

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

Notice is hereby given in terms of Section 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law), that an application has been received for the following:

- consent use in terms of Section 16.(2)(o) of the By-law to accommodate the proposed Botanical Art Gallery, and
- amendment of the approved Site Development Plan in terms of Section 16.(2)(l) of the By-law.

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) on or before **5 November 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 VERGUNNINGSGEBRUIK EN WYSIGING VAN DIE GOEDGEKEURDE TERREINONTWIKKELINGSPLAN: M LUTZEYER NAMENS GROOTBOS ACCOMMODATION ENTERPRISES (PTY) LTD

Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening), dat 'n aansoek ontvang is vir die volgende:

- vergunningsgebruik in terme van Artikel 16.(2)(l) van die Verordening ten einde die voorgestelde Botaniese Kunsgalery te akkommodeer, en
- wysiging van die goedgekeurde terreinontwikkelingsplan ingevolge Artikel 16.(2)(l) van die Verordening.

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) bereik voor of op **5 November 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.

INTSALELA YESAHLULO 1 (GROOT BOS) YEFAMA IGROOT BOS ENGUNOMBOLO 698, DIVISION CALEDON, KUMMANDLA WOMASIPALA WASE-OVERSTRAND: ISICELO SEMVUME YOSETYENZISO KUNYE NOKULUNGISWA KWESICWANGCISO ESIVUNYIWEYO SPKHUHLISO LWENDAWO: M LUTZEYER EGAMENI LEGROOTBOS ACCOMMODATION ENTERPRISES (PTY) LTD

Isaziso sinikwa ngokwemiqathango yeCandelo 48 loMthetho kaMasipala oLungisiweyo woMasipala wase- Overstrand ongoCwangciso lokuSetyenziswa koMhlaba kaMasipala, 2020 (uMthetho kaMasipala), sokokuba isicelo sifunyenwe kulungiselelwa okulandelayo:

- imvume yosetyenziso ngokwemiqathango yeCandelo 16(2)(o) yoMthetho kaMasipala ukulungiselela iBotanical Art Gallery ecetywayo, kunye
- nokulungiswa kwesiCwangciso esivunyiweyo soPhuhliso lweNdawo ngokwemiqathango yeCandelo 16(2)(l) loMthetho kaMasipala.

linkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ngeentsuku zomsebenzi phakathi kweyure-08:00 ne-16:30 kwiSebe: Town Planning, 16 e-Paterson Street, e-Hermanus, kunye neThala lencwadi e-Gansbaai, Main Road, e-Gansbaai. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zamaCandelo 51 nelama-52 alo Mthetho kaMasipala zithunyelwe kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) ngomhla okanye ngaphambi komhla wama- **5 uNovemba (EyeNkanga) 2021**, unike igama lakho, idilesi neenkukacha zonxibelelwano lwakho, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Xa ufuna ukubuza into malunga nesi saziso ungatsalela umnxeba **kuMnu SW van der Merwe** kule nombolo 028-313-8900. UMasipala angala ukuzamkela izimvo ezifike emva komhla wokuvalwa. Nabani na ongakwaziyo ukufunda okanye ukubhala makaye kwiSebe loCwangciso lweDolophu apho igosa likamasipala liya kumncedisa azibhale izimvo zakhe.

MOTIVATIONAL REPORT

01 July 2021

Proposed Botanical Art Gallery

The proposed Art Gallery 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.

Applications in terms of Section 16(2)(o) & (l) of the Overstrand Municipal Land Use Planning Amendment Bylaw, 2020 for consent use to conduct a Botanical Art Gallery and amendment of the approved Site Development Plan.

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

The proposed Botanical Art Gallery is required to display the exemplary Grootbos Florilegium. This will provide a unique facility which showcase the Cape Floristic Kingdom. This facility will have restricted public access.

Please see the attached Addendum A which provides a detailed explanation of the Grootbos Florilegium and the valuable contribution this facility will make to the region.

The proposed building will be located on an existing cleared level site which was previously allocated for a tennis court. The building fits within the clearing and no trees or vegetation will be affected. An existing corrugated shed will be demolished. The intention is for the dense trees and vegetation surrounding the site to conceal the building as far as possible.

The proposed single storey building consists of a series of exhibition rooms, a reception area and a shop. A covered verandah extends off the shop. Natural south light is provided to each exhibition room via high level windows.

