

**REMAINDER OF PORTION 1 (GROOT BOS) OF THE FARM GROOT BOS NO. 698, DIVISION CALEDON, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR AMENDMENT OF SITE DEVELOPMENT PLAN: M LUTZEYER ON BEHALF OF GROOTBOS ACCOMMODATION ENTERPRISES (PTY) LTD**

Notice is hereby given in terms of Section 48, read with Section 16(2)(l) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law), that an application has been received for the amendment of the approved Site Development Plan in order to accommodate proposed additions to the Garden Lodge.

Full details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning, Paterson Street, Hermanus and at the Gansbaai Library, Main Road, Gansbaai. Any written comments must be submitted in accordance with the provisions of Sections 51 and 52 of the said By-Law and be submitted at the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) on or before **21 May 2021**, quoting your name, address and contact details, interest in the application, as well as the reasons for comment. Telephonic enquiries can be made to **Mr SW van der Merwe** at 028-313 8900. The Municipality may refuse to accept comments received after the closing date. Any person who cannot read or write may visit the Town Planning Department where a municipal official will assist them in order to formalize their comment.

**RESTANT VAN GEDEELTE 1 (GROOT BOS) VAN DIE PLAAS GROOT BOS NR. 698, CALEDON AFDELING, OVERSTRAND MUNISIPALE AREA: AANSOEK OM VOORGESTELDE WYSIGING VAN TERREINONTWIKKELINGSPLAN: M LUTZEYER NAMENS GROOTBOS ACCOMMODATION ENTERPRISES (PTY) LTD**

Kennis word hiermee gegee ingevolge Artikel 48, saamgelees met Artikel 16(2)(l) van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening), dat 'n aansoek om wysiging van die goedgekeurde Terreinontwikkelingsplan ontvang is ten einde voorgestelde aanbouings tot die "Garden Lodge" te akkommodeer.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus en die Biblioteek, Hoofweg, Gansbaai. Enige skriftelike kommentaar op die voorstel moet ingevolge die bepalings van Artikels 51 en 52 van die Verordening ingedien word en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) bereik voor of op **21 Mei 2021**, met vermelding van u naam, adres, kontakbesonderhede, belang in die aansoek, sowel as die redes vir kommentaar. Telefoniese navrae kan gerig word aan **Mnr SW van der Merwe** by 028-313 8900. Die Munisipaliteit mag weier om die kommentaar te aanvaar na die sluitingsdatum. Enige persoon wat nie kan lees of skryf nie kan die Departement Stadsbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formaliseer.



## MOTIVATIONAL REPORT

12 April 2021

### Proposed Development

The proposed renovation and extension of the existing Guest Lodge is located within the 6 Ha. Guest Lodge Precinct (special zone No. 3 consent of the PGWC dated 5/11/2007) on Farm 698 / 1 Grootbos.

The existing buildings within the Guest Lodge Precinct consist of the existing Guest Lodge, Staff Rooms, Administration Offices and 11 Guest Cottages.

The proposed renovations and extensions of the Garden Lodge are required to improve the facilities in order to achieve a consistent standard with the existing Forest Lodge. The other motivating factor is the constant threat of vegetation fires which poses a risk to the existing thatch roof, requiring the replacement thereof with a fire resilient roof construction.

While the proposed extensions to the Guest Lodge will increase the size of the building, the number of guests making use of the building (as determined by the 11 cottages) will remain unchanged.

The proposed renovations and extensions to the Guest Lodge will be on two levels: The upper level will include a new restaurant, lounge, children's play room, and outside deck areas.

The lower level will contain the wine cellar and a wellness spa. The existing restaurant kitchens, store rooms, admin offices and toilets will remain and be refurbished. The existing pool area will remain.

The proposed Guest Lodge will be similar in material and form to the existing Forest Lodge (located on Use Area 2) in order to create a homogenous architectural identity for the reserve. The materials include stone walls, glazed walls with large roof overhangs, timber decks, timber wall cladding, a matt light grey steel roof (similar to the cottages and private residences), timber pergolas. External paint colours will be carefully selected to blend in with the fynbos.

### Character of the Environment:

The proposal will have no impact on the character of the Fynbos Nature Reserve. There will be an overall positive impact on the disturbed area within the Guest Lodge Precinct with new landscaping of the gardens surrounding the guest Lodge utilising exclusively endemic plants shrubs and trees.

### Areas:

Guest Lodge Precinct area	60,000 m2 (6 Ha.)
Proposed increase in coverage	452 m2
Permissible coverage	6,000 m2
Total new coverage	2661 m2 (44,35% of permissible coverage)

#### Heritage and overlay zones:

The property is situated in the newly promulgated Heritage Overlay (HPOZ), specifically the scenic route as well as the Environmental Overlay (EMOZ) Coastal Protection Zone and Protected Areas Overlay zone.

The proposed renovations to the existing building which was constructed in 1997 (less than 60 years old), un-graded and has no heritage significance. The proposal will result in an improved aesthetic, a lower roof scape than the existing thatch building, and which will tie in with the current Forest Lodge for continuity of architectural identity. The proposal will have no negative impact on the scenic route.

#### Access and Parking:

The existing road network will remain unchanged. The proposal will have no impact on traffic.

The existing parking areas will remain unchanged. The existing parking provision exceeds the Zoning Scheme requirement of 6 bays / 100m<sup>2</sup> publically accessible areas.

#### Existing parking areas A – E

Parking Area A (Guest Lodge Reception parking)	10	bays
Parking Area B (Guest Lodge Reception parking)	50	bays
Parking Area C (Guest Lodge Cottage parking)	8	bays
Parking Area D (Guest Lodge Cottage parking)	7	bays
Parking Area E (Staff parking)	21	bays

Public accessible area	860 m <sup>2</sup>
Parking required	51,6 bays
Parking actual	75 bays (excluding staff parking)

#### Height:

The roof apex of the proposed building will be +/- 0,67 m lower in height than the existing thatch apex and within the 8,5 metre height limit above base level as per the zoning scheme.

