

Hoogekraal Farm Estate

Near Glentana, George



(Source: Square One Landscape Architects, Google)

Visual Statement

Revision 1
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Visual Impact Assessment prepared by **Square One Landscape Architects**

For HilLand Environmental

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ABBREVIATIONS

CBD	Central Business District
DEA&DP	Department of Environmental Affairs and Development Planning
DSDF	District Spatial Development Framework
FOV	Field of View
HPOZ	Heritage Protection Overlay Zone
HIA	Heritage Impact Assessment
MSDF	Municipal Spatial Development Framework
NHRA	National Heritage Resources Act
POS	Public Open Space
PSDF	Provincial Spatial Development Framework
TPP	Tree Protection Plan
VAC	Visual Absorption Capacity
VP	Viewpoint
VIA	Visual Impact Assessment
WCG	Western Cape Government
WSUD	Water Sensitive Urban Design

DEFINITIONS

Fatal flaw:	A fatal flaw is defined as an impact that could have a "no-go" implication for the project.
Impact:	A noticeable change to the status quo when perceived under normal conditions. This change is not necessarily negative or positive, but may contain aspects of both.
Impact (visual):	A description of the effect of an aspect of the development on a specified component of the visual, aesthetic or scenic environment within a defined time and space.
Issue (visual):	A context-specific question that asks "what will the impact of some activity/aspect of the development be on some element of the visual, aesthetic or scenic environment?"
Key issue:	An issue raised during the scoping process which requires further investigation before it can be resolved.
Landscape integrity:	The relative intactness of the existing landscape or townscape, whether natural, rural or urban, and with an absence of intrusions or discordant structures.
Receiving environment:	The surrounding area within which the development is situated. The area depends on the scale of the development and its influence on the context.
Receptors:	Individuals, groups or communities who are subject to the visual influence of a particular project. Also referred to as observers, viewers, or viewer groups.
Sense of place:	The unique quality or character of a place, whether natural, rural or urban. Relates to uniqueness, distinctiveness or strong identity. Sometimes referred to as genius loci meaning 'spirit of the place'.
Scenic corridor:	A linear geographic area that contains scenic resources, usually, but not necessarily, defined by a route. See also view corridor.
Scenic route:	A linear movement route, usually in the form of a scenic drive, but which could also be a railway, hiking trail, horse-riding trail or 4x4 trail.
Stakeholders:	A subgroup of the public whose interests may be positively or negatively affected by a proposal or activity and/or who are concerned with a proposal or activity and its consequences. The term includes the proponent, authorities and all interested and affected parties.
View catchment area:	A geographic area, usually defined by the topography, within which a particular project or other feature would potentially be visible. Sometimes called the visual envelope.
View corridor/ Visual Corridor:	A linear geographic area, usually along movement routes, that is visible to users of the route.
Viewpoint:	A selected point in the landscape from which views of a particular project or other feature can be obtained.
Visual	The full range of visual, aesthetic, cultural and spiritual aspects of the environment, which together contribute to the sense of place.
Visual Absorption Capacity:	The ability of an area to visually absorb development as a result of screening topography, vegetation or structures in the landscape.
Visual exposure:	The proportion of a project or feature visually exposed to receptors.

Visual intrusion	Visual intrusion refers to the compatibility of the project with the particular characteristics and qualities of the receiving environment.
Zone of visual influence:	An area subject to the direct visual influence of a particular project.

1 INTRODUCTION

1.1 Background

Square One Landscape Architects (Square One) were appointed by the client to undertake a Visual Statement to assess the potential visual impact on the proposed development on several portions of the Farm Hoogekraal No 238, and 2 portions of the Farm Buffelsdrift No 227, in the Division and Municipality of George, to inform the Basic Assessment Process being undertaken by HillLand Environmental.

1.2 Approach to the Study

This Visual Statement is guided by the criteria outlined by the Department of Environmental Affairs and Development Planning (DEA&DP) Guideline for Involving Visual and Aesthetic Specialists in the Environmental Impact Assessment process (the DEA&DP Guidelines) (Oberholzer, 2005), which recommends that the following concepts underpin the visual evaluation of development proposals:

- Understand that 'visual' implies the full range of visual, aesthetic, cultural and spiritual aspects of the environment, which together contribute to the local character and sense of place;
- Understand that 'impact' means a noticeable change to the status quo when perceived under normal conditions and this change is not necessarily negative or positive, but may contain aspects of both;
- Identify all significant scenic resources, including protected areas, scenic drives, sites of special interest and tourist destinations, together with their relative importance within the region;
- Understand the dynamic landscape processes, including geological, biological, horticultural and human settlement patterns, which contribute to landscape character, visual attributes and scenic amenity value;
- Include both quantitative criteria, such as visibility, and qualitative criteria, such as aesthetic value or sense of place to achieve a balanced perception of visual impact;
- Include visual input as an integral part of the project planning and design process, to ensure that the visual findings and recommended measures for mitigation can influence the final design pro-actively; and
- Determine the value and significance of visual and aesthetic resources responsibly through a rigorous process, of which participatory public engagement forms an essential component.

Based on the scale and character of the proposed development within its context, a low to moderate visual impact on the receiving environment is expected according to the DEA&DP Guidelines and it has been determined that a Level 3 Visual Impact Assessment (VIA) is required to assess the potential visual impacts associated with the proposed project (Oberholzer, 2005). This Visual Statement has been prepared based on the general criteria of a Level 3 assessment.

1.3 Terms of Reference

The general terms of reference for the Visual Statement are as follows:

- Review background data and documentation
- Visit and photograph the site, collate visual data and process visual information
- Describe the receiving environment and the proposed project
- Establish view catchment area and visual receptors
- Identify issues and/or particular visual concerns
- Review the project proposal against established visual criteria
- Prepare visual guidelines and recommend visual mitigation measures, as related to heritage resources
- Compile draft Visual Statement for discussion and review

1.4 Methodology

The methodology to complete the Visual Statement includes the following:

- Existing information regarding the proposed project, site and surrounding area was collected and reviewed.
- A site visit was undertaken on 24 July 2026, and the site was photographed to record visual data and to determine the extent of visibility of the site from specific locations in the landscape.
- The relevant spatial data was collated within a defined area surrounding the site, including informants related to landscape character and existing developments.
- The development proposal was tested against the visual impact criteria (visibility, visual exposure, sensitivity of the site and receptors, Visual Absorption Capacity (VAC) and visual intrusion).
- Visual issues were identified and visual impacts (opportunities and constraints) were described.
- Landscape and visual guidelines were developed and mitigation measures were recommended to reduce potential visual impacts and address potential visual issues.

1.5 Assumptions and Limitations

A number of assumptions and limitations apply to this Visual Statement:

- It is assumed that the information provided to Square One is correct, that the proposed project is reasonable and feasible and that no fatal flaws associated with the project were identified during the planning process. It is also assumed that the development seeks to unlock the most appropriate use of the site.
- The Visual Statement is aimed at the assessment of visual impacts on the heritage resources at the site as part of the HIA process.
- Photographs were taken from publicly accessible areas only, specifically along major routes and visual corridors that could potentially be affected by the proposed development.
- The digital generation of the viewsheds is based on topographical terrain information, which excludes the screening effect of existing vegetation and buildings. Lidar information was not available for the assessment area, as a result, existing structures, vegetation and landforms within the affected environment were not considered as part of the viewshed mapping. Given the above, the accuracy of the viewshed was verified through a ground truthing exercise.
- As part of the viewshed analysis, the proposed development is recorded as being visible from a certain viewpoint even if only a portion of proposed development is visible from that

viewpoint. The viewshed analysis is therefore limited in that it does not describe the degree of visual exposure of the entire development. However, the estimated degree of visual exposure of the development is qualitatively defined and described.

- The findings of this report are based on the available information and the professional opinion of the authors of this report. Should additional information regarding the proposed project become available, the findings of this report may need to be amended.

1.6 Information Sources

Information used for the preparation of this report has been provided by the project professional team, as follows:

Environmental Consultant:	HillLand Environmental Cathy Avierinos
Heritage Consultants:	Artefactual Heritage Consultants Jenna Lavin
Architecture Consultants:	Nuvorm Architects Warno Rüde

2 PROJECT DESCRIPTION

2.1 Site Location

The proposed development site is situated immediately north-east and east of the coastal settlement of Glentana, within the jurisdiction of the George Municipality in the Western Cape. Positioned on the elevated coastal plateau of the Garden Route, the site occupies a highly sensitive geographic transition zone and forms a prominent component of a highly scenic rural-coastal corridor. It sits directly on undulating agricultural lands, bridging the N2 national highway to the north and the steep coastal escarpment descending to the Indian Ocean to the south.

Bounded by the N2 highway along its northern edge, the deeply incised, densely vegetated Maalgaterivier valley to the east, and agricultural farmland to the west, this specific geographic positioning embeds the property within a high-value visual catchment. As a result, the site is characterized by dramatic, elevated vistas overlooking the coastal settlements of Glentana and Outeniqua Strand below, alongside expansive views of the surrounding agricultural patchwork and the distant Outeniqua Mountains to the north.



Figure 2.1: Locality Map



Figure 2.2: Site location in relation to adjacent areas

2.2 Project Description

The proposed project entails the development of a comprehensive Farm Estate located in the coastal-rural landscape near Glentana, within the George Municipality. Spearheaded by the applicant, Lagoon bay Lifestyle Estate (Pty) Ltd, the application area currently encompasses a substantial land assembly, specifically comprising 32 portions of the Farm Hoogekraal No. 238 and two portions of the Farm Buffelsdrift No. 227.

The overarching development vision involves transitioning these specific land parcels into a formalized farming estate with the applicant envisaging the potential future incorporation of adjacent neighbouring farms to expand the estate's footprint. As this application requires a Level 3 Visual Impact Assessment, the ensuing report will function as a visual statement, identifying and evaluating the potential visual implications of introducing the proposed farm estate into this coastal plateau environment.

2.3 Policy and Framework Alignment

The project aligns generally with the statutory provisions of the City of Cape Town's (CoCT) Southern District Plan, Volume 2 (2023) and the Scenic Drive Network Management Plan, Volume 3 (2003) in terms of its location, scale, and design intent as a low-density residential development situated within a distinctive area of rural, green, and lower-density suburban character.

The sections below outline the specific mechanics of how the proposal complies with the applicable local planning guidelines and spatial objectives:

2.3.1 Western Cape Provincial Spatial Development Framework (PSDF):

The proposed Farm Estate development at Hoogekraal falls under the overarching spatial directives of the Western Cape Provincial Spatial Development Framework (PSDF). As the guiding spatial document for the province, the PSDF establishes the fundamental mandate for managing land use and protecting the visual, aesthetic, and cultural resources of the Western Cape's diverse landscapes.

The visual assessment of the Hoogekraal and Buffelsdrift land parcels is underpinned by the following core principles and spatial strategies outlined in the PSDF:

- **Protection of Scenic and Cultural Landscapes (Policy S1):** The PSDF explicitly mandates the protection, management, and enhancement of the province's "sense of place, cultural and scenic landscapes." The site's location within a high-value visual catchment between the N2 highway and the Indian Ocean requires that the proposed development aligns with this directive by preserving the visual integrity of the rural-coastal corridor.
- **Management of Rural Character and Agricultural Land:** A foundational principle of the framework is to protect agricultural and rural landscapes from inappropriate urban encroachment. The introduction of a formalized farming and lifestyle estate onto undulating agricultural lands must be carefully managed to ensure it maintains the fundamental rural character of the plateau rather than introducing incongruous, urban-scale sprawl.
- **Preservation of Scenic Routes and View Corridors:** The site is bounded by the N2 national highway, a major regional artery. The PSDF highlights the importance of protecting views from such scenic routes, ensuring that developments do not obstruct or visually degrade public vistas overlooking the coastal escarpment, the Outeniqua Mountains, and the coastal settlements of Glentana and Outeniqua Strand below.
- **Sensitivity to Topographical Features:** The framework directs development to respect and avoid highly sensitive natural topographies. Given that the Hoogekraal site interfaces directly with steep coastal escarpments and the deeply incised, densely vegetated Maalgaterivier valley, the spatial layout of the estate must be visually subordinate to these dramatic natural landforms.
- **Contextually Appropriate Design and Massing:** The PSDF emphasizes that any new development in rural, coastal, or highly scenic areas must respond sensitively to its context. To mitigate potential visual impacts, the scale, massing, height, and architectural language of the proposed estate infrastructure must integrate seamlessly with the existing agricultural landscape and plateau topography.

2.3.1.1 Alignment with the Western Cape PSDF:

The proposed Hoogekraal development demonstrates strong conceptual alignment with the spatial, visual, and socio-economic directives of the Western Cape Provincial Spatial Development Framework (PSDF). By intentionally shifting away from the historically approved, high-density resort model in favour of reorganizing the land into a low-density agricultural settlement of 5-hectare farms, the proposal actively protects the province's rural character (Policy S1). The spatial layout, which incorporates 24 conservation-zoned farms, enforcing strict 2,000 m² development footprint limits for Eco Properties, and mandating a contextually appropriate agricultural vernacular, ensures the built form remains visually subordinate to the sensitive coastal-plateau landscape. Furthermore, the establishment of the Hoogeland Farming Village, a dedicated sustainable settlement to secure tenure and homeownership for existing farm workers, directly supports the PSDF's broader goals for equitable spatial transformation and inclusive rural development.

2.3.2 Garden Route District Municipality Spatial Development Framework (SDF):

The proposed Farm Estate development at Hoogekraal falls within the regional jurisdiction of the Garden Route District Municipality. The District SDF coordinates regional spatial planning, economic development, and environmental management across local municipalities, providing a critical macro-level context for landscape and visual resource management.

