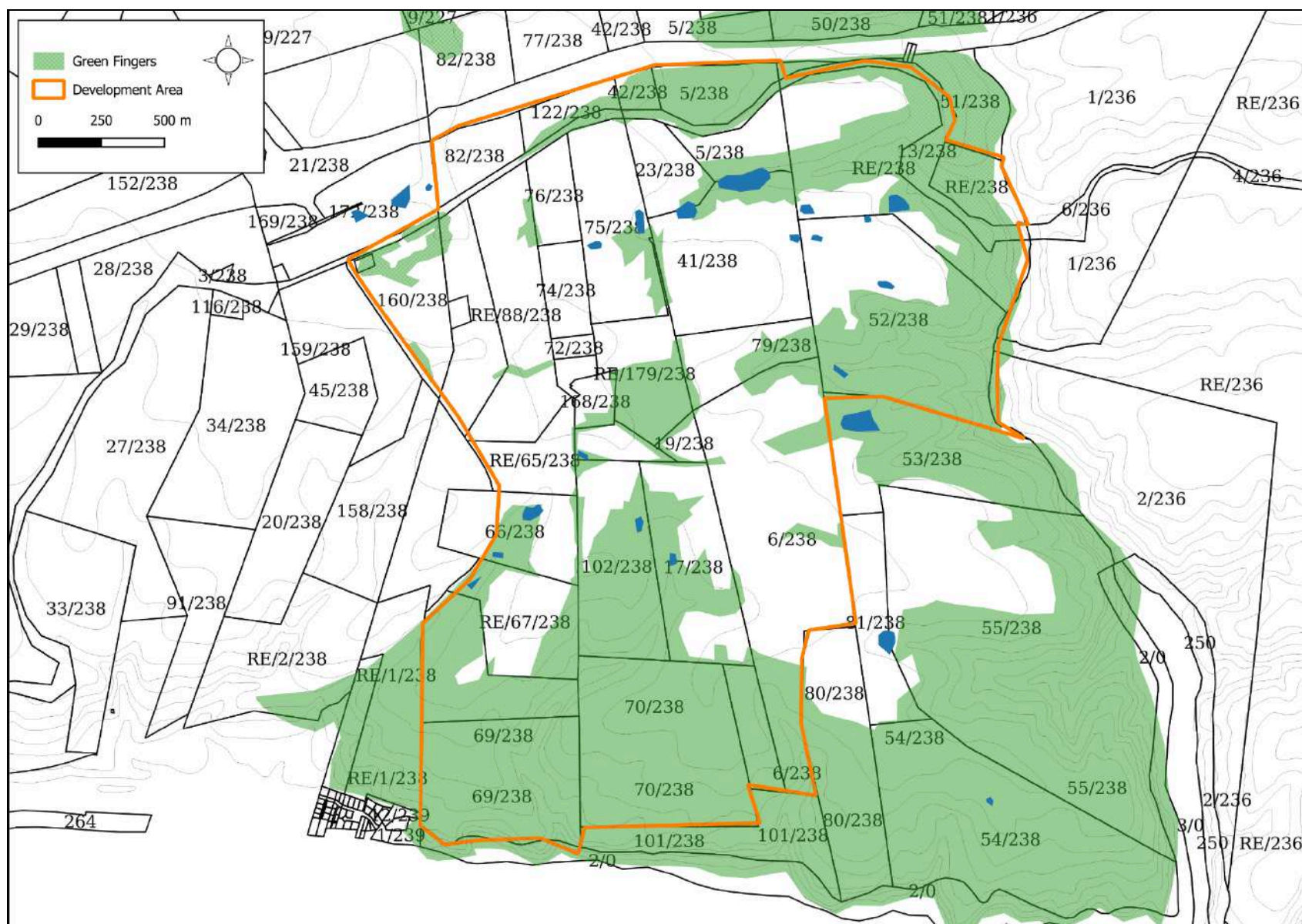


Figure 1.5: Location of the development area on the Topo Map



Figure 1.6: Location of the development area on the Topo Map



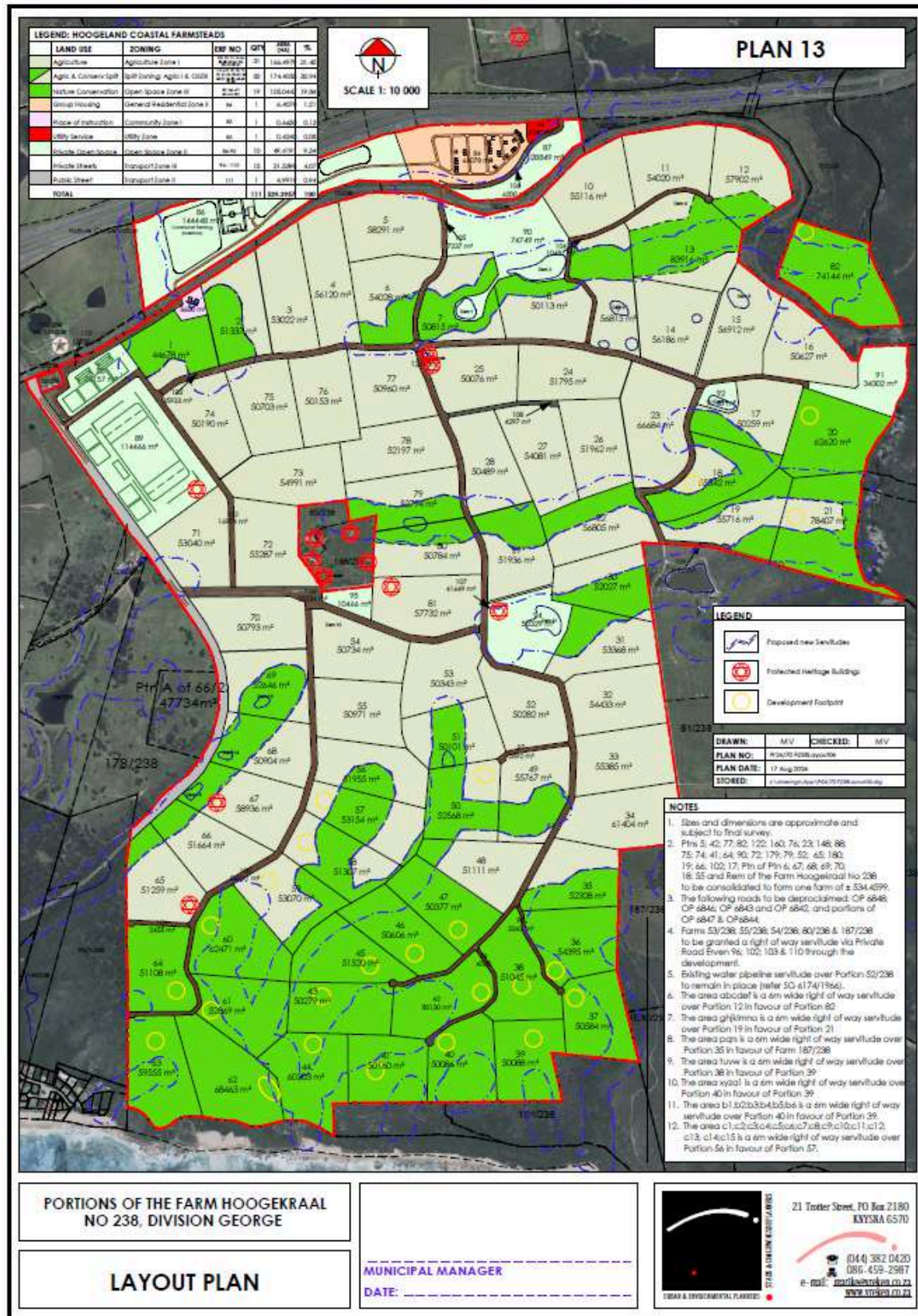


Figure 1.8: Layout Plan of the proposed development

2. Methodology

a. Purpose of the 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).

b. Summary of steps followed

A desktop analysis of the subject properties was undertaken and a NID was submitted to HWC on 17 March 2026. HWC responded on 30 March 2026 indicating that an HIA is required that considers the likely impacts to:

- Archaeological heritage
- Visual Impact Assessment on the Cultural Landscape

J. Lavin undertook a site visit from 30 March 2026 to 4 April 2026 to identify heritage resources..

The identified resources were assessed to evaluate their heritage significance and impacts to these resources were assessed. Alternatives and mitigation options were discussed with the Environmental Assessment Practitioner.

c. 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.

d. Constraints and Limitations

The field assessment was completed from 30 March to 2 April 2026. While most of the development area was accessible, some portions were inaccessible due to locked gates. Additionally, despite the seasonality of the site visit at the end of summer, the cultivated farmland included dense grasses which hindered archaeological visibility. The vegetated portions in the southern areas are very densely vegetated to the point of being impenetrable.

The southern section of the development area is dominated by dense thick vegetation and forest and steep cliffs that lead down to the coastline. The densely vegetated areas on top of the cliffs are currently used for firewood harvesting. The cliffs are also known to house an archaeologically sensitive cave system with openings within the cliff face, however these were inaccessible at the time of the site visit due to the overgrown nature of footpaths and the high tide timing. Additionally, the specific locations of the footprint of any new proposed structures were not available at the time of the site visit and as such, a general assessment was undertaken.

3. Contextual Analysis

a. Geology and Palaeontology

The geology underlying the assessment area consists of:

- George Batholith (pink)
- Skaapkop Formation of the Kaaimans Group (yellow)

Most of the subject area is underlain by the George Batholith. This consists of intrusive igneous rock that forms when magma cools. Based on the nature of this geology, it has zero sensitivity for impacts to palaeontological heritage.

A small portion of the subject area is underlain by the Skaapkop Formation. According to Almond and Pether (2009), *"Fossils, apart from microfossils, are unlikely to be preserved in this formation due to high levels of deformation. No fossils have yet been recorded in this formation although there is the potential for the preservation of organic-walled micro-fossils."*

The subject area has zero to low palaeontological sensitivity.

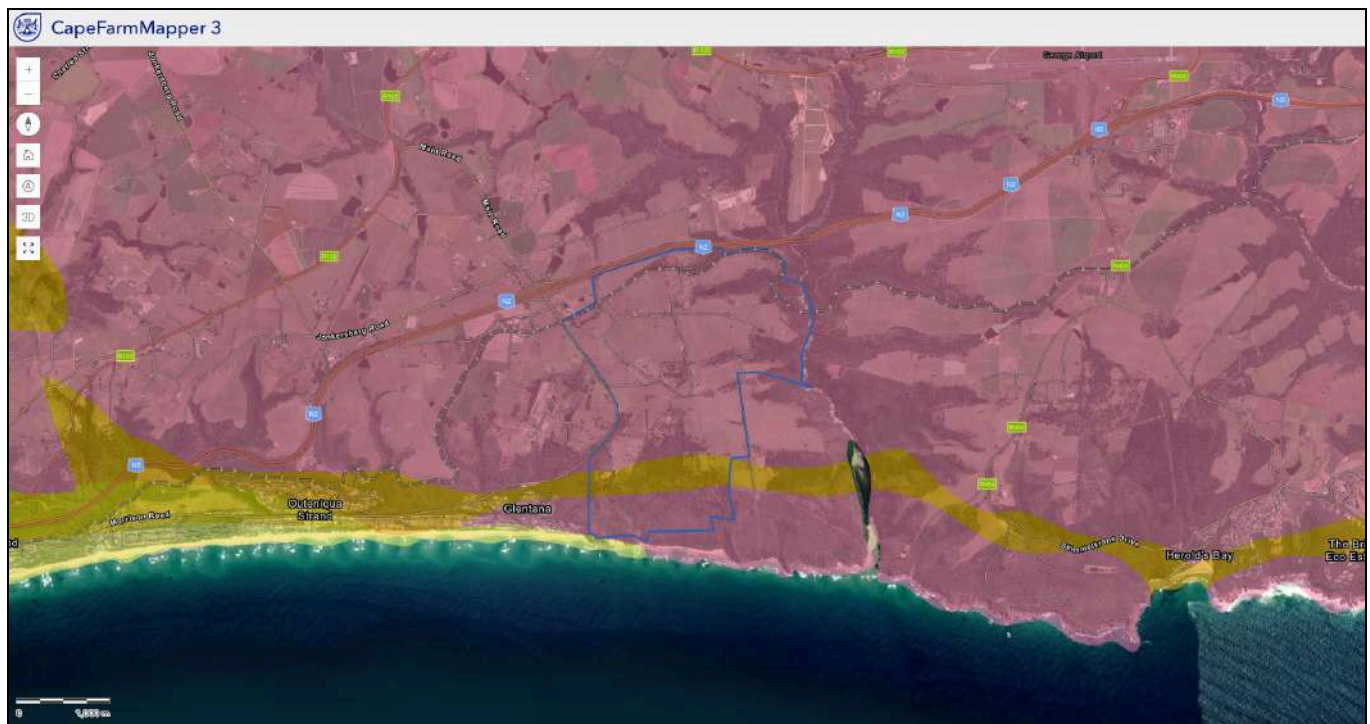


Figure 2.1: Extract from Cape Farm Mapper indicating the underlying geology of the development area



Figure 2.2: Extract from the SAHRIS Palaeosensitivity Map from SAHRIS indicating the underlying palaeontological sensitivity of the development area

b. Archaeology

Archaeological sites spanning the Earlier, Middle and Later Stone Age have been found in the region despite the extensive agricultural transformation of the area. Kaplan (2006) provides a short summary of archaeological finds from the greater area, *"A few Early Stone Age (ESA) tools were located during a study of the proposed Kraaibosch residential housing estate directly to the north of the N2 and the study site (Kaplan 2003). Further afield, relatively large numbers of ESA and Middle Stone Age (MSA) tools have been documented at Oubaai (Kaplan 2002) and The Brink (Kaplan 2004) near Herolds Bay. Shell middens have also been recorded on the high coastal cliffs at Oubaai (Kaplan 2002)."*

Kaplan (2006) goes on to note that *"up to 70,000 ESA tools have been documented and collected during monitoring of earthmoving operations at Pinnacle Point near Mossel Bay (Dr Peter Nilssen pers. comm.). According to Dr Nilssen, the majority of tools are located in sandy deposits underlying the top soil about 1 m below the surface. Fewer artefacts appear in the underlying clay deposits, but several Pleistocene hyena lairs with well-preserved bone were documented in limestone deposits nearly 3 m below the surface. The key point is that the archaeology below the surface is undisturbed (as opposed to the surface disturbance of the site) and it is precisely the context of the finds that is so important for conservation purposes."*

Archaeologists have found that the pastoralist Khoe people moved into the southern Cape with their sheep around 2,000 years ago. Place names like the Outeniqua Mountains and Gwayang Road reflect their historical presence. The Attaqua and Inqua groups were prominent in the region between Mossel Bay and Plettenberg Bay, trading with the Dutch in the 18th century. By the early 1700s, the Khoe lost control of the area due to internal conflicts, diseases like smallpox, and wars with European settlers.

