

**Application for consent use / consent i.t.o the title deed and regulation departure –  
Portion 4 of Farm 271, Stellenbosch (Bonniemile Road)**

**1 Background**

The subject property is an agricultural holding located adjacent to the Bonniemile Road. Approval was granted in April 2004 for the rezoning of a +/- 200m<sup>2</sup> portion of the property from Agricultural Zone to Residential Zone V to permit a “guest house”. The relevant zoning scheme at the time was the standardised zoning scheme regulations promulgated in terms of Section 8 of the Land Use Planning Ordinance (Nr 15/1985). The ordinance and zoning scheme has since been repealed and replaced with the current Stellenbosch Municipality Planning By-Law and Zoning Scheme Regulations. The Residential Zone V zoning is deemed to be a consent use for the similar use on properties zoned Agriculture in the new scheme and hence a portion of the existing guest house is being operated lawfully.

The property was since transferred and the current owners gradually expanded the tourist accommodation facilities. The current owner acknowledged that the venue was previously used for functions which at times resulted in noise complaints. It should be noted that the changes proposed will result in a guest accommodation facility only and the area used to hold these functions will be replaced by guest rooms.

The use will be contained within the existing development footprint, i.e buildings previously approved for residential use. The impacts on the built and natural environment have therefore essentially remained the same. The application for consideration intends to obtain planning approval to align the current use and zoning with limited alterations and additions to improve the facility. These will be dealt with in detail in the report.

**2. Property Details**

|                       |                                                                                                 |
|-----------------------|-------------------------------------------------------------------------------------------------|
| <b>Erf / Farm No.</b> | Portion 4 of Farm 271, Stellenbosch Municipality, Division Stellenbosch, Western Cape Province. |
| <b>Owner</b>          | New Order Investments 112 (Pty) Ltd                                                             |
| <b>Title Deed No.</b> | T19915/2008                                                                                     |

|                                |                                                                                    |
|--------------------------------|------------------------------------------------------------------------------------|
| <b>Title Deed Restrictions</b> | Consent / permission required i.t.o Act 21/1940 (Roads and Ribbon Development Act) |
| <b>Size</b>                    | 1.6579 ha                                                                          |
| <b>Zoning</b>                  | Agricultural Zone                                                                  |
| <b>Current Use</b>             | Tourist accommodation (Approval of guest house April 2004)                         |

### 3. Application

ATLAS Town Planning was requested to prepare a land use application to obtain planning permission to permit the extension of the tourist facilities on Portion 4 of Farm 271, Stellenbosch. The proposal also requires a departure from the common boundary building line and consent from the Controlling Authority i.t.o Act 21 of 1940.

Application is herewith made:

- i) In terms of Section 15(2)(o) of the Stellenbosch Municipality Planning By-Law for consent use (Tourist accommodation establishment) as depicted on the Site Development Plan prepared by Thomas Leach Architects.
- ii) In terms of Section 15(2)(b) of the Stellenbosch Municipality Planning By-Law for a building line departure:
  - a) Western common boundary building line relaxed to 3,60m in lieu of 5m
- iii) Consent / permission in terms of the title deed from the Controlling Authority (Advertising on Roads and Ribbon Development Act, Act 21 of 1940) to permit structures within 300 feet from the centre line of now Main Road 177 (Polkadraai Road).

### 4. Locality

The subject property is one of a few agricultural holdings located along the Bonniemile Road nearby Vloottenburg. The Bonniemile Road is a service road which runs parallel to the Polkadraai Road approximately 5km to the west of Stellenbosch. The property is known as "Cultivar Lodge" and is located directly opposite "Longlands Country Estate". Albeit located in a rural setting, the property still enjoys a high level of

accessibility with easy access onto the nearby road network. The subject property is located a mere 30km from Cape Town International Airport and attracts visitors from other parts of the country to the region.

## **5. Existing land use and zoning**

Portion 4 of Farm 271, Stellenbosch is zoned as Agricultural Zone in terms of the Stellenbosch Municipality Zoning Scheme. Approval was granted during 2004 for the rezoning of a portion of the property to Residential Zone V (as per the applicable zoning scheme at the time) to accommodate a guest house. The property does not accommodate any commercial agricultural activities. The primary uses are considered to be residential and natural environment.

The approved guest house forms part of the existing home stead where various buildings are clustered together on the southern portion of the property. These buildings essentially include buildings previously approved as residences, with sheds, internal roads and parking areas.

## **6. Physical characteristics**

Formal development of this property is restricted to the existing residential buildings, outbuildings and parking areas located on the southern portion of the property. The remainder of the property measuring more than a hectare is vacant. This area accommodates large lawned areas with two swimming pools. A portion of the property furthest to the north is still in a predominantly natural state, hence viewed as natural environment.

The Sanddrif River is located a few hundred metres to the north of Portion 4 of Farm 271, Stellenbosch and the property slopes towards this ravine. The overall slope is about 10% over a distance of 250m. The Bottelary Hills is located on the opposite side of the ravine and the subject property, allowing for a picturesque landscape across the ravine. The property is not connected the municipal services network.

## 7. Surrounding land uses

The subject property is located in a rural setting and forms part of the small holdings wedged between the Polkadraai Road and the Sanddrif River. It is evident that these holdings are predominantly used for rural living. The small holding area borders onto the conventional agricultural area. These farms are used mainly for the cultivating of grapes.

The property is located in close proximity to Vloottenburg. This residential village is rapidly expanding with the development of the Longlands Country Estate; an upmarket residential development located to the south of the Polkadraai Road. The guest house is regarded as an established use and the application relates to the expansion thereof. The use is deemed to be compatible with the surrounding areas.

## 7. Forward planning policies / objectives

The Stellenbosch Municipal Spatial Development Framework applies to this area. The property falls outside the Vloottenburg village and hence the general principles for the areas outside the urban edge applies. Tourism is a key component of the MSDF and major contributor to the economy of this region.

The MSDF lists various strategies and policy objectives to balance economic growth whilst protecting the natural environment. Below are extracts from the MSDF is particularly relevant to this application:

*“Support compatible and sustainable rural activities outside the urban edge (including tourism) if these activities are of a nature and form appropriate in a rural context, generate positive socio-economic returns, and do not compromise the environment, agricultural sustainability, or the ability of the municipality to deliver on its mandate.*

*Support for various forms of leisure and tourism activities across the rural landscape, of appropriate location, scale, and form not to compromise the environment, agricultural sustainability, and the scenic, heritage and cultural landscape (following the guidelines contained in Western Cape Land Use Planning: Rural Guidelines).*

### **Tourist accommodation:**

*Recognising the prospects of tourism to diversify and strengthen the rural economy,*

*the provision of a variety of short-term tourism accommodation across the rural landscape that is in keeping with the local character is supported.*

*Large scale tourist accommodation should preferably be provided in or adjacent to existing towns and rural settlements. Tourist accommodation in the rural landscape could be allowed if, of an appropriate scale and form, appropriate to the SPC.*

*Tourist accommodation situated outside of the urban edge should be clustered in visually discreet nodes, preferably make use of existing buildings or new buildings on disturbed footprints, located within or peripheral to the farmstead, reinforce rural landscape qualities, and cater exclusively for the temporary accommodation for in transit visitors.”*

This application relates to guest accommodation to be contained within existing buildings on this property which is not considered to be an agriculturally productive land unit. Approval of the application will not compromise the natural environment nor agricultural sustainability of the area. The subject property is located in close proximity to Vlotenburg. It is evident that the application is aligned with the objectives of this policy.

