



Hilland Environmental

Environmental Assessment Practitioners

166 Mount View, Victoria Heights
P.O. Box 590, George, 6530
Western Cape, South Africa

Tel: +27 (0) 44 889 0229
Mobile: +27 (0) 82 558 6589
E-mail: admin@hilland.co.za
www.hilland.co.za

GEO26/1362/09

15 October 2026

Dear Neighbouring landowner,

BY Email/What'sApp

RE: AVAILABILITY OF THE PRE-APPLICATION BASIC ASSESSMENT REPORT FOR THE HOOGELAND COASTAL FARMSTEADS

This letter provides notice of the availability of the Pre-Application Basic Assessment Report and Water Use Licence Application reports, explains where these documents can be accessed, and invites Interested and Affected Parties to submit written comments by **15 December 2026**.

Hilland Environmental, an independent Environmental Assessment Practitioner (EAP), has been appointed by **Attwood Property Development (Pty) Ltd** to manage the environmental authorisation process in accordance with the National Environmental Management Act, 1998 (NEMA) and the Environmental Impact Assessment Regulations, 2014, as amended. The applicant has also appointed Uys Louw of Groenewalds Attorneys to manage the Water Use Licence Application (WULA) process for proposal WU53064 in accordance with the National Water Act, 1998 (NWA), for submission to the Department of Water and Sanitation.

The proposal includes various portions of Farm Hoogekraal No. 238 and Farm Buffelsdrift No. 227 in George. A locality map is provided below.

The Hoogeland Coastal Farmsteads are proposed as a 530-hectare rural development located just outside Glentana along the Garden Route, bordered by the Maalgate River and the Indian Ocean. The existing farms will be consolidated and re-subdivided as indicated in the layout plan below. The development philosophy is described as follows:

"This unique setting offers an exceptional balance between rural living, agricultural productivity, and environmental preservation. Designed as a low-impact, high-quality rural environment, Hoogeland celebrates the harmony between cultivated farmland, natural ecosystems, and coastal landscapes—creating a living environment that is both functional and inspirational."

The farms currently straddle the N2 National Road and consist of 34 cadastral units, ranging in size from 0.7984 ha to 42 ha.

The farms north of the N2 National Road will remain in agricultural use and do not form part of the NEMA environmental impact assessment application; therefore, no environmental authorisation is required for the area north of the N2. Activities proposed south of the N2 trigger listed activities under NEMA and will be assessed through a Basic Assessment process. This letter accordingly provides notice that the Pre-Application Basic Assessment Report is available for comment.

A Water Use Licence Application process will also be followed for activities triggered under the NWA.

The entire area is currently zoned Agriculture Zone I. South of the N2 National Road, the proposal will create 82 smaller farms: 31 will retain Agriculture Zone I; 32 will have split zoning between Agriculture Zone I and Open Space Zone III; and 19 will be rezoned entirely to Open Space Zone III for conservation purposes.

The proposed zoning reflects the area's historic land use and natural characteristics. Areas currently used for agriculture will retain agricultural zoning, while land that is currently natural or marginal for agriculture will be

zoned for conservation, restoration and low-impact living. The application proposes the realignment of farm boundaries to create a better coordinated farm layout with communal horse-riding and hiking trails and farm roads.

The proposal will consist of 82 farm portions and an “agri-residential” village for 110 beneficiaries in terms of the Extension of Security of Tenure Act 62 of 1997 (ESTA).

The proposed land uses will include:

- Agriculture Zone I for farms of approximately 5 ha or larger, including associated equestrian uses;
- General Residential Zone I for group housing within the farmworker residential village;
- Open Space Zone II for the horse-riding club, communal equestrian facilities and polo field;
- Open Space Zone III for nature conservation on environmentally sensitive farms;
- Community Zone for a place of instruction to formalise the existing school;
- Utility Zone for utility services; and
- Transport Zone III for private roads.

All NEMA listed activities are described in the BAR.

The following water uses in terms of section 21 of the NWA may be triggered by the proposal:

- Section 21 (a) – Taking water from a water resource;
- Section 21 (b) – Storing water;
- Section 21 (c) – Impeding or diverting the flow of water in a watercourse;
- Section 21 (e) – Engaging in a controlled activity identified as such in section 37(1) or declared under the Act;
- Section 21 (i) – Altering the bed, banks, course or characteristics of a watercourse; and
- Section 21 (g) – Disposing of waste in a manner that may detrimentally affect a water resource.