Raper et al (1987) provides the following information regarding the names of the Outeniqua Mountains:

- Outeniqualand (C 3222). Region between the present Knysna and Mossel Bay, situated south of the Outeniqua Mountains, east of Ruitersboskraal and west of the Krom River. Named after the Outeniqua Khoekhoen, whose name probably means people who carry bags (of honey)
- Outeniqua Mountains (C 3322- 3322). Part of the range is parallel to the southern coast, with the Langeberg to the west and the Tsitsikamma Mountains to the east. Known to the Portuguese as Serra de Estrella. Named after the Outeniqua Khoekhoen who lived there.
- Serra da Estrella (C 3322 D-3323 C). Early Portuguese name of the Outeniqua Mountains, meaning "mountains of the star"

They continued to exist as a community at Hoogekraal, and at the Pacaltsdorp mission station, which was established in 1813 (Aikman, 2009). The Settlement of Hoogekraal was established in 1813 as a station of the London Missionary Society (LMS). In 1818 its name was changed to Pacaltsdorp, in honour of the Rev. Charles Pacalt, the first missionary to serve there.

The region saw significant development under Dutch and later British colonial rule, especially after the reports of Swedish botanists in the 1770s highlighted the presence of vast forests. A timber industry emerged, leading to the establishment of George and the construction of key roads and passes built between 1844 and 1847 under the direction of engineer Henry Fancourt White.

As recorded by De Kock (2025), a few archaeological surveys have been undertaken around Glentana (Nilssen 2005; Nilssen 2008; Kaplan 2005). Nilssen (2008) surveyed a remainder of Portion 54 of the farm Hooge Kraal 238, which is located between the south of the study area and the coastline, and adjoining the Maalgate River where a higher density of archaeological remains is expected. Due to the dense vegetation cover, a comprehensive survey was not possible. He observed several sea-cut caves along the cliffs which may be of scientific/heritage significance, noting some cemented Middle Stone Age deposits containing stone tools and marine shells which are very rare and highly significant. He also observed medium density scatters of Later and/or Middle Stone Age stone artefacts in vehicle tracks.

Kaplan (2005) undertook an extensive survey of the project area, which also extended to the north of the N2, concentrating on the 'historic' Hoogekraal Farm and the catchment of the Maalgate River. He noted that *"over 95% of the area was already heavily disturbed, with no natural vegetation. The area having been intensively farmed for many decades"*. Both ESA and MSA quartzite stone tools were found in old grazing lands alongside the railway line and south of the N2. Like Nilssen (2008), he too mentions the caves with archaeological deposits at the bottom of steep cliffs between Glentana and the mouth of the Maalgate River.

The historic farmstead of Hoogekraal 238 (Schultz 2005) is located within the area proposed for development. Kaplan (2005) points out that the farm is one of the oldest in the southern Cape and the homestead dates back to 1753. Although he undertook an archaeological survey of the property, he did not comment on its historical archaeological significance or potential. The farmhouse has been extensively vandalized and stripped of its roof, windows, doors and floor. It may, nevertheless, contain remains of archaeological interest.

Kaplan (2005) identified between 60 and 70 ESA and smaller Middle Stone Age (MSA) tools were located in old grazing lands alongside the railway line and south of the N2, in the area designated for the agri-village. Several more ESA tools were found during the course of Kaplan's study (2005), in both the proposed development footprint, as well as in the proposed conservation area, but these tools are very thinly spread over the surrounding landscape. His finds were determined to have low local significance (Grade IIIC) and no mitigation was recommended. Kaplan (2005) did, however, recommend that, due to the archaeological scatter located across the development area, all bulk earthworks must be monitored by a professional archaeologist.

Although Kaplan (2005) surveyed the historic Hooge Kraal farm, he did not comment on graveyards. According to the eGGSa branch of the Genealogical Society of South Africa website, there are at least 47 graves in the Hoogekraal 238 farm cemetery, approximately 1.2 km to the south-east of the proposed development. With regard to pre-colonial graves, according to Morris (1992), at least four burials were recovered from a cave near Great Brak River in 1933. Three further were recorded in the general area (but with no provenance) and another *"buried in the sand near Hartenbos"* in 1936. This does indicate the possibility of recovering pre-colonial human remains in the area.

The area adjoining the Maalgate River and the ocean is potentially of high archaeological significance with the possibility of *in situ* Middle Stone Age material (Nilssen 2008). Nilssen (2008) concludes that *"Overall, the quantity and quality of the archaeological record in the study area is impressive, significant and relatively rare. The contexts of finds are not greatly disturbed by human activity and the potential for the occurrence of*

palaeontological, climatic and environmental resources should not be ignored."

c. History of the Site

By the middle of the 18th century land had become scarce around Cape Town and environs, so colonists gradually moved east in search of new grazing and new opportunities. The first grants of land by the VOC to settler stock farmers were made in about 1730 in what was then called Outeniqualand. Following exploration of the southern Cape by the Swedish botanists, Carl Thunberg (1772-73) and Anders Sparrman (1775) and their reports of the great forests in the district, the VOC constructed a rough road between Swellendam and Outeniqualand and established a woodcutter's post on the site of the present town of George. Large numbers of people drifted into the district to work as woodcutters and take part in what was to become a "timber boom". Under British colonial control a Drostdy was established there in 1811 and the village of Georgetown was laid out. This grew rapidly through the 19th Century with the opening up of routes from the town north into the Langkloof.

In 2005, Aikman completed an analysis of the existing structures within the development area. Aikman (2005) notes that *"Pioneer stock farmers settled this district in the 18th Century. Kathleen Schulz has provided a detailed analysis of the transfer history. The first owner was Adam Botha whose homestead was illustrated in Frederici's map of 1789/90. By 1809 there was a thriving farming/woodcutter community in Outeniqualand, one of the earliest in the Southern Cape, of which residents of Hoogekraal were an integral part. The first formal land rights were registered in 1818 for Widow Botha (Lea Jacoba Barnard) with the diagram showing "one building, tilled ground, grazing land and a fountain". Kathleen Schulz was unable to confirm from the Deeds Office search that a freehold grant was made to Jacobus Botha (Adam's grandfather) circa 1730 for assisting the stranded ship Huijs de Marquette. However, maps refer to Glentana as "Botha's freehold," today, the neighbouring farm Dwars Weg."*

As noted in Winter (2023), *"For well over two hundred years the indigenous Outeniqua forests were exploited until 1939 when they were closed to protect them from being completely denuded and to allow them to regenerate. The majority of the woodcutters who eked out an existence from the forests were "pensioned off" to an area known as Hoekwill. The mystique surrounding the forests as well as their destruction, the extinction of its elephants, and the lives of its woodcutters have inspired many stories, most famously the 'Forest Books' written by Dalene Matthee (1938-2005).*

In 1932 Saasveld Forestry College relocated from Tokai to George situated on the farm Pampoenkraal and is now the Nelson Mandela University George Campus. The social-political history of the area is associated with Group Areas and forced removals, which impacted the lives of many communities. This aspect of George's history requires further research. Examples include the forced removals to Rosemoor and the Lawaai kamp resistance to forced removals to Sandkraal.

The late 20th century is associated with the diversification of agriculture in the Klein Karoo including the introduction of hops (e.g. Waboomskkraal) and wine farming. It is also associated with the improvements to

road infrastructure including the upgrading of the N2 and the upgrading of the Outeniqua Pass reopened in 1997."

The following information about the property is from Franklin's book 'The Story of the Great Brak River':

- Bought by Jacobus Botha Junior in 1748
- Converted to quitrent tenure in 1816 and bought by Marthinus Christoffel III, Daniel Andries and Jacobus Johannes for £225, great grandsons of Jacobus Botha Junior.
- Jacobus Botha of 'Voorburg' acted as guide to Ensign August Frederick Beutler in 1752 when he was investigating French ships from Mauritius looking to form a colony.
- Large portions of the property are situated on steep hillside
- Marthinus Christoffel III described the farm as inferior for purposes of cultivation and that he had been reduced to cutting trees in the government's woods.
- Road repairs undertaken by Marthinus Christoffel between the river & George
- Was later contracted to provide rations to the convicts building the bridge over the Great Brak River, and later contracted for £6 per annum to keep the bridge in repair
- In 1865 it was recorded in the George Divisional Council Minutes that in a re-survey of Outeniqualand everything was settled except for the 'dispute between the proprietors of 'Voorburg' and the government regarding the piece of land occupied by Salomon Ferreira on the Western Boundary of the said farm'.
- Ongoing issues between the Botha's and Ferreira over land. They were unsuccessful in their attempts to regain the land and Charles Searle Senior bought it from Ferreira in 1869 and later built a house on it

Glentana

The area proposed for development is located near the coastline at Glentana. One of Glentana's most notable historical events is the shipwreck of the British steamer Baralong in 1902. The vessel was transporting a floating dock to Durban, which would have been the first of its kind in South Africa. The dock was 116m long and 24m wide, designed to accommodate ships of up to 4500 tons.

On October 30, 1902, Baralong encountered a north-west gale near Cape St. Blaize. The strong winds and heavy seas caused the port bridle to break, leaving the floating dock uncontrollable. The crew attempted to reattach it using a flexible wire hawser, but due to the rough conditions and their proximity to land, the new gear also failed. With no other options, the crew abandoned the dock, which eventually ran aground in a natural creek, one of the only sandy spots along the rocky coastline. The dock remained lodged there, with rocks at its stern and bow.

This dramatic event attracted the attention of Attie Murray, a lawyer from Oudtshoorn. Inspired by his visit to the area, Murray built a holiday home here and named it "Glentana", reportedly after the Glen Tanar estate in Scotland. A certain whisky (that goes by the same name) is still brewed on this estate in Eastern Scotland.

Hoogekraal and Pacaltsdorp

The Khoi Khoi were the first occupants of Hoogekraal, now known as Pacaltsdorp. During 1812, Rev. Read and Rev. Winner from London Missionary Society visited Hoogekraal. Chief Dikkop, chief of the Khoi Khoi, was so impressed with the missionaries' work that he requested several times for a missionary to come live and work

with the people. In February 1813, the good news came that Rev. Pacalt would come to Hoogekraal. On his own initiative, Chief Dikkop personally went to Zuurbraak by ox-wagon and transported the first resident missionary, Rev. Charles Pacalt to Hoogekraal. The journey took Chief Dikkop four weeks to complete.

Despite all the efforts of Kaptein Dikkop to spread the gospel amongst his followers, he was buried outside the mission's burial ground about 100 metres from the church. The reason was apparently that he had never converted to Christianity. His grave may still be seen near the burial grounds. Rev. Charles Pacalt, Rev John Brown Milne, Rev Anderson all lie buried in this peaceful spot. Epeneta Jantze is the only member of the Khoikhoi tribe who was buried with them in the mission's acre. The relative location of the historic settlement of Pacaltsdorp is noted in Figure 3.2 below.

Railways

According to De Kock (2025), during the late 19th century, the New Cape Central Railway company (NCCR) was in the process of extending its railway lines eastward from Cape Town in stages. By April 1899 the line reached Swellendam, followed by Riversdale (February 1903) and by 1904 further extension towards the Gouritz River was underway with Mossel Bay as the final end goal.

Given the strategic location of the Mossel Bay harbour, situated roughly halfway between Cape Town and then PE, connecting the harbour through rail to hinterland areas such as Oudtshoorn and beyond was crucial from an economic perspective and petitions for the construction of such a railway line were submitted to the Cape Government as early as 1875. Initially, as early as 1880, two route alignments were considered, namely a longer route through the historic Attaquas Kloof or a coastal route via George, the latter of which was selected (Figure 3.1).

During October 1896, a contract was signed with the Grand Junction Railway Company, in terms of the Railway Extension Act of 1895, to construct the line from Mossel Bay to Oudtshoorn, via George. While initially a three-year construction programme was envisaged, the project was delayed for several years brought about by difficult terrain/ topography severely impacting works as well as the contractor going bankrupt in 1902. At that time the earthworks were nearing completion, close to George, at milepost 31 (50 km). However, construction of the bridges over the Great Brak River, Maalgate River and Gwayang River had not yet commenced, and the Cape Government was forced to take over the work. Work recommenced during October 1904 and the line as far as George was opened on 25th September 1907 (Ball, P. 2015).