The proposed building is designed to have a minimal visual impact on the reserve by fragmenting the roof scape with a series of mono-pitch roofs, further reducing the height and scale of the building. The mono-pitch roofs will be constructed of matt charcoal grey cliplock roof sheeting to match the Garden Lodge and Cottages for continuity of the architectural language. The walls will be clad with brick which will blend with the natural environment.

Character of the Environment:

The proposal will have a negligible impact on the character of the Fynbos Nature Reserve as the building is concealed in a clearing which is surrounded by tall dense indigenous vegetation and trees.

Please see the attached Addendum B.

Areas:

Guest Lodge Precinct area	60,000 m2 (6 Ha.)
Proposed increase in coverage	557 m2
Permissible coverage	6,000 m2
Total new coverage	3218 m2 (53.6% of permissible coverage)

Heritage and overlay zones:



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

The proposal will have no negative impact on the scenic route as the building will not be visible from the R43.

Access and Parking:

The existing road network will remain unchanged. The proposal will have a negligible impact on traffic.

Parking

Occupancy C1 = 1 Person per 10m² = 308m² (GLA area) / 10 = 31 Persons

Parking requirements for C1 Occupancy: 1 Parking bay per 4 seats / persons = 8 parking bays

Disabled parking:

1 Parking bay is required for up to 25 parking bays.

Existing parking areas A – E

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

Summary

8 parking bays required - 10 bays provided

1 disabled parking bay required - 1 bay provided

Height:

The building is well within the 8,5 metre height limit above base level as per the zoning scheme.

Highest natural ground level contiguous with the building	158.5 m
Lowest natural ground level contiguous with the building	157.99 m
Base level	158,245 m
Maximum permissible height (8,5 metres)	166,745 m
Actual height	163,726m

Services:

The proposed Gallery will connect to the existing sewer line from the Guest Lodge.

The renovations and extensions are planned to be constructed over a period of 10 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.

Please refer to the attached Addendum C For further detailed information on the foundation initiatives.



GROOTBOS

Private Nature Reserve ★★★★★

GROOTBOS FLORILEGIUM

The Grootbos Florilegium is a unique collaboration of botanical art illustrations by top South African and international botanical artists. This is the first contemporary African collection of botanical art and aims to celebrate in particular the Cape Fynbos of the southern Overberg and the Agulhas Plain.

This collection is more than an art exhibit, but rather is a project which demonstrates how art and the natural sciences can together compliment understanding and bring about greater appreciation of nature. It is a hope that this exhibit will function as an important conservation tool and **showcase the Cape Floristic Kingdom** as an important part of South African heritage.

Purpose

The Grootbos Florilegium botanical art tells the story and narrates the exceptional biodiversity and endemism Cape Floristic Kingdom. **The Cape Floristic Region is the smallest yet most diverse of the world vegetation types, a UNESCO heritage site and conservation hotspot, recognised the world over as a unique piece of nature that is under threat.**

Grootbos has a legacy of 25 years of documenting the Cape Floral region both on Grootbos and across the region. Today the Grootbos herbarium represents a collection of 868 species of fynbos and the work has contributed 7 new species to science.

The collection of drawings depicting some of the heroes of this region not only feature illustrations of the rare, endangered and many charismatic plants, but depicts associated birds, insects, pollinators and other elements of the plants. The inclusion of these details, illustrates the power of botanical art in telling the fascinating stories of the Cape floristic vegetation.

The Grootbos Florilegium is a permanent record of the vulnerable biodiversity of the region and is relevant in the context of the many threats this natural world faces. The hope is to document this flora in a time where 150 plant species go extinct each day and preserve it's likeness into perpetuity.

Artists

The Grootbos Florilegium artists that have taken part in the project have experienced the pristine Grootbos landscape and have had the added support of the Grootbos conservation team of botanists, entomologists and specialists at hand to assist with all the specimens and details they have needed. Botanical art requires a deep understanding of the plants, their anatomy and distinctive characteristics.



Artists contd.

Artists taking part have come from Zimbabwe, Reunion, the United Kingdom and we are looking forward to participants from Japan, the United States, Germany, Brazil, Canada and the Netherlands amongst others.

The project has been coordinated by a celebrated South African artist, Vicki Thomas that has contributed to Florilegiums all over the world.

Botanical art

The beauty of botanical art as the medium for the Grootbos Florilegium is that as mentioned it accurately illustrates the rich scientific details of the plants and brings the narratives in focus for the consumers of the art.