The visual assessment of the Hoogekraal and Buffelsdrift land parcels is underpinned by the following core principles and spatial drivers outlined in the District SDF:

- **"The Economy is the Environment":** A primary spatial driver of the SDF is the explicit recognition that the district's natural environment, biodiversity, and scenic landscapes are the foundational assets of its regional economy (particularly for agriculture and tourism). The framework mandates that this physical resource base must be protected, requiring proposed

developments to safeguard the visual and environmental capital of areas like the coastal plateau.

- **Coordinated Growth Management:** The framework emphasizes the need to manage growth holistically to prevent inappropriate urban sprawl and protect rural landscapes. Outside of established urban edges, the spatial planning aims to maintain the integrity of agricultural and ecological resources by strictly containing development footprints and land use changes.
- **Management of Visually Sensitive Landscapes:** The District SDF highlights the complex mosaic of environmental and aesthetic sensitivities inherent to the Garden Route. It dictates that developments must be carefully managed in visually sensitive areas, actively avoiding the compromise of prominent ridgelines, steep topography, and highly visible coastal escarpments.
- **Preservation of Scenic Routes:** In alignment with provincial directives, the District SDF stresses the importance of scenic routes, such as the N2 national highway bounding the northern edge of the site. The framework mandates that land use alongside these corridors be managed to preserve public access to the enjoyment of the landscape, preventing the obstruction or degradation of prominent regional vistas.

2.3.2.1 Alignment with the Garden Route District SDF:

The proposed Hoogekraal development demonstrates strong conceptual alignment with the strategic spatial drivers of the Garden Route District SDF, most notably the core principle that "The Economy is the Environment." By intentionally pivoting from the previously approved, high-impact Lagoon Bay golf resort model to a low-density agricultural and eco-focused estate, the project actively protects the district's visual and environmental capital. The strict limitation of Eco Property footprints to 2,000 m², the incorporation of 24 conservation-zoned farms, and the mandate for low-impact, agriculturally appropriate architecture ensure that the development respects the highly sensitive topography of the coastal plateau. Furthermore, by maintaining the dominance of agriculture and fynbos preservation over built form, the development adheres to the SDF's goal of coordinated growth management. This approach mitigates the risk of incongruous urban sprawl along the scenic N2 corridor, thereby safeguarding the distinct rural-coastal character of the Garden Route.

2.3.3 George Municipality Spatial Development Framework (MSDF):

The proposed Farm Estate development at Hoogekraal falls within the local jurisdiction of the George Municipality. The George MSDF serves as the primary spatial planning tool guiding land use, urban growth, and the protection of visual and environmental assets at the local level, translating regional and provincial directives into site-specific municipal policy.

The visual assessment of the Hoogekraal and Buffelsdrift land parcels is underpinned by the following core principles and spatial strategies outlined in the George MSDF:

- **Visual and Aesthetic Preservation:** The MSDF explicitly addresses the protection of the municipality's scenic assets. It dictates that the visual impact of developments on prominent landscapes and view corridors must be actively minimized, ensuring that valuable cultural landscapes and undeveloped ridgelines are not compromised by inappropriate built form.
- **Topographical Restrictions and Slope Sensitivity:** A key mechanism for protecting visual and ecological integrity within the George MSDF is the strict management of development on sensitive topographies. To prevent the visual scarring of highly exposed landscapes, the framework sets specific parameters, restricting development on slopes steeper than 1:4 or above the 280m contour line.
- **Management of Scenic Routes:** Echoing regional policies, the George MSDF incorporates specific guidelines regarding scenic routes, such as the adjacent N2 highway. It stipulates that land use alongside these corridors must be carefully managed to ensure the public's continued access to, and visual enjoyment of, the surrounding natural and rural vistas.
- **Rural Character and Agricultural Integrity:** The framework manages development outside the urban edge to ensure it supports ongoing agricultural viability and preserves the fundamental

rural character of the landscape, preventing the creep of sprawling suburban extensions into agricultural zones.

2.3.3.1 Alignment with the George MSDF:

The proposed Hoogekraal development demonstrates strong alignment with the localized spatial and visual directives of the George MSDF. By implementing stringent Key Design Principles, such as restricting Eco Property development footprints to a maximum of 2,000 m² and mandating an authentic agricultural architectural vernacular, the project actively minimizes its visual impact on the scenic coastal plateau. The proposal's commitment to integrating buildings with natural contours and maintaining generous setbacks from the deeply incised river valleys and steep coastal escarpments aligns directly with the MSDF's topographical and slope protections. Furthermore, the strategic shift from a previously approved, high-density golf resort model to a low-impact agricultural and conservation-focused estate ensures the preservation of the area's rural character, thereby maintaining the integrity of the public view corridor along the N2 scenic route.

2.4 Project Design Philosophy

The design philosophy of Hoogeland is founded on three core principles:

- **Harmony with the Landscape:** Buildings and infrastructure must respond to the topography, vegetation, and natural contours, preserving the developments rural character.
- **Rural Authenticity with Contemporary Expression:** Architecture should reflect a Contemporary Agricultural Vernacular, using forms inspired by barns, farmhouses, and agricultural buildings, while maintaining clean lines, restrained detailing, and functional elegance.
- **Sustainability and Stewardship:** Every design decision must prioritize environmental responsibility, including renewable energy, water management, low-impact materials, and biodiversity preservation.

2.5 Project Background

2.5.1 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.

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 ±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 consists 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. 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.

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.

2.5.1.1 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.

2.5.1.2 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.

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 wastewater, 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.

2.5.1.3 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.

2.5.1.4 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.

2.5.1.5 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.

2.6 Key Design Principles

2.6.1 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.

2.6.2 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.

2.6.3 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.

2.6.4 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.

2.6.5 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.

2.6.6 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.

2.6.7 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.

2.6.8 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.

2.6.9 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.

2.6.10 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 Hoogland Architectural guideline (Appendix 1).

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.



Figure 2.3: Architectural Language – Cape Contemporary (Replicative)

Source: Hoogeland Design Guidelines, Nuvorm Architects, 2026



Figure 2.4: Architectural Language – Cape Contemporary (Interpretative)

Source: Hoogeland Design Guidelines, Nuvorm Architects, 2026



Figure 2.5: Architectural Language – Cape Contemporary (Modern Interpretative)

Source: Hoogeland Design Guidelines, Nuvorm Architects, 2026



Figure 2.6: Architectural Language – Cape Contemporary (Interpretative)

Source: Hoogeland Design Guidelines, Nuvorm Architects, 2026



Figure 2.7: Architectural Language – Community Housing (Hoogekraal Village)

Source: Hoogeland Design Guidelines, Nuvorm Architects, 2026



Figure 2.8: Landscape Language – Precedence Image 1

Source: Hoogeland Design Guidelines, Nuvorm Architects, 2026



Figure 2.9: Landscape Language – Precedence Image 2

Source: Hoogeland Design Guidelines, Nuvorm Architects, 2026



Figure 2.10: Landscape Language – Precedence Image 3

Source: Hoogeland Design Guidelines, Nuvorm Architects, 2026



Figure 2.11: Landscape Language – Precedence Image 4

Source: Hoogeland Design Guidelines, Nuvorm Architects, 2026

2.7 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 (NHBR) 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.



Figure 2.12: Zoning map for the area surrounding the proposed development site. (GMMP; 2026)

2.8 Description of Development Area

Hoogeland spans a transitional landscape of farmland, fynbos hills, and natural plains situated $\pm 24\text{km}$ northeast of the Mossel Bay town centre, $\pm 15\text{km}$ southwest of the George town centre, $\pm 9\text{km}$ east of the town Great Brak River and $\pm 6.4\text{km}$ 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.

