

Falcon Ridge Goedgeloof Development
A 10-bedroom lodge and ten two-bedroom guest houses
on Portion 1 of Goedgeloof 63 (221Ha)



LOCATION, LOCATION, LOCATION

Spectacular Views

Perched 140m above the plains of the De Hoop Nature Reserve, Falcon Ridge commands views from Infanta to Cape Agulhas ... on a clear day you see forever!



Pristine Fynbos

Falcon Ridge enjoys some of the last vestiges of truly unspoilt natural habitat.

Wildlife

From ridge-soaring falcons and other raptors to an awesome array of little creatures, Falcon Ridge is wildlife heaven!

The De Hoop Nature Reserve is home to some of the country's most remarkable "saved-from-extinction" stories, most notably the mountain zebra and bontebok.



Conveniently Situated ...

within the "De Hoop Bight" on the northern boundary of the De Hoop Nature Reserve, Falcon Ridge is the closest private nature reserve to the De Hoop Reserve.

From Cape Town there are two main access options via Worcester (N1) and Caledon (N2). The N1 via Worcester is 25km further but much quicker than the N2 via Somerset West on week-ends and summer holidays.

Architecture

The objective has been to design houses that blend into the landscape by using the shapes, colours and textures of the immediate environment;

Roofs draw their colours from the greens of the fynbos, favouring the darker hues. They curved in response to the shape of the landscape, restricted to a maximum height of 6m and fragmented to reduce the visual impact of the buildings.

Wall colours represent the living wood of the shrubs and trees while the decks draw upon the silvery grey of the dead wood.



Stonework is in the style of the dry-packed limestone walls, the most striking man-made feature of the area.

By carefully positioning each house in the undulating terrain, houses will only be visible within a radius of about 500m, quite often much less.

The total development footprint of 2Ha represents less than 1% of the conservation area of this 220Ha portion and 0,1% when considered against the whole of the 2,000Ha Falcon Ridge Wildlife Sanctuary.

Conservation is clearly our highest priority!

The Lodge at Falcon Ridge

A luxury lodge, nestled within its own little valley, and comprising 10 en-suite bedrooms, five of which are in the main building and five are self-contained units, built approximately 5m apart, along the contour, and linked to the lodge by a raised wooden walkway. All the design elements contained in the house designs have been carried through to the lodge design.



Each self-contained unit has an open plan design with large windows and doors to give the feeling of being one with nature. Both indoor and outdoor living spaces afford a number of comfort options without compromising privacy.

Plunge pools, may well provide welcome relief on a hot summer day, but this feature was primarily included in the design as a reservoir linked to the lodge's emergency fire fighting system!



Environmentally Efficient Design Features

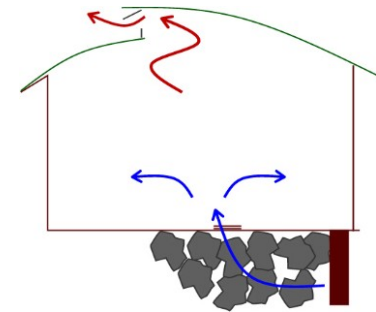
Working with nature to create comfort. In seeking to make maximum use of the particular topography and micro-climate of the southern slopes of the limestone hills overlooking the De Hoop plains, our design elements work in harmony. Two such examples are thermal mass and solar passive design.

Thermal mass

Thermal mass is an important element in the natural maintenance of comfortable temperatures on both a daily and seasonal basis; keeping the house cool on a hot summer day and warm during cold winter nights.

The sketch to the right demonstrates an effective means of controlling airflow in order to keep a house cool on a hot summer day; vents in the floor draw cool air from the south side of the building while clerestory windows allow hot air to escape. Rocks under the floor provide additional cooling of the incoming air.

A concrete plinth representing approximately 25% of the building's footprint will provide additional thermal mass for other natural temperature control systems as well as sound-proofing between the timber-frame living areas.

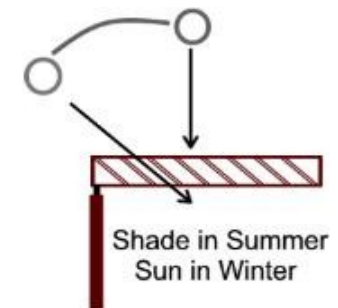


Solar Passive Design

By taking the sun's position at different times of the year into account one is able to introduce design features that naturally enhance comfort.

Solar pergolas are an excellent example; positioning a solar pergola on the northern side of the building creates a shaded courtyard in summer and a sun-trap in winter.

Clerestory windows with wide eaves, shown in the sketch above, serve a similar function; shaded from the sun in summer but allowing the sun to stream into the rooms in winter.



No rocket science here, just plain common sense!

Proposed Layout

The lodge and guest houses are positioned along the 195m contour, low enough to ensure that roofs do not break the skyline of the ridge behind the houses but high enough to enjoy the spectacular views.

A single lane, 'grass-block' access road approaches from the north with the turn-off to the lodge on the northern side of the ridge. Both access routes cross the ridge at the lowest points.

Note: The route has been amended to reduce the distance and

Ownership

Fractional ownership of a Falcon Ridge guest house is "shared ownership" between seven shareholders, each shareholder owning shares in the private company which in turn owns the property.

Each share in the private company affords the shareholder exclusive use of the house for four weeks each year. But unlike timeshare, fractional ownership does not restrict one to the same weeks every year. The allocation of exclusive use rights during peak periods is on a predetermined rotation basis between shareholders while greater flexibility exists during the rest of the year. This arrangement allows one to plan one's peak season holidays well in advance but also provides ample opportunity for flexible use of the property at other times.



Visual impact in relation to the De Hoop Nature Reserve

It has been our intention from the outset of this project to ensure that no buildings are visible from the De Hoop Nature Reserve. In order to ensure a state of practical invisibility a number of factors have been taken into account.

Position: Buildings have been positioned on the 195m contour to ensure that they do not break the skyline (205m to 215m) when viewed from the reserve.

Line of Sight: A ridge to the south of the building line acts as an effective barrier, rendering the development completely hidden from any point within a 4,5km arc south of the development. (See attached orthophoto)

Colour and shape: Drawing upon the shapes and colours of the surrounding environment, the proposed buildings are effectively camouflaged when viewed from a distance; blending into the landscape so as to be practically invisible.

Distance: Looking northwards towards the limestone hills from a distance of 4,5km or more, with the sun behind the ridge, the entire range appears dark and has very little differentiation. Carefully positioned and having appropriate colour and shape, the proposed buildings will be virtually invisible. By comparison, a white building with a red roof situated on the south side of the vlei (about 5km) and standing in broad daylight is virtually impossible to see without binoculars when viewed from the development site. Viewed in the opposite direction, it is our opinion that a person with binoculars would be hard-pressed to see the buildings without a clear knowledge of their whereabouts.

Sun: With the sun to the north of the buildings, their southern facades will be shaded and hence very difficult to see against a dark background as described above. Roofs will be curved and pitches will not exceed 16° in order to eliminate the risk of reflection onto the De Hoop plains.

Lighting: Careful attention has been given to the question of light pollution as naked lights would certainly be visible from the Koppie Alleen road. All lights within the development will either be screened or directed in such a manner as to eliminate visibility from the reserve. This is best demonstrated in the manner in which an approaching car's headlights are visible from a great distance yet almost impossible to see from any distance when travelling away.