The intention of this project is in particular to inspire botanical art and art amongst the youth. One of the steps in rolling out this art project is a youth art competition that we hop to run, to inspire a new generation of botanical artists to this medium and grow in the skills of this fine art.

The first exhibit of this work will start on the 24th of September, Heritage Day at Kirstenbosch Gardens in Cape Town. Prints of the work are currently sold to Grootbos guests and will be sold at the Kirstenbosch exhibition.

Community

All proceeds of the project will go to **conservation and community art projects**.

The Grootbos Foundation was founded in 2003 and drives conservation and community programmes and projects across the region. It's 18 year legacy has led it become an important and trusted community stakeholder. The vision of the Grootbos Foundation is: **The Conservation of the Cape Floral Kingdom and the upliftment of the community therein.**

Grootbos and the Grootbos Foundation together, understand that conservation does not occur in a vacuum but is surrounded by a faltering economy and a community that are disconnected from the surrounding environment and conservation efforts. Conservation and community need to together respond and together address the urgent threats to conserve this unique biodiversity.

Grootbos PNR and the Foundation support the surrounding communities by educating, inspiring and empowering under-served adults and youth through its programmes, reaching





Department of Environmental Affairs and Development Planning
Directorate Development Management - Region 1

Cc: Vaughan Russell, Field Architecture

25 June 2021

The applicability of the National Environmental Management Act, 1998 (Act 107 of 1998) ("NEMA) and the Environmental Impact Assessment ("EIA") regulations, 2014, (as amended) with respect to the application to construct a building on portion 1 of the Farm Grootbos 698, Overstrand.

To whom it may concern

Further to your request relating to the construction of a new art exhibition building below the Garden Lodge on portion 1 of Grootbos 698, Overstrand. A desktop analysis of the site will show the proposed construction area as containing endangered vegetation in terms of the NEM:BA list of threatened ecosystems. Based on the mapping tools available to officials the determination will be that more than 300 m² of endangered Western Cape Milkwood Forest vegetation will be cleared.

However, I can confirm that I know the site in question very well, having first visited the site in 1996 when it had already been levelled and prepared for a potential tennis court area. Prior to 1996 the site was part of a large kikuyu paddock that was used for grazing for domestic animals (see plate 1 below). In 1996, when the Garden Lodge was first built, the kikuyu lawns were removed and the area levelled for a potential tennis court that was never constructed. The proposed construction area for the new building will not impact on any natural vegetation and no threatened ecosystem will be impacted in any way. Only areas previously planted as part of the indigenous garden in front of the lodge will be impacted and on completion of the re-build, the indigenous garden will be re-instated around the building.

Please let me know if you have any further queries or require any further information relating to this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Sean Privett". The signature is written in a cursive style and is positioned above the printed name.

Sean Privett (M.Sc. Botany, UCT)