## **8. Legal aspects**

Land Use applications are dealt with in accordance with the Land Use Planning Act (Act 3 of 2014), the Spatial Planning and Land Use Management Act of 2013 and consequent Municipal Planning By-Laws. Application is made in terms of Sections 15(2)(o) & (b) of the Stellenbosch Municipality Municipal Planning By-Law.

The application was assessed against the regulations issued in terms of the National Environmental Management Act (Act 107/1998) and does not appear to trigger any of the listed activities. The application relates to predominantly a change of use within the existing buildings and does not appear to trigger any applications in terms of the regulations issued in terms of the National Heritage Resources Act (Act 25 of 1999).

## **9. Development Proposal**

Portion 4 of Farm 271, Stellenbosch accommodates a well-established guest house. The approval relates to an area of +/- 200m<sup>2</sup> (essentially Guest Lodge 2 as depicted on the proposed Site Development Plan. A rezoning was granted in this respect and the use now considered to be a consent use. The scale of the current facility is however not covered by the said approval.

Approved building plans indicates various other cottages / residential uses on the property in addition to the approved guest house. As the demand grew, the rooms were offered to transient guests. The facility expanded accordingly and currently accommodates 15 guest rooms. It must be emphasised that no new buildings were constructed in this respect. The existing buildings generally lend itself for this use and any alterations were internal by nature. The owners did carry out some unauthorised building works over time (generator and store room as depicted on the Site Development Plan). The particular building encroaches on the building line and necessitates a departure. A few more structures are planned. These are generally associated with the upkeep of the premises (workshop / store rooms) and includes some staff accommodation.

The only extensions to the existing footprint which relates to the guest house is the proposed expansion of the kitchen area and a covered outdoor dining area. All of these structures are planned on the southern portion of the property which is already developed, thereby retaining the rural character of the remainder of the property. It is also the intention to reconfigure the first floor of the primary dwelling to establish an additional 4 guest rooms. The total tally of guest rooms will amount to 19. Guest rooms are provided with a mini-bar but is not self-catering and guests make use of the amenities offered on the property which includes the dining areas and outdoor recreational space. The same entrance and exist will be used and ample on-site parking are available. The facility offers employment to amongst others a manager, receptionist, a number of cleaning staff for both the guest rooms and outdoor recreational areas as well as a chef / kitchen staff. Most of the staff reside in the nearby village.

COMPLIANCE OF THE EXISTING BUILDINGS & PROPOSED ALTERATIONS  
WITH THE DEVELOPMENT RULES

|                                                        |                       |
|--------------------------------------------------------|-----------------------|
| <b>CURRENT ZONING: AGRICULTURAL &amp; RURAL ZONE 1</b> |                       |
| <b>ZONING REQUIREMENTS</b>                             |                       |
| STREET BUILDING LINE:                                  | 5.0m                  |
| COMMON BUILDING:                                       | 5.0m                  |
| HEIGHTS:                                               | 2 STOREY              |
| <b>PROPOSED DEVELOPMENT</b>                            | <b>Farm no. 271/4</b> |
| SITE AREA:                                             | 16 576m <sup>2</sup>  |
| EXISTING COVERAGE AREA:                                | 848m <sup>2</sup>     |
| NEW COVERAGE AREA:                                     | 353.45m <sup>2</sup>  |
| TOTAL COVERAGE AREA:                                   | 1201.45m <sup>2</sup> |
| NEW COVERAGE:                                          | 7.25%                 |
| EXISTING NUMBER OF GUEST ROOMS:                        | 15                    |
| NEW NUMBER OF GUEST ROOMS:                             | 4                     |
| TOTAL NUMBER OF GUEST ROOMS:                           | 19                    |
| EXISTING NUMBER OF PARKING BAYS:                       | 37                    |

**Table 1: Development parameters**

**Criteria for the evaluation of Land Use Applications**

The general criteria for the evaluation of land use applications are contained in Section 99 of the City of Cape Town Municipal Planning By-Law of 2015 (as amended). These criteria are generally aligned with the provisions of the Spatial Planning and Land Use Management Act (Act 16 of 2013), particularly Section 7 of the Act, as well as the Western Cape Land Use Planning Act (Act 3 of 2014), particularly Section 59. The following criteria are relevant to this application.

**4.1 Socio - Economic Impact**

The property accommodates an established guest house facility and is zoned as Agricultural Zone albeit that it has very little, if any, potential for commercial activities in this regard. The guest house is regarded as a residential use whilst providing an opportunity to conduct a commercial enterprise and thereby sustaining the land use. The expansion of the facility to 19 bedrooms on a property of this scale is still viewed as achieving a good balance between social and economic benefits. It is believed that this application will have a positive socio-economic impact.

#### **4.2 Compatibility with surrounding land uses**

Portion 4 of Farm 271, Stellenbosch is located in a rural setting and the agricultural holdings is seen as an area of transition between the larger commercial farms and the nearby village. More residential uses have been introduced directly opposite the road. The proposed use will be accommodated in the existing buildings and minor alterations are required to sustain the use. As such, the proposal will have very little impact on the natural environment and will have no adverse impact on the agricultural potential of the land. The use of the property as a guest house is known, even at the larger scale than what was previously approved and hence the impacts are known. The property is secured. Access and on-site parking arrangements remains unchanged.

The guest house is set in a unique and tranquil environment and due to the size of the surrounding properties; the use has very little impact on surrounding properties. The guest house appeals to people wishing to escape to a natural environment and seeking peace and tranquillity. As such, visitors are generally respectful towards other guests and as a result, the facility hardly has any impact on neighbours.

The development proposal however triggers a departure from the general development parameters of the Zoning Scheme insofar as a store room was constructed closer than permitted from the common boundary. This structure was erected in a portion of the property with many trees and not near any of the neighbouring buildings. As such, the impact is considered minimal. Other structures unlawfully constructed in the same area will be removed and relocated within the permissible building line areas.

#### **4.3 Impact on external engineering services**

The subject property is not connected to the municipal network. The structures are existing and the use predominantly established. The change of use essentially relates to a different form of residential, ie. conventional accommodation reverting to accommodation for guests on a short-term basis. It could in fact be argued that the cumulative impact on services could potentially be less as the guest house is not expected to operate at capacity throughout the year. No problems are foreseen with bulk water and reticulation, sewer reticulation, storm water and electricity services.

#### **4.4 Impact on safety, health and well-being of surrounding community**

Due to the size of the properties, buildings are generally positioned some distance from the neighbouring residences. The approved guest house is located approximately 15m from the eastern common boundary. The other dwellings / cottages now used for guest accommodation is located at least 40m from the common boundaries and hence even further from the closest residences on any of the adjacent properties. The area has fairly dense vegetation which helps with screening and mitigates any potential noise. Approval of this application will not have any negative impact on the safety, health or general well-being of the surrounding community.

#### **4.5 Impact on heritage**

The application does not trigger any of the listed activities in terms of the National Heritage Resources Act (Act 25 of 1999). The application is also not believed to have any other heritage impact.