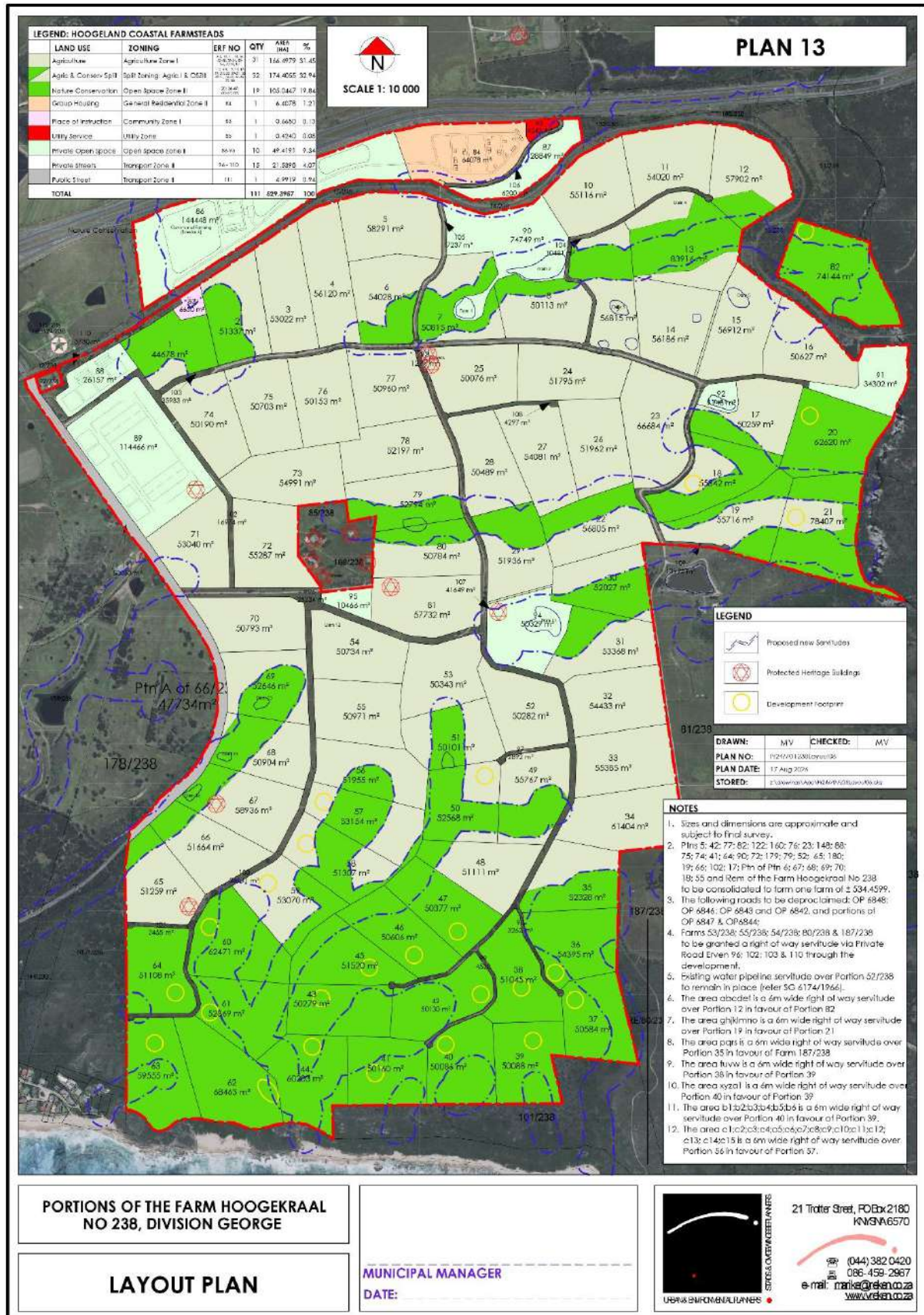


Figure 2.13: Site Development Plan with Land Use

Source: Nuform Architects, 2026

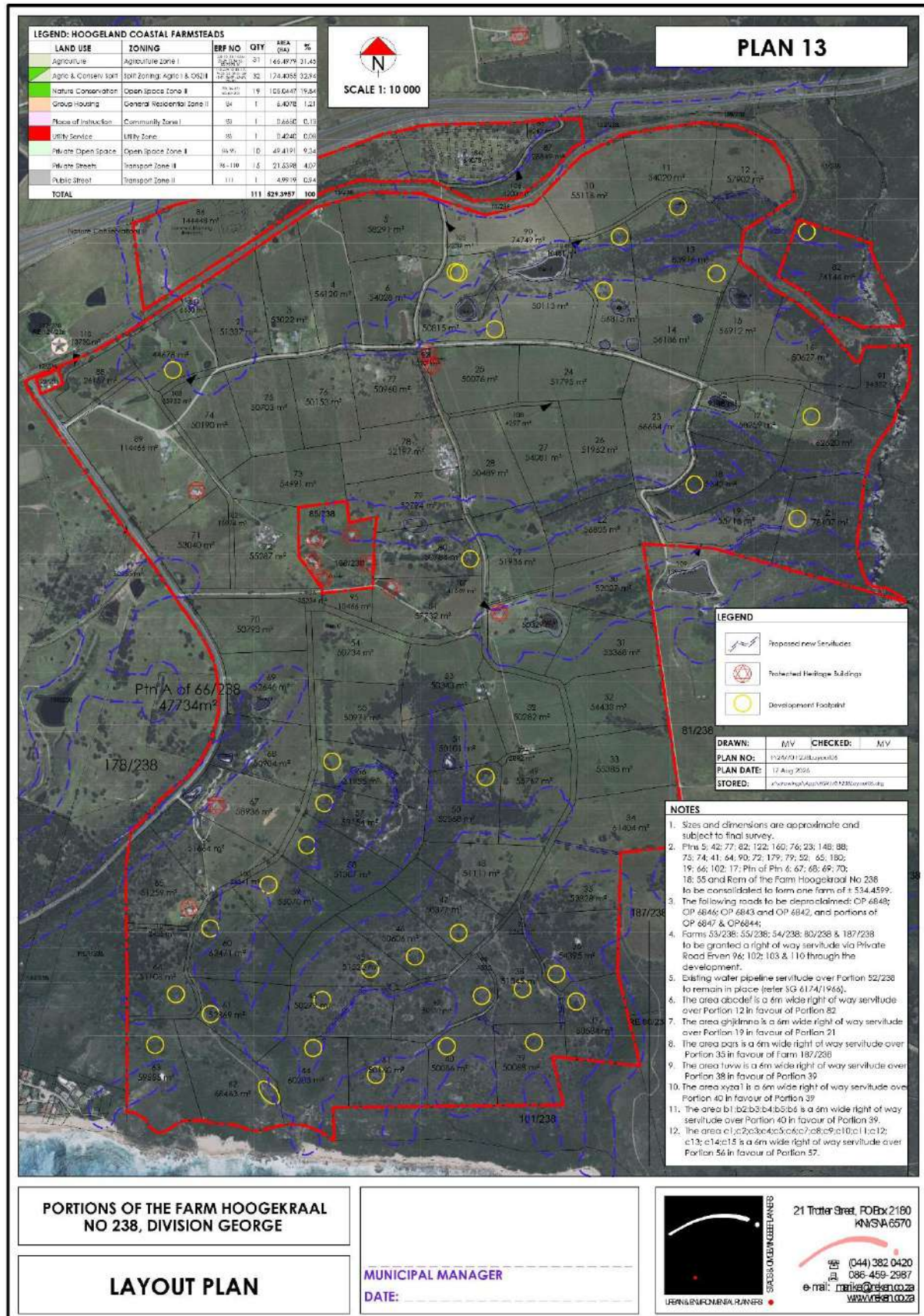


Figure 2.14: Site Development Plan with site aerial

Source: Nuform Architects, 2026

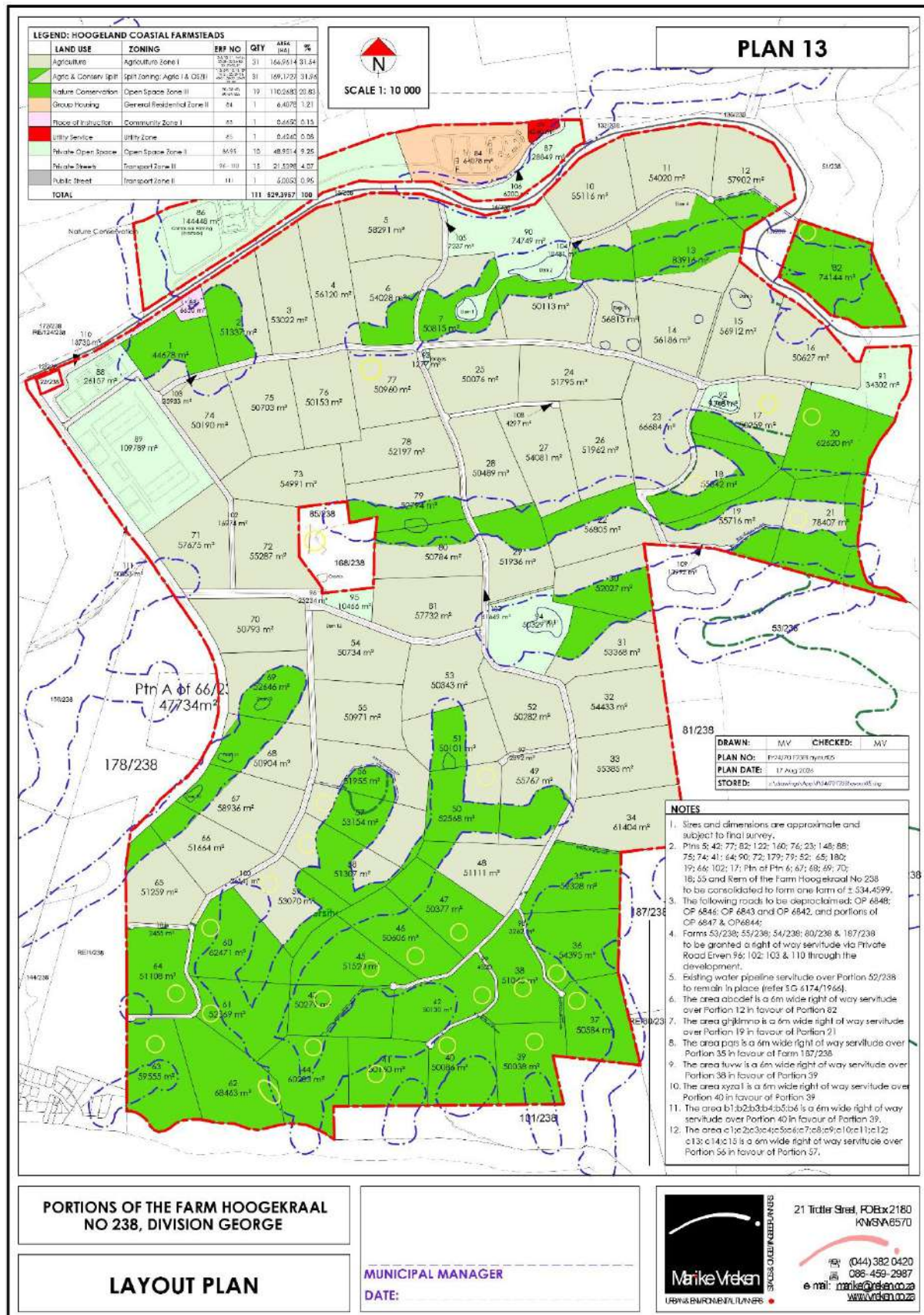


Figure 2.15: Site Development Plan showing aquatic buffers

Source: Nuform Architects, 2026

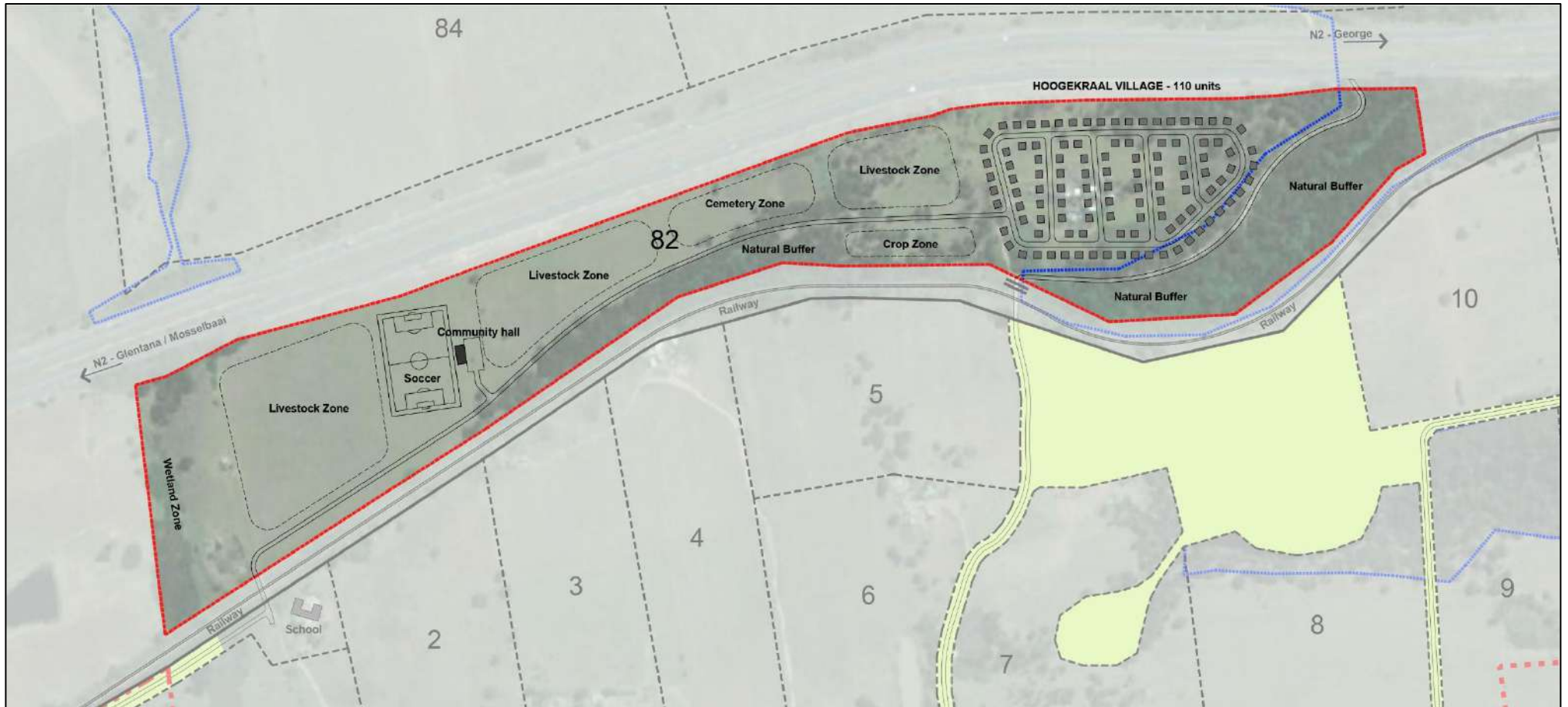


Figure 2.16: Layout of the proposed farming village

Source: Nuvorm Architects, 2026

3 RECEIVING ENVIRONMENT

Landscape character constitutes the attributes which make an area unique. It is defined by the U.K. Institute of Environmental Management and Assessment as the “distinct and recognisable pattern of elements that occurs consistently in a particular type of landscape, and how this is perceived by people. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement.” It contributes to the specific ‘sense of place’ or essential character and ‘spirit of the place’.

This section describes the receiving visual environment that will be affected by the proposed development. The landscape character and sense of place of the site and surroundings is described, based on an understanding of the topography, landform, vegetation cover, anthropogenic influences and historic land use patterns.

3.1 Site Characteristics

Because of its prominent position along the Garden Route coastal plateau and its proximity to both the N2 regional corridor and the Indian Ocean coastline, the landscape is highly sensitive to unsympathetic, high density, or visually intrusive structural interventions. The area spans a transitional landscape characterized by a mosaic of agricultural farmland, fynbos hills, and natural plains, contributing to a deeply ingrained rural and coastal sense of place.

Conversely, due to the relatively flat expanses of the plateau, interspersed with dense thicket vegetation along the southern cliffs and the deeply incised valleys of the Maalgaterivier tributaries, the landscape possesses a moderate to high capability to visually absorb well planned, low scale agricultural developments, provided the building footprints respect the existing natural contours and sensitive ecological features.



Figure 3.1: View from within the site boundary, looking in a north-easterly direction (Square One; 2026).

The application area itself comprises a substantial land assembly spanning multiple portions of the farms Hoogekraal and Buffelsdrift. Bound to the north by the N2 highway and transected by a historic 1907 railway line, the local geo-morphology is defined by a predominantly flat upper plateau that abruptly transitions into steep coastal cliffs along its southern edge. This topographical

orientation has significant implications for the site's visual catchment. The flat agricultural plains are highly visible from the adjacent N2 and Morrison Road movement corridors, whereas the steep southern cliffs, which drop dramatically toward the Glentana coastline and its historic shipwreck, occupy a highly exposed visual catchment when viewed from the coastal settlements below.

In its present state, the structural fabric and land use of the property reflect an extended period of agricultural transformation and rural occupation. North of the N2, the land is predominantly characterized by open agricultural fields. South of the highway, the land uses become more varied and complex, encompassing a mix of rural settlements, small scale farming infrastructure, grain silos, an industrial warehouse, a primary school, and tourism accommodations. The northern edges of the site also display historical anthropogenic influences resulting from the widening and reconstruction of the N2 highway during the 1950s.

Vegetation remains a defining feature across the site, dictating varying degrees of Visual Absorption Capacity across different zones. The upper agricultural fields are largely overgrown with grasses, offering lower screening potential and exposing the undulating plains to surrounding road networks. In stark contrast, the southern sections and river valleys are dominated by dense thicket and forest vegetation. This dense coastal vegetation, currently utilized in parts for firewood harvesting, provides significant natural screening along the sensitive cliff edges above the archaeologically significant cave systems, effectively shielding portions of the upper plateau from the coastal plain below.



Figure 3.2: View from Morrison Road looking in a north-easterly direction (Square One; 2026).



Figure 3.3: View from the site's existing farm roads, looking in a north-westerly direction showing existing trees and vegetation. (Square One; 2026)



Figure 3.4: View from the site looking in a southerly direction showing existing trees, vegetation and the ocean views. (Square One; 2026)

3.2 Settlement Patterns/Landscape Character

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.

3.3 Heritage Resources

The following section is a summary of the information contained in Artefactual Heritage Consulting's Heritage Impact Assessment (HIA). Full details and comprehensive findings regarding the heritage significance of the site and its resources can be found in the Heritage Impact Assessment:

3.3.1 Contextual Analysis

3.3.1.1 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. (Lavin, J; 2026)

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. (Lavin, J; 2026)



Figure 3.5: Extract from Cape Farm Mapper indicating the underlying geology of the development area (Lavin, J; 2026)

Dataset Source: Cape Farm Mapper; 2026



Figure 3.6: Extract from the SAHRIS Palaeosensitivity Map from SAHRIS indicating the underlying palaeontological sensitivity of the development area (Lavin, J; 2026)

Dataset Source: South African Heritage Resources Information System; 2026

3.3.1.2 Archaeology

Please note that the following section is a summary of the information contained in Artefactual Heritage Consulting's Heritage Impact Assessment (HIA). Full details and comprehensive findings regarding the archaeological context can be found in the Heritage Impact Assessment:

- **Pre-Colonial and Historical Background:**
 - The region possesses a rich historical presence, with pastoralist Khoe people, specifically the Attaqua and Inqua groups, moving into the southern Cape with their sheep roughly 2,000 years ago.
 - Though these groups lost control of the area by the early 1700s due to conflict and disease, communities persisted at Hoogekraal and the Pacaltsdorp mission station, which was established in 1813.
 - Later colonial development under Dutch and British rule was spurred by the local timber industry, resulting in the establishment of George and the construction of regional road networks in the 1840s.
- **Stone Age Artifacts and Site Disturbance:**
 - Over 95% of the proposed project area has been heavily disturbed by decades of intensive farming, leaving no natural vegetation in those specific zones.
 - Despite this transformation, scatters of Early Stone Age (ESA) and Middle Stone Age (MSA) quartzite tools have been found thinly spread across old grazing lands, alongside the railway line, and south of the N2.