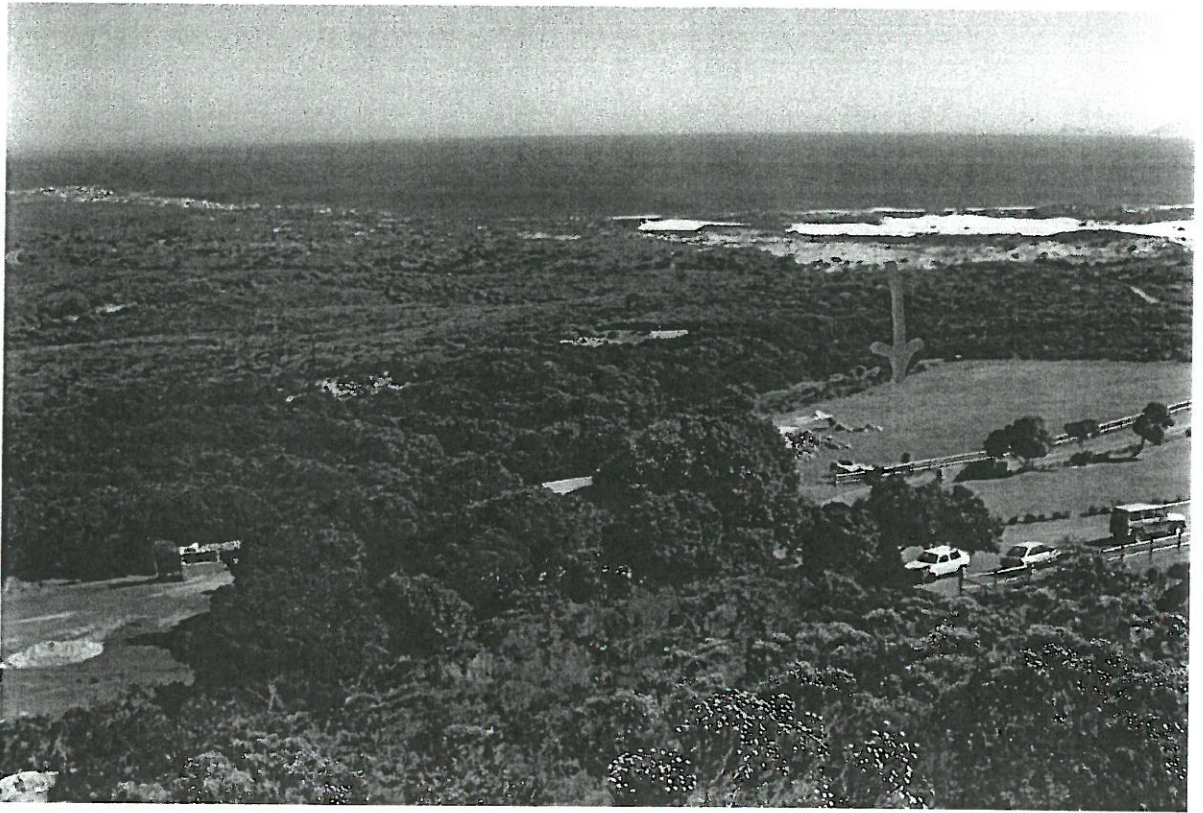
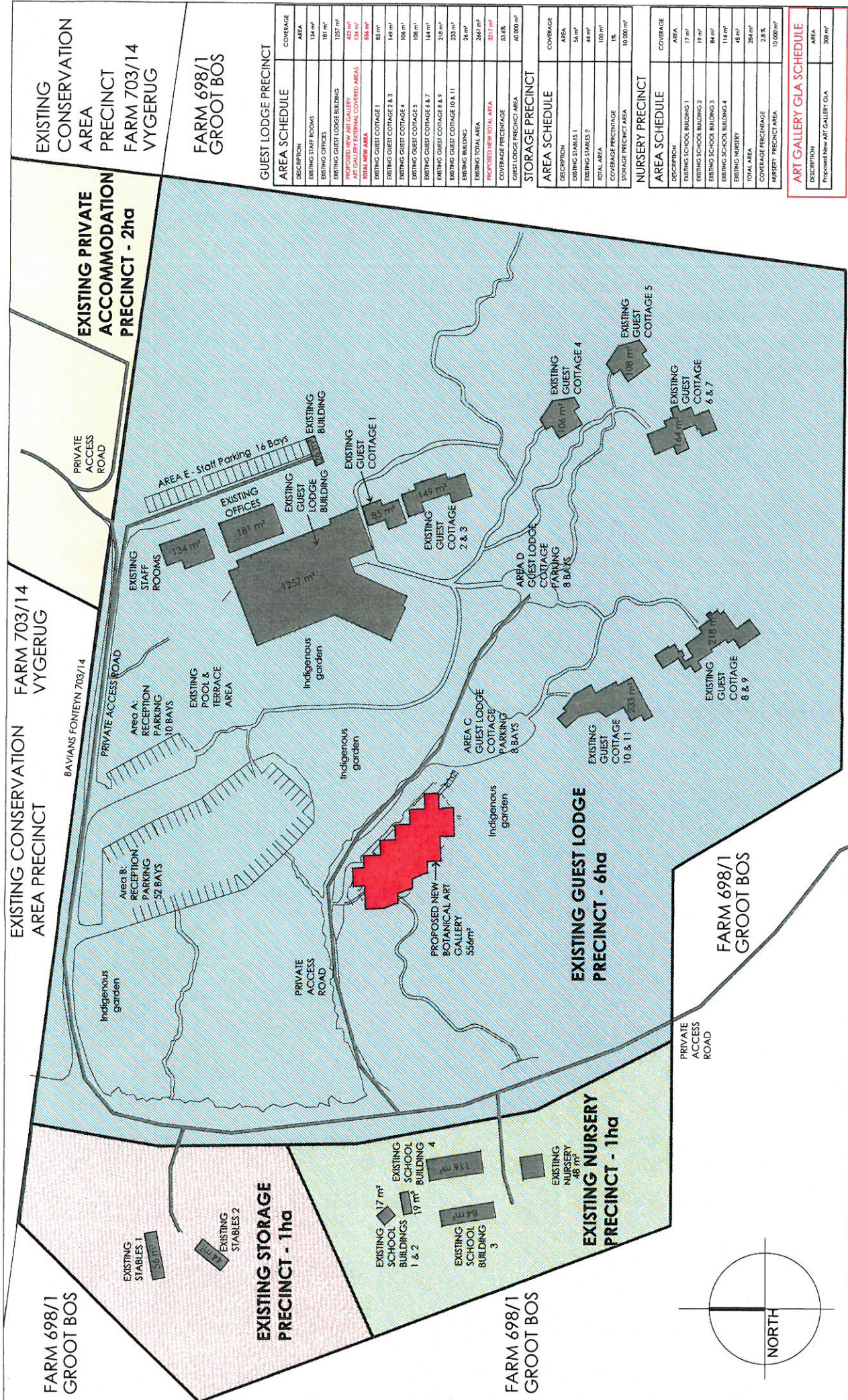
Plates