Highest natural ground level contiguous with the building	175,43 m
Lowest natural ground level contiguous with the building	168,40 m
Base level	171,92 m
Maximum permissible height (8,5 metres)	180,42 m
Actual height	180,23 m

#### Services:

The proposed extensions to the Guest Lodge will make use of the existing sewer and storm water services.

The renovations and extensions are planned to be constructed over a period of 12 months and will make use of mostly local labour, building contractors and building sub-contractors.

#### Planning Principles:

As a requirement of SPLUMA and LUPA, planning principles include Spatial Justice, Spatial Sustainability, Efficiency, Resilience and Good Administration.

The Grootbos Foundation, which is non-profit organisation established in 2003 with the vision of conserving the Cape Floral Kingdom and uplifting the communities therein. The Foundation has three umbrella operational arms each actively working across conservation and community: Green Futures, Football Foundation and Siyakhula.

Green Futures College which is located at the Nursery Precinct at Grootbos was founded in 2003 and plays a vital role in providing skills training to unemployed youth from our surrounding areas. The vocational college provides an introduction to indigenous horticulture, ecotourism and biodiversity stewardship training. Over the past 16 years, a total of 232 students have been trained at the College.

The Football Foundation was established in 2008, as a multi-sport code programme using sport as a tool for development for the benefit of youth in the surrounding communities. The Football Foundation and the team of dedicated community coaches are a trusted, integral entity in the community and are active in supporting 20 schools across the region. The programme's support of local schools, the daily after-school sports training and the motor skills activities in Early Childhood Development centres work to create positive, safe spaces, trusted role models and the foundation for developing active future citizens.

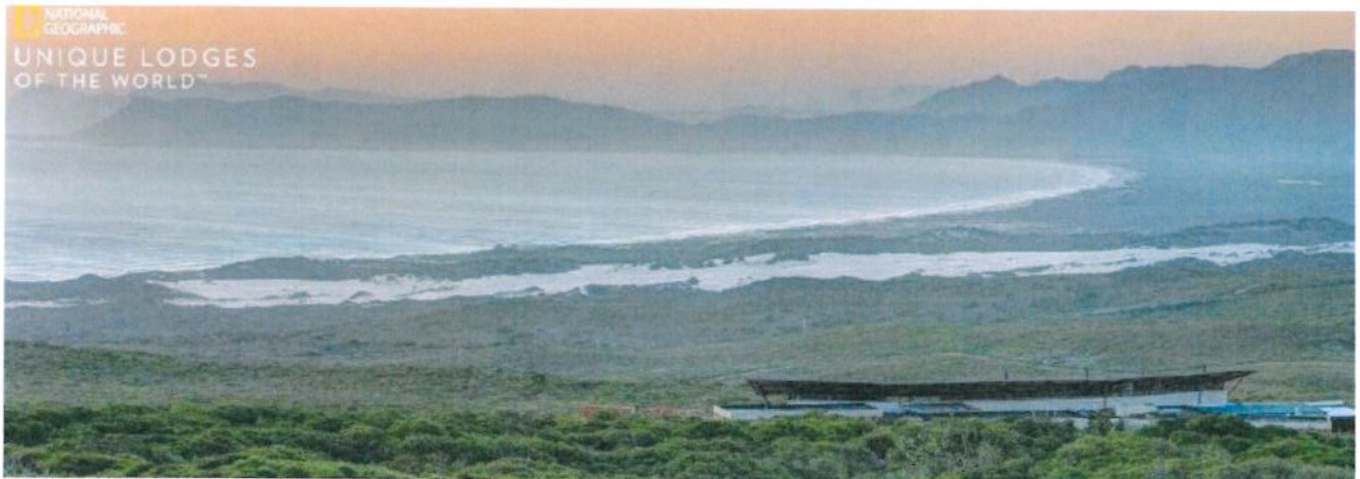
Siyakhula is an enterprise development and entrepreneurship programme. Many of the projects within this programme have a dual focus on food security. Under the Siyakhula umbrella the foundation has the Early Learning Centre programmes, the Masakhane farming Co-operative and the Careers, Employability and Entrepreneurship Programme.

For further information on the foundation initiatives, please refer to the attached Grootbos document.



# GROOTBOS

*Private Nature Reserve \*\*\*\*\**



## INTRODUCTION

Grootbos Private Nature Reserve, is a luxury eco-tourism product, set in the Overberg region in the Western Cape of South Africa. Grootbos has stood for an inclusive, shared model of tourism since inception. In 2003, this was formalized with the creation of the Grootbos Foundation.

The Grootbos Foundation actively drives the community, conservation and culture aspects of the Grootbos vision. This vision can be summarised as, the conservation of the Cape Floral Kingdom and the upliftment of the community therein. The Grootbos Foundation and Grootbos Private Nature Reserve share a symbiotic relationship and the longevity and impact achieved, is testimony to the shared passion and commitment to sustainability or 'Progressive Tourism'.

Grootbos was an early adopter of sustainable practices and this led to membership of The Long Run ([www.thelongrun.org](http://www.thelongrun.org)). The members of The Long Run demonstrate that profit should go hand in hand with protected ecosystems and prosperous communities. This framework acknowledges the importance of business viability to secure biodiversity conservation and community wellbeing. Grootbos is one of 10 Global Ecosphere Retreats (GER members) in the world. GER status is a stringent measure endorsed by the Global Sustainable Tourism.

The many programs of the Grootbos Foundation work to conserve over 21 000 hectares of vulnerable fynbos vegetation across the region and reach over 11 000 members of surrounding communities each year. During COVID, the Grootbos Foundation has served over 250 000 meals into the community, supplied over 16 000 masks into the community supporting entrepreneur seamstresses and assisted under resourced schools with the protective gear they needed in order to open.