#### **4.6 Impact on the biophysical environment**

The development proposal is focussed around a section of the property which was previously developed and cleared and hence the alterations will have very little impact on the natural environment. A key consideration when considering these types of applications is for uses to be accommodated within existing structures and to limit any additional development. The proposed additions are very limited and would be considered conventional improvements on a property of this nature. The site is densely vegetated along the perimeter and hence the additions will have limited impact on the natural environment. The development of this property will not have any negative impact on the biophysical environment.

#### **4.7 Traffic impacts, parking, access and other transport related considerations**

The subject property is located adjacent to the Bonniemile Road, a service road which runs parallel to the Polkadraai Road. The title deed contains conditions and the current proposal will require the consent of the Controlling Authority in terms of Act 21 of 1940. The Provincial Roads Engineer as the Controlling Authority was consulted and is not expected to oppose the application. The access arrangements to the property will remain unchanged and is provided at safe position with adequate sight distances off

the service road. The proposal provides for 37 dedicated on-site parking bays. The zoning scheme requires the provision of 0,7 bays per bedroom. It is evident that there is a considerable over supply of on-site parking.

Guests often make use of available shuttle services. The guest house in fact has little impact on traffic patterns as it generally operates outside peak hours. The proposal to extend the scale of the guest accommodation to 19 bedrooms is not expected to have any material impact on traffic patterns. No problems are foreseen in terms of on-site parking or traffic.

## **5. Conclusion**

The existing guest house has proven to be compatible with the surrounding area. This application is aimed at a moderate expansion of the existing guest accommodation (4 additional guest rooms) and to obtain planning approval for the unauthorised land uses and building works to date. The guest house is viewed as an asset and will not have any adverse impact on the surrounding area. The scale of the land use is still deemed to be compatible with surrounding land uses and the departure sought with respect to the building line relaxation will have very little, if any, impact on existing rights.

The property is not actively farmed, but the undeveloped portion of the property considered to be natural environment, a primary use in this zone and the main attraction for this use being established on this property from the outset. The proposal is not deemed to be inconsistent with any of the municipality's approved policies and it is trusted that the application will receive the necessary support.

## NOTICE OF LAND DEVELOPMENT APPLICATION

Dear interested and affected party

Sir / Ms

### **APPLICATION FOR CONSENT USE, DEPARTURE & CONSENT I.T.O THE TITLE DEED – FARM 271/4, STELLENBOSCH DIVISION**

The following land use application in terms of the Stellenbosch Land Use Planning Bylaw refers:

Application Property Address: Bonniemile Road

Application Property Number: Portion 4 of Farm Nr 271, Division Stellenbosch

Applicant: Atlas Town Planning (Pty) Ltd – Mr K Olivier (0834460762 / [koos@atlasplanning.co.za](mailto:koos@atlasplanning.co.za))

Owner: New Order Investments 112 (Pty) Ltd – [s.wettengel@amedia-house.de](mailto:s.wettengel@amedia-house.de) / 0823273344

Application Reference: LU/TP 1535/2026

#### **Description of land development proposal:**

Application is herewith made:

1. Application is made in terms of Section 15(2)(o) of the Stellenbosch Municipality Planning By-Law for **Consent Use** to utilize the property for the purposes of a tourist accommodation establishment (consisting of 19 guest rooms) on Farm No.271/4, Stellenbosch Division
2. Application is made in terms of Section 15(2)(b) of the Stellenbosch Municipality Planning By-Law for a **Departure** to relax the western common building line from **5.0m** to **3,6m** to accommodate the outbuilding on Farm No.271/4, Stellenbosch Division.
3. **Consent in terms of the title deed** no T19915/2008, Condition C(c) to allow for tourist accommodation on the subject property.

Notice is hereby given in terms of the provisions of the said Bylaw that the above-mentioned application has been submitted to the Stellenbosch Municipality for consideration. The application is available for inspection on the Planning Portal of the Stellenbosch Municipal Website for the duration of the public participation process at the following address: <https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements>. If the website or documents cannot be accessed, an electronic copy of the application must be requested from the Applicant.

You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of the said bylaw. Written comment, which must include the reference to the application, the name, contact details and physical address of the person to submit the comments, the reasons for the comments, and the interest of the person who submits the comment in the application, may be submitted to the Applicant by electronic mail as follows: Mr K Olivier (0834460762 / [koos@atlasplanning.co.za](mailto:koos@atlasplanning.co.za)). By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant.

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of 11 August 2026.

The Municipality, in terms of Section 50(5) of the said Bylaw, may refuse to accept any comments/ objection received after the closing date.

For any enquiries on the Application or the above requirements, or if you are unable to write and /or submit your comments as provided for, you may contact the Applicant for assistance at the e-mail address provided or telephonically at 0834460762 during normal office hours.

Yours faithfully

**Mr K Olivier for Atlas Town Planning (Pty) Ltd**

## KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

Geagte geïnteresseerde en geaffekteerde party

Mnr / Me

### **AANSOEK VIR VERGUNNINGSGEBRUIK, AFWYKING EN TOESTEMMING IN TERME VAN TITELAKTE – PLAAS NR 271/4, AFDELING STELLENBOSCH**

Die volgende grondgebruiksaansoek in terme van Stellenbosch se Verordeninge op Grondgebruikbeplanning verwys:

Adres van aansoek eiendom: Bonniemile Weg

Aansoek eiendom beskrywing: PLAAS NR 271/4, AFDELING STELLENBOSCH

Aansoeker: Atlas Town Planning (Pty) Ltd – Mnr K Olivier (0834460762 /  
koos@atlasplanning.co.za)

Eienaar: New Order Investments 112 (Pty) Ltd – [s.wettengel@amedia-house.de](mailto:s.wettengel@amedia-house.de) /  
0823273344

Aansoek Verwysing: LU/TP 1535/2026

### **Besonderhede van die grondgebruiksaansoek:**

Aansoek word hiermee gedoen:

1. Aansoek ingevolge Seksie 15(2)(o) van Stellenbosch se Verordeninge op Grondgebruikbeplanning vir **Vergunningsgebruik** ten einde Plaas No. 271/4, Afdeling Stellenbosch te gebruik vir toeriste akkommodasie (bestaande uit 19 gaste kamers)
2. Aansoek ingevolge Seksie 15(2)(b) van Stellenbosch se Verordeninge op Grondgebruikbeplanning vir **Afwyking** ten einde die westelike gemeenskaplike boulyn te verslap van **5.0m** to **3,6m** t.o.v 'n buitegebou op Plaas No. 271/4, Afdeling Stellenbosch.
3. **Toestemming ingevolge titelakte** no T19915/2008, Voorwaarde C(c) ten opsigte van die gebruik van die eiendom vir toeriste akkommodasie.

Kennis word hiermee gegee in terme van die voorskrifte van die genoemde Verordeninge dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplannings Portaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydsduur van die publieke deelname proses by die volgende adres: <https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements>. Indien die webtuiste of tersaaklike dokumente nie toeganklik is nie, moet die Aansoeker versoek word om 'n elektroniese kopie van die aansoek beskikbaar te stel.