Plate 1. Kikuyu paddock in front of Garden lodge (photo taken in early 1990's). The location of the proposed art exhibition building is shown by the red arrow and falls within the old grazing lands that were already cleared in the early 1990's.



GUEST LODGE PRECINCT

AREA SCHEDULE	COVERAGE
DESCRIPTION	AREA
EXISTING STAFF ROOMS	134 m ²
EXISTING OFFICES	181 m ²
EXISTING GUEST LODGE BUILDING	1257 m ²
PROPOSED NEW ART GALLERY	556 m²
TOTAL EXISTING EXTERNAL COVERED AREAS	134 m²
TOTAL NEW AREA	556 m²
EXISTING GUEST COTTAGE 1	85 m ²
EXISTING GUEST COTTAGE 2 & 3	149 m ²
EXISTING GUEST COTTAGE 4	106 m ²
EXISTING GUEST COTTAGE 5	108 m ²
EXISTING GUEST COTTAGE 6 & 7	164 m ²
EXISTING GUEST COTTAGE 8 & 9	218 m ²
EXISTING GUEST COTTAGE 10 & 11	233 m ²
EXISTING BUILDING	26 m ²
EXISTING TOTAL AREA	2661 m ²
PROPOSED NEW TOTAL AREA	3117 m²
COVERAGE PERCENTAGE	53.8%
GUEST LODGE PRECINCT AREA	40 000 m ²

STORAGE PRECINCT

AREA SCHEDULE	COVERAGE
DESCRIPTION	AREA
EXISTING STABLES 1	54 m ²
EXISTING STABLES 2	44 m ²
TOTAL AREA	100 m ²
COVERAGE PERCENTAGE	1%
STORAGE PRECINCT AREA	10 000 m ²

NURSERY PRECINCT

AREA SCHEDULE	COVERAGE
DESCRIPTION	AREA
EXISTING SCHOOL BUILDING 1	17 m ²
EXISTING SCHOOL BUILDING 2	19 m ²
EXISTING SCHOOL BUILDING 3	84 m ²
EXISTING SCHOOL BUILDING 4	116 m ²
EXISTING NURSERY	46 m ²
TOTAL AREA	284 m ²
COVERAGE PERCENTAGE	2.8%
NURSERY PRECINCT AREA	10 000 m ²

ART GALLERY G1A, SCHEDULE

DESCRIPTION	AREA
Proposed New ART GALLERY G1A	308 m ²

FieldArchitecture
 architecture : interior design : brand interiors

SITE DEVELOPMENT PLAN
 EXISTING GUEST LODGE, NURSERY & STORAGE PRECINCT

PROPOSED NEW BOTANICAL ART GALLERY
 for
 Farm 698/1, Grootbos

Client / Grootbos Accommodation Enterprises (Pty) Ltd. Date / June 2021 Scale / A3 / NTS Drawn By / Jirco
 Drawing / SDP - EXISTING GUEST LODGE, NURSERY & STORAGE PRECINCT Project Number / 714 Workstage / 03 Drawing Number / Page 4 Revision / 0

27 001 441 2024 - 127 001 441 0430 - 111 001 441 0430
 Project of 20 Lumber Road, Grootbos Private Game Reserve, 600 km from Cape Town, South Africa