- While these specific surface finds hold low local significance (Grade IIIC), the presence of archaeological scatters necessitates that all bulk earthworks be monitored by a professional archaeologist.
- **Highly Sensitive Coastal and Riverine Zones:**
 - The zones adjoining the Maalgate River and the ocean hold high archaeological significance, possessing an impressive and rare archaeological record that remains largely undisturbed by human activity.
 - Sea-cut caves situated at the bottom of the steep cliffs between Glentana and the mouth of the Maalgate River contain highly significant cemented MSA deposits, featuring both stone tools and marine shells.
- **Built Heritage and Gravesites:**
 - The historic Hoogekraal 238 farmstead (dating back to 1753) is located within the development footprint; although extensively vandalized and stripped of structural elements, it may still yield remains of archaeological interest.
 - Additionally, a farm cemetery containing at least 47 graves is located approximately 1.2 km southeast of the development area.
 - Past discoveries of pre-colonial burials in the broader region (such as near Great Brak River and Hartenbos) strongly indicate the possibility of recovering pre-colonial human remains within the area.

3.3.1.3 History of the Site

Please note that the following section is a summary of the information contained in Artefactual Heritage Consulting's Heritage Impact Assessment (HIA). Full details and comprehensive findings regarding the history of the site can be found in the Heritage Impact Assessment:

Early Settlement and the Timber Industry

- By the mid-18th century, colonists moved east into the region then known as Outeniqualand, with the first formal land grants issued to stock farmers by the VOC around 1730.
- Reports of vast indigenous forests by Swedish botanists in the 1770s sparked a regional "timber boom".
- This influx of woodcutters led to the establishment of a woodcutter's post, which eventually developed into the town of George.
- The Outeniqua forests were heavily exploited for over two hundred years until they were formally closed for regeneration in 1939.

Property Ownership and Agriculture

- The Hoogekraal site features a long history of agricultural occupation, with the homestead of its first owner, Adam Botha, depicted on maps as early as 1789/90.
- Formal land rights for the property were registered in 1818, with historical diagrams indicating a building, tilled ground, and grazing land.
- The broader region experienced agricultural diversification in the late 20th century, which occurred alongside significant infrastructure upgrades, including improvements to the N2 National Road.

Indigenous Heritage and Pacaltsdorp

- The Khoi Khoi were the original occupants of the Hoogekraal area.
- In 1813, following direct requests from Khoi Khoi Chief Dikkop, the London Missionary Society established a station at Hoogekraal.
- The settlement was subsequently renamed Pacaltsdorp in 1818 in honour of its first resident missionary, Reverend Charles Pacalt.

Coastal History (Glentana)

- The coastal area immediately south of the development site is historically notable for the 1902 shipwreck of the British steamer *Baralong*.
- The vessel ran aground during a gale while transporting a massive floating dock designed for Durban.
- This dramatic event drew visitors to the remote coastline, including a lawyer named Attie Murray, who subsequently built a holiday home and named the area "Glentana".

Historic Railway Infrastructure

- During the late 19th century, a coastal railway route connecting Mossel Bay to George was selected over an inland route to stimulate the regional economy.
- Construction was severely delayed by the difficult coastal-plateau topography and contractor bankruptcy in 1902, forcing the Cape Government to take over the project.
- The line to George was officially opened in September 1907, and the remains of the historic Outeniqua siding are located approximately 400 meters west of the current study area.

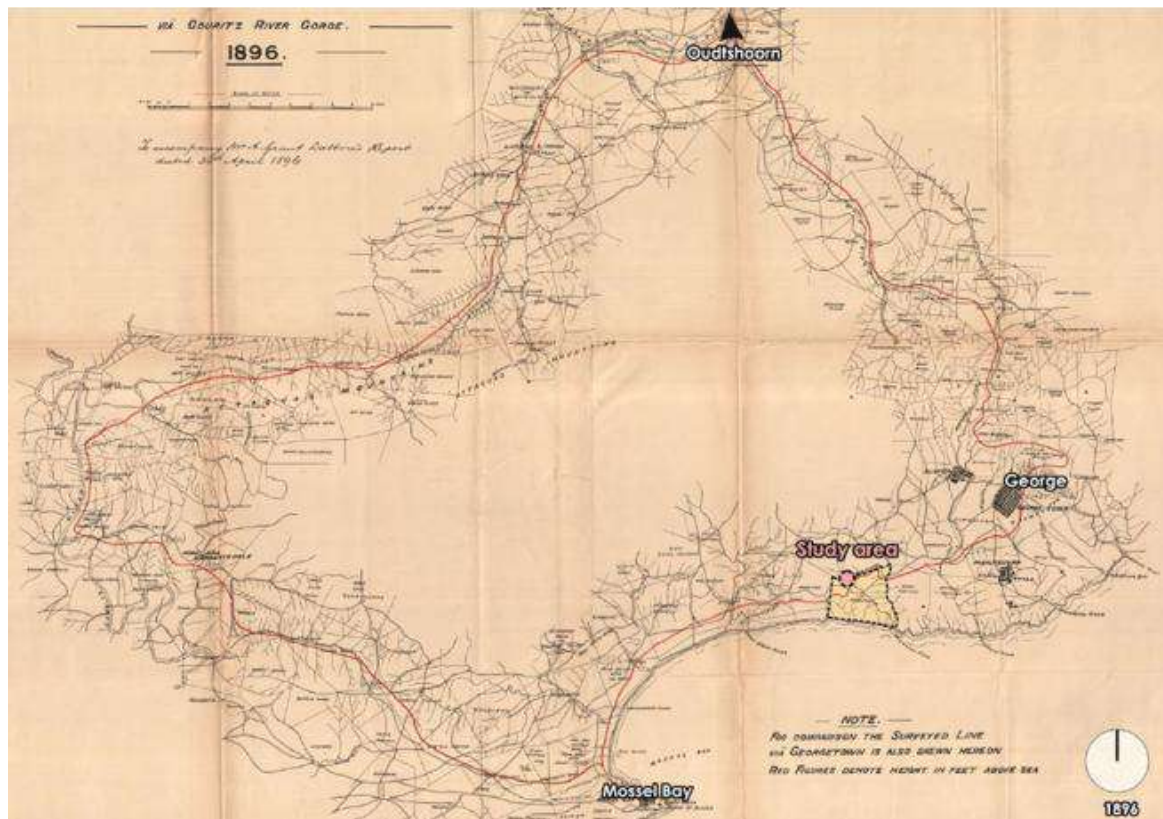


Figure 3.7: Extract from map accompanying 1896 proposal for route alignments to extend the railway line from Mossel Bay to Oudtshoorn (Lavin, J; 2026)

Dataset Source: NGSI, as edited in De Kock, 2025

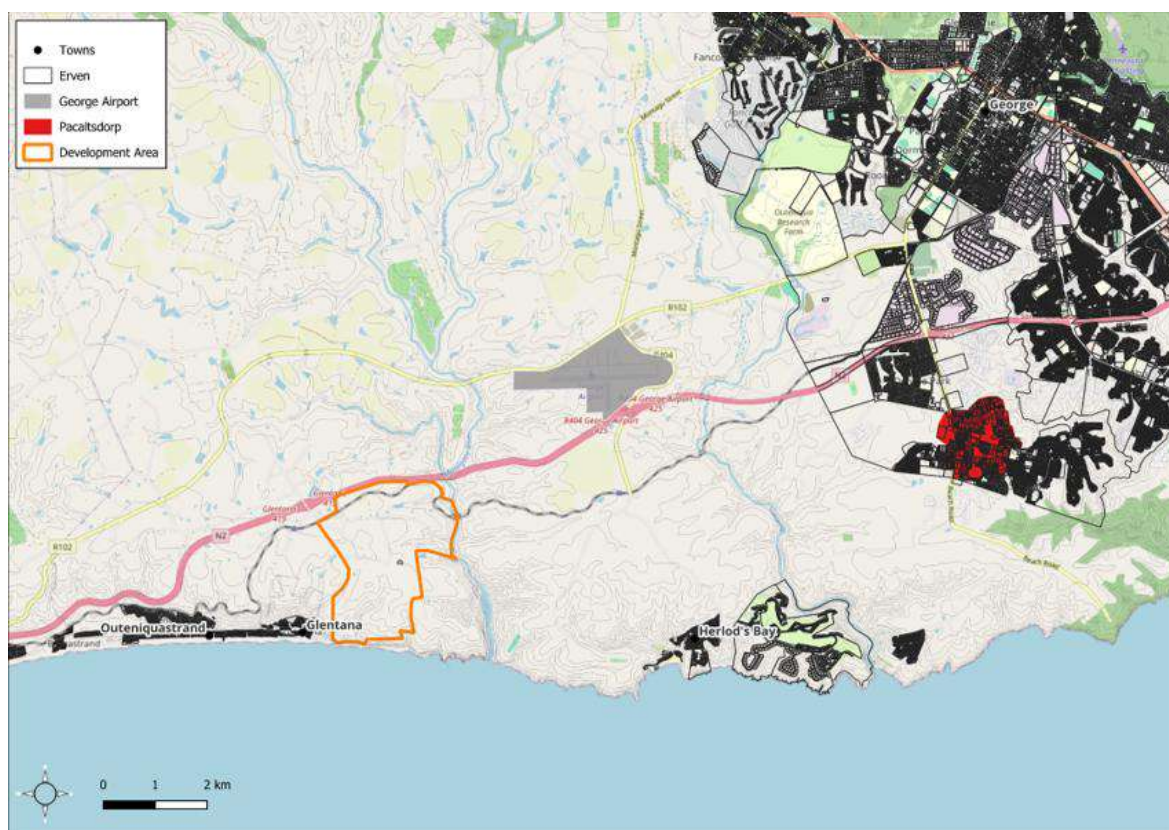


Figure 3.8: Map of the development area relative to George and Pacaltsdorp in the east and Glentana to the west (Lavin, J; 2026)

Dataset Source: Lavin, J; 2026



Figure 3.9: J.W. Wernich (1785). (No. 326) Plan van een gedeelte der Outeniqua Land thans de Drosdye George op de ZuidKust van Africa tusschen de Mossel en Plettenbergs Baayen. MSC 6, Box 30. Peter Crail Collection (1017161420). (Lavin, J; 2026)

Dataset Source: 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.

3.3.1.4 Evolution of the Site

Please note that the following section is a summary of the information contained in Artefactual Heritage Consulting's Heritage Impact Assessment (HIA). Full details and comprehensive findings regarding the evolution of the site can be found in the Heritage Impact Assessment:

Early Occupation and Nomenclature

- Historically, at least three farms named "Hoogekraal" existed within the George magisterial district, with one located at the current study area and another at present-day Pacaltsdorp.
- The earliest mapping of the area (1789–1790) denotes occupation by colonial farmer Adam Botha, illustrating a farmstead, an outbuilding, and a patch of cultivated land.
- The first formal land rights for the subject farm were registered in 1818 in favour of Widow Botha (Lea Jacoba Barnard), with early diagrams depicting a single building, cultivated land, and grazing areas.

Agricultural and Economic Origins

- The property was initially purchased by Jacobus Botha Junior in 1748 and was later converted to quitrent tenure in 1816 by his great-grandsons.
- Archival records from 1809 confirm that occupants of Hoogekraal were integral to a thriving farming and woodcutter community in Outeniqualand—one of the earliest in the Southern Cape.
- Early owners found the farm geographically challenging; Marthinus Christoffel III described the land as inferior for cultivation, leading him to supplement his livelihood by cutting timber in government forests and securing contracts for local road and bridge repairs.

Subdivision and Marginal Farming

- The property underwent a complex series of deeds transactions, leading to a major resurvey and subdivision in 1886. The land was divided into multiple smaller portions, which were regranted largely to the Botha family, associates, and tenant farmers.
- This pattern of subdivision continued throughout the 20th century, fragmenting the property into increasingly smaller and economically marginal farming parcels.
- The limited economic viability of these small farms is reflected in the modest construction materials used for the 58 farmhouses and labourers' cottages that existed on the land by the late 20th century.

Current Landscape Character and Infrastructure

- Historic aerial imagery from 1957 and 1974 confirms the continuous, small-scale agricultural use of the landscape over the decades.
- While the broader region experienced significant modernization—including the construction of the nearby George Airport in 1977 and the routing of the N2 highway directly through the properties—the development area itself has remained largely unchanged since the early 20th century.
- Today, the landscape is characterized by fenced stock camps and windbreaks of Monterey pines and beefwood. While some dairy and stock rearing continues, crop cultivation has ceased. The proliferation of invasive alien vegetation and scrub gives the property a generally neglected and run-down appearance.