Stations or sidings along the route from Mossel Bay to George included Hartenbos, Little Brak, Great Brak, Outeniqua, Skimmelkrans and Gwayang. The remains of the former Outeniqua siding, which included an office, stores and accommodation, are situated ±400m west of the study area (see Figure 3.1 below).

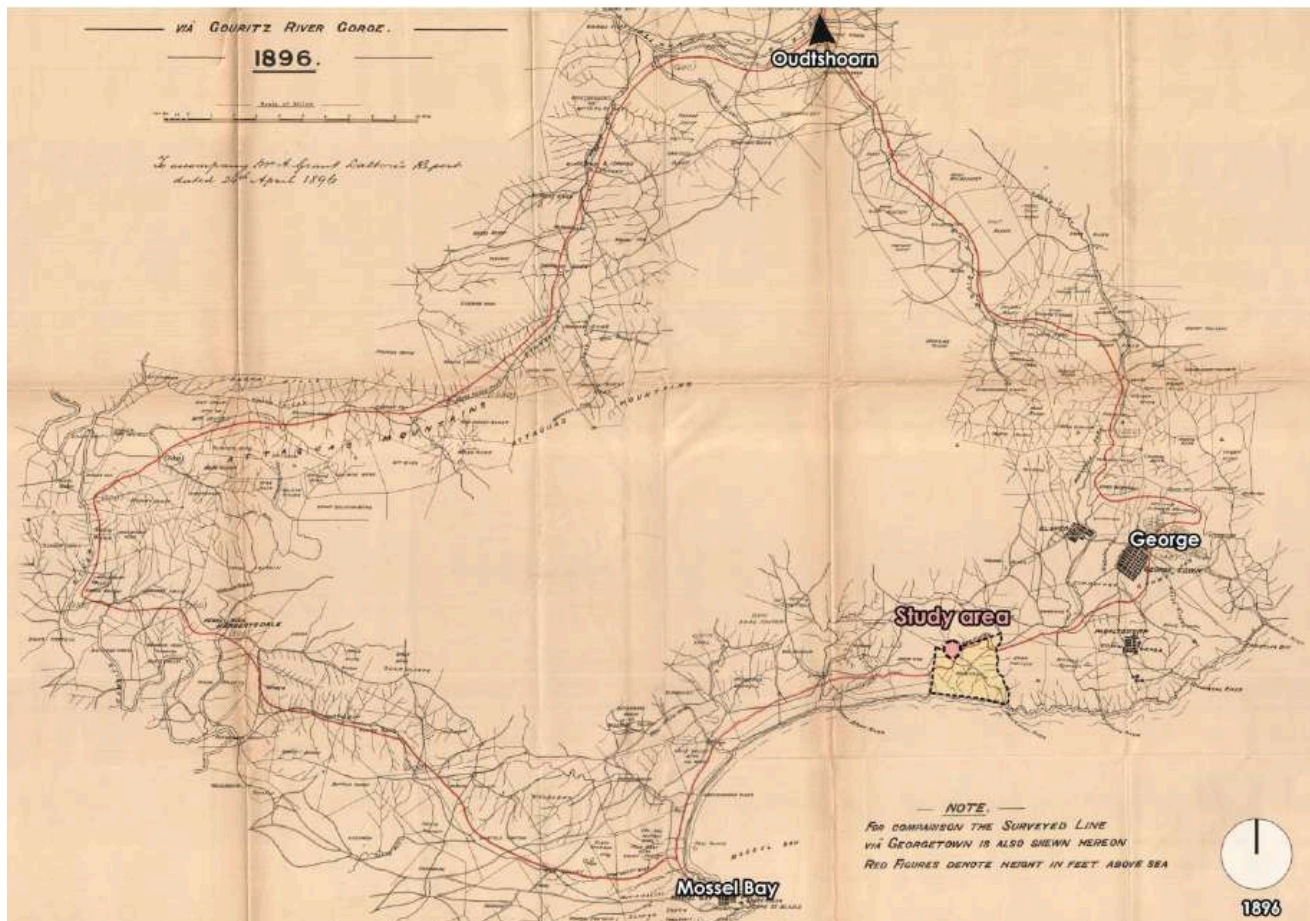


Figure 3.1: Extract from map accompanying 1896 proposal for route alignments to extend the railway line from Mossel Bay to Oudtshoorn (NGSI, as edited in De Kock, 2025).

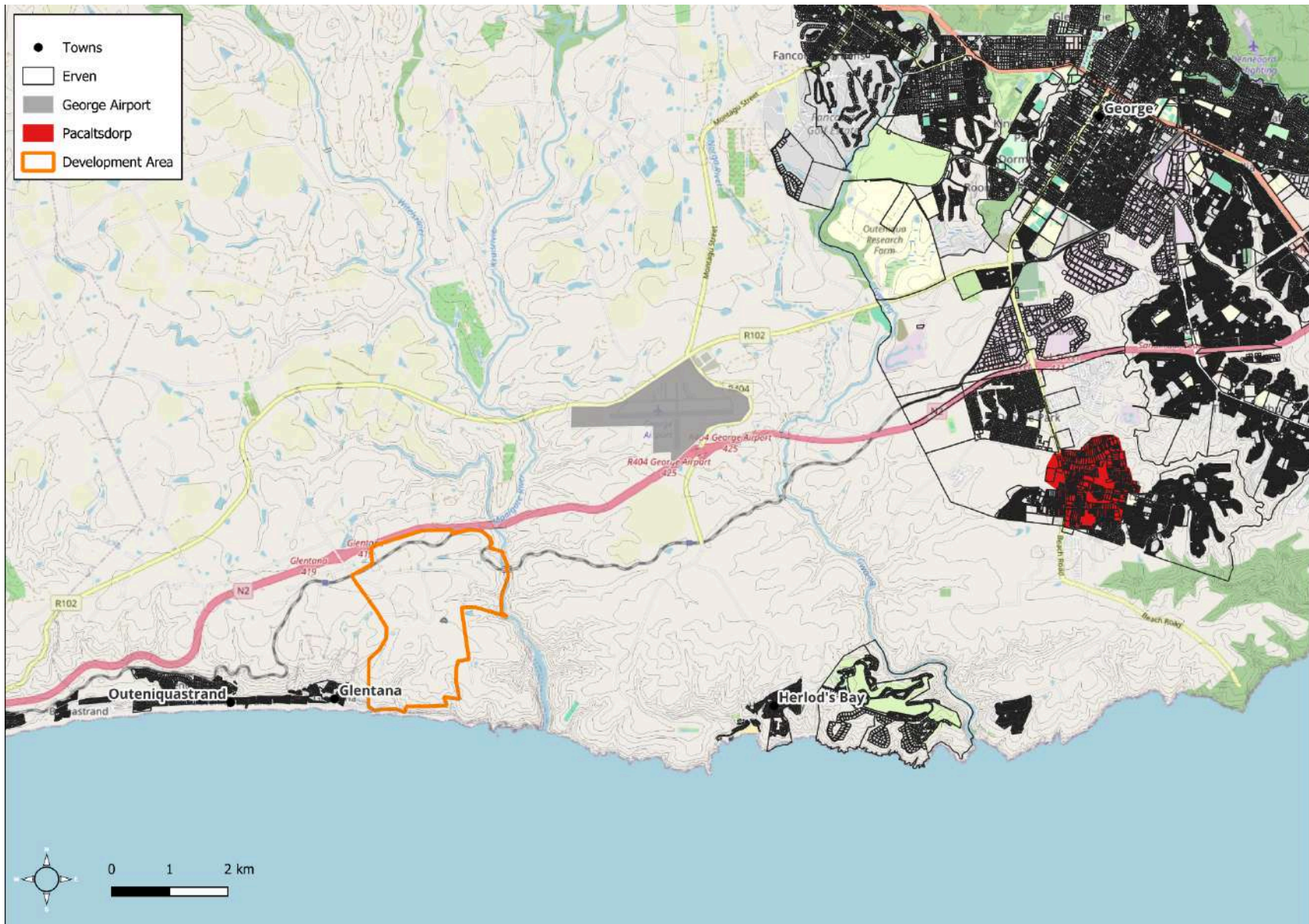


Figure 3.2: Map of the development area relative to George and Pacaltsdorp in the east and Glentana to the west

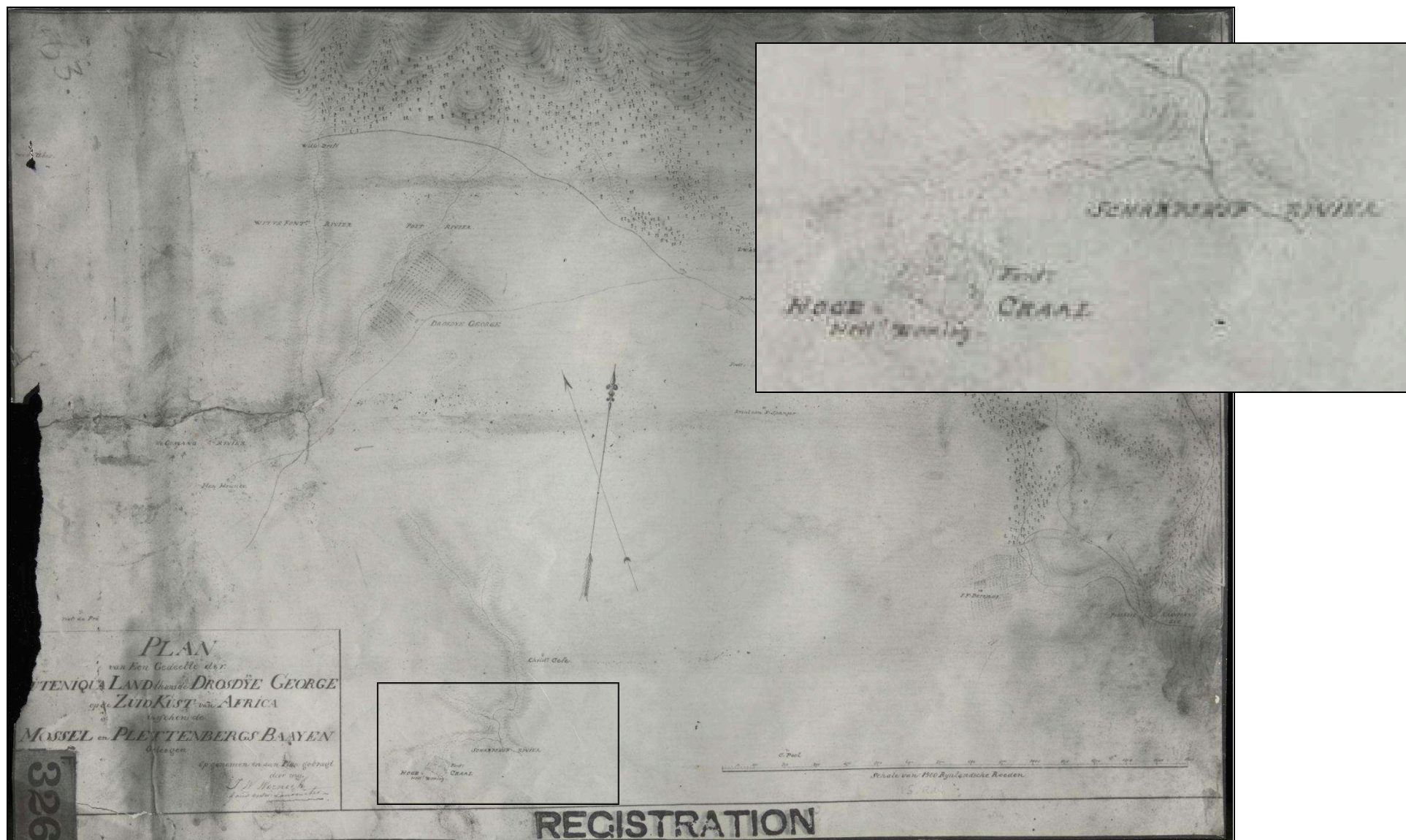


Figure 3.3: J.W. Wernich (1785). (No. 326) Plan van een gedeelte der Outeniqua Land thans de Drosdyë George op de ZuidKust van Africa tusschen de Mossel en Plettenbergs Baaye. MSC 6, Box 30. Peter Crail Collection (1017161420). The National Library of South Africa. This map is likely a copy made by Peter Crail from the Cape Town Archives. This is the earliest map in the Crail collection that shows the area proposed for development and the development of George as a Drotsdy.

d. Evolution of Site

According to De Kock (2025), at least three early farms named “Hoogekraal” occurred within the George magisterial district, with others, located in for example the neighbouring Knysna district. Within the George area, one of these lay inland from the Wilderness Lakes, another at the present location of the village of Pacaltsdorp and the third being the subject farm Hoogekraal.

One of the earliest maps (1789 - 1790) recording the coastline between Breede River and present day Gqeberha denotes occupation of the subject area by colonial occupant Adam Botha. The map denotes the location of at least three features, two of which are presumed to be the farmstead and an outbuilding, as well as a patch of cultivated land. This early map assigns the name “Hoogekraal” to the area that was to become Pacaltsdorp rather than the subject study area (Figure 3.4 below).