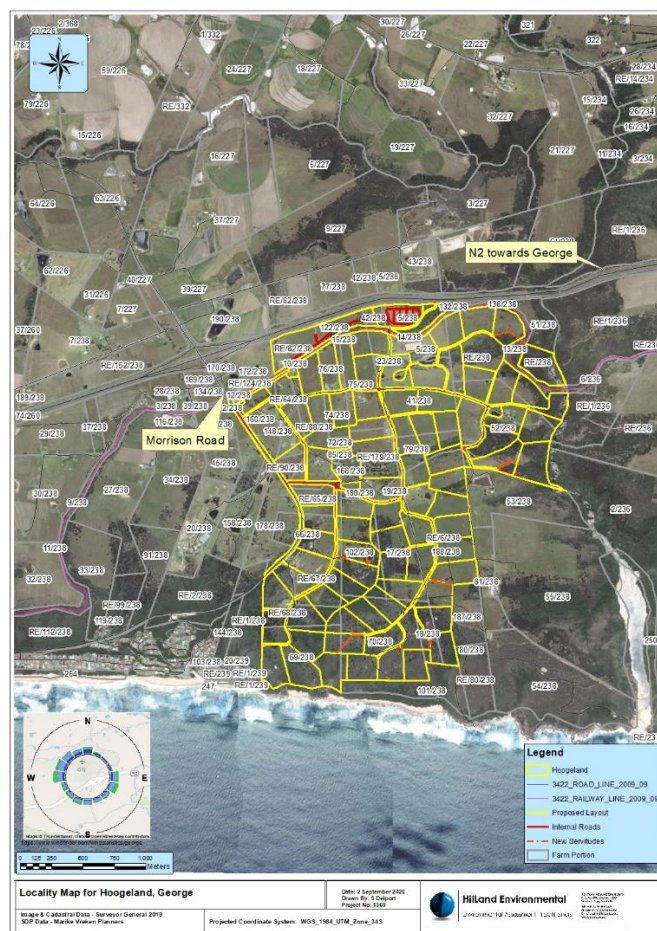


Figure 1: Locality of the Hoogeland site in question (marked in yellow)