Figure 3.10: Location of the subject early farm “Hoogekraal” with the context of the 1789-1790 map produced by Jones & Frederici (Lavin, J; 2026)

Dataset Source: Rijksmuseum, Amsterdam, 2025 as edited in De Kock, 2025

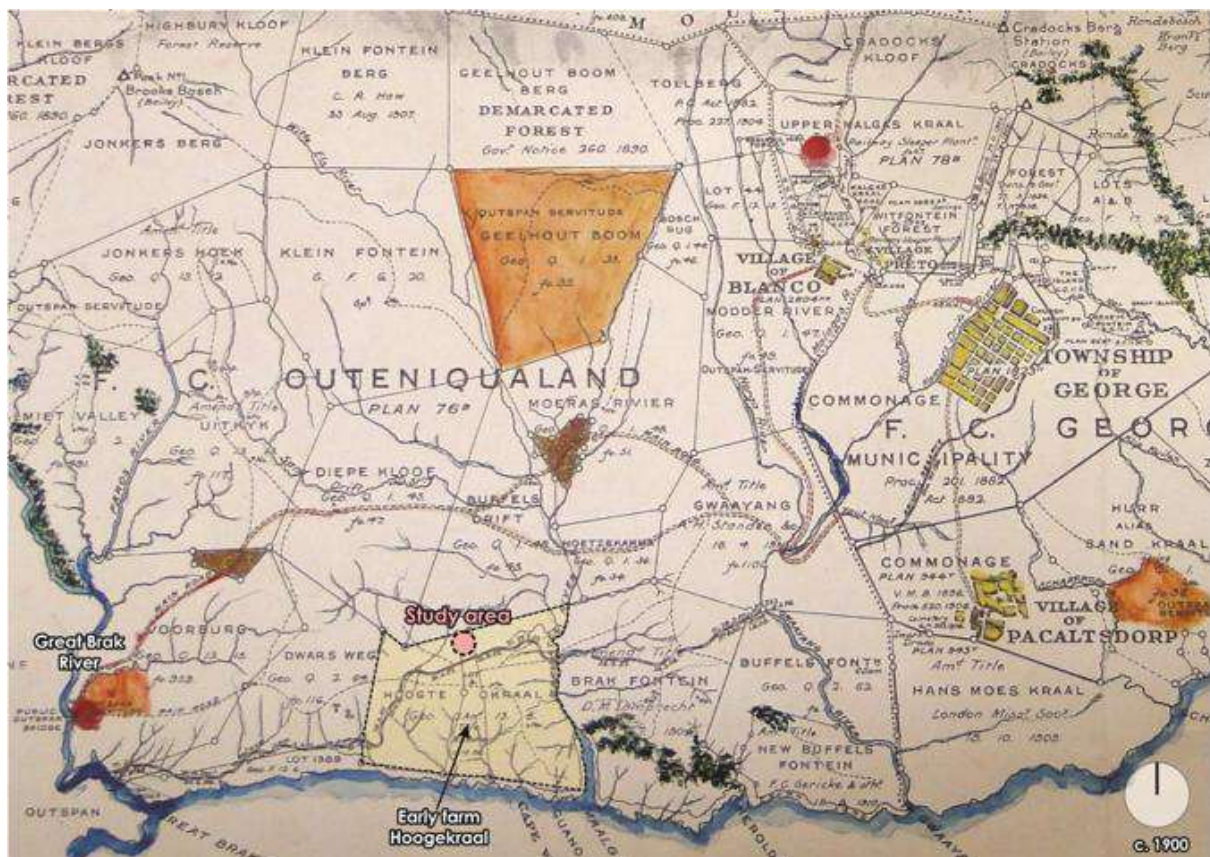


Figure 3.11: Early farm Hoogekraal shown within context of surrounding settlements (c. 1880-1900) (Lavin, J; 2026)

Dataset Source: George Museum as edited in De Kock, 2025

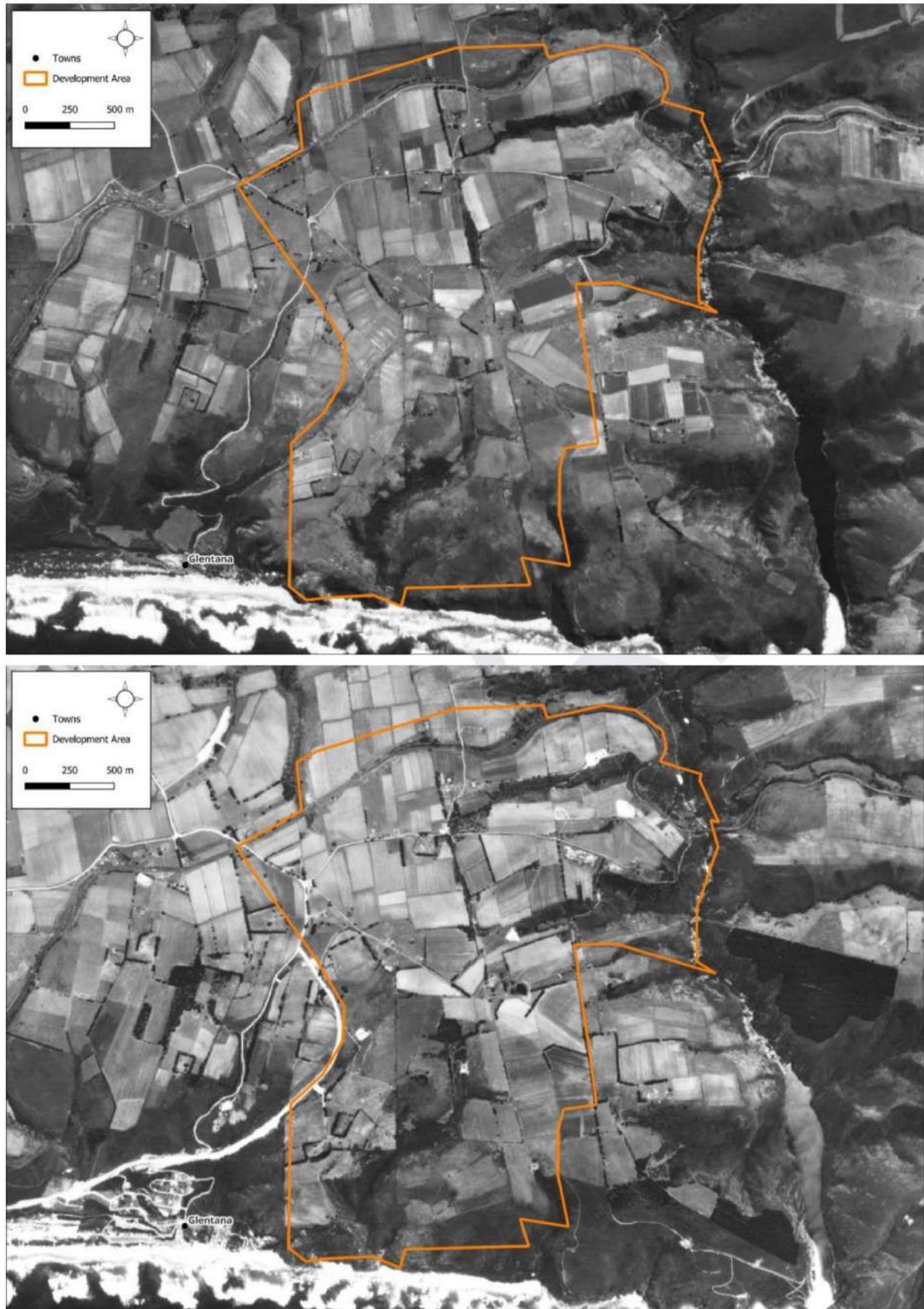


Figure 3.12: Historic Aerial Imagery from 1957 (Top) and Figure 4.2: Historic Aerial Imagery from 1974 (Bottom)
(Lavin, J; 2026)

Dataset Source: Lavin, J; 2026

3.3.2 Statement of Significance

The following section is information extracted from Artefactual Heritage Consulting's Heritage Impact Assessment (HIA). Full details and comprehensive findings regarding the heritage significance of the site and its resources can be found in the Heritage Impact Assessment:

3.3.2.1 Identification of Heritage Resources

Palaeontology

The geology underlying the area proposed for development has low sensitivity for impacts to significant palaeontological heritage. (Lavin, J; 2026)

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." (Lavin, J; 2026)

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". (Lavin, J; 2026)

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. (Lavin, J; 2026)

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. (Lavin, J; 2026)

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. (Lavin, J; 2026)

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. (Lavin, J; 2026)

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. (Lavin, J; 2026)

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. (Lavin, J; 2026)

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. (Lavin, J; 2026)

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. 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. (Lavin, J; 2026)

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. (Lavin, J; 2026)

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. (Lavin, J; 2026)

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. (Lavin, J; 2026)

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. (Lavin, J; 2026)

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. (Lavin, J; 2026)

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. (Lavin, J; 2026)

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. (Lavin, J; 2026)

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. (Lavin, J; 2026)

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. (Lavin, J; 2026)

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. (Lavin, J; 2026)

No direct impact to the Hoogekraal werf precinct is anticipated as a result from this proposed development. (Lavin, J; 2026)

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. (Lavin, J; 2026)

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

4 VISUAL ANALYSIS

This section describes the visual analysis that was conducted to determine the overall visibility of the proposed development from various locations. The visibility of the site is qualitatively described, and viewpoints are identified from which interventions at the site would be most noticeable.

4.1 Viewshed Analysis

Visibility is described in terms of the viewshed areas calculated based on digitized topographical terrain information, which excludes for the size, scale and massing of the surrounding buildings, vegetation and urban infrastructure as LiDAR information was not available for this region. It should be noted that the viewshed area shows locations from which only a portion of the development area could potentially be visible, i.e. the entire development will not be visible from all the areas shown in the viewshed area, but small portions of the development may be visible.

The viewshed area (shown in colour) indicates areas from which certain components of the proposed development could potentially be visible, while the view shadow area (clear areas) indicates areas from which certain components of the proposed development are unlikely to be visible. The actual visibility of the proposed development from various viewpoints is largely dependent on the presence and positions of screening elements, including vegetation, urban development and infrastructure and the location of the site in the receptor's Field of View (FOV). Visibility decreases exponentially with the apparent decrease in size of the proposed development within the receptor's FOV, and as contextual information increases. The development would therefore be more clearly visible in close proximity and less perceivable at greater distances.

It should be noted that the building models provided by the project architects, which were utilized to generate the viewshed maps for this assessment, are based on "maximum development envelopes." Because the exact positioning and architectural details of the future dwellings on the ±5 ha farm portions are not yet defined, these models were intentionally designed to represent a worst-case visual scenario. They depict the maximum permissible height and footprint, assuming the structures could be positioned anywhere within the allowable developable area for each respective plot.

Furthermore, the viewshed analysis was generated utilizing a Google Earth topographical model based on a Digital Elevation Model (DEM), as a high-resolution LiDAR base model was not available for the site. Consequently, the algorithmic viewshed mapping represents a "bare earth" scenario, meaning the natural screening effects of contextual elements such as existing dense vegetation, windbreaks, and surrounding built infrastructure were not mathematically factored into the visual catchment output. To account for this limitation and ensure the reliability of the assessment, the theoretical viewshed was physically verified and refined through a comprehensive ground-truthing exercise on site.

As this assessment evaluates these conceptual massing envelopes to inform the broader development application, it is critical that the specific architectural designs submitted during the formal building plan approval phase, including façade articulation, modulation, materiality, lighting, and site-specific landscaping, strictly adhere to the mitigation measures proposed in this report. This ensures that the final built form successfully translates these conceptual guidelines into a development that remains visually subordinate and sensitive to the significant rural-coastal and heritage context of the Hoogekraal landscape.

The visual receptors that could be affected are identified as users of the N2 highway and Morrison Road (motorists, cyclists and pedestrians), holiday makers and residents of Glentana, and residents, farmers and workers residing on neighbouring farms.