Figure 3.4: Location of the subject early farm “Hoogekraal” with the context of the 1789-1790 map produced by Jones & Frederici (Rijksmuseum, Amsterdam, 2025 as edited in De Kock, 2025)

As noted by Aikman (2005) and his report on the work completed by Schulz, the area proposed for development has been subject to cultivation and agricultural activities since 1886. “Starting in 1882: “An extremely complex set of Deeds transactions took place...when the farm was registered in 1/8th undivided shares” which all “changed hands in 1886 when an amended grant was registered”. An annexure shows the resurvey of 1886 and subdivision into 5 portions regranted in 1887, apparently largely to the Botha family and associates, namely: Robert Ogilvie Scott (Portion 1), Cornelius Terblans (Portion 2), Johannes Hendriks Botha

(Portion 3), Adam Francis Scott (Portion 4), and Hendrik Christoffel Botha (Portion 5). Kathleen Schulz found further names of tenant farmers (7) and Coloured labourers (41+) in her investigation.

This process of subdivision carried on through the 20th Century as the property was cut up into smaller and smaller portions. Kathleen Schulz recorded a total of 13 buildings shown on the title deed diagrams from 1908 up until 1947. The economic viability of these small farms appears to have always been marginal and this is reflected in the modest materials used for the construction of farmhouses and cottages for labourers. By the end of the 20th Century there were a total of 58 farmhouses and cottages. Dairy farming and stock rearing continues on parts of the property but no crops have been grown for some time. The landscape today is made up of fenced stock camps, sometimes bordered by windbreaks of Monterey pines (*Pinus radiata*) or beefwood (*Casuarina spp.*). Invasive alien trees and scrub occupies much of the land. The property has a generally neglected and run-down appearance."

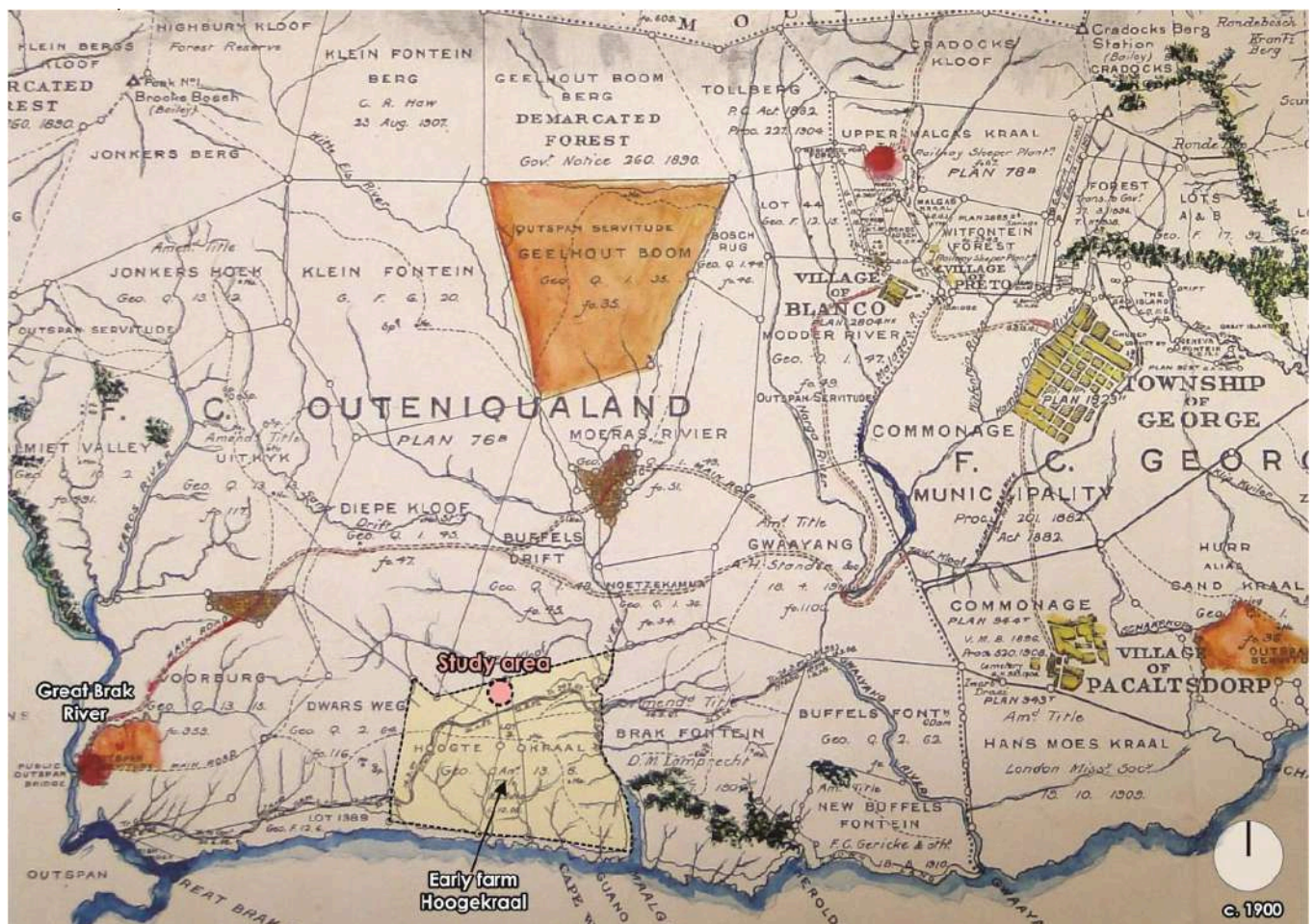


Figure 3.5: Early farm Hoogete Oorlaal shown within context of surrounding settlements (c. 1880-1900) (George Museum as edited in De Kock, 2025)

The first formal land rights in respect of the early farm Hoogekraal were only registered in 1818 in favour of the widow Botha (Lea Jacoba Barnard). The 1818 diagram depicts the location of a single building, a fountain, cultivated land and grazing lands. Similar to the 1789/1790 map, the 1818 diagram shows the building within the centre of the early farm, thus well south of the subject study area. During 1886 Hoogekraal was resurveyed and subdivided into eleven portions and regranted.

The image is a composite of three documents related to a land survey.

Top Left Document: A map titled "DING N° 1" and "Geo. d. 2. 17". It shows a large, irregularly shaped land area with a river flowing along its right side. A scale bar at the bottom indicates a distance of 1000 feet. A north arrow is located in the upper left corner. The map is labeled with "s/9450" and "A.T. 1798 8/30/1866".

Top Right Document: A smaller map showing a building and a river. It is labeled "Geo. d. 2. 67" and "s/9450". The map is oriented with the river at the bottom and the building at the top. It is labeled with "A.T. 1798 8/30/1866" and "s/9450".

Bottom Document: A handwritten document in Dutch, dated 10 January 1817. It mentions "Benj. Duijnz" and "Landmeter". The text is written in a cursive script. It includes a signature and a date "1817".

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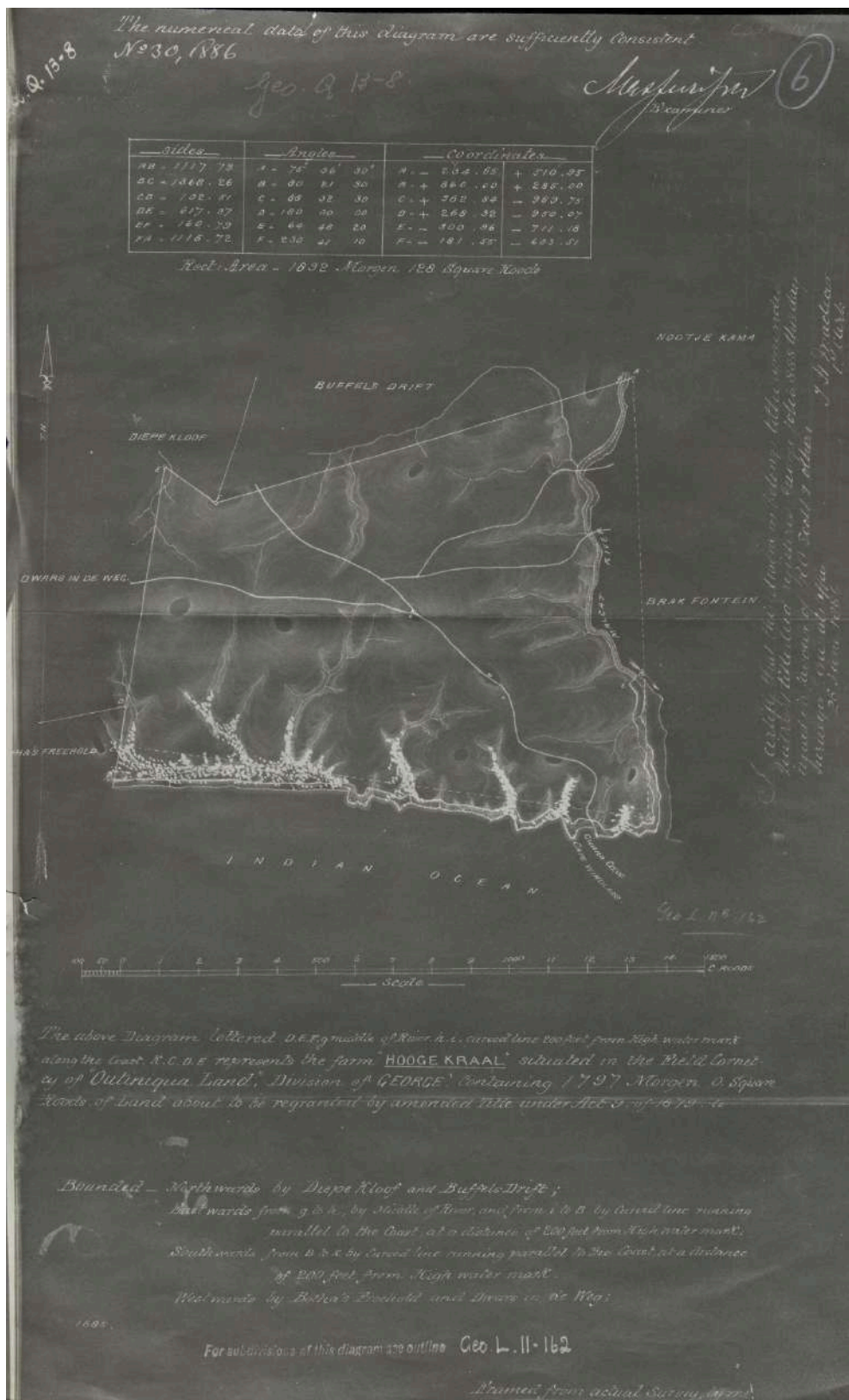


Figure 3.7 Surveyor General Diagram (1885). (No. 6) Diagram Of The Farm Hooge Kraal. MSC 6, Box 30. Peter Crail Collection (1017161420). The National Library of South Africa.



Figure 3.8: Trigonometrical Survey Office. (1940). (No. 784) Topographical Survey Sheet, George. MSC 6, Box 30. Peter Crail Collection (1017161420). The National Library of South Africa.



Figure 3.9 Historic Aerial Imagery from 1957 (Top) and Figure 4.2: Historic Aerial Imagery from 1974 (Bottom)

According to Franklin's book 'The Story of the Great Brak River', the following applies to the Hoogekraal farm:

- Bought by Jacobus Botha Junior in 1748
- Converted to quitrent tenure in 1816 and bought by Marthinus Christoffel III, Daniel Andries and Jacobus Johannes for £225, great grandsons of Jacobus Botha Junior.
- Jacobus Botha of 'Voorburg' acted as guide to Ensign August Frederick Beutler in 1752 when he was investigating French ships from Mauritius looking to form a colony.
- Large portions of the property are situated on the steep hill side.
- Marthinus Christoffel III described the farm as inferior for purposes of cultivation and that he had been reduced to cutting trees in the government's woods.
- Road repairs undertaken by Marthinus Christoffel between the river & George
- Marthinus Christoffel was later contracted to provide rations to the convicts building the bridge over the Great Brak River, and later contracted for £6 per annum to keep the bridge in repair.
- In 1865 it was recorded in the George Divisional Council Minutes that in a re-survey of Outeniqualand everything was settled except for the 'dispute between the proprietors of 'Voorburg' and the government regarding the piece of land occupied by Salomon Ferreira on the Western Boundary of the said farm'.
- Ongoing issues are evident between the Bothas and Ferreiras over land. They were unsuccessful in their attempts to regain the land and Charles Searle Senior bought it from Ferreira in 1869 and later built a house on it.

e. Known Heritage Resources

In 2005, Aikman completed a built environment analysis of the structures located within this development area. His findings are summarised in the table below.