Kommentaar en/ of besware kan vervolgens gedien word op die aansoek in terms van Artikel 50 van die tersaaklike Verordening. Skriftelike kommentaar, wat besonderhede ten opsigte van die verwysings nommer van die aansoek, die name, fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer, die redes vir die kommentaar, en die belang van die persoon wat die kommentaar lewer in die aansoek, by die Aansoeker ingedien word by wyse van elektroniese pos as volg: Mnr K Olivier (0834460762 / koos@atlasplanning.co.za). Deur 'n beswaar, kommentaar of verhoë te rig, erken die persoon wat dit doen dat inligting aan die publiek en aan die aansoeker beskikbaar gestel kan word.

Die kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitings datum van 11 Augustus 2026.

Daar moet kennis geneem word dat die Munisipaliteit, in terme van Artikel 50(5) van die vermelde Verordeninge, mag weier om enige kommentaar / beswaar te aanvaar wat na die sluitingsdatum ontvang word.

Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsiening gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by 0834460762 gedurende normale kantoor ure.

Die uwe

**Mnr K Olivier namens Atlas Town Planning (Pty) Ltd**



**PLAN:**

LOCALITY

**DATE:**

DECEMBER 2025

**CLIENT:**

NEW ORDER INV (PTY) LTD

**PORTION 4 OF FARM 271,  
STELLENBOSCH**

**N.T.S.**



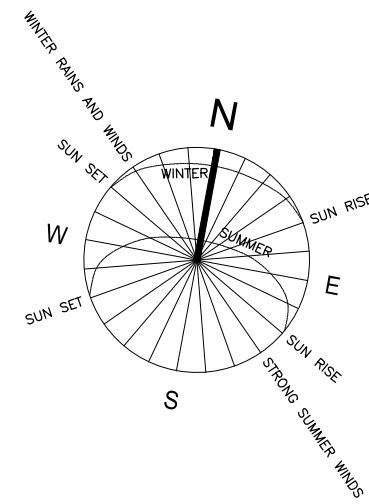
**ATLAS**

Town Planning

P.O. BOX 380, KUILSRIVIER, 7579



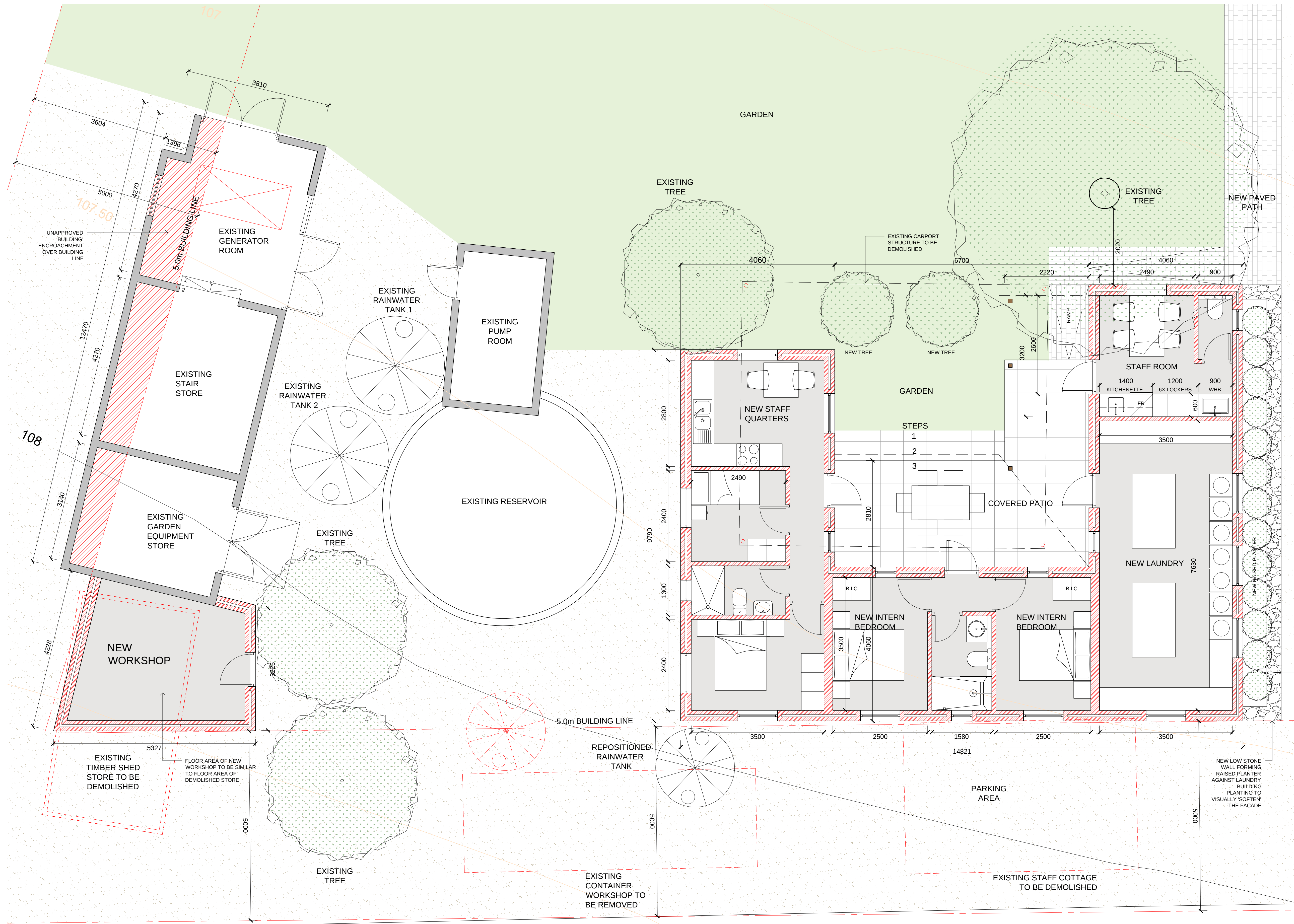
(021) 8017446



|                                  |                       |
|----------------------------------|-----------------------|
| STREET BUILDING LINE:            | 5.0m                  |
| COMMON BUILDING:                 | 5.0m                  |
| HEIGHTS:                         | 2 STOREY              |
| PROPOSED DEVELOPMENT             | Farm no. 271/4        |
| SITE AREA:                       | 16 576m <sup>2</sup>  |
| EXISTING COVERAGE AREA:          | 848m <sup>2</sup>     |
| NEW COVERAGE AREA:               | 353.45m <sup>2</sup>  |
| TOTAL COVERAGE AREA:             | 1201.45m <sup>2</sup> |
| NEW COVERAGE:                    | 7.25%                 |
| EXISTING NUMBER OF GUEST ROOMS:  | 15                    |
| NEW NUMBER OF GUEST ROOMS:       | 4                     |
| TOTAL NUMBER OF GUEST ROOMS:     | 19                    |
| EXISTING NUMBER OF PARKING BAYS: | 37                    |

|                 |                  |
|-----------------|------------------|
| Drawing Number  | Project Number   |
| 00-01           | 2510             |
| Revision Number | Scale/Format     |
| 0               | 1:500 - A1       |
| Drawn by        | Date first drawn |
| SG              | 28.04.2026       |





|               |            |                              |
|---------------|------------|------------------------------|
| ISSUE RECORD: |            | DESCRIPTION:<br>FOR APPROVAL |
| REVISION NO.  | DATE:      |                              |
| 0             | 05.05.2026 |                              |