# GROOTBOS

*Private Nature Reserve \*\*\*\*\**

## STAFF

Grootbos Private Nature Reserve employs 113 staff, prioritises local employment and is an important source of formal employment in the community. As is the case in many hospitality operations, more than half (63%) of the staff employed are women.

## COMMUNITY

The Grootbos Foundation is non-profit organisation, established in 2003 with the vision of conserving the Cape Floral Kingdom and uplifting the communities therein.

It is our mission to conserve the unique Cape Floral Kingdom, the region we call home; and to support sustainable livelihoods through eco-tourism, enterprise development, sport development and education.

We create sustainable project models which are replicable and scalable to assist communities that surround us.

The Grootbos Foundation has three umbrella operational arms each actively working across conservation and community: Green Futures, Football Foundation and Siyakhula.

 GREEN FUTURES	 FOOTBALL FOUNDATION	 SIYAKHULA
<ul style="list-style-type: none"><li>• Adult Education &amp; Training</li><li>• Conservation</li><li>• Ecological Research</li><li>• Indigenous Nursery</li><li>• Reforestation</li></ul>	<ul style="list-style-type: none"><li>• Sport for development</li><li>• Daily Sport Coaching</li><li>• Coach Development</li><li>• Feeding Scheme</li><li>• Support in Local Schools</li><li>• Educational Programmes</li></ul>	<ul style="list-style-type: none"><li>• Masakhane Co-Operative Farm</li><li>• Food Security Programs</li><li>• Careers, Employability &amp; Entrepreneurship</li><li>• Enterprise development</li><li>• Early Childhood Development</li></ul>
<ul style="list-style-type: none"><li>• Covid Relief Programme</li></ul>		
Conservation of the Cape Floral Kingdom		Upliftment of the communities therein.





# GROOTBOS

*Private Nature Reserve* ★★★★★

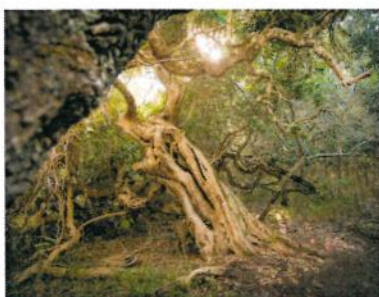
## GREEN FUTURES CONSERVATION

The Grootbos Foundation Conservation and Research team focus on the conservation of the Cape Floral Kingdom, both on Grootbos Private Nature Reserve and within the greater Walker Bay Fynbos Conservancy (WBFC), conserving this vulnerable piece of biodiversity at a landscape level.

Botanical studies on Grootbos began as far back as in 1996. The ongoing botanical mapping and surveying have contributed 7 new species, completely new to science and have documented many important range extensions for rare and threatened species. There are currently over 863 plant species documented on Grootbos Private Nature Reserve alone.

In addition to the botanical layer, the Grootbos research team has actively been documenting the entomological species unique to fynbos and has set up a network of motion sensing cameras across the Walker Bay Fynbos Conservancy. This work contributes important knowledge regarding animal movements and scientific knowledge regarding the role of insects in the fynbos. The entomological collection is now home to over 21 000 documented insect species and our research team have documented a new species, the *Phlyctinus grootbosensis* on the reserve.

The conservation work conducted, contributes to conservation across the region and plays a vital role in safeguarding the exceptional biodiversity that is under severe threat.







## GREEN FUTURES COLLEGE

Green Futures College was founded in 2003 and plays a vital role in providing skills training to unemployed youth from our surrounding areas. The vocational college provides an introduction to indigenous horticulture, ecotourism and biodiversity stewardship training. These programmes build on inclusive models to introduce conservation to marginalised youth who would not be able to access these opportunities without the interventions offered by the Green Futures College. Over the past 16 years, we have trained a total of 232 students.

During the last year, Green Futures trained 10 horticulture, 12 ecotourism and 30 biodiversity stewards. Grootbos provided vital opportunities for on-site practical training in the Grootbos gardens and within the lodge operations. The horticulture and eco-tourism courses include a Department of Higher Education and Training (DHET) component, which included English, Maths Literacy, Travel & Tourism, Information Technology and Life Orientation. This added academic supplement gives students an equivalent of a Grade 11 qualification, one step closer to completing their matric.

The Horticulture course is certified by the Quality Council for Trades & Occupations (QCTO) and gives students the knowledge and skills to work within the fynbos landscape. Subjects include Soil Science, Plant Biology, Pests, Plant Categories, Plant Propagation and Health & Safety.

Subjects for the Hospitality students included Housekeeping, Linen and Laundry, Being Professional, Front of House and Service Training. This year students visited Babylonstoren to see and experience how other tourism facilities are managed. The Green Futures College provides a much needed and trusted educational facility to the community and is a true testament to how education and personal development enables sustainable livelihoods.



## FOOTBALL FOUNDATION

The Football Foundation was established in 2008, as a multi-sport code programme using sport as a tool for development

for the benefit of youth in the surrounding communities. The Football Foundation and the team of dedicated community coaches are a trusted, integral entity in the community and are active in supporting 20 schools across the region.

The programme's support of local schools, the daily after-school sports training and the motor skills activities in Early Childhood Development centres work to create positive, safe spaces, trusted role models and the foundation for developing active future citizens.



## SIYAKHULA

Siyakhula is our benchmark enterprise development and entrepreneurship programme. Many of the projects within this programme have a dual focus on food security. Siyakhula, an isiXhosa word meaning 'It is growing'.

Under our Siyakhula umbrella we have our Early Learning Center programmes, the Masakhane farming Co-operative and the Careers, Employability and Entrepreneurship programme



## EARLY LEARNING CENTER

The Grootbos Foundation understands that early learning paves the way for all learning that is to come, throughout the school years and into later life. Early Childhood Development centres play a vital role in the social fabric of communities, as they empower women to take up roles in the workforce with peace of mind that their children are in safe, educational and nurturing environments.