Table 1: Extract from the previous HIA completed by Aikman (2005)

ID	Property	Statement of Significance	Grade
1	Farmhouse on Portion 75/238	This is an early 20th Century farmhouse of a type found throughout South Africa. This one has been fairly extensively remodelled although its basic form is still retained. The mature trees add to its historical value. Intrinsic and contextual significance in terms of the following: • Historical fabric is significantly altered (scale and form still intact) • Limited evidence for historical layering • Few elements of construction are authentic • Remaining fabric has historical value (older than 60 years) • Remaining fabric contributes to understanding of uses and roles of place over time • Contributes to the broader historical, visual-spatial character of a place	3C
2	Farmhouse on Portion 52/238	This house has been heavily remodelled and retains little of its original form and character. The new house erected immediately to the north of it completely overwhelms it visually.	NCW
3	House on Portion 53/238	This house has also been modernised and is architecturally undistinguished. A second house has been built next to it and overwhelms it visually. Apart from its age it has little to commend it.	NCW
4	Houses and barn on Portion 55/238	These three buildings have been vacant for some time and are in very poor condition. The main house has been vandalised. Apart from its basic form there is little remaining fabric. Its veranda roof has been lost and there is a mixture of joinery elements. The cottage to the west of the house is in slightly better condition. It is a simple vernacular building typical of many hundreds throughout South Africa.	NCW
5	House on Portion 146/238	This small house probably dates from the mid to late 19th Century and is almost entirely intact. Its steep roof suggests that it may have been thatched originally. Its joinery is original. It is currently used as a store. Intrinsic and contextual significance in terms of the following: • Historical fabric is mostly intact (past damage is reversible) • Fabric possesses very strong evidence for historical layering • Most elements of construction are authentic • Fabric dates to the early origins of a place • Rare or excellent example of its type or form • Fabric clearly illustrates an historical period in the evolution of a place • Fabric clearly illustrates the key uses and roles of a place over time <i>Could not be located on map</i>	3A
6	Cottage on Portion 17/238	This little cottage is a fine example of a vernacular building and probably dates from the 19th Century. It has a steeply pitched corrugated iron roof suggesting that it may have been thatched. Although it has been poorly maintained and is not beyond repair and could be easily renovated. An unusual feature of its construction is the walls. These are of lime-plastered sun-dried clay blocks. A portion of plaster is missing revealing this form of construction once common in this district. Its central siting in a field near to one of the old farm roads gives it landmark status. Intrinsic and contextual significance in terms of the following: • Historical fabric is mostly intact (past damage is reversible) • Fabric possesses very strong evidence for historical layering • Most elements of construction are authentic • Fabric dates to the early origins of a place • Rare or excellent example of its type or form • Fabric clearly illustrates an historical period in the evolution of a place • Fabric clearly illustrates the key uses and roles of a place over time. • Historical and/or visual-spatial landmark within a place.	3A
7	House on Portion 68/238	It appears to have been altered with its awkward gable in the Cape Revival tradition, which became popular in the Edwardian era. Its thick walls and rough plaster suggest that the core of the house is probably from the mid to late 19th Century as do the sliding sash windows which are incongruous with the quirky gable. An intriguing feature of the house is that its main façade faces north and inland and its back is firmly turned towards the sea and the winds. There is a derelict freestanding "bakoond" at the back of the house and a concrete water tank to	3A

		collect rainwater from the roof. The roof of corrugated iron has a loft dormer. Intrinsic and contextual significance in terms of the following: • Historical fabric is mostly intact (past damage is reversible) • Fabric possesses very strong evidence for historical layering • Most elements of construction are authentic • Fabric dates to the early origins of a place • Rare or excellent example of its type or form • Fabric clearly illustrates an historical period in the evolution of a place • Fabric clearly illustrates the key uses and roles of a place over time. • Historical and/or visual-spatial landmark within a place.	
8	House on Portion 64/238	The house, shown in figure 18 below commands a hilltop site to the northwest of the Hoogekraal homestead. It is similar to the house (6) discussed above although it is in better condition. Intrinsic and contextual significance in terms of the following: • Historical fabric is mostly intact (past damage is reversible) • Fabric possesses very strong evidence for historical layering • Most elements of construction are authentic • Fabric dates to the early origins of a place • Rare or excellent example of its type or form • Fabric clearly illustrates an historical period in the evolution of a place • Fabric clearly illustrates the key uses and roles of a place over time. • Historical and/or visual-spatial landmark within a place.	3A
9	The Hoogekraal Farmstead	This complex is sited on a hilltop and commands fine views all around and has an intrinsic relationship to its rural setting. The complex contains the Botha family cemetery, the original farmhouse and a second house in close proximity. It is screened from the onshore winds by a mature windbreak of indigenous trees. Although the farmhouse has been significantly remodelled and extended to convert it into a guesthouse the original core remains intact with its yellowwood doors, joinery and boarded ceiling. Intrinsic, associational and contextual significance in terms of the following: • Historical fabric is mostly intact (past damage is reversible) • Fabric possesses very strong evidence for historical layering • Most elements of construction are authentic • Fabric dates to the early origins of a place • Rare or excellent example of its type or form • Highly significant association with an historic person or social grouping • Highly significant association with historic events or activities • Highly significant association with the key uses or roles of a place over time • Fabric clearly illustrates an historical period in the evolution of a place • Fabric clearly illustrates the key uses and roles of a place over time • Historical and/or visual-spatial landmark within a place.	3A

Due to the time that has lapsed since Aikman's assessment (2005), and as part of this analysis, all of the structures located within the project area were subject to an updated assessment. The results of this assessment are included in section 4 below, including updated proposed gradings. Unfortunately, many of the structures have fallen further into disrepair since Aikman's assessment in 2005.

f. Cultural Landscape

According to the VIA completed for the project by Square1 (Coughlan, 2026), the *genius loci* of the Hoogekraal landscape is deeply rooted in its rich agricultural, colonial, and maritime history. Dating back to the 18th-century settlement by pioneer stock farmers and woodcutters, the landscape's earliest formal land rights were registered in 1818, though it was occupied even earlier by figures such as Adam Botha, whose homestead appeared on maps as early as 1789. The area evokes a strong sense of a transitional rural-coastal frontier, defined by its historic connection to the Outeniqua forests and the dramatic southern coastline, which famously houses the 1902 shipwreck of the British steamer Baralong.

The landscape character of the site is defined as a highly transformed, yet historically complex, agricultural and coastal-plateau environment. The macro-topography plays a dominant role in the visual envelope. The site is situated on relatively flat, undulating agricultural plains that are bisected by the N2 National Road. To the south, this plateau terminates abruptly at steep, densely vegetated cliffs that drop toward the Indian Ocean, while the broader area is punctuated by the small valleys of the Maalgate River tributaries. This topography affords expansive, elevated vistas while maintaining a distinct agrarian feel on the upper plateau.

The cultural landscape presents a higher overall complexity and density of traditional patterns than is generally observed within the broader region. The landscape is characterized by:

- **Agricultural Fields:** The study area forms part of cultivated fields that have been transformed through agricultural activities over an extended period.
- **Historic Infrastructure:** The landscape features a comparatively high density of structures older than 60 years. This includes historic farmsteads, farmworker housing, a ruined original homestead, and at least three burial grounds.
- **Railway Heritage:** The historic railway line connecting George and Mossel Bay, opened in 1907, transects the area proposed for development. Remnants of the former Outeniqua siding and railway worker accommodation are situated adjacent to the site.
- **Anthropogenic Alterations:** The construction and widening of the N2 National Road in the 1950s significantly altered traditional landscape patterns. This major infrastructure intervention impacted early gravel road alignments and erased historical tree rows within its proximity.

The existing settlement pattern across the Hoogekraal boundaries is predominantly rural and agrarian, featuring small nodes of rural settlement scattered across the landscape. Unlike highly formal urban environments, the spatial layout is dictated by historical agricultural boundaries, the rugged coastal topography, and movement corridors such as Morrison Road and the historical railway line. While the N2 has modernized the northern boundary, the presence of ruined homesteads, agricultural fields, and traditional farm structures ensures the landscape retains a distinctly historic, pastoral character.

In his analysis for a NID submission for the Hoogekraal area, De Kock (2025) provides an analysis of the cultural landscape which informs the summary below:

Broader landscape context:

- The overall complexity and density of traditional landscape patterns evident across the early farm Hoogekraal are higher than generally observed within the region and include the ruined original Hoogekraal homestead, the physical location of which correlates with that denoted on 1789/1790 mapping as well as the 1818 and 1886 SG Diagrams.
- Other traditional landscape patterns referred to above include, inter alia, comparatively high density of other structures older than 60 years (farmsteads, farmworker and railway housing), at least 3 burial grounds, tree rows/ landscape framing, small nodes of rural settlement across the landscape, a school, rural convenience store as well as historic railway infrastructure and buildings.

Site-specific and direct environs:

- The study area here clearly forms part of cultivated fields transformed through agriculture.
- Faint tree rows evident across the study area no longer remain.
- Alignment of unnamed rural gravel access roads within the proximity of the study area differ from the present road layout, notably that of Morisson Road.
- Railway infrastructure evident southwest of the study area includes the Outeniqua siding, rail worker accommodation (several bungalows directly west of the siding) and railway manager's dwellings just southeast of the siding.

Despite the high complexity and density of traditional (cultural) landscape patterns evident across the early Hoogekraal boundaries, the subject study area is bisected by the N2 National Road the construction of which significantly impacted and altered said landscape patterns (e.g. tree rows, early roads) within its proximity.

With the exception of former railway accommodation (bungalows and dwellings) and railway tracks, located adjacent to the study area, railway buildings and infrastructure once part of the Outeniqua railway siding have been demolished. A number of historic farmsteads are located within the development area.

g. Heritage Themes

As noted by De Kock (2025), *"Archival research confirms that the farm Hoogekraal had been occupied by colonial farmers since at least the late 18th century. The land use history of the farm Hoogekraal appears to consistently have been that of agriculture (grazing and cultivation)."*

In 2008, Thompson compiled an extensive history of the area, the key points of which are summarised here.

- **Early Timber and Grazing Activities:** The shortage of timber in the western Cape by the 1700s led to the establishment of "Buiteposte" by the Dutch East India Company (VOC) to control timber cutting and cattle barter in Outeniqualand. The area saw increased activity from explorers, hunters, woodcutters, and settlers who began to occupy the region
- **Settlement and Agricultural Development:** The 1777 establishment of a VOC "Buitepost" in Outeniqualand on the Swart River helped to manage the transport and supply of timber to the Cape. The initial route to the Karoo and Eastern Frontier went over Duivelskloof Pass to the Langkloof, with Pampoenkraal serving as a key outspan for travellers
- **Expansion of Grazing and Farming:** From the early 1800s, the Victoria Bay valley was used for grazing cattle, and over time the area became a popular destination for campers and travellers. Efforts by individuals like Edmeades, who experimented with various grasses and grains, marked a shift from basic agricultural practices to more diversified farming
- **Local Infrastructure and Economic Shifts:** The construction of roads and other infrastructure, such as the 1928 George to Knysna railway line, impacted the region's development. The area saw various ownership changes and land sales throughout the 19th and 20th centuries, reflecting shifting economic activities, including farming, forestry, and more recently, development initiatives (Thompson, 2008)

Additional themes that require interrogation include:

- The role of missionaries in the evolution of George, Pacaltsdorp (Hoogekraal) and Blanco
- Continuity of land use in the area through time
- Social significance of the area to the farm workers living within the development area

Table 2: Table of graded resources

Site ID	Description	Grade	Photograph - March/April 2026
8 and 11	Burial ground at road intersection. Consists of a number of clearly visible modern burials.	IIIA	
17	Small farm cottage with Cape Revival Gable. Same as ID #8 in Aikman (2005)	IIIC	
21	Recently renovated Jonkmanshuis located within the Hoogekraal Werf precinct. Currently used as tourist accommodation. Described as a historical property which dates back to 1723, the renovations of the Jonkmans Huis on the property are under curatorship of the Hoogekraal Educational Trust overseen by Tienie Botha.	IIIB	

23	Ruins of the Smitswinkel and "Old School". Was likely one of the oldest structures in the broader area. Potential archaeological value.	IIIC	
24	Ruins of Hoogekraal Historic Manor. In dire state of disrepair, extensively vandalised with no roof or windows. Said to be the oldest farmstead in the region dating back to the 1700s, the property has been systematically stripped. Some interesting features remain intact including ramshead and floral plaster detail above some of the doors, historic stone work visible in wall section. High likelihood of buried archaeology within the Hoogekraal werf precinct. The old manor house is said to have provided hospitality to early travellers as far back as the 1840s. Then, in the 1990s, it was used as a guesthouse run by Tony Botha, a former international banker and later an ANC politician, and his partner Colin Bryan. Botha is buried in the family graveyard. Same as ID#9 in Aikman (2005)	IIIB	
27	Hoogekraal Historic Cemetery, more than 50 marked and unmarked modern and historic burials. Cemetery is fenced off.	IIIA	

28	Small historic cottage. Same as ID#5 in Aikman (2005)	IIIC	
35	Small recently renovated farm cottage with pediment detail	IIIC	
40	Small cottage, not visible from the road and behind a locked gate. Possible IIIC	IIIC	Unavailable
44	Historic farm werf with partial hipped roof, stoep and end-gable	IIIC	

49	Small farm cottage	IIIC	
52	Small farm cottage with Cape Revival Gable. Same as ID #7 in Aikman (2005)	IIIC	
54	Small ruin of structure within the Hoogekraal werf precinct. Potential archaeological value.	IIIC	

4. Statement of Significance

a. Identification of Heritage Resources

i. Palaeontology

The geology underlying the area proposed for development has low sensitivity for impacts to significant palaeontological heritage.

ii. Archaeology

Stone Age Archaeology

The area adjoining the Maalgate River and the ocean is potentially of high archaeological significance with the possibility of *in situ* Middle Stone Age material (Nilssen 2008). Nilssen (2008) concludes that *"Overall, the quantity and quality of the archaeological record in the study area is impressive, significant and relatively rare. The contexts of finds are not greatly disturbed by human activity and the potential for the occurrence of palaeontological, climatic and environmental resources should not be ignored."*

The field assessment did not identify any stone age archaeology within the development area. This is likely a result of the extensive cultivation that has been undertaken here, the extensive grass coverage cultivated for cattle grazing and the transformation of pockets of land as a result of the construction of informal farm workers' cottages. Similar findings were made by Kaplan (2005), who undertook an extensive survey of the project area, which also extended to the north of the N2. He noted that *"over 95% of the area was already heavily disturbed, with no natural vegetation. The area having been intensively farmed for many decades"*.