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Notes  
1. Do not scale from this drawing  
2. Verify all dimensions on site prior to commencing work

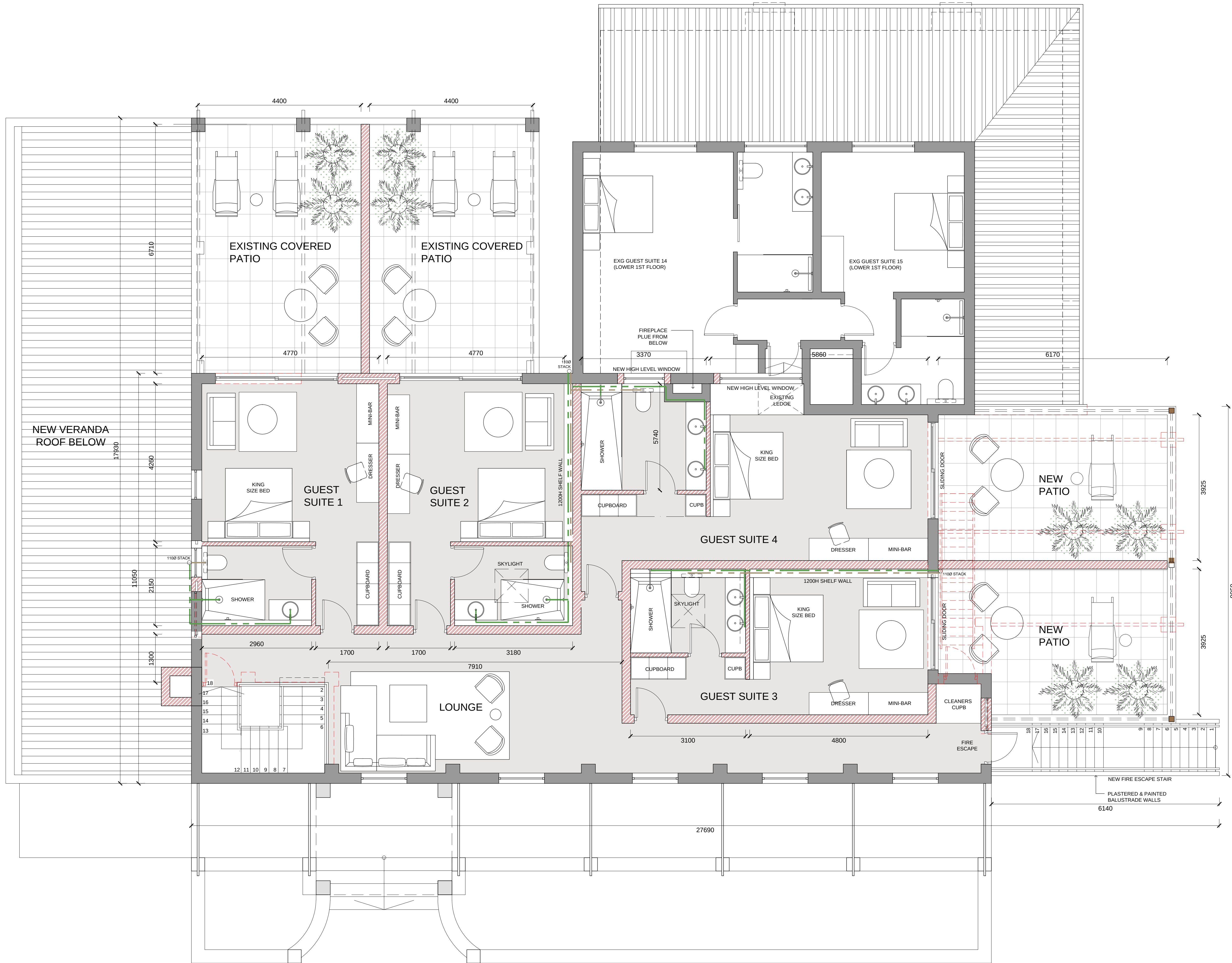
NEW OUTBUILDING & WORKSHOP FLOOR  
AND UNAPPROVED GENERATOR FLOOR  
COVERAGE AREAS

- NEW OUTBUILDING FLOOR  
COVERAGE AREA: 142m<sup>2</sup>
- UNAPPROVED GENERATOR BUILDING  
FLOOR COVERAGE AREA: 51.6m<sup>2</sup>
- NEW WORKSHOP FLOOR COVERAGE  
AREA: 17.4m<sup>2</sup>
- TOTAL FLOOR COVERAGE AREA:  
211m<sup>2</sup>

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Project  
**CULTIVAR LODGE  
ALTERATIONS & ADDITIONS**  
Client  
**NEW ORDER INVESTMENTS  
112 PTY LTD**  
Drawing Name  
**SDP: NEW OUTBUILDING  
PLAN**  
Drawing Status  
**FOR APPROVAL**

|                                |                                       |
|--------------------------------|---------------------------------------|
| Drawing Number<br><b>00-03</b> | Project Number<br><b>2510</b>         |
| Revision Number<br><b>0</b>    | Scale/Format<br><b>1:50 - A1</b>      |
| Drawn by<br><b>SG</b>          | Date first drawn<br><b>19.11.2025</b> |



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| 0             | 05.05.2026 | FOR APPROVAL |

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Project  
**CULTIVAR LODGE  
ALTERATIONS & ADDITIONS**  
Client  
**NEW ORDER INVESTMENTS  
112 PTY LTD**  
Drawing Name  
**SDP: 1ST FLOOR 4X NEW  
GUEST SUITES**  
Drawing Status  
**FOR APPROVAL**

|                                |                                       |
|--------------------------------|---------------------------------------|
| Drawing Number<br><b>00-04</b> | Project Number<br><b>2510</b>         |
| Revision Number<br><b>0</b>    | Scale/Format<br><b>1:50 - A1</b>      |
| Drawn by<br><b>SG</b>          | Date first drawn<br><b>28.04.2026</b> |

|               |   |            |              |
|---------------|---|------------|--------------|
| ISSUE RECORD: |   | DATE:      | DESCRIPTION: |
| REVISION NO.  | 0 | 05.05.2026 | FOR APPROVAL |

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- Notes
1. Do not scale from this drawing
  2. Verify all dimensions on site prior to commencing work