Grootbos Foundation supports three Early Childhood Development centres in Masakhane (Thakalane, Good Hope and Masakhane) in partnership with Flower Valley Trust and iMed vision. The support of these three centres supports 235 children below the age of six years.

Grootbos Foundation is instrumental in supporting the regulatory applications to the Department of Social Development, and in running a vital feeding scheme in these Early Childhood Development centres. Both Thakalane and Masakhane early learning centres are now formally registered and approved and the Good Hope centre's application has been submitted for approval.

Further ad hoc support is also extended to the Funimfundo, Buzzie Bees, St Pauls and Hoopland schools located in and around Stanford.



## MASAKHANE COMMUNITY FARM

The community farm has evolved into an active farming co-operative, comprising 13 local farmers from the surrounding Masakhane community.

The aim of this project is to support local food security. This key goal is more relevant than ever before as the reality of the COVID crisis deepens the food insecurity within the local community.

The co-operative model empowers sustainable livelihoods within the community and is an exciting maturation of this project.

The community farm co-operative sold over 100 kgs of fresh produce to the COVID Relief feeding scheme and sells fresh produce directly to the surrounding community. The co-operative farm is completely off grid and is able to irrigate from harvested rain water.





## CAREERS, EMPLOYABILITY & ENTREPRENEURSHIP

The economic climate in South Africa has emphasized the need for entrepreneurship within the communities of the Overberg.

The Entrepreneurship Programme nurtures this process. In total, the programme has hosted 86 businessmen and women, at workshops which led to 46 individuals passionately pitching their business ideas to a panel.

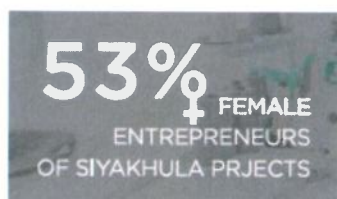


A total of 88 micro-enterprises were started or expanded in the last year before the Covid 19 pandemic struck. Many of these small businesses were unable to operate as usual and chose to look for opportunity within the crisis. Thinking outside the box about how to adapt their business operating models enabled them to embrace our changing world.

Some highlights include:

Ntando from 'We Green Clean Bin Cleaning Service' worked to get the schools in his community clean and sanitized for them to reopen so that the learners could return to a safe and sanitized environment. His Eat and Chill Shisa Nyama (Braai/Barbecue) became a takeaway and delivery service to his customers in Zwelihle.

Asanda and a group of sewing ladies in Masakhane make facemasks for people in need in her community. This was done with donated material from Gansbaai locals, and organizations paid per mask. At present, a total of 801 masks were sewn by this group of entrepreneurs. The project further supports other sewing ladies making



# GROOTBOS

*Private Nature Reserve \*\*\*\*\**

## SUSTAINABILITY

Grootbos has a comprehensive sustainability dashboard with detailed data compiled since 2014. Our dashboard tracks and documents our waste, water footprint and carbon footprint. Grootbos measures in line with the Greenhouse Gas Protocol measurements to a level 2. We do include some variables for level 3 measurement too.

Some sustainability highlights include:

- The removal of all single use water bottles on the reserve.
- All organic kitchen waste goes to our 'Growing the Future' organic farm pigs
- Both lodges have a greywater system
- The lodges have converted to LED lightbulbs across both lodges
- All lodge waste is separated

Sustainability is incorporated into the operational ethos and management DNA at Grootbos and sustainability considerations are considered in every management decision.

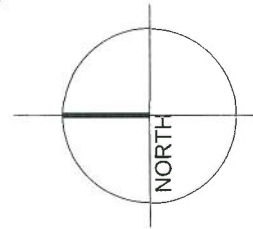


## GROOTBOS & THE GROOTBOS FOUNDATION

Grootbos Private Nature Reserve provides the Foundation with offices, overheads such as internet, telephones, water and electricity and premises. Grootbos covers the salaries of the Conservation Director and the existing conservation research guides and contributes to the salaries of the Managing Director, the Finance Manager and the Governance/HR Officer. This generosity ensures that funds raised through donations create the maximum impact for the 10 000 + beneficiaries.

Grootbos also supports the Foundation by purchasing from the Foundation social enterprise development projects. The lodges play an important role in promoting the Foundation to guests to assist with fundraising and assist the Foundation in hosting donors and potential donors with accommodation, meals and excursions to showcase the work of the Foundation.