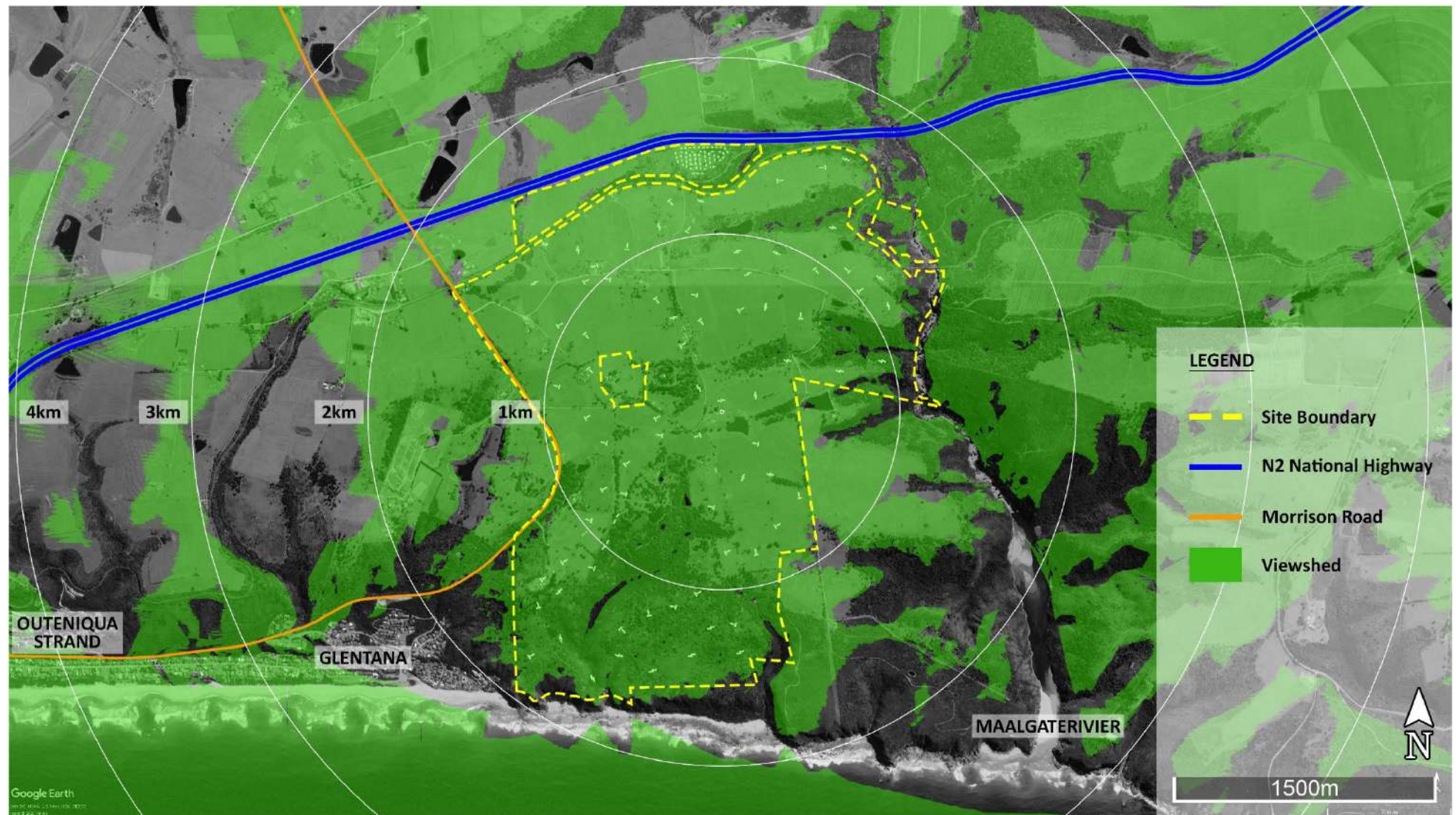


Figure 4.1: Viewshed and view shadow areas for the proposed development

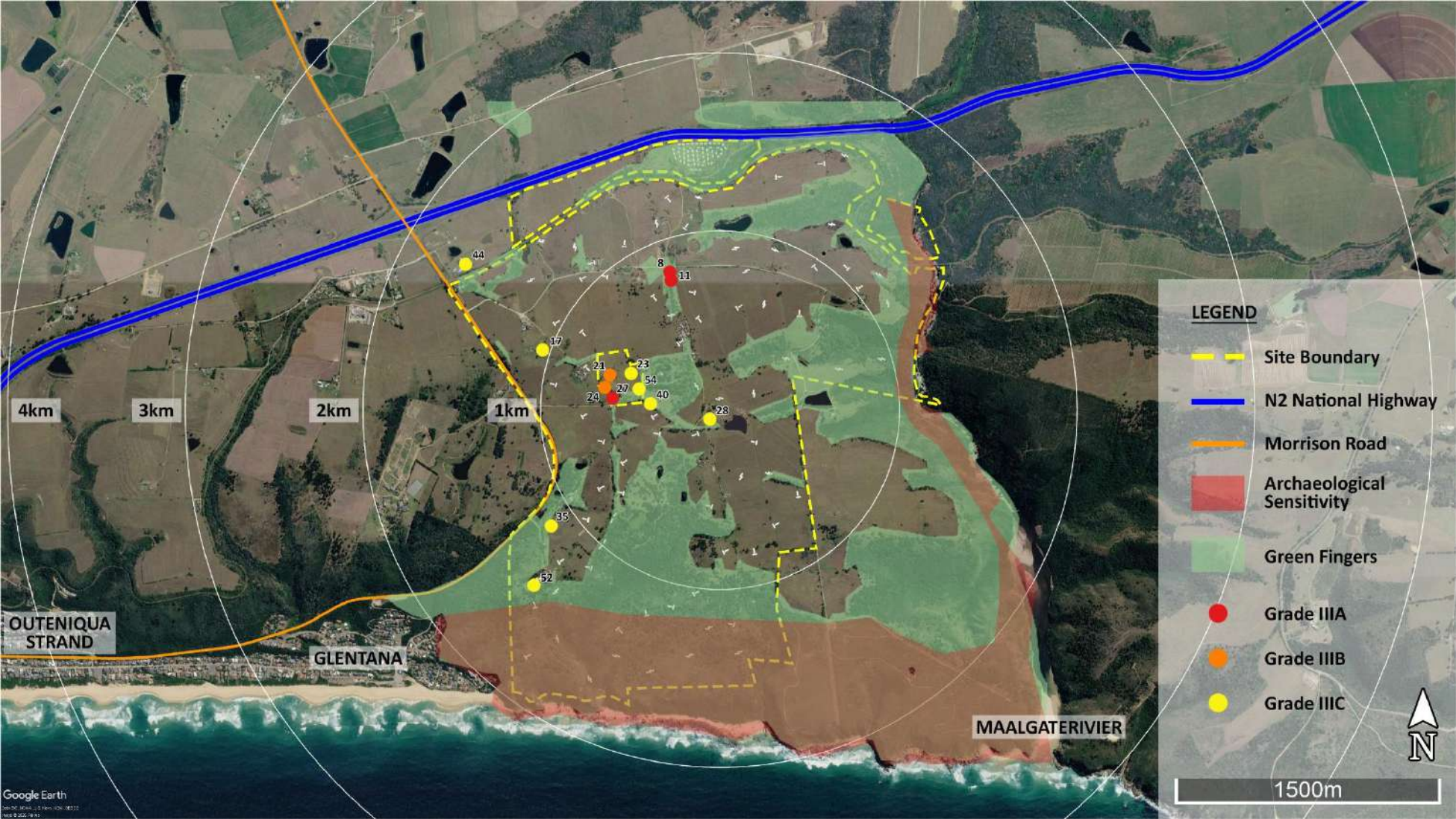


Figure 4.2: Identified heritage elements within the area proposed for development (Lavin, J; 2026)

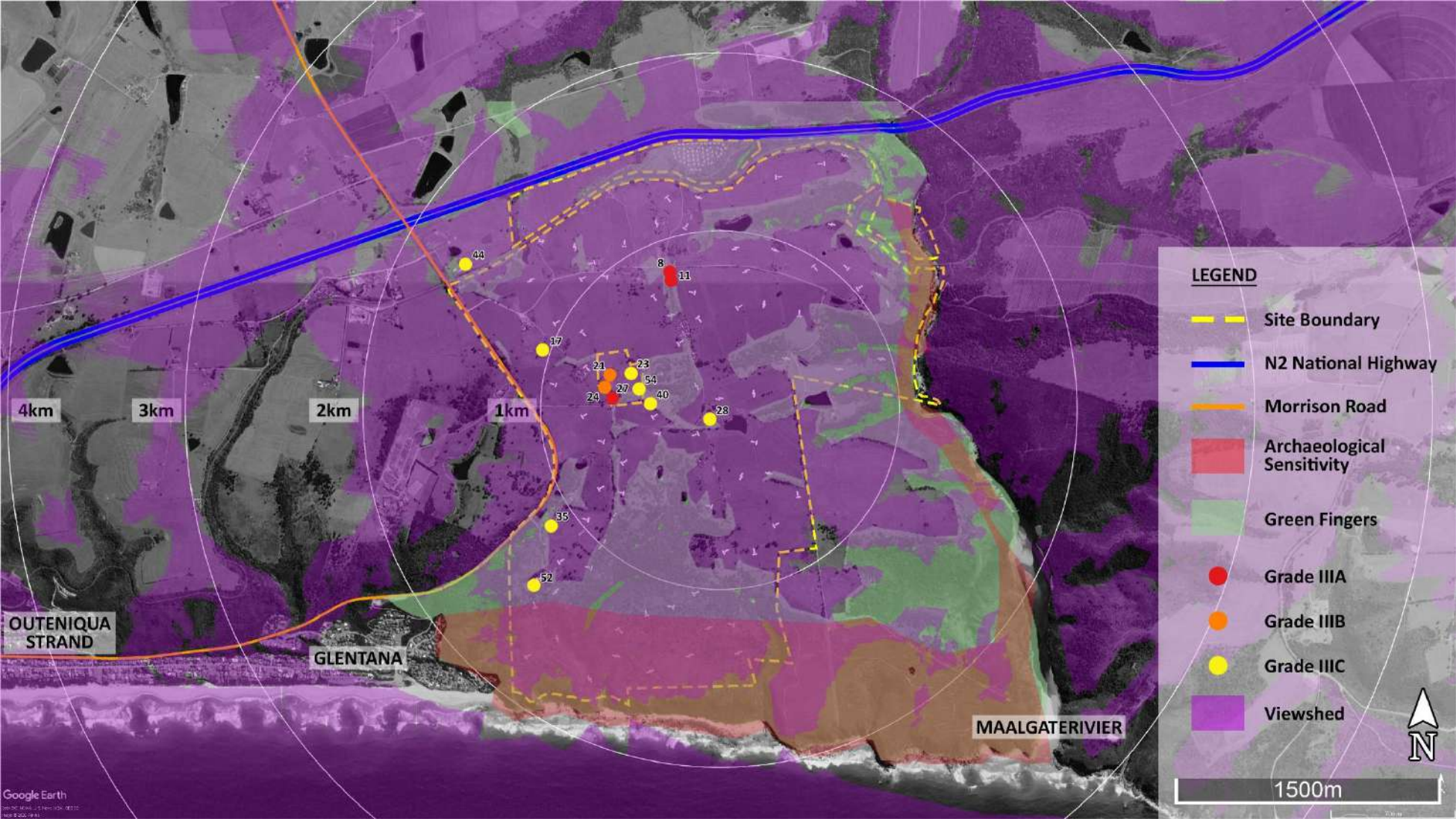


Figure 4.3: Viewshed and view shadow areas overlaid onto heritage elements

4.2 Viewpoints

Following from the visual analysis, eight prominent viewpoints were identified towards the site, (see Figure 4.4). These views provide an indication of the existing vistas at the location where the most pronounced visual change would be experienced in the landscape (see Figure 4.5 to Figure 4.19):

- VP 1 – Looking in a south-westerly direction from the N2 highway (approx. 1.9km from the site).
- VP 2 – Looking in a south-westerly direction from the N2 highway (approx. 160m from the site).
- VP 3 – Looking in a south-westerly direction from the N2 highway (approx. 90m from the site).
- VP 4 – Looking in a southerly direction from the N2 highway (approx. 15m from the site).
- VP 5 – Looking in a north-easterly direction from Morrison Road.
- VP 6 – Looking in an easterly direction from Morrison Road.
- VP 7 – Looking in a north-easterly direction from a farm road within the site boundary.
- VP 8 – Looking in an easterly direction from Morrison Road (approx. 1.3km from the site).
- VP 9 – Looking in an easterly direction from the Kus Street parking lot at Glentana Beach (approx. 750m from the site).
- VP 10 – Looking in a north-easterly direction from a farm road within the site boundary.
- VP 11 – Looking in an easterly direction from Morrison Road (approx. 1.3km from the site).
- VP 12 – Looking in a north-easterly direction from a farm road within the site boundary.
- VP 13 – Looking in a south-westerly direction from a farm road within the site boundary.
- VP 14 – Looking in an easterly direction from the Morrison Road – N2 highway onramp (approx. 590m from the site).
- VP 15 – Looking in a south-easterly direction from the N2 highway (approx. 100m from the site).



Figure 4.4: Viewpoints towards the proposed project site with distance radii.



Figure 4.5: Viewpoint 1 – Looking in a south-westerly direction from the N2 highway (approx. 1.9km from the site).

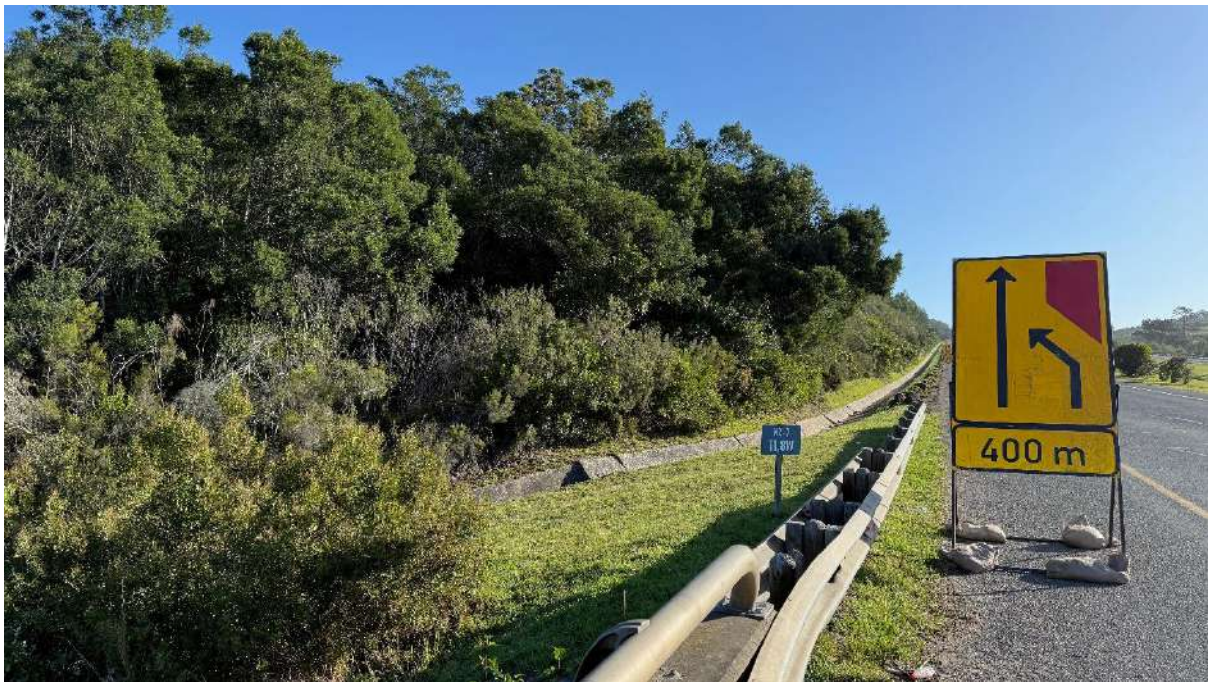


Figure 4.6: Viewpoint 2 – Looking in a south-westerly direction from the N2 highway (approx. 160m from the site).