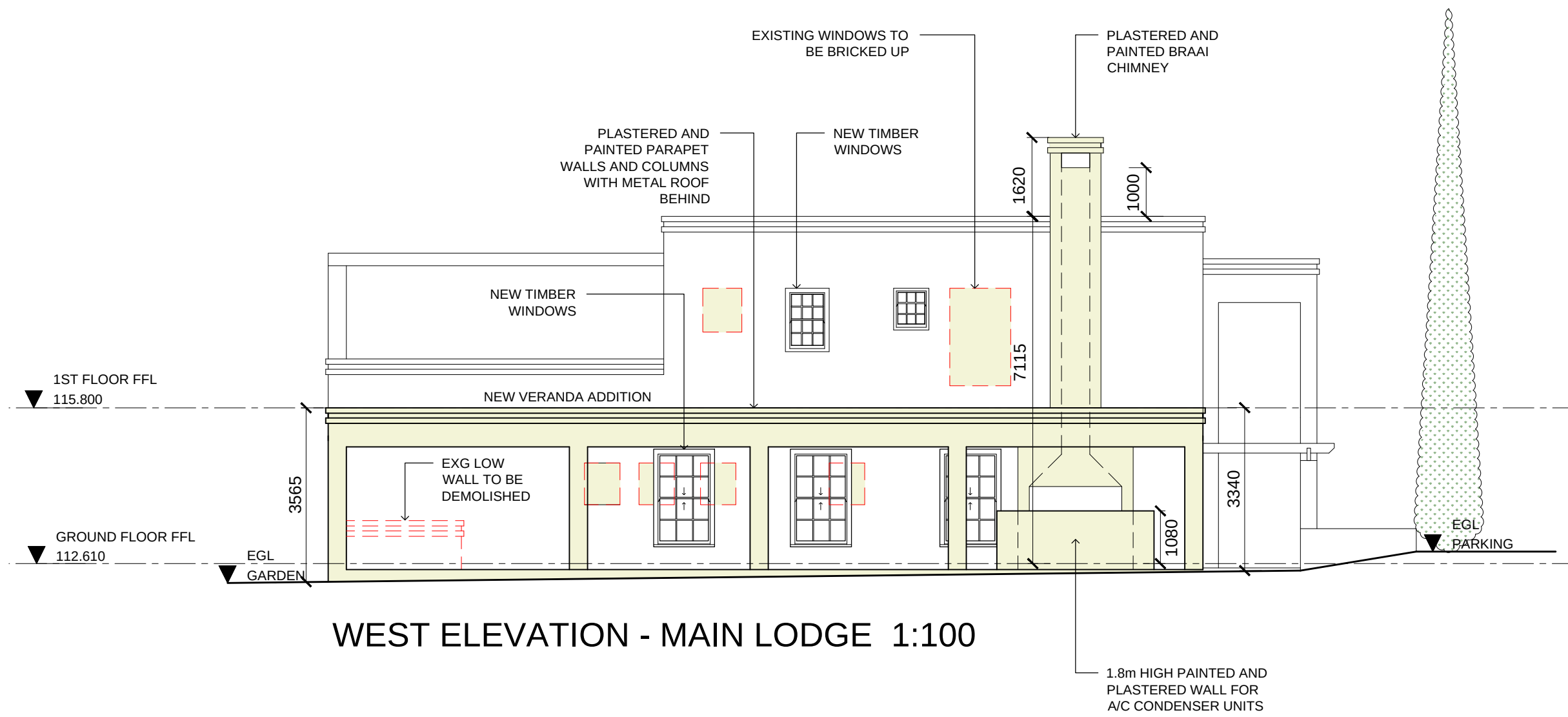
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Project  
**CULTIVAR LODGE**  
ALTERATIONS & ADDITIONS  
Client  
**NEW ORDER INVESTMENTS**  
**112 PTY LTD**  
Drawing Name  
**SDP: MAIN LODGE**  
**ELEVATIONS**  
Drawing Status  
**FOR APPROVAL**

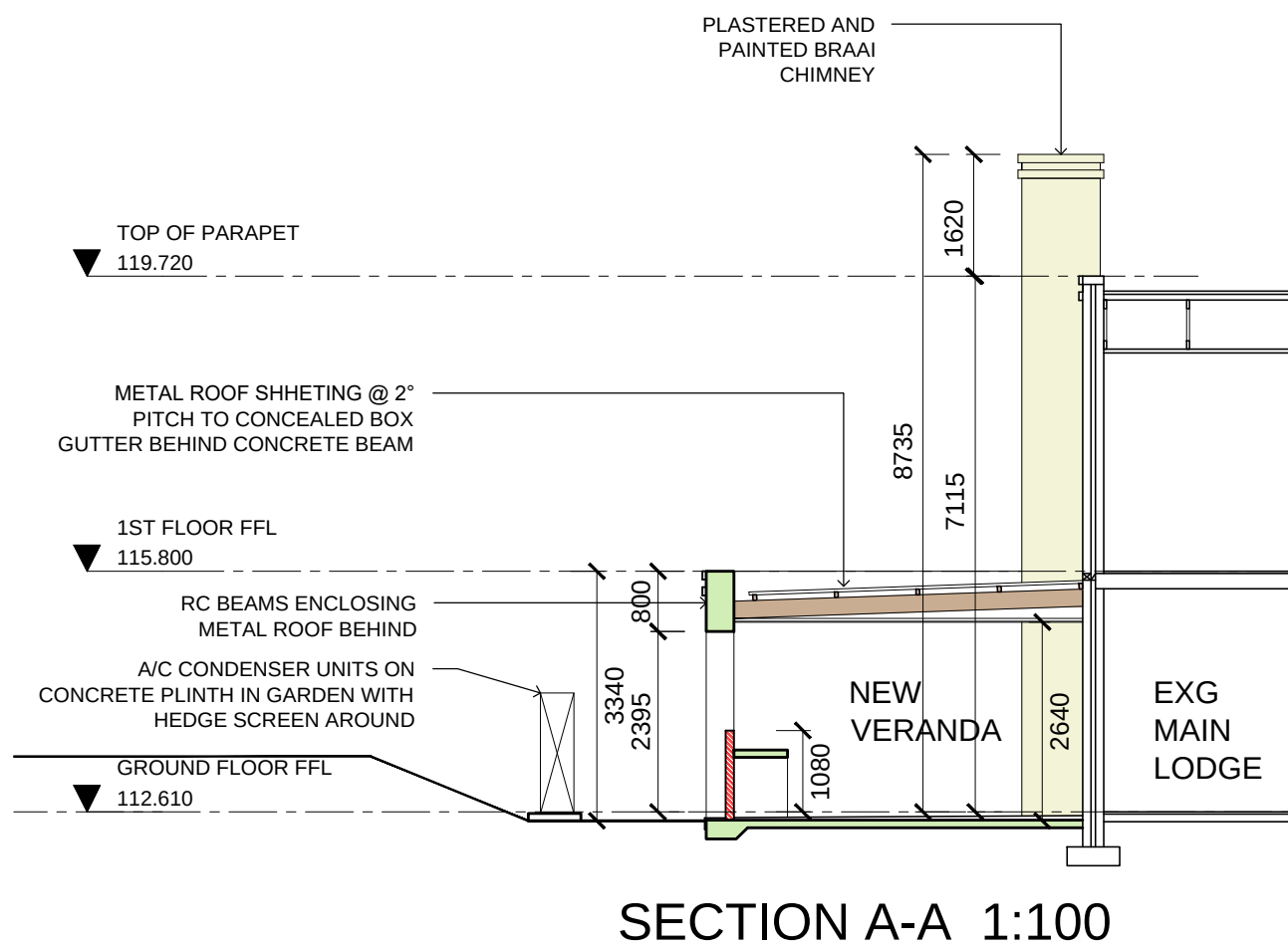
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| Drawing Number  | Project Number    |
| <b>00-05</b>    | <b>2510</b>       |
| Revision Number | Scale/Format      |
| <b>0</b>        | <b>1:100 - A1</b> |
| Drawn by        | Date first drawn  |
| <b>SG</b>       | <b>28.04.2026</b> |