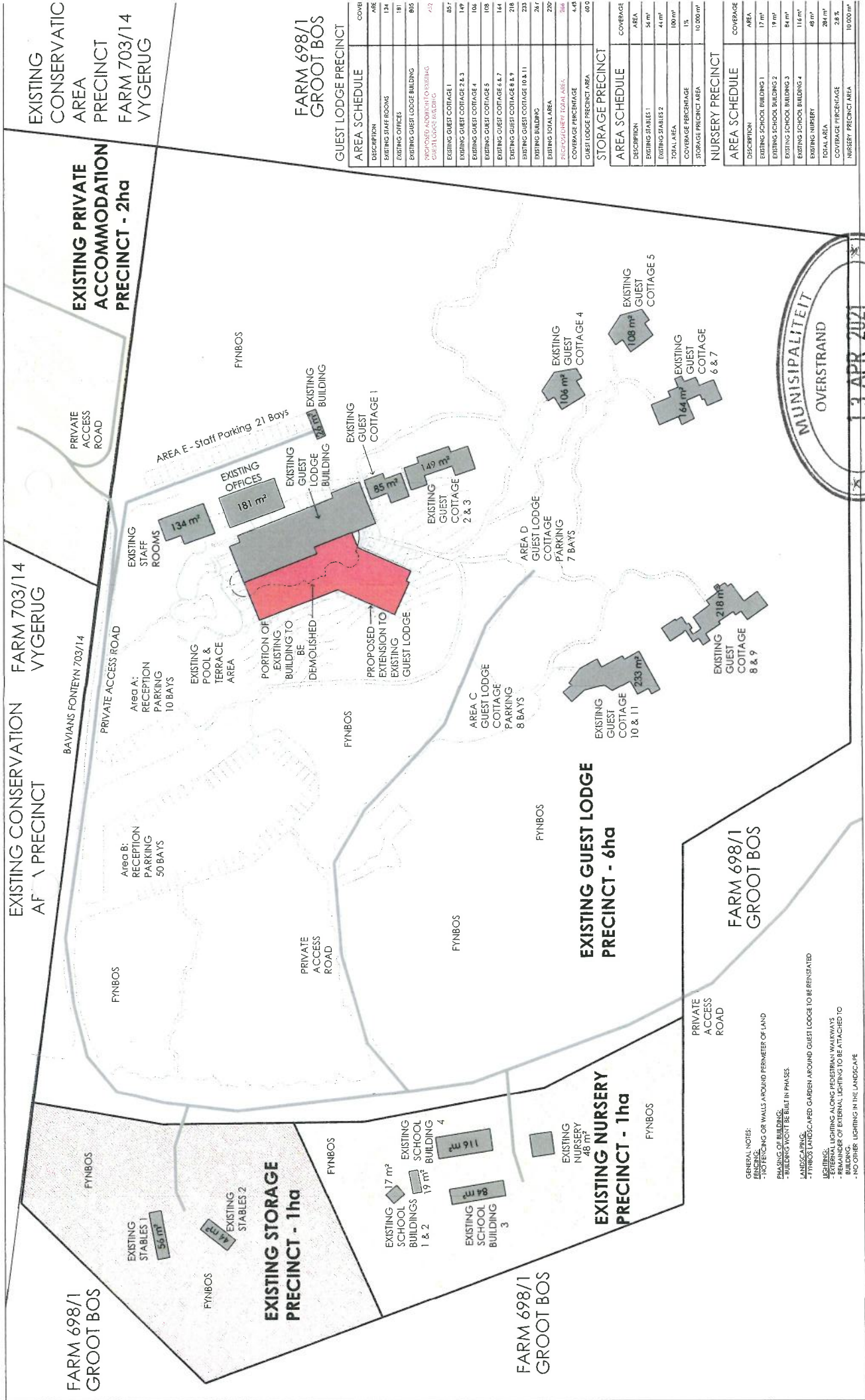




Field Architecture  
architecture • interior design • brand identity

Phone: 27 (021 46 9794) Fax: 37 (021 46 9794) E-mail: [info@laserstructur.co.uk](mailto:info@laserstructur.co.uk)  
 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 82





FARM 698/1 GROOT BOS		
GUEST LODGE PRECINCT		
AREA SCHEDULE	DESCRIPTION	COVER
EXISTING STAFF ROOMS	134	ARE
EXISTING OFFICES	181	181
EXISTING GUEST LODGE BUILDING	805	805
PROPOSED ADDITION TO EXISTING GUEST LODGE BUILDING	212	212
EXISTING GUEST COTTAGE 1	85.7	85.7
EXISTING GUEST COTTAGE 2 & 3	149	149
EXISTING GUEST COTTAGE 4	106	106
EXISTING GUEST COTTAGE 5	108	108
EXISTING GUEST COTTAGE 6 & 7	164	164
EXISTING GUEST COTTAGE 8 & 9	218	218
EXISTING GUEST COTTAGE 10 & 11	233	233
EXISTING BUILDING	261	261
EXISTING TOTAL AREA	202	202
PROPOSED GUEST TOTAL AREA	304	304
COVERAGE PERCENTAGE	4.48	
GUEST LODGE PRECINCT AREA	40.0	
STORAGE PRECINCT		
AREA SCHEDULE	DESCRIPTION	COVER
EXISTING STABLES 1	54	54
EXISTING STABLES 2	4	4
TOTAL AREA	100	100
COVERAGE PERCENTAGE	1%	
STORAGE PRECINCT AREA	10.000	
NURSERY PRECINCT		
AREA SCHEDULE	DESCRIPTION	COVER
EXISTING SCHOOL BUILDING 1	17	17
EXISTING SCHOOL BUILDING 2	19	19
EXISTING SCHOOL BUILDING 3	84	84
EXISTING SCHOOL BUILDING 4	116	116
EXISTING NURSERY	48	48
TOTAL AREA	284	284
COVERAGE PERCENTAGE	2.8%	
NURSERY PRECINCT AREA	10.000	