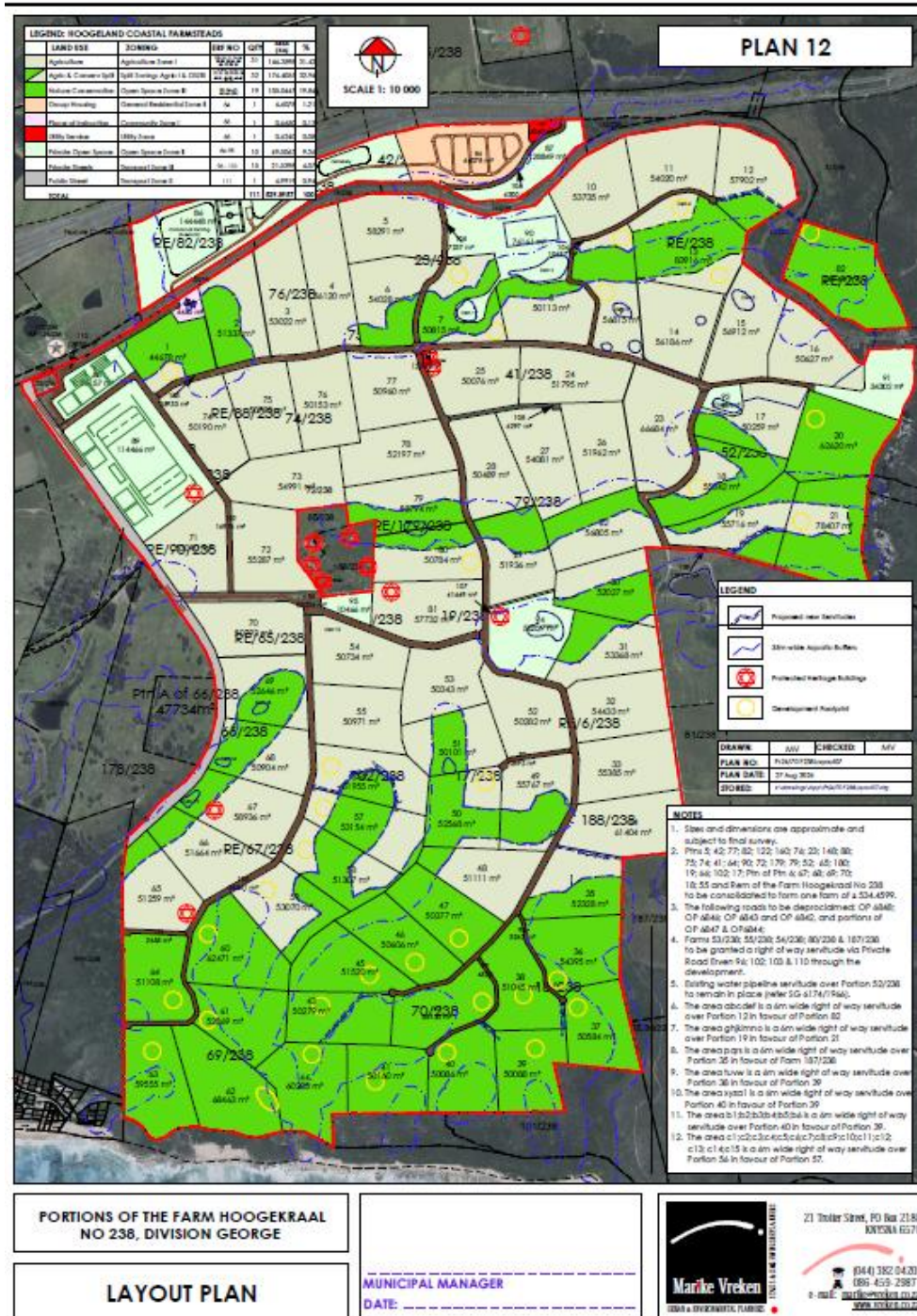


Figure 2: Proposed site plan

DOCUMENT AVAILABILITY, COMMENTING PERIOD AND I&AP REGISTRATION

NEMA EA PROCESS

In terms of Regulations 3(4) and 40 of the NEMA EIA Regulations, 2014, as amended, the Pre-Application Basic Assessment Report is available for a 60-day commenting period from **15 October to 15 December 2026**. The documentation may be downloaded from HillLand Environmental's website at www.hilland.co.za/public_processes/hoogeland. Please submit written comments or concerns regarding the proposal by **15 December 2026** to ppp@hilland.co.za.

To register as an Interested and Affected Party (I&AP), please send HillLand Environmental your name and contact details, your reason for participating, and any written comments by email or WhatsApp. Only registered I&APs will receive further notifications regarding the NEMA process.

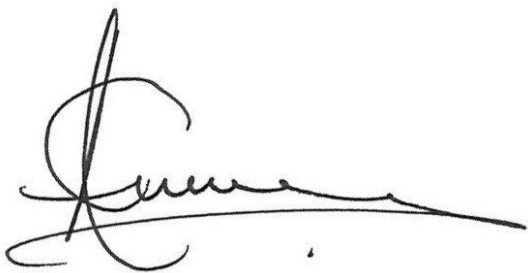
NWA EA PROCESS

The WULA reports will also be available for a 60-day commenting period from **15 October to 15 December 2026**. The reports may be obtained from the HillLand Environmental website specified above or directly from Uys Louw. Written comments must include the commenter's name and contact details and should be submitted to Uys Louw at uys@groenewalds.com.

Please note that comments and the personal information submitted with them will form part of the public record, subject to the Protection of Personal Information Act, 2013 (POPIA).

If you do not have access to email or the internet, or if you experience difficulty downloading the documents, please contact HillLand Environmental for assistance at **(044) 889 0229** or ppp@hilland.co.za.

Kind regards

A handwritten signature in black ink, appearing to read 'Cathy Avierinos', with a long horizontal flourish extending to the right.

Cathy Avierinos
For HillLand Environmental