However, it is important to note that Kaplan (2005) identified between 60 and 70 ESA and smaller Middle Stone Age (MSA) tools were located in old grazing lands alongside the railway line and south of the N2, in the area designated for the agri-village. Several more ESA tools were found during the course of Kaplan's study (2005), in both the proposed development footprint, as well as in the proposed conservation area, but these tools are very thinly spread over the surrounding landscape. His finds were determined to have low local significance (Grade IIIC) and no mitigation was recommended.

Ruins

The field assessment identified a number of ruins of historic structures located within the area proposed for development, including sites 7, 15, 34, 38, 39 and 51. Site 7 was previously graded IIIC in Aikman (2005), however the structure has since fallen into ruin. None of the above structures have any discernible heritage value based on the information available to date and as such, these ruined structures are all determined to be Not Conservation-Worthy.

Cliffs to the south

The southern section of the project area is presently densely vegetated with limited accessibility through the vegetation through to the cliffs above the Glentana beach. No archaeology was visible within the densely vegetated southern portions, however visibility was significantly obscured by the dense vegetation.

The Glentana shipwreck is located at the Glentana beach below the cliffs that form part of the project area. There are some footpaths that navigate the steep cliffs down to the beach and the shipwreck.

Nilssen (2008) surveyed a remainder of Portion 54 of the farm Hooge Kraal 238, which is located between the south of the study area and the coastline, and adjoining the Maalgate River where a higher density of archaeological remains is expected. Due to the dense vegetation cover, a comprehensive survey was not possible. He observed several sea-cut caves along the cliffs which may be of scientific/heritage significance, noting some cemented Middle Stone Age deposits containing stone tools and marine shells which are very rare and highly significant. He also observed medium density scatters of Later and/or Middle Stone Age stone artefacts in vehicle tracks. The resources recorded by Nilssen (2008) are located approximately 1km outside of the project area, and were not accessible at the time of the field assessment due to locked gates. However, the cliffs and cliff-face have been identified as an area of high archaeological significance in the maps above.

An increase in the number of people living above the cliffs is likely to increase the number of people who access the Glentana beach and the shipwreck via the footpaths through the cliffs. This is likely to increase the accessibility of the sea-cut caves within the cliff-face which may be of archaeological significance.

Should the development proceed, it is recommended that a thorough survey of these sea-cut caves be undertaken in order to determine their scientific value and in order to inform a Conservation Management Plan to ensure the appropriate management of these resources should it be deemed necessary.

Burial grounds

Two burial grounds are located within the project area. One of these is associated with the Hoogekraal farm werf and is further detailed below. The other is recorded as Sites 8 and 11 above (Figure 5.2). This burial ground is located at the intersection of two farm roads, and appears to be largely informal. The area occupied by the cemetery is indicated as an area of high archaeological significance in the maps above.

High cultural value is placed on human remains and as such, no impact to these sites can take place. There is a high risk of accidental impact or disturbance to these sites during the construction phase of development. Recommendations pertaining to the management of impact to these sites are included below. Furthermore, unknown or unmarked burial grounds and graves remain at risk during the construction phase and are likely to be subject to very high direct impacts without mitigation.

As noted in the project description for this development, The graves linked to the current farm workers will remain, but going forward, any new burials will take place in the area indicated for that use to be located near to the proposed farm-workers village. The current cemetery site will remain and be respected as indicated on the layout plan.

It is further recommended that the current informal cemetery be formalised through the erection of a fence, with access to the cemetery guaranteed throughout the life of the development. Any proposed roadworks located within 10m of the existing cemetery must be monitored by an archaeologist to ensure that no unmarked burials are accidentally impacted by any proposed development activities.

Further information is included in Appendix 1.

iii. Built Environment

A number of modern structures, and structures that are determined to be Not Conservation-Worthy, were identified within the project area. These structures are not considered further here and there is no heritage objection to their demolition.

Graded Structures

The field assessment identified 7 structures located within the project area that have contextual architectural value at a local scale. Site 44 is located just outside of the project boundary, and site 49 is located north of the N2, and is also excluded from this project area. As such, these structures are not discussed further.

Site 40 was not easily visible from the road, and was behind a locked gate, and as such, a conservative grading of IIIC is proposed. This grading may be revised upon the receipt of up-to-date images of the structure.

Sites 17, 28, 35 and 52 are all small cottages located within the project footprint. Site 28 was graded IIIA by Aikman in 2005 and is described as "This small house probably dates from the mid to late 19th Century and is almost entirely intact. Its steep roof suggests that it may have been thatched originally. Its joinery is original. It is currently used as a store." In this report, it is recommended that this site be graded IIIC for its contribution to the agricultural context of the development area.

Sites 17 and 52 were also graded IIIA by Aikman in 2005. Site 17 is described as commanding "a hilltop site to the northwest of the Hoogekraal homestead. It is similar to the house (6) discussed above (site 52 in this 2026 report) although it is in better condition" Site 52 is described as appearing "to have been altered with its awkward gable in the Cape Revival tradition, which became popular in the Edwardian era. Its thick walls and rough plaster suggest that the core of the house is probably from the mid to late 19th Century as do the sliding sash windows which are incongruous with the quirky gable. An intriguing feature of the house is that its main façade faces north and inland and its back is firmly turned towards the sea and the winds. There is a derelict freestanding "bakoond" at the back of the house and a concrete water tank to collect rainwater from the roof. The roof of corrugated iron has a loft dormer." In this report, it is recommended that these sites be graded IIIC for their contribution to the agricultural context of the development area.

Site 35 is located only 300m from site 52 and was not identified in Aikman (2005). As such, it is unclear if this structure is older than 60 years. However, this small cottage has an interesting half-moon curved pediment located above the central door. While this structure has recent features, its scale and pediment contribute to the agricultural context of the area and as such, it is recommended as a Grade IIIC resource.

It is recommended that the above graded buildings are retained within the development and are not demolished due to their contribution to the broader agricultural context of the project area.

Hoogekraal Farm werf precinct

It is important to note that the historic Hoogekraal Farm werf is located within the project area but is excluded from the proposed development. The farm werf precinct includes the recently renovated Jonkmanshuis (site 21, graded IIIB), the ruins of the old Smitswinkel (site 23, graded IIIC), the ruins of the

Hoogekraal Manor house (site 24, graded IIIB) and the Hoogekraal farm burial ground (site 27, graded IIIA). Due to its high levels of historic significance, this precinct is the key heritage resource within the project area (Figure 5.3).

No direct impact to the Hoogekraal werf precinct is anticipated as a result from this proposed development.

Further information is included in Appendix 1.

iv. Cultural Landscape

The area proposed for development is located within agriculturally significant flat plains and rolling hills that rest between the ocean to the south and the Outeniqua mountains to the north. The pattern of settlement resulting from the cultivation of the region, which is characterised by small vernacular structures positioned at low densities across the landscape, forms a unique and significant cultural landscape.

Contributing elements to this cultural landscape include:

- Individual structures of historic or aesthetic significance such as those identified by Aikman (2005). It is noted that subsequent to Aikman's analysis in 2005, a number of the structures identified in his assessment have fallen to ruin (Figure 9.1 and 9.2)
- The Hoogekraal Manor House and its viewsheds
- Agricultural elements such as dams and windbreaks of Monterey pines (*Pinus radiata*) or beefwood (*Casuarina spp*) that contribute as structuring elements in the landscape
- The structuring element of the N2, the railway line and lower order agricultural roads that link structures of heritage significance
- The green fingers resulting from the tributaries that feed the Maalgate River and their contribution to the sense of place
- Continuation of agricultural use through time and the importance of the agricultural nature of the development area
- Social significance of the farm workers who continue to live and work in the area

b. Heritage Indicators

The subject properties form part of the rural landscapes surrounding George. As noted in the George Heritage Strategy (Winter, 2023), threats to significant rural landscapes include:

- Development pressure on edges of urban areas for large-scale state subsidised housing (eg Erf 325 in Pacaltsdorp) and security / lifestyle 'rural' estates (e.g. Welgelegen, Kraaibosch expansion, Kingswood, Mont Fleur and Blue Mountain on the outskirts of George).
- Introduction of industrial activities and intrusion of large scale infrastructure in agricultural areas. (e.g. tunnel farming, solar farms etc).
- Gentrification of rural landscapes through lifestyle 'rural' estates, lifestyle centres, holiday accommodation and relocation of farm labour to "off-farm" housing settlements.

All of which result in the loss of rural authenticity, character and scenic value.

Additional impacts to the significant structures identified within the development area may occur, as well as to archaeological resources that have not yet been identified.