Figure 4.7: Viewpoint 3 – Looking in a south-westerly direction from the N2 highway (approx. 90m from the site).



Figure 4.8: Viewpoint 4 – Looking in a southerly direction from the N2 highway (approx. 15m from the site).



Figure 4.9: Viewpoint 5 – Looking in a north-easterly direction from Morrison Road.



Figure 4.10: Viewpoint 6 – Looking in an easterly direction from Morrison Road.



Figure 4.11: Viewpoint 7 – Looking in a north-easterly direction from a farm road within the site boundary.



Figure 4.12: Viewpoint 8 – Looking in an easterly direction from Morrison Road (approx. 1.3km from the site).



Figure 4.13: Viewpoint 9 – Looking in an easterly direction from the Kus Street parking lot at Glentana Beach (approx. 750m from the site).



Figure 4.14: Viewpoint 10 – Looking in a north-easterly direction from a farm road within the site boundary.



Figure 4.15: Viewpoint 11 – Looking in a south-westerly direction over the informal burial grounds from a farm road within the site boundary.



Figure 4.16: Viewpoint 12 – Looking in a north-easterly direction from a farm road within the site boundary.



Figure 4.17: Viewpoint 13 – Looking in a south-westerly direction from a farm road adjacent to the historic Hoogekraal Farm Werf Precinct.



Figure 4.18: Viewpoint 14 – Looking in an easterly direction from the Morrison Road – N2 highway onramp (approx. 590m from the site).



Figure 4.19: Viewpoint 15 – Looking in a south-easterly direction from the N2 highway (approx. 100m from the site).

5 FINDINGS AND RECOMMENDATIONS

This Visual Statement describes the potential visual impacts associated with the proposed Farm Estate development on Portions of the Farms Hoogekraal No 238 and Buffelsdrift No 227, near Glentana in the George Municipality. 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.

5.1 Visual Impact on Heritage Resources

5.1.1 Hoogekraal Farm Werf Precinct

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 (Lavin, J; 2026). The farm werf precinct includes the following elements:

- 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).
- The Hoogekraal farm burial ground (site 27, graded IIIA).

The Hoogekraal farm werf precinct is considered an area of very high archaeological sensitivity. No direct impact to the Hoogekraal werf precinct is anticipated as a result of this proposed development (Lavin, J; 2026). 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.

5.1.2 Burial Grounds

The site contains multiple highly sensitive burial grounds that require visual consideration. These include the Hoogekraal farm burial ground (site 27, graded IIIA) located within the werf precinct, and the informal cemetery (sites 8 and 11) located further north. Sites 8 and 11 do not fall within the area of high levels of historic significance, however, they are considered to be areas of very high archaeological sensitivity. (Lavin, J; 2026)

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.

5.2 Recommended 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:

- **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.

5.3 Conclusion

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**.

6 CONTRIBUTORS

Luke Coughlan, #20380 (SACLAP), MLArch (UCT) 2018, BDes, graduated from UCT's Master of Landscape Architecture Programme in 2018. His thesis project investigated the prioritisation of pedestrian public space through the reversal of modernist planning practices within Cape Town's CBD. His concept revolved around a reaction to the stark, harsh nature of modernism by using natural systems found on-site as inspiration for the design language that ultimately informed the practical aspects of the intervention. Luke has extensive experience in technical architectural and landscape modelling and 3D visualization for VIA purposes and has worked on a number of VIAs in the Western Cape context.

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Hoogekraal Farm Estate near Glentana, George

Dated: June 2026

8 APPENDICES

APPENDIX A: HOOGELAND DESIGN GUIDELINES

HOOGEL AND AGRICULTURAL HOLDINGS

Design Guideline - May 2026



1. INTRODUCTION

Hoogeland is a 644-hectare rural development located just outside Glentana along the Garden Route, bordered by the Maalgate River and the Indian Ocean. 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.

This guideline sets out the vision-led design principles for all property owners and designers, ensuring a cohesive architectural language, sensitive landscape integration, and adherence to sustainable practices throughout the development.

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

- Agri Properties – lifestyle or small-scale working farms.
- Eco Properties – dwellings located within sensitive natural landscapes, emphasizing minimal environmental impact, with a maximum 2,000 m² developable area per farm.

Common facilities, including a polo field and equestrian infrastructure, act as shared amenities and social anchors within the development — uniting the community through shared values of sustainability, stewardship, and connection to the land.

2. DESIGN PHILOSOPHY

The design philosophy of Hoogeland is founded on three core principles:

1. **Harmony with the Landscape:** Buildings and infrastructure must respond to the topography, vegetation, and natural contours, preserving the developments rural character.
2. **Rural Authenticity with Contemporary Expression:** Architecture should reflect a Contemporary Agricultural Vernacular, using forms inspired by barns, farmhouses, and agricultural buildings, while maintaining clean lines, restrained detailing, and functional elegance.
3. **Sustainability and Stewardship:** Every design decision must prioritize environmental responsibility, including renewable energy, water management, low-impact materials, and biodiversity preservation.

3. THE LANDSCAPE SETTING

Hoogeland spans a transitional landscape of farmland, fynbos hills, and natural plains. Key environmental objectives include:

- Protecting natural habitats and biodiversity.
- Maintaining visual corridors and scenic views.
- Integrating existing watercourses and vegetation into site planning.
- Designing roads, trails, and common facilities to minimize ecological disturbance.

4. KEY DESIGN PRINCIPLES

4.1 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.

4.2 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.

4.3 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.

4.4 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.

4.5 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.

4.6 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.

4.7 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.

5. PROPERTY TYPES

5.1 Agri Properties

- 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.

5.2 Eco Properties

- 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.

6. COMMON FACILITIES

- Polo field and equestrian facilities designed to complement the development's rural aesthetic.
- Support structures (stables, arenas, clubhouses) must use the same material and colour palette as private properties.
- Trail networks connect properties, the polo field, and equestrian facilities while respecting topography and vegetation.
- Community spaces must enhance social interaction without compromising landscape integrity.

7. 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.

8. 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.

9. 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 ensures that the larger portion of the farms remains natural, maintaining ecological integrity.

10. IMPLEMENTATION & STEWARDSHIP

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 this guideline.

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.

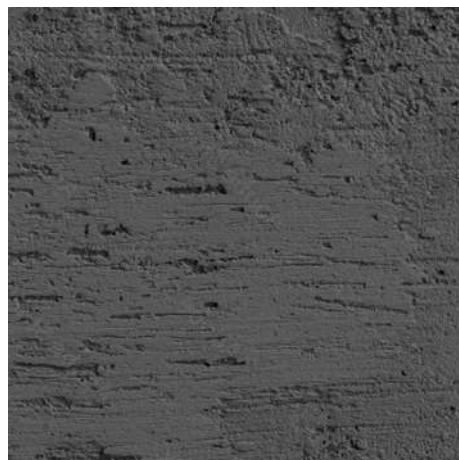
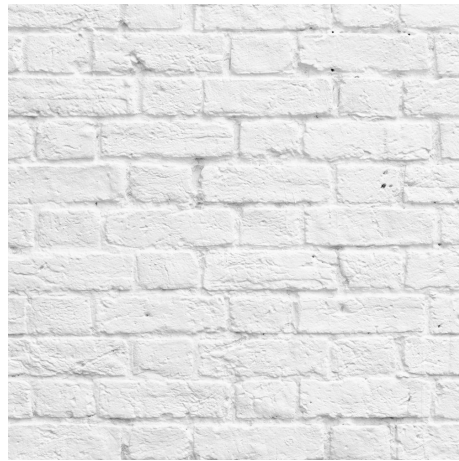
In addition to DRC approval, all developments are required to comply with the Municipal Zoning Scheme, the National Building Regulations and Building Standards Act, the National Home Builders Registration Council (NHBR) standards, and any other applicable legislation. No construction or site works may commence without written approval from both the DRC and the relevant statutory authorities.

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.

11. ARCHITECTURAL LANGUAGE

Capturing the cultural spirit through an architectural language that is both respectful and appropriate, while seamlessly blending modern design elements that complement the natural surroundings

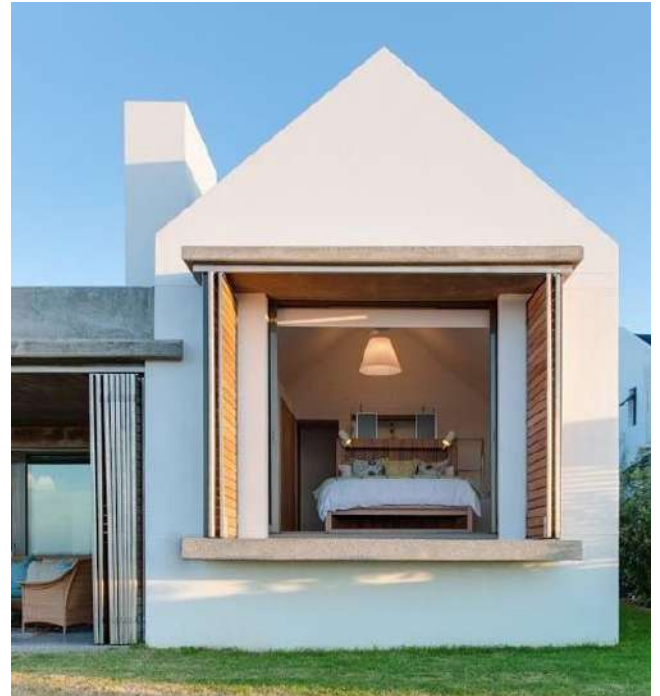




CAPE CONTEMPORARY

REPLICATIVE







CAPE CONTEMPORARY
INTERPRETATIVE

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INTERPRETATIVE





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MODERN INTERPRETATIVE







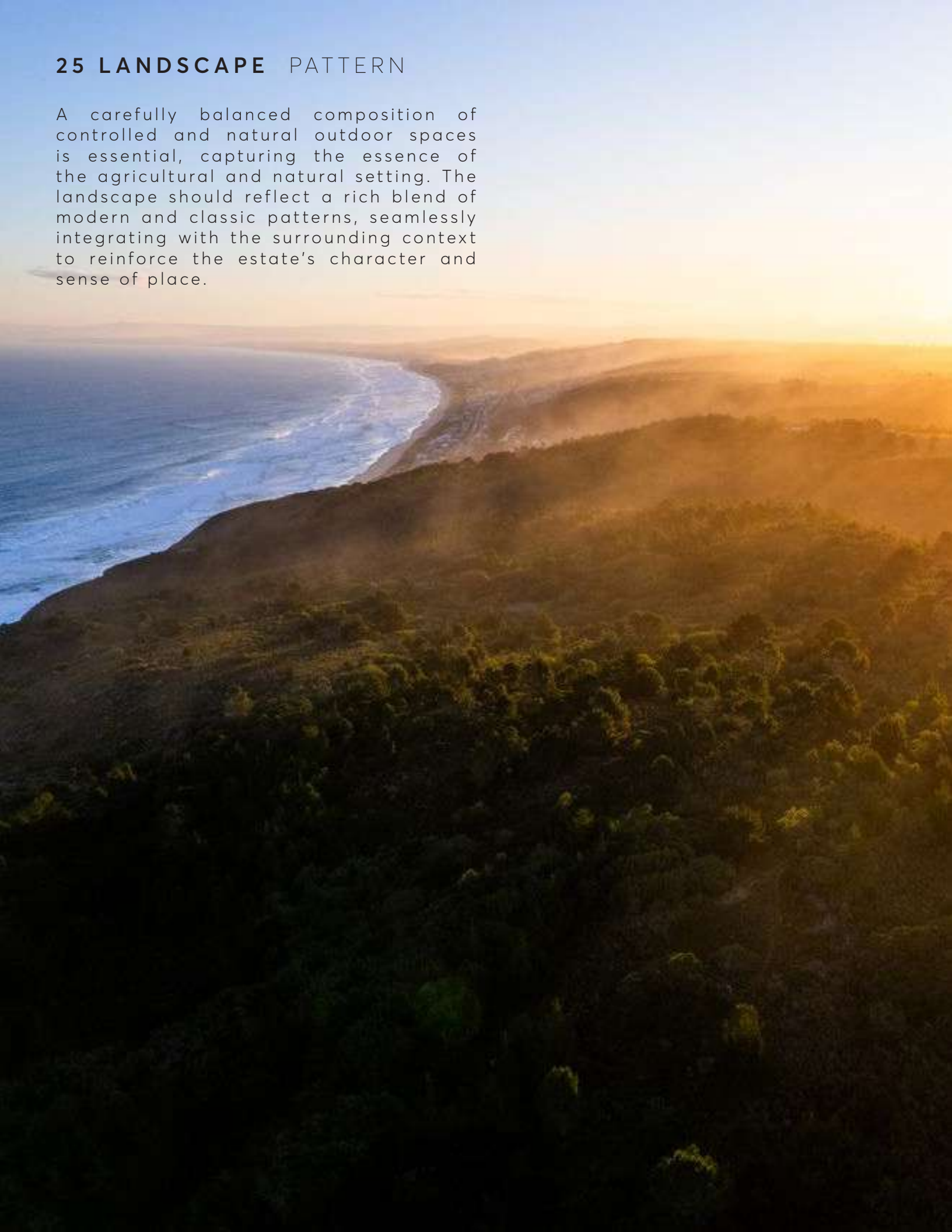
COMMUNITY HOUSING

HOOGEKRAAL VILLAGE



25 LANDSCAPE PATTERN

A carefully balanced composition of controlled and natural outdoor spaces is essential, capturing the essence of the agricultural and natural setting. The landscape should reflect a rich blend of modern and classic patterns, seamlessly integrating with the surrounding context to reinforce the estate's character and sense of place.