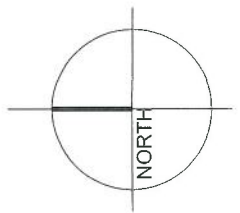


fieldArchitecture  
architecture + interior design brand identity

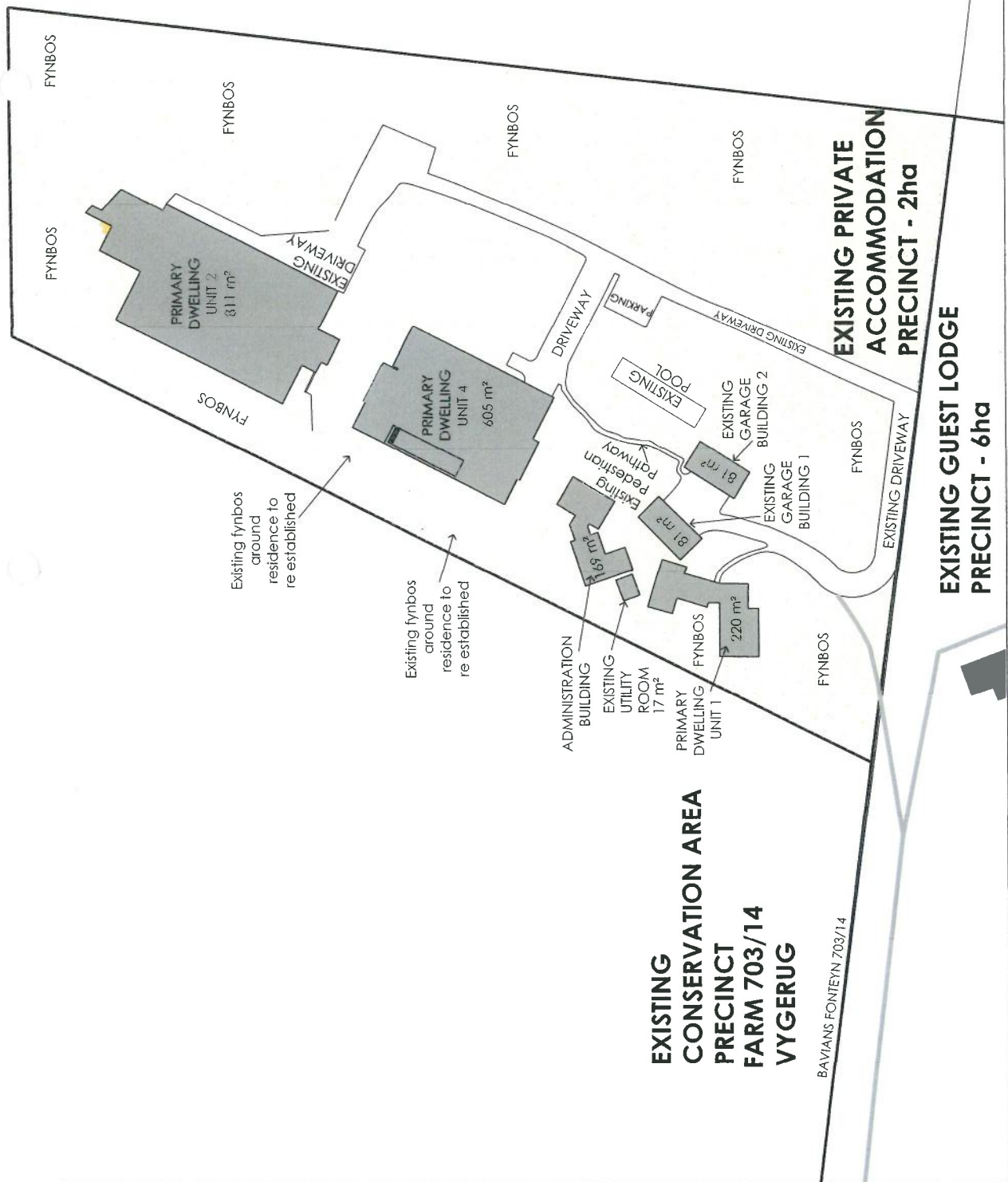
SITE DEVELOPMENT PLAN  
EXISTING GUEST LODGE, NURSERY & STORAGE PRECINCT

PROPOSED ADDITIONS AND ALTERATIONS TO  
EXISTING GUEST LODGE  
Farm 698/1, Grootbos

- GENERAL NOTES:
  - FENCING OR WALLS AROUND PERIMETER OF LAND
  - PHASING OF BUILDING
  - BUILDING WON'T BE BUILT IN PHASES
  - LANDSCAPING
  - FYNBOS LANDSCAPED GARDEN AROUND GUEST LODGE TO BE REINSTATED
- LEGENDS:
  - LIGHTING ALONG PEDESTRIAN WALKWAYS
  - REMAINDER OF EXTERNAL LIGHTING TO BE ATTACHED TO BUILDING
  - NO OTHER LIGHTING IN THE LANDSCAPE



**EXISTING  
CONSERVATION  
AREA PRECINCT  
FARM 703/14  
VYGERUG**



**PRIVATE ACCOMMODATION  
PRECINCT**

AREA SCHEDULE	COVERAGE
DESCRIPTION	AREA
PRIMARY DWELLING UNIT 1	220 m²
ADMINISTRATION BUILDING	169 m²
PRIMARY DWELLING UNIT 2	811 m²
PRIMARY DWELLING UNIT 4	605 m²
GARAGE BUILDING 1	81 m²
GARAGE BUILDING 2	81 m²
UTILITY ROOM	17 m²
TOTAL AREA	1984 m²
COVERAGE PERCENTAGE	9.9 % m²
GUEST LODGE PRECINCT AREA	20 000 m²