c. Mapping and Spatialisation of Heritage Resources

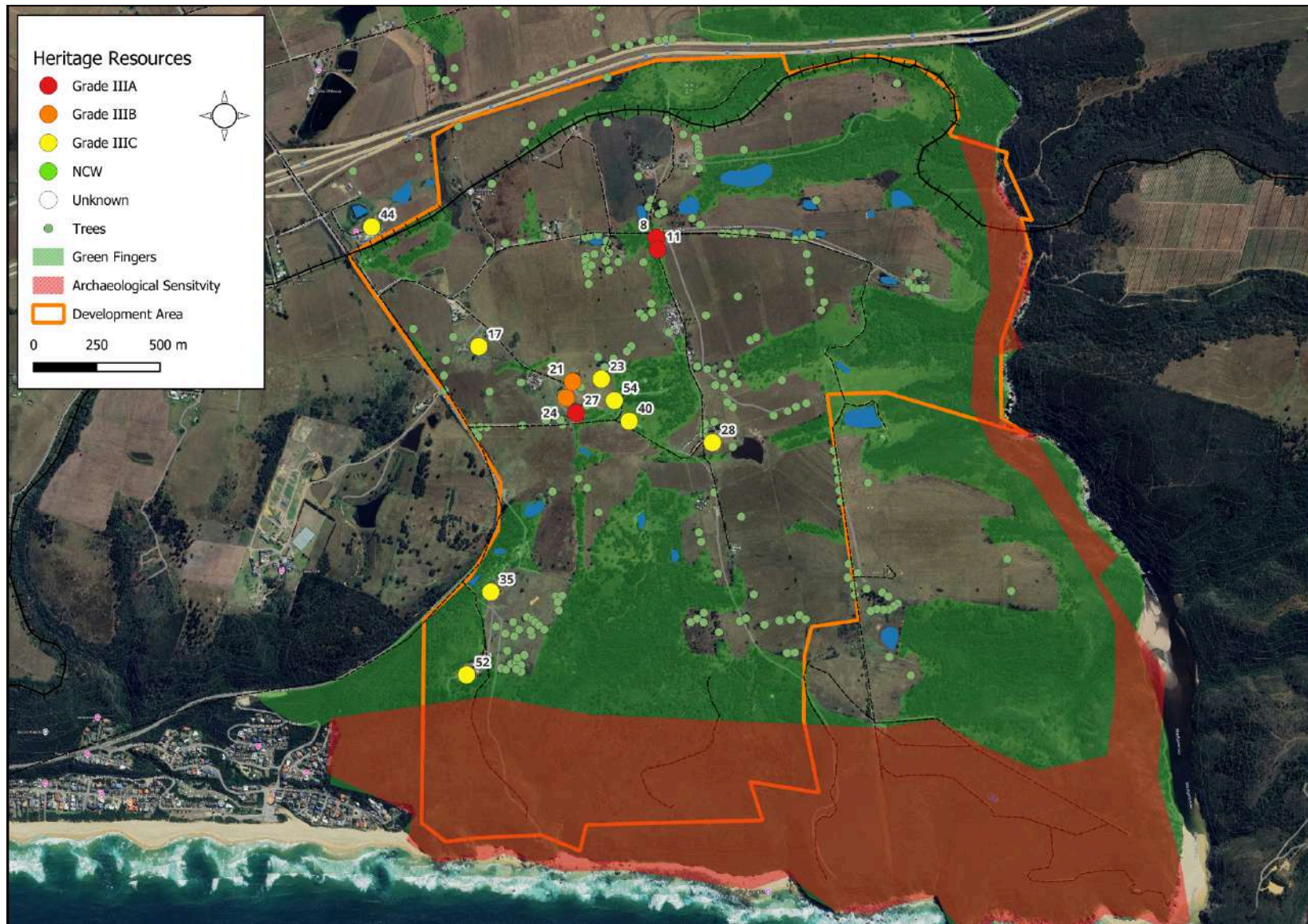


Figure 71: Identified heritage elements within the area proposed for development

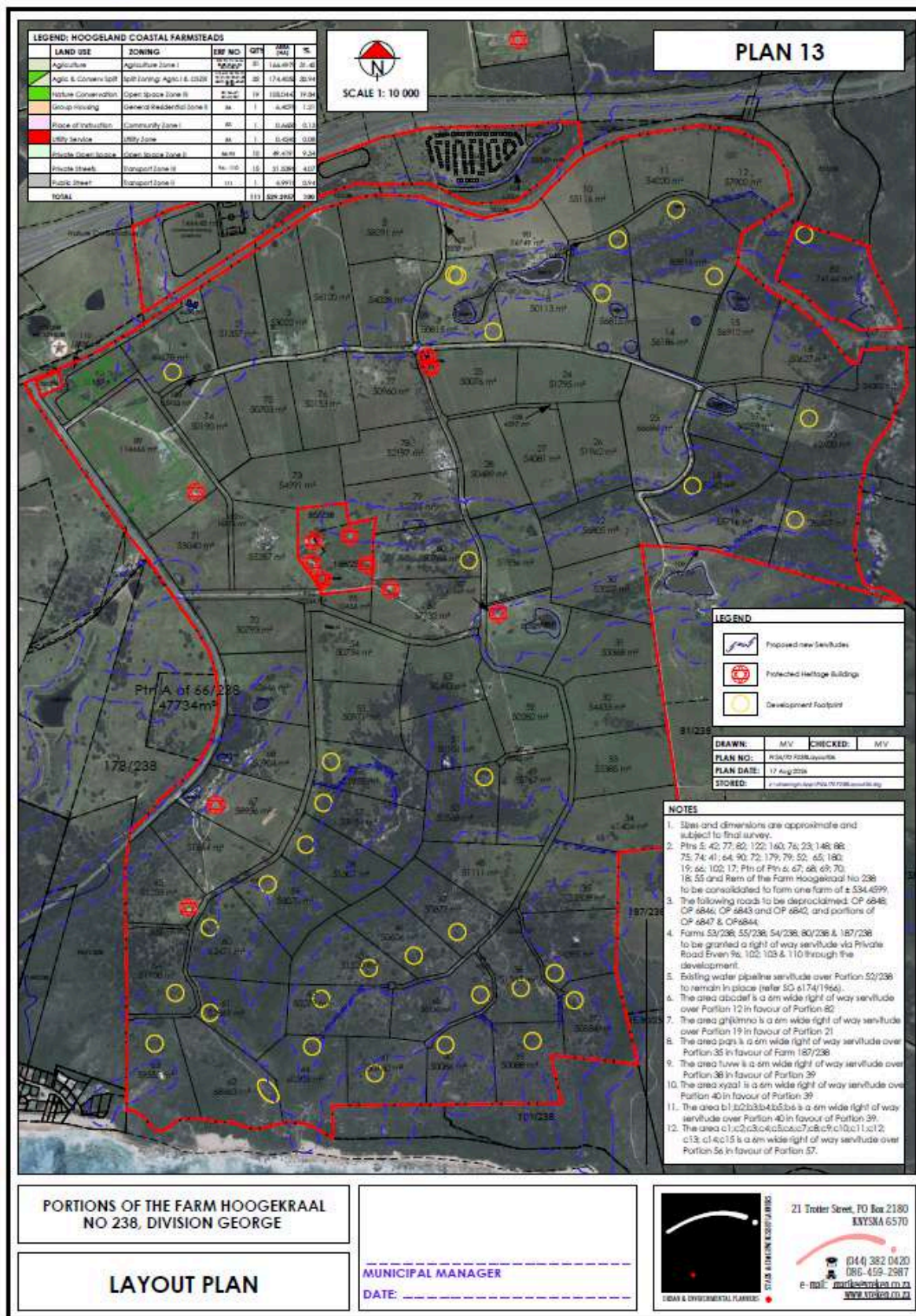
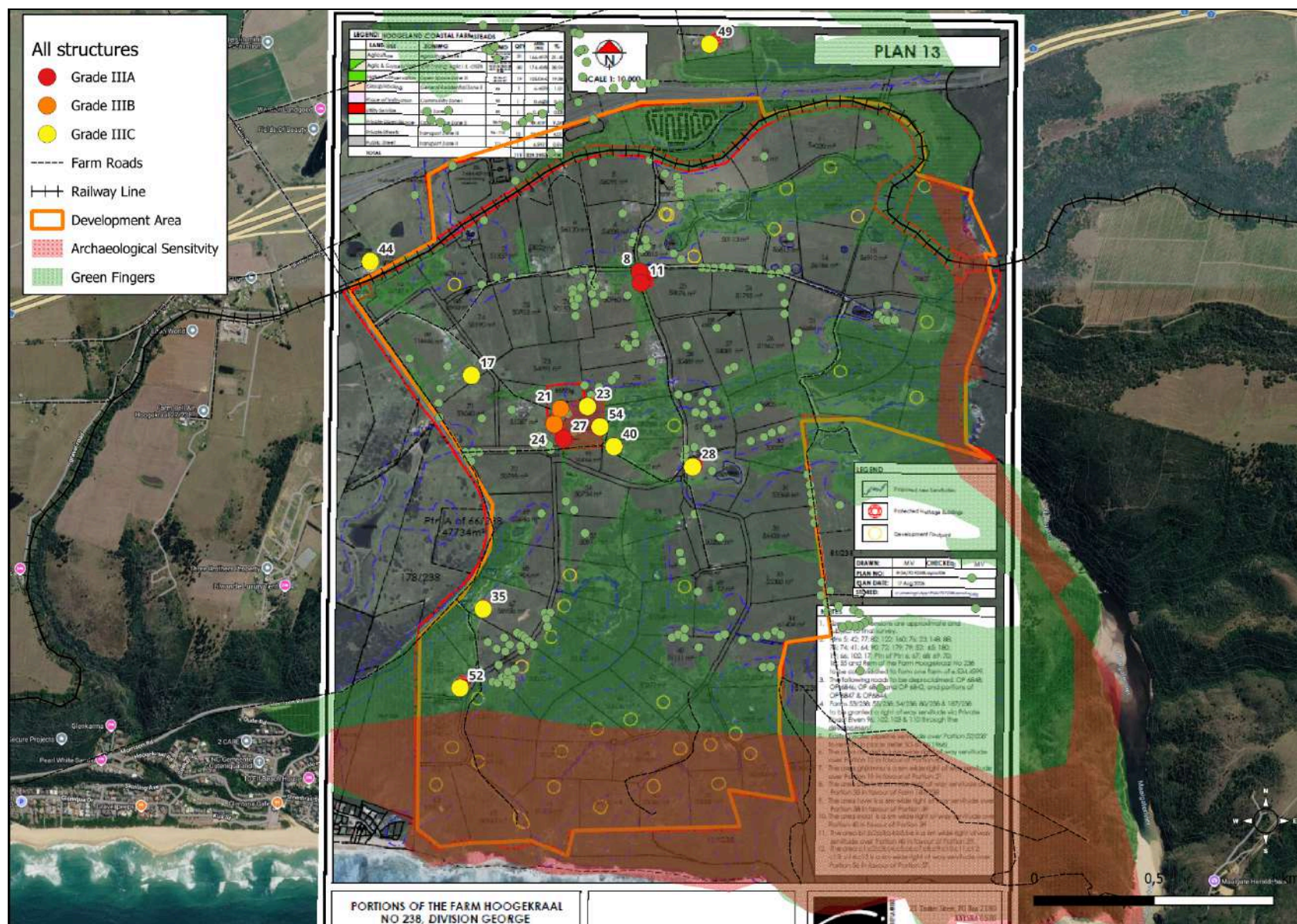


Figure 7.2: Proposed SDP with heritage resources indicated by red stars



5. Impact of the Development

a. Assessment of the impacts to Heritage Resources

i. Palaeontology

Due to the extensive history of agricultural activities in this area over the last 300 years, the likelihood of impact to intact significant fossil material is low. No impact to significant fossil heritage is anticipated.

ii. Archaeology

The field assessment did not identify any stone age resources within the project area, although previous assessments have identified scatters of ESA and MSA artefacts within the cultivated fields. Due to the extensive history of agricultural activities in this area over the last 300 years, and the distance of the assessment area from the coastline, the likelihood of impact to intact significant archaeological heritage is low. As such, the overall archaeological sensitivity of the project area is LOW. Areas of VERY HIGH archaeological sensitivity have been identified within the Hoogekraal farm werf precinct, around the informal cemetery (sites 8 and 11) and along the densely vegetated cliffs and cliff-face in the south. The following recommendations are made:

- The areas of high archaeological sensitivity mapped in RED in Figure 7 are not impacted by any construction activities. Any construction activities within these areas must be subject to monitoring by an archaeologist.
- The current informal cemetery (Site 8 and 11) be formalised through the erection of a fence, with access to the cemetery guaranteed throughout the life of the project.
- Should the development proceed, it is recommended that a thorough survey of the sea-cut caves in the cliffs be undertaken in order to determine their scientific value and in order to inform a Conservation Management Plan to ensure the appropriate management of these resources for the life of the project should it be deemed necessary.

iii. Built Environment

The field assessment identified 5 structures located within the project area that have contextual architectural value at a local scale - Sites 40, 17, 28, 35 and 52. These structures are graded IIIC and it is recommended that the above graded buildings are retained within the development and are not demolished due to their contribution to the broader agricultural context of the project area. Based on the available SDP included in this report, no impact is anticipated. Any alterations to these structures will require a permit application to HWC in terms of section 34 of the NHRA on a case-by-case basis.

There is no objection to the demolition of any of the other structures located within the development area on heritage grounds.

It is important to note that the historic Hoogekraal Farm werf is located within the project area but is excluded from the proposed development. The farm werf precinct includes the recently renovated Jonkmanshuis (site 21, graded IIIB), the ruins of the old Smitswinkel (site 23, graded IIIC), the ruins of the Hoogekraal Manor house (site 24, graded IIIB) and the Hoogekraal farm burial ground (site 27, graded IIIA). Due to its high levels of historic significance, this precinct is the key heritage resource within the project area

(Figure 5.3). No direct impact to the Hoogekraal werf precinct is anticipated as a result from this proposed development.

iv. Cultural Landscape

The VIA completed for this project by Square1 (Coughlan, 2026) finds that:

"The project site is bounded by the N2 National Road to the north and steep coastal escarpments descending to the Indian Ocean to the south. The surrounding land use is a transitional rural-coastal landscape characterized by undulating agricultural fields, deeply incised river valleys, and dense coastal thicket.

*Based on the visual analysis and evaluation of the receiving environment, the proposed agricultural and eco-estate development is anticipated to carry a **Low** overall visual impact, provided the strict architectural and landscaping guidelines are enforced. The property occupies a highly sensitive geographic transition zone and a complex cultural landscape. However, the proposal's intentional shift away from the previously approved, high-density Lagoon Bay golf resort model to a low-density settlement of 5-hectare farms significantly reduces the baseline visual intrusion.*

Topographically, the structural interventions will be visually absorbed by the expansive plateau and the dense existing vegetation along the southern cliffs. The strict enforcement of a maximum 2,000 m² developable area for Eco Properties, combined with the mandated agricultural vernacular (barns, farmhouses, and sheds) and low building profiles, ensures the built form remains visually subordinate to the natural contours and historic pastoral landscape. The site configuration aligns with the applicable spatial frameworks (Western Cape PSDF, Garden Route District SDF, and George MSDF) by protecting rural character, managing growth outside the urban edge, and respecting topographical sensitivities.

A specific area of visual concern, however, is the proposed location for the Hoogeland Farming Village along the N2 Highway. While the proposed single-storey residential housing typology is contextually appropriate for this 110-unit settlement, the clearing of existing vegetation in certain areas of the site, combined with a lack of established vegetation in others, results in a potentially low Visual Absorption Capacity (VAC) site condition. Without intervention, this high-exposure layout could reduce the scenic qualities experienced by receptors traversing the N2 highway scenic corridor. As a result, robust screening through a considered landscape intervention is required to create and maintain a dense green buffer between the N2 highway and the Hoogeland Farming Village.."

As noted above, contributing elements to this cultural landscape include:

- The Hoogekraal Manor House and its viewsheds

The historic Hoogekraal Farm werf is located within the project area but is excluded from the proposed development site. Due to its high levels of historic significance, this precinct is the key heritage resource within the project area. The visual setting of this precinct will experience alteration, as numerous proposed residential structures are located in the surrounding areas. The current outward views from the vicinity of the precinct consist of open rolling grassy fields with some treelines in the distance.

The viewshed mapping indicates that the surrounding development footprint falls within the visual catchment of these central heritage sites. To ensure the new built form remains visually subordinate and does not overwhelm the historic manor house ruins and associated structures, the development must strictly adhere to the proposed low-scale architectural guidelines and maintain generous spatial setbacks around the demarcated precinct.

- **Agricultural elements such as dams and windbreaks of Monterey pines (*Pinus radiata*) or beefwood (*Casuarina spp*) that contribute as structuring elements in the landscape**

Existing dams, windbreaks and tree lines are to be retained.

- **The structuring element of the N2, the railway line and lower order agricultural roads that link structures of heritage significance**

Roads as far as possible follow existing farm tracks and they will remain as "rural roads". The structuring elements of the N2 and the railway line will remain dominant in the landscape.

- **The green fingers resulting from the tributaries that feed the Maalgate River and their contribution to the sense of place**

Existing "green fingers" are retained in the proposed SDP. For the coastal sites and the sensitive sites (marked in bright green) the plan is still to start the alien eradication and try to get the fynbos and thicket restored. Those "farms" have a yellow "disturbance" area marked which will be around 2000m² and any activities will be restricted to those areas for a home and outbuildings etc. The balance of the "farm" will be a conservation and rehabilitation area. No boundary fencing, no farming or other invasive activities.

- **Continuation of agricultural use through time and the importance of the agricultural nature of the development area**

Sub-divisions will retain the scale of agriculturally viable properties, and the agricultural "farms" (light green) will remain agriculture and they will be able to build a new home etc as per the municipal requirements, building lines and the estate Architectural Guidelines.

- **Social significance for the farm workers who continue to live and work in the area**

The current occupants of the development area will be provided with new housing opportunities. The proposed residential village will consist of 110 residential units that will only be available for those beneficiaries with established tenure rights on the application area. This property is located between the N2 National Road and the railway line. The proposal is to create a sustainable village with recreational facilities, communal food gardens and a community hall. Beneficiaries will receive a constructed house, and ownership will be via sectional title. The developer will approach the Department of Land Reform for assistance with subsidies to construct these homes.