Landscape Guidelines

All landowners within Owloon Estate must adhere to the landscape guidelines contained in this clause and throughout this document. The quality and integrity of the estate's outdoor spaces rely on the successful integration of landscape design with architectural form.

Landscape Guidelines are essential, as they guide both the development and individual owners toward achieving the required aesthetic, ecological, and environmental character of this mountain estate. These guidelines also serve as a regulatory tool for the Design Review Committee, ensuring that the desired landscape character is realised and maintained.

The estate's landscape philosophy follows a "design with nature" approach focused on rehabilitation, conservation, and environmental responsiveness, preserving as much of the natural landscape as possible. The primary goal of each property's landscape design is to blend seamlessly with its natural setting.

Core Landscape Principles

Landscape proposals must incorporate, rehabilitate, and enhance existing vegetation. Designs should consider both aesthetic and functional aspects of planting, such as:

- Screening
- Space definition
- Erosion control
- Glare reduction
- Dust suppression
- Continuity and cohesion
- Shading
- Visual interest

The objective of these guidelines is to ensure that both private and public open spaces enhance the outdoor environment. Minimum standards are established to ensure preservation, conservation, rehabilitation, and enhancement of the site's fynbos and riverine landscape character. The aim is to unify the estate through consistent vegetation, materials, and landscape elements.

The landscape character of Owloon Estate must flow naturally through the development, using a distinctive selection of indigenous planting that reinforces the estate's identity.

Recommended Landscape Approach

Landowners, developers, and occupants are encouraged to apply the following principles:

- Simplicity in design to establish a personalised yet unified aesthetic.
- Use of complementary design lines, plant palettes, hard landscape materials, and sculptural elements to maintain unity.
- Recognition of the functional qualities of plants: ornamental, screening, shading, rehabilitation, and space definition.
- Application of ecologically sound principles, including:
 - Use of structural plants in feature areas
 - Predominantly indigenous species, with limited use of exotics only where microclimates necessitate
 - Plant choices that celebrate seasonality, colour, texture, and year-round vibrancy
- Use of natural and locally sourced materials
- Hard landscaping and site features that share a unified material palette
- Designs that minimise maintenance
- A harmonious relationship between the built and natural environment

- Retaining structures softened with indigenous creeping groundcovers
- Proper drainage behind retaining walls for long-term stability
- Inclusion of bioswales or biofilters to slow and clean stormwater before it enters watercourses or stormwater networks
- Maintenance of the road reserve area by each erf owner

Riverine, Dam and Wetland Edges

Farms bordering natural features must follow additional requirements:

- All riverine, wetland, and dam edges must be protected, rehabilitated, and enhanced.
- Only indigenous and preferably endemic plant species may be used in these areas.
- Low-lying areas and banks must be stabilised and allowed to establish naturally with minimal disturbance.
- Trees suitable for riverine edges must be planted strategically.

All such work must comply with the Environmental Management Plan (EMP) and be monitored to ensure the protection and enhancement of natural habitats.

Threatened species must be preserved during all phases of construction.

Topsoil Protection

- Topsoil must be removed, protected, and stored separately during construction.
- Stored topsoil must be free of roots, stones, weeds, and refuse.
- Stockpiles may not exceed 2 m in height.
- If stockpiled for longer than 28 days, topsoil must be mulched, roughened, and seeded with an approved grass or groundcover mix, and kept free of alien species.
- After construction, topsoil must be reinstated to a minimum depth of 200 mm to prepare the site for landscape installation.

Plant Selection Guidelines

Planting must be indigenous and chosen according to:

- Local biodiversity and sustainability
- Hardiness to on-site soil and climatic conditions
- Shade provision, cooling benefits, and screening where needed
- Seasonal interest—flowers, foliage, autumn colour
- Attraction of birds and insects

Scale and suitability must be considered:

- Trees should not be placed in confined spaces
- Planting should be used to reduce glare from buildings and vehicles

Deciduous trees are encouraged on northern façades to provide summer shade and allow winter sun. However, evergreen plant material must dominate to ensure year-round structure and greening.

Existing trees must be preserved wherever possible and may not be removed without Design Review Committee approval.

A carefully curated selection of indigenous trees with varied textures and bark colours is recommended to unify the estate's natural theme while giving each residence a unique identity.

Shrubs should be used for low-level screening and aesthetic interest. Groundcovers are encouraged for erosion control, soil retention, reduced maintenance, and naturalising exposed soil areas.

PLANTING PALETTE

TREES

- *Apodytes dimidiata*
- *Brabejum stellatifolium*
- *Brachylaena discolor*
- *Buddleja auriculata*
- *Buddleja saligna*
- *Buddleja salviifolia*
- *Calodendrum capense*
- *Cassine peragua* subsp. *peragua*
- *Celtis africana*
- *Cryptocarya angustifolia*
- *Cunonia capensis*
- *Curtisia dentata*
- *Cussonia spicata*
- *Cussonia thrysiflora*
- *Diospyros scabrida*
- *Diospyros whyteana*
- *Ehretia rigida*
- *Ekebergia capensis*
- *Ficus natalensis*
- *Grewia occidentalis* var. *occidentalis*
- *Gymnosporia buxifolia*
- *Halleria lucida*
- *Heeria argentea*
- *Ilex mitis*
- *Kiggelaria africana*
- *Loxystylis alata*
- *Maytenus oleoides*
- *Metrosideros angustifolius*
- *Olea europaea* subsp. *africana*
- *Pittosporum viridiflorum*
- *Platylophus trifolius*
- *Podocarpus elongatus*
- *Podocarpus falcatus*
- *Podocarpus latifolius*
- *Pterocelastrus tricuspidatus*
- *Rapanea melanophloeos*
- *Rhamnus prinoides*
- *Rothmannia capensis*
- *Searsia chirindensis*
- *Sideroxylon inerme*
- *Syzygium cordatum*
- *Tarchonanthus camphoratus*
- *Virgilia divaricata*
- *Virgilia oroboides*
- *Widdringtonia cedarbergensis*
- *Widdringtonia nodiflora*

SHRUBS

- *Agathosma serpyllaceae*
- *Anisodonte scabrosa*

- *Athanasia crithmifolia*
- *Athanasia dentata*
- *Athanasia trifurcata*
- *Barleria 'Purple Prins'*
- *Barleria obtusa*
- *Barleria repens*
- *Brachycarpaea juncea*
- *Buddleja davidii*
- *Buddleja salvifolia*
- *Carissa macrocarpa*
- *Chondropetalum tectorum*
- *Chrysanthemoides incana*
- *Chrysanthemoides monilifera*
- *Cistus* cv.
- *Cliffortea graminea*
- *Cliffortea obcordata*
- *Cliffortea odorata*
- *Dodonaea angustifolia*
- *Dracaena alectriformis*
- *Encephalartos* spp.
- *Eriocephalus africanus*
- *Eriocephalus pedunculatus*
- *Eriocephalus racemosus*
- *Euryops abrotanifolius*
- *Euryops chrysanthemoides*
- *Euryops pectinatus*
- *Euryops speciosissimus*
- *Euryops virgineus*
- *Freylinia densiflora*
- *Freylinia lanceolata*
- *Freylinia tropica*
- *Gnidia pinifolia*
- *Gnidia squarrosa*
- *Halleria elliptica*
- *Helichrysum dasyanthum*
- *Helichrysum splendidum*
- *Heliptrum argyropsis*
- *Hymenolepsis parviflora*
- *Indigofera natalensis*
- *Lebeckia simsiana*
- *Liparia splendens*
- *Mackaya bella*
- *Metalasia muricata*
- *Morella cordifolia*
- *Morella quercifolia*
- *Myrsine africana*
- *Myrtis nana*
- *Nylandtia spinosa*
- *Oftia africana*
- *Otholobium decumbens*
- *Otholobium fruticans*
- *Othosiphon labiatus*
- *Passerina vulgaris*
- *Pavetta lanceolata*
- *Pavetta revoluta*

- *Phylica auxillaris*
- *Phylica buxifolia*
- *Phylica ericoides*
- *Phylica gnidioides*
- *Plumbago auriculata*
- *Podalyria calyptrata*
- *Polygala myrtifolia*
- *Polygala virgata*
- *Psychotria capensis*
- *Pycnostachys urticifolia*
- *Rhigoda hastata*
- *Searsia lucida*
- *Sersia crenata*
- *Sersia lucida*
- *Strelitzia juncea*
- *Strelitzia reginae*
- *Struthiola dodecandra*
- *Struthiola striata*
- *Syncarpha* cv.
- *Syncolostemon* spp.
- *Tecomaria capensis*
- *Tetradinia riparia*
- *Ursinia sericea*
- *Westringea* cv.

PROTEAS

- *Aulax cancellata*
- *Diastella proteoides*
- *Leucadendron argenteum*
- *Leucadendron coniferum*
- *Leucadendron daphnoides*
- *Leucadendron discolor*
- *Leucadendron eucalyptifolium*
- *Leucadendron fl oridum*
- *Leucadendron laureolum*
- *Leucadendron salignum*
- *Leucadendron teretifolium*
- *Leucospermum bolusii*
- *Leucospermum catherinae*
- *Leucospermum conocarpodendron*
- *Leucospermum cordifolium*
- *Leucospermum mundii*
- *Leucospermum oleifolium*
- *Leucospermum refl exum*
- *Leucospermum tottum*
- *Leucospermum vestitum*
- *Mimetes chrysanthus*
- *Mimetes cucullatus*
- *Paranomus refl exus*
- *Protea aristata*
- *Protea aurea*
- *Protea compacta*
- *Protea cynaroides*
- *Protea glabra*
- *Protea grandiceps*
- *Protea magnifi ca*
- *Protea neriifolia*
- *Protea obtusifolia*
- *Protea repens*

- *Protea scolymocephala*
- *Protea susannae*
- *Serruria aemula*
- *Serruria fl orida*
- *Spatalla incurva*

BUCHUS

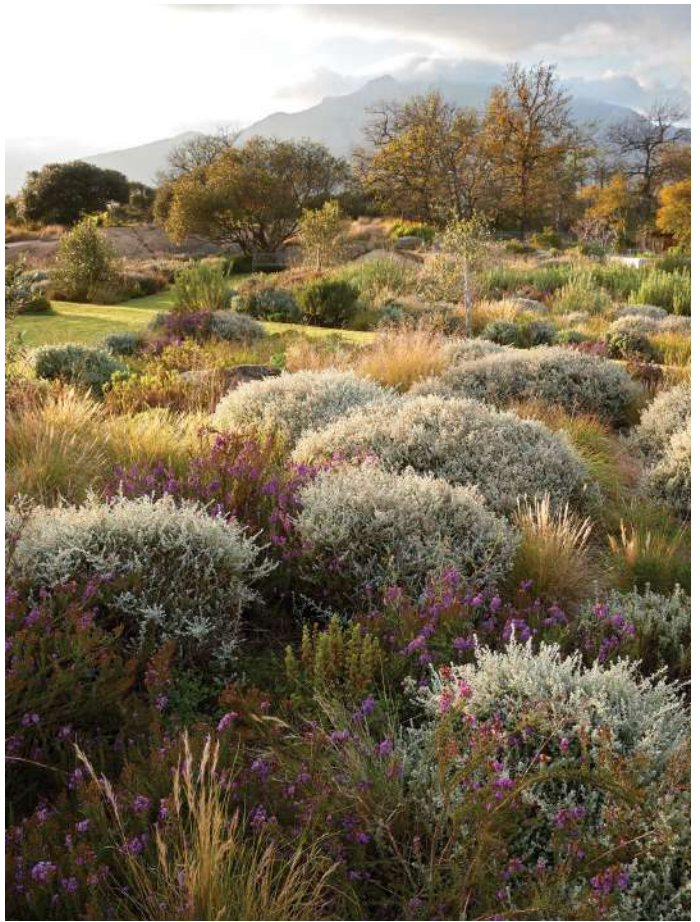
- *Acmadenia heterophylla*
- *Acmadenia mundiana*
- *Acmadenia obtusata*
- *Adenandra unifl ora*
- *Agathosma apiculata*
- *Agathosma betulina*
- *Agathosma capensis*
- *Agathosma cerefolium*
- *Agathosma cilliaris*
- *Agathosma collina*
- *Agathosma crenulata*
- *Agathosma glabrata*
- *Agathosma ovata*
- *Coleonema album*
- *Coleonema aspalathoides*
- *Coleonema pulchrum*

ERICAS

- *Erica baccans*
- *Erica banksia*
- *Erica perspicua*
- *Erica peziza*
- *Erica speciosa*
- *Erica versicolor*
- *Erica vestita*

RESTIOS, REEDS & SEDGES

- *Elegia capensis*
- *Elegia cuspidata*
- *Elegia racemosa*
- *Elegia stipularis*
- *Elegia tectorum*
- *Ischyrolepis sieberi*
- *Ischyrolepis subverticillata*
- *Restio festucaeformis*
- *Rhodocoma capensis*
- *Rhodocoma foliosa*
- *Rhodocoma gigantea*
- *Thamnochortus cinereus*
- *Thamnochortus dichotomus*











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