**EXISTING  
CONSERVATION AREA  
PRECINCT  
FARM 703/14  
VYGERUG**

BAVIANS FONTEYN 703/14

**EXISTING PRIVATE  
ACCOMMODATION  
PRECINCT - 2ha**

**EXISTING GUEST LODGE  
PRECINCT - 6ha**

**PROPOSED ADDITIONS AND ALTERATIONS TO  
EXISTING GUEST LODGE**

Form 698/1, Grootbos

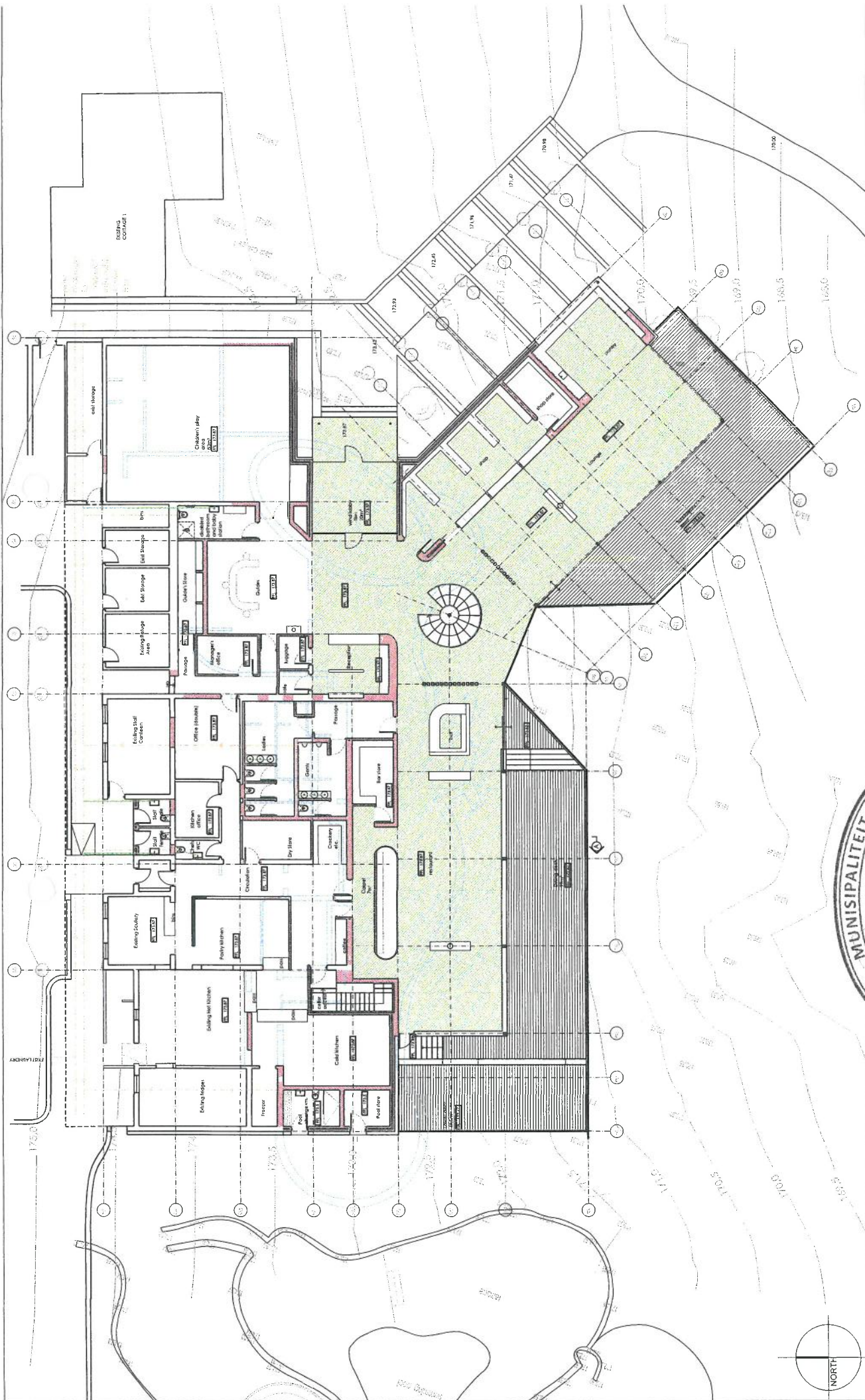
Client / Landowner: Grootbos Foundation  
Drawing title: EXISTING PRIVATE ACCOMMODATION PRECINCT  
Scale: 1:500  
Date: April 2021  
Project number: 03  
Drawing number: 100  
Designer: A

**SITE DEVELOPMENT PLAN  
EXISTING PRIVATE ACCOMMODATION PRECINCT**









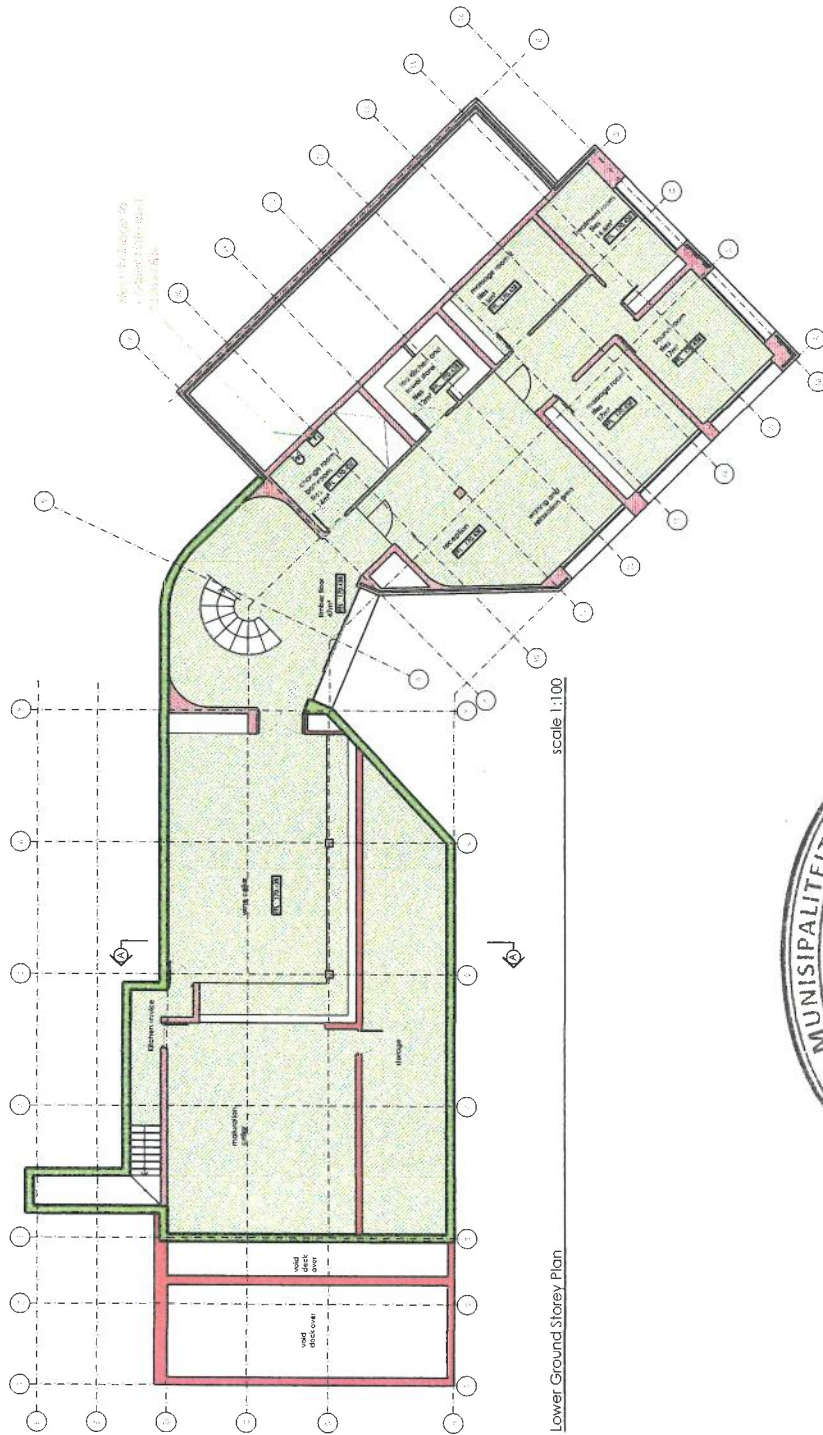
**FieldArchitecture**  
 architecture + interior design + brand identity