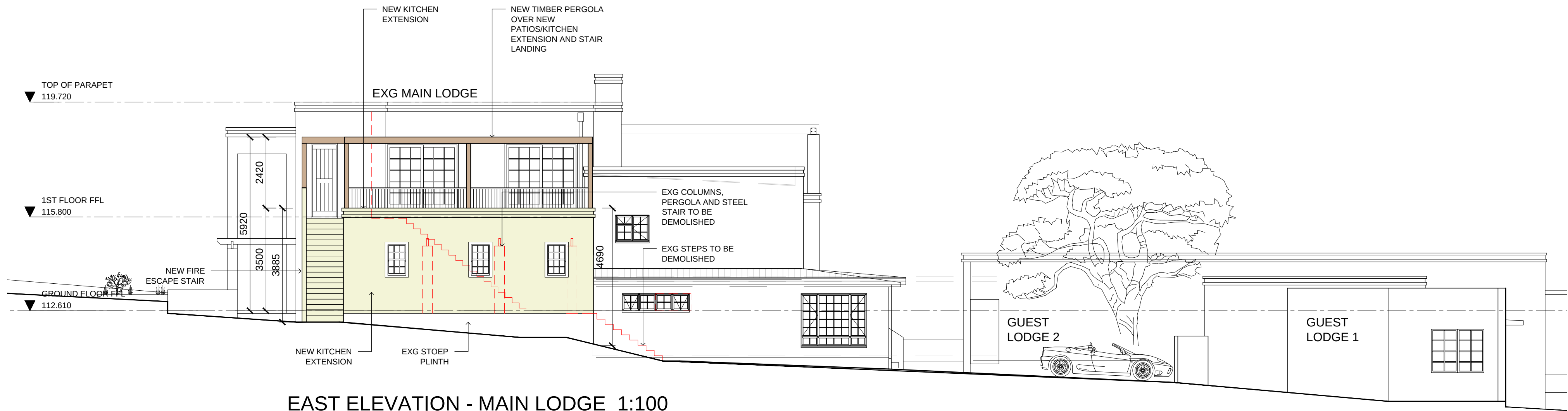
SOUTH ELEVATION - MAIN LODGE 1:100



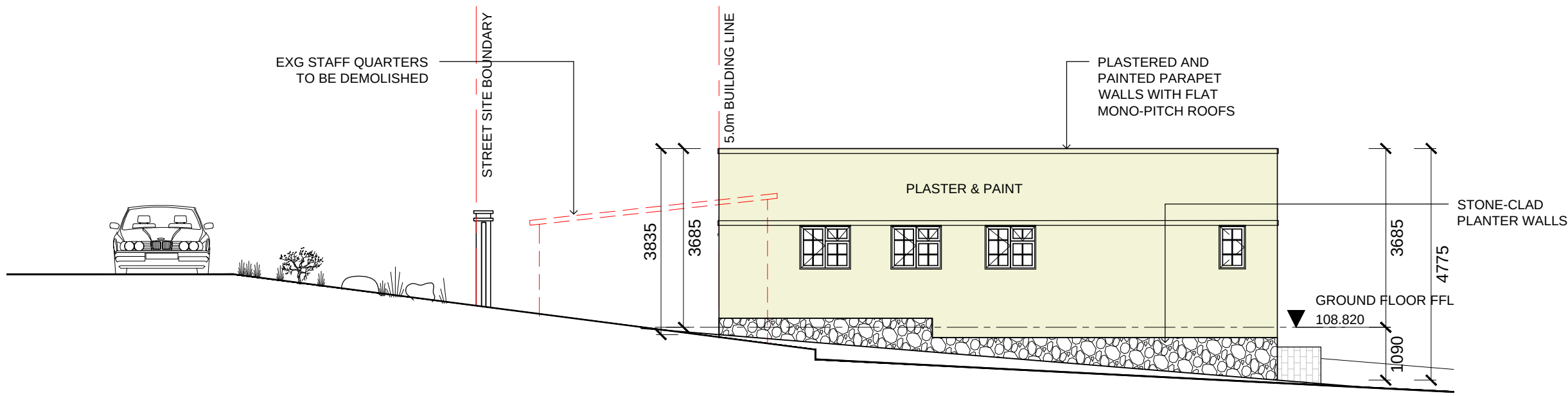
WEST ELEVATION - MAIN LODGE 1:100



SECTION A-A 1:100



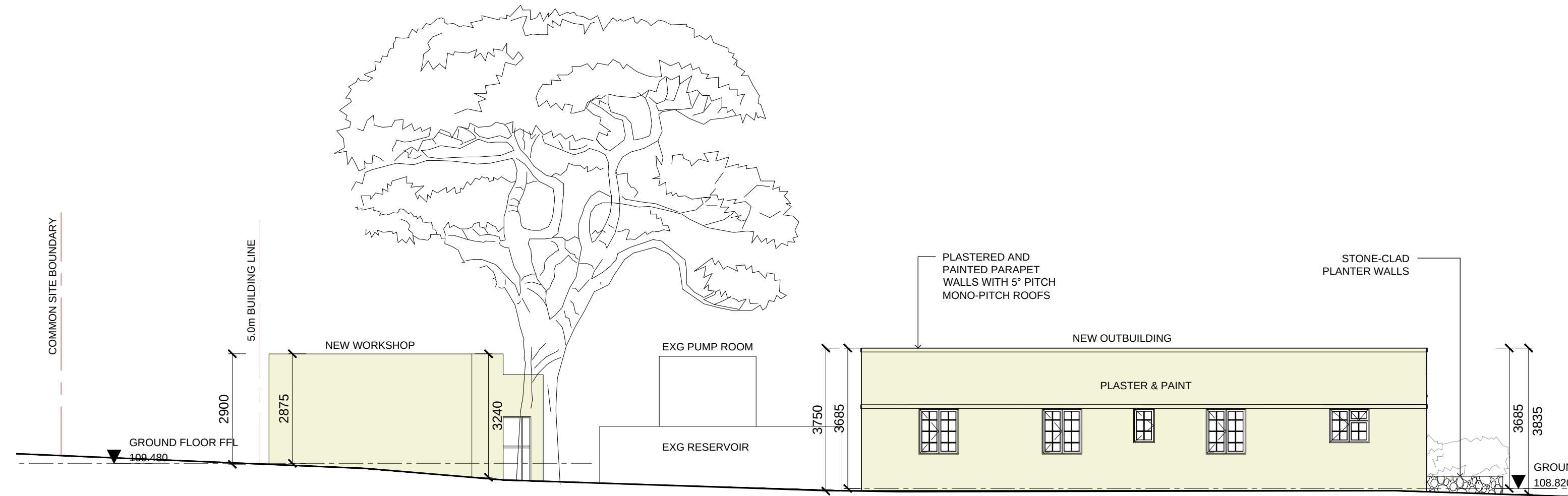
EAST ELEVATION - MAIN LODGE 1:100