- **Burial Grounds**

The informal cemetery at Sites 8 and 11 consists of graves situated in a grassy area with some trees, positioned directly adjacent to a dirt road. According to the viewshed mapping, these grave sites are located within areas of visual exposure to the surrounding proposed development. While the physical graves are to be protected, the introduction of the farming estate will transition their immediate visual

setting from an isolated rural landscape to a low-density residential agricultural environment. Preserving the existing vegetation surrounding these graves will be critical to maintaining localized visual screening and preserving the tranquil sense of place associated with the burial grounds.

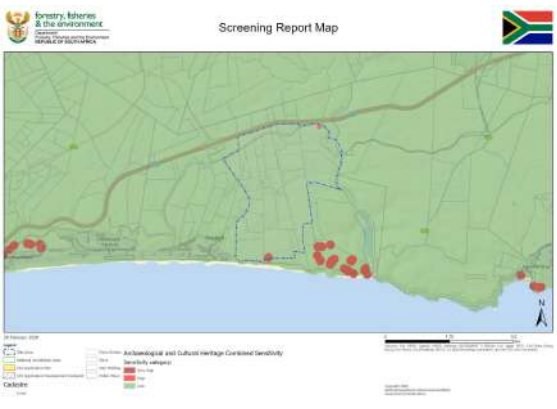
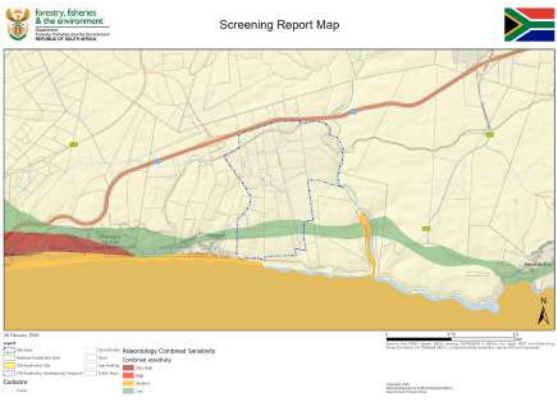
Mitigation Measures

To ensure the development successfully integrates with the sensitive coastal-plateau landscape and mitigates potential visual intrusion along public scenic routes, the following mitigation measures are recommended in the VIA:

- **Landscape and Vegetation Integration (N2 Green Buffer):** A comprehensive landscape intervention must be implemented along the northern boundary to create a dense green buffer between the N2 highway and the Hoogeland Farming Village. Planting must utilize locally indigenous, non-invasive screening species (explicitly avoiding plants that produce fleshy berries or present a choking/toxicity hazard to local communities and children). Furthermore, strict tree and fynbos protection zones must be enforced across the Eco Properties to retain the existing natural screening capacity.
- **Architectural Articulation and Materiality:** Buildings must strictly adhere to the proposed contemporary agricultural vernacular. Exterior facades should utilize a recessive, earthy colour palette (such as muted greens, browns, charcoals, or warm greys). Natural, textured materials (like timber and stone) and non-reflective finishes for roof sheeting and extensive glazing must be prioritized to break up structural mass and prevent daytime glare across the plateau.
- **Lighting and Glare Reduction:** Exterior lighting across both the private farms and the communal Hoogeland Farming Village must adhere to "dark sky" principles. Luminaires should be low-level, downward-directed, and shielded to prevent light spill and nighttime visual intrusion into the surrounding rural landscape and sensitive coastal ecosystems.
- **Boundary and Earthworks Treatments:** To minimize earthworks and visual scarring, buildings and roads must follow natural contours. Solid, monolithic boundary walls must be avoided; instead, visually permeable fencing (such as timber rail or wire) softened by indigenous hedging should be utilized to maintain the open, agricultural character of the site.

b. Site Sensitivity Verification

Table 2: Site Sensitivity Verification

Theme	Screening Tool Sensitivity	Confirmed Sensitivity	Summary
Archaeology and Cultural Heritage <i>High</i>		High	The area adjoining the Maalgate River and the ocean is potentially of high archaeological significance with the possibility of <i>in situ</i> Middle Stone Age material (Nilssen 2008). Nilssen (2008) concludes that "Overall, the quantity and quality of the archaeological record in the study area is impressive, significant and relatively rare. The contexts of finds are not greatly disturbed by human activity and the potential for the occurrence of palaeontological, climatic and environmental resources should not be ignored." A number of graded structures are located within the area proposed for development. The area proposed for development is located within agriculturally significant flat plains and rolling hills that rest between the ocean to the south and the Outeniqua mountains to the north. The pattern of settlement resulting from the cultivation of the region, which is characterised by small vernacular structures positioned at low densities across the landscape, forms a unique and significant cultural landscape.
Palaeontology <i>Low</i>		Low	The geology underlying the area proposed for development has low sensitivity for impacts to significant palaeontological heritage.

c. Proposed development alternatives

The current developer took this project over from a previous developer who tried various options over the past 20 years. Several portions of the Hoogekraal farms were previously part of a land development application, known as "Lagoon Bay Lifestyle Estate", consisting of two 18-hole golf courses; 895 single residential houses; 320 single and fractional title lodges; 150 single and fractional title apartments; a hotel, wellness centre, spa and clubhouse precinct; a commercial area; conference centre and private nature reserve. The land development application included applications for structure plan amendment, rezoning and subdivision. This development was approved by HWC in 2012. However, this project was never supported by the municipality or by the Department of Agriculture. Additionally, this site falls outside of the urban edge and therefore a township establishment is not supported.

Previous owners then received approval from the Department of Agriculture for 205 small farms of 2-3 ha each. Consent for the consolidation and subdivision of several farms to create the 450-ha Hoogeland development was granted in 2021 by the Department of Agriculture, Land Reform and Rural Development, but the Consent has not been registered and expires on 10 September 2026. A new Reconfiguration Proposal for the Hoogeland footprint entails subdividing 450 ha into 57 small-scale agricultural farms, each with a minimum size of 5 ha, and 24 conservation parcels, resulting in 81 subdivided freehold properties. The proposal ensures the properties remain agricultural, while owners of portions sold on a freehold basis could establish a farming enterprise on a 4,5-ha portion of the farm unit, with a maximum hard-surface footprint of 0,5 ha for a dwelling and other supporting infrastructure.

The municipality was approached in order to determine what kind of development could be supported. They indicated that if the portions remain 5ha or more, the zoning remains agricultural and this could be supported by the municipality. A new application must be made to the Department of Agriculture for the larger portion sizes.

As such, various alternatives have been considered and based on the information available, the proposal considered in this report including the retention of the rural context and the larger property portions is supported.

d. Socio-economic benefits to be derived

According to the Social Impact Assessment completed for this project,

- All economic activities associated with the construction phase would benefit the primary, secondary, and tertiary sectors of the local economy, requiring raw materials (e.g., sand mining), construction materials (e.g., bricks, cement), and business services (e.g., professional services). In addition, household spending by residents will induce spending on salaries and wages, benefiting all three economic sectors. The operational agricultural activities and those on conservation parcels will support growth and employment across all three sectors. This will benefit the George economy, which registered an unemployment rate of 18,4% in 2022, with 32,6% of the working-age population not economically active.
- George Municipality's approach to rural development is based on protecting rural land and resources, supporting agriculture and tourism, improving livelihoods and infrastructure, strengthening existing rural settlements, and integrating rural economies into the broader

regional economy. The proposed development involves establishing small-scale farming units and securing residential rights for farm workers and beneficiaries with established tenure on the Hoogekraal Farm 238 property. The proposal aligns with the WCPSTDF by improving the agricultural potential of the Hoogekraal footprint, which is not currently farmed productively, while also safeguarding the rural character and scenic assets. The proposed Hoogeland reconfiguration retains agriculture where applicable and, through viable farming practices, would generate economic growth and employment opportunities in the George Municipality. Although the George SDF discourages new rural settlements, the proposed residential village for farm workers aims to formalise the tenure rights of existing beneficiaries on the farm, rather than creating a new settlement.

- However, cattle grazing and feed production are declining in favour of higher-value crops such as avocado and macadamia. Although about 40% of the Hoogekraal footprint is suitable for these two crops, constrained irrigation capacity (supplemental water requirements) reduces the viability of avocado and macadamia farming to 25 ha and 23 ha, respectively. Farming avocados and macadamia with a more focused, capital-intensive strategy, concentrating production on higher-potential soils, would only permit a small, cultivated footprint due to water constraints and the assumption that future returns will take time to realise. Both the avocado and macadamia farming models show negative NPV and a modest IRR; however, they perform better on a smaller agricultural footprint than the historic scenario of dryland pastures and livestock.
- Apart from the collective retention of the land's agricultural capacity, the impact of the number of farming units considered in the Reconfiguration Proposal should be weighed against the fact that most current farm units are not economically viable or sustainable. The proposed subdivisions will therefore not result in the loss of a single economically viable farm unit.
- Our interpretation of the findings suggests that the net benefit of the Reconfiguration Proposal, which reconfigures the existing consent granted for subdivision in 2021 into a more workable mix of agricultural smallholdings and conservation properties with an extent of not less than 5 ha, outweighs farming with pastures and livestock, or avocado or macadamia (within the constraints of irrigation water) over 25 years on a conventional basis (i.e. without the Reconfiguration Proposal). The questionable feasibility of conventional farming under irrigation water constraints, compared with the Reconfiguration Proposal, which would incur a loss of only 16,2 ha of low-quality soil, suggests that greater socio-economic benefit would accrue if the proposal were implemented.

The SIA concludes that socio-economic benefits of the proposed Reconfiguration outweigh any potential socio-economic drawbacks as mentioned above. As a result, no fatal flaws from a socio-economic perspective have been identified or are expected for the proposed reconfiguration of the Hoogeland Farmstead.

6. Results of 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. At the time of writing, the EAP had not yet

commenced with the pre-application phase consultations so there is no comment yet from the municipality in the NEMA process.

There are no registered Conservation Bodies that have declared an interest in the area proposed for development. Any comments received regarding impacts to heritage will be submitted to HWC separately.

7. Conclusion

The field assessment confirmed that the development area has been subject to extensive cattle grazing and cultivation and is now vegetated with grass. The area is largely flat, with very limited topography. The area is sparsely populated, with small occupied worker "villages" that have been established throughout the area. These "villages" are largely informal, with informal structures and access routes.

Despite the findings of Kaplan (2005), the field assessment did not identify any stone age artefacts within the area proposed for development. The field assessment did record a number of graded resources including burial grounds, some structures of contextual value and a number of ruins. Importantly, the field assessment confirmed that, due to its high levels of historic significance, the Hoogekraal Farm werf precinct is the key heritage resource within the project area. It is important to note that, while the historic Hoogekraal Farm werf precinct is located within the project area, it is excluded from the proposed development.

The field assessment identified 5 structures located within the project area that have contextual architectural value at a local scale - Sites 40, 17, 28, 35 and 52. These structures are graded IIIC and it is recommended that the above graded buildings are retained within the development and are not demolished due to their contribution to the broader agricultural context of the project area. Based on the available SDP included in this report, no impact is anticipated. Any alterations to these structures will require a permit application to HWC in terms of section 34 of the NHRA on a case-by-case basis.

There is no objection to the demolition of any of the other structures located within the development area on heritage grounds.

The VIA completed for this project concludes that *"After ground-truthing the site and assessing the development against spatial policies and the receiving environment, the baseline visual impact is anticipated to be minimal due to the low-density, agriculturally sympathetic design principles. The primary visual risks pertain to the N2 highway interface at the Hoogeland Farming Village, as well as the potential alteration of the visual setting surrounding highly sensitive heritage resources, namely the historic Hoogekraal Farm Werf Precinct and the localized burial grounds.*

With the successful implementation of the recommended mitigation measures, specifically the establishment of a robust green buffer along the N2, the preservation of existing vegetation around the informal cemeteries, and the strict adherence to low-scale architectural guidelines and spatial setbacks around the historic werf precinct, the development will comfortably recede into the existing landscape fabric. As such, the overall visual impact is concluded to be Low."

Recommendations

Based on the outcomes of this report, this project is supported from a heritage perspective as it is not anticipated that the proposed will negatively impact on significant heritage resources on condition that:

- The Hoogekraal Farm Werf precinct is excluded from the development activities and is not impacted by the project.
- The recommendations included in the VIA are implemented and adhered to
- The structures graded IIIC in Table 2 are retained. Any alterations to these structures will require a permit application to HWC in terms of section 34 of the NHRA on a case-by-case basis.
- The areas of high archaeological sensitivity mapped in RED in Figures 5.2, 5.3 and 7 are not impacted by any construction activities. Any construction activities within these areas must be subject to monitoring by an archaeologist.
- The current informal cemetery (Site 8 and 11) is formalised through the erection of a fence, with access to the cemetery guaranteed throughout the life of the project.
- Should the development proceed, it is recommended that a thorough survey of the sea-cut caves in the cliffs be undertaken in order to determine their scientific value and in order to inform a Conservation Management Plan to ensure the appropriate management of these resources for the life of the project should it be deemed necessary.
- Although all possible care has been taken to identify sites of cultural importance during the investigation of the study area, it is always possible that hidden or subsurface sites could be overlooked during the assessment. If any evidence of archaeological sites or remains (e.g. remnants of stone-made structures, indigenous ceramics, bones, stone artefacts, ostrich eggshell fragments, charcoal and ash concentrations), fossils, burials or other categories of heritage resources are found during the proposed development, work must cease in the vicinity of the find and HWC must be alerted immediately to determine an appropriate way forward

8. References

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APPENDIX 1: Archaeology Report

APPENDIX 2: Visual Impact Assessment (August, 2026)

APPENDIX 3: Architectural Guidelines

APPENDIX 4: Spatial Development Plan