**SITE DEVELOPMENT PLAN  
 GROUND FLOOR PLAN**



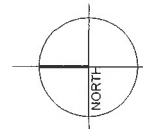
**PROPOSED ADDITIONS AND ALTERATIONS TO  
 EXISTING GUEST LODGE**  
 Farm 698/1, Grootbos

Client: Grootbos Accommodation (Pty) Ltd. Date: 13 APR 2021. Scale: 1:500. Drawn By: J. van der Merwe. Project Number: 131. Worksheet: 1/11. Drawing Name: /



Lower Ground Storey Plan

scale 1:100



PROPOSED ADDITIONS AND ALTERATIONS TO  
EXISTING GUEST LODGE  
Form 698/1, Grootbos

Client / Grootbos Accommodation & Tourism Ltd Date / April 2021 Scale / A3 / 1:200 Drawn by / J. Kopp  
Project Number / 111 Appraised by / J.S. Grossing Number / 145 Revision / A

SITE DEVELOPMENT PLAN  
LOWER GROUND FLOOR PLAN

Field Architecture  
architecture + interior design + brand identities

Field Architecture (Pty) Ltd  
111-113 Luthuli Road, Midrand 2009  
T: +27 (0)11 461 4611 F: +27 (0)11 461 4612  
www.fieldarchitecture.co.za







T/O Roof  
180.233

T/O Parapet  
177.847

Upper Storey FFL  
173.87

Lower Storey FFL  
170.61

Base Line 171.82

South Elevation

scale 1:125

T/O Roof  
180.233

T/O Parapet  
177.847

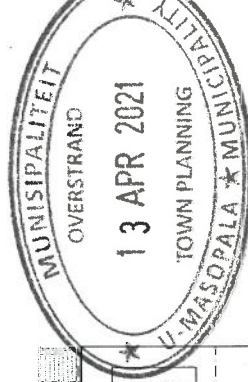
Upper Storey FFL  
173.87

T/O Dining Deck  
172.87

Lower Storey FFL  
170.61

North Elevation

scale 1:125



PROPOSED ADDITIONS AND ALTERATIONS TO  
EXISTING GUEST LODGE

Form 498/1, Grootbos

Client: Grootbos Conservation Trust (Pty) Ltd. Date: 7 April 2021

Project Number: 113. Worksheet: 03. Drawing Number: 1.07. Revision: A

Drawn by: J. J. J. J.

Checked by: J. J. J. J.

Drawn by: J. J. J. J.

Checked by: J. J. J. J.

Drawn by: J. J. J. J.

Checked by: J. J. J. J.

SITE DEVELOPMENT PLAN  
ELEVATIONS

FieldArchitecture

architecture - interior design - landscape architecture

Phone: +27 021 40 89 00, Fax: +27 021 40 89 01, Email: info@fieldarchitecture.co.za

Website: www.fieldarchitecture.co.za, Facebook: FieldArchitecture

Instagram: fieldarchitecture, Twitter: fieldarchitecture

LinkedIn: fieldarchitecture

YouTube: fieldarchitecture

Google+: fieldarchitecture





PROPOSED ADDITIONS AND ALTERATIONS TO  
EXISTING GUEST LODGE  
Farm 698/1, Grootbos

Client / Grootbos Foundation Botswana Botswana Date / 13 APR 2021 Scale / 1:1000 Drawn by / JACO  
Drawing / 01 - 3D ILLUSTRATIONS Project Number / 010 Working Title / 01 Drawing Title / 01 Revision / A

SITE DEVELOPMENT PLAN  
3D ILLUSTRATIONS

FieldArchitecture  
interior design : brand identities

Phone: +27 6 34 40 3961 - 37 301 403 3403 Email: info@fieldarchitecture.co.za  
101 101 Loubser Street, Suite 101, PO Box 102, Grahamstown, 6160

This drawing is a preliminary illustration and should not be used for construction purposes. It is for informational purposes only. The drawing is not a site plan and should not be used for construction purposes. It is for informational purposes only. The drawing is not a site plan and should not be used for construction purposes. It is for informational purposes only.

# EXTERNAL MATERIAL PALETTE

ALL EXTERNAL WALLS PLASTER AND PAINT.  
PAINT COLOUR: NCS S-1000-N



JARRAH - VERTICAL TIMBER CLADDING  
(South Elevation Towards entrance)

JARRAH TIMBER DECKING  
(All external deck areas)

FLOOR TILES - WALKWAY TO ENTRANCE  
Cement Grey tile



ROOF SHEETING :  
0.53 Diamonddek 407 colorbond Ultra AZ200  
Colour: Volcanic Grey  
(All roofs)

DRY PACK STONE CLADDING  
(North Elevation wall next to pool. New Stone cladding to match existing )

ALUMINIUM WINDOW AND DOOR FRAMES  
COLOUR : Grey  
(All windows and doors)



## PROPOSED ADDITIONS AND ALTERATIONS TO EXISTING GUEST LODGE Farm 698/1, Grootbos