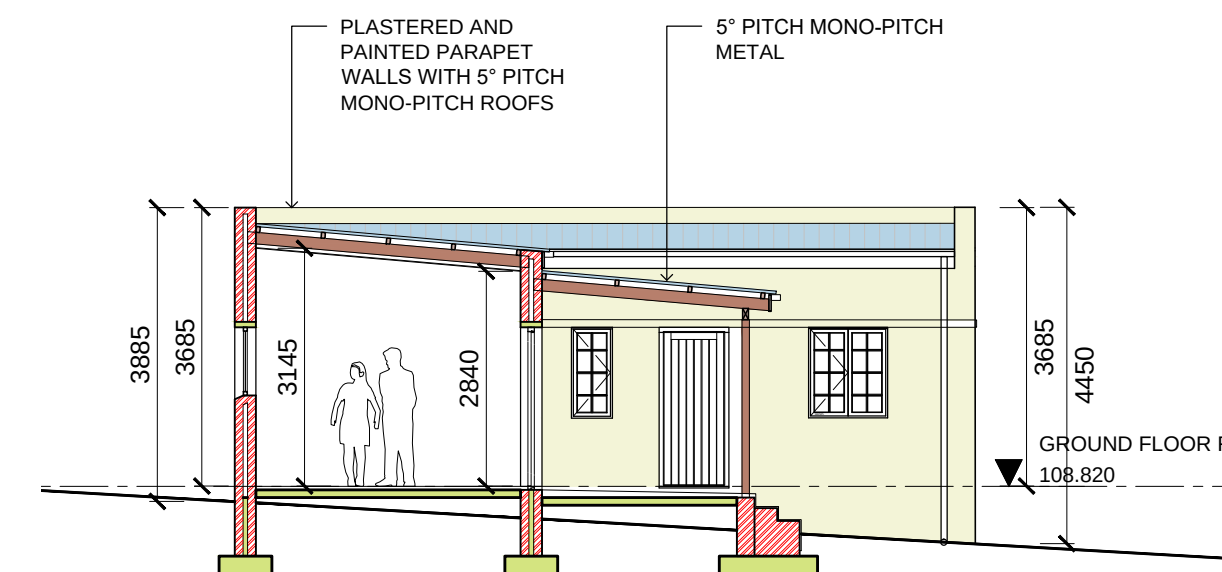
EAST ELEVATION - NEW OUTBUILDING 1:100



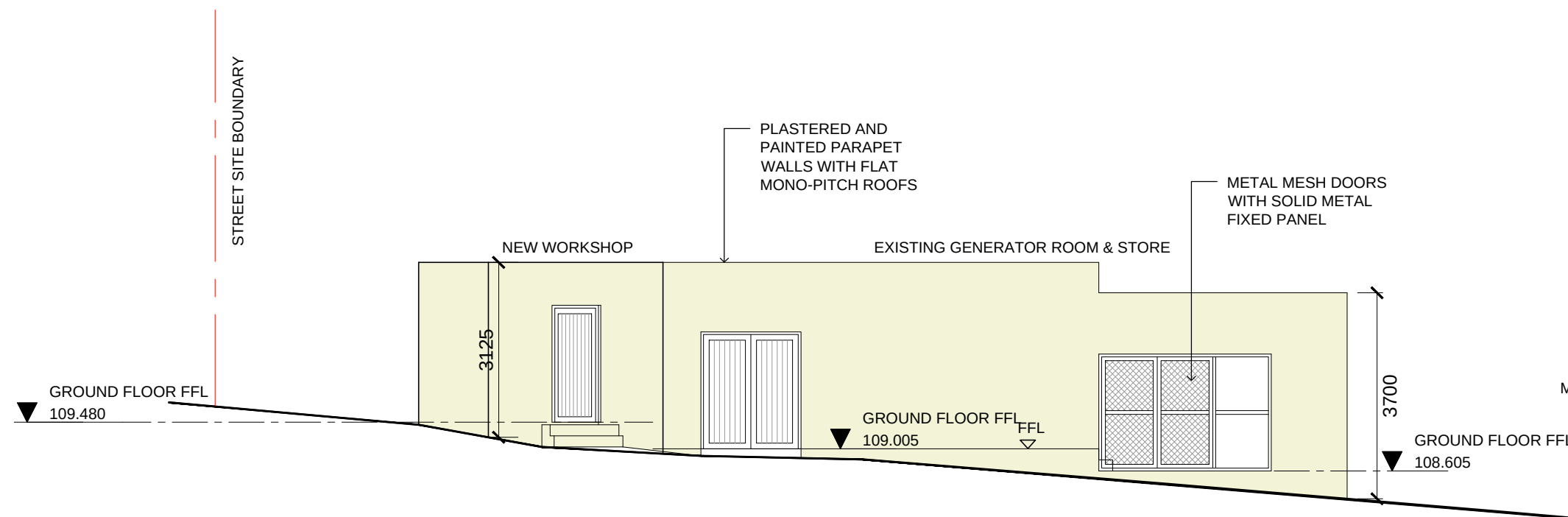
NORTH ELEVATION - NEW OUTBUILDING 1:100



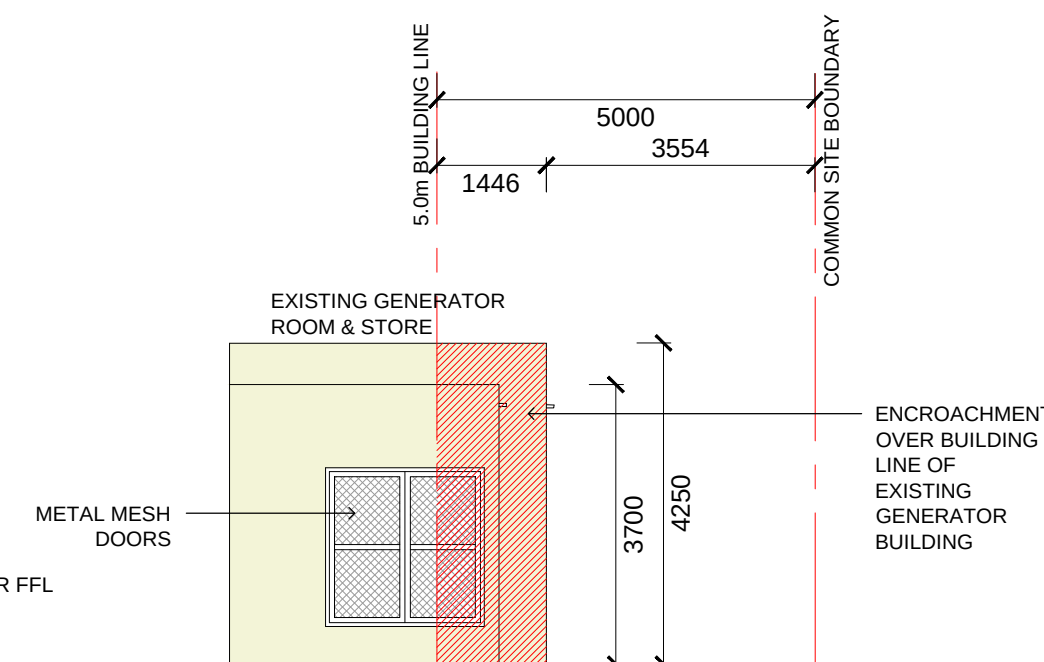
SOUTH ELEVATION - NEW WORKSHOP AND NEW OUTBUILDING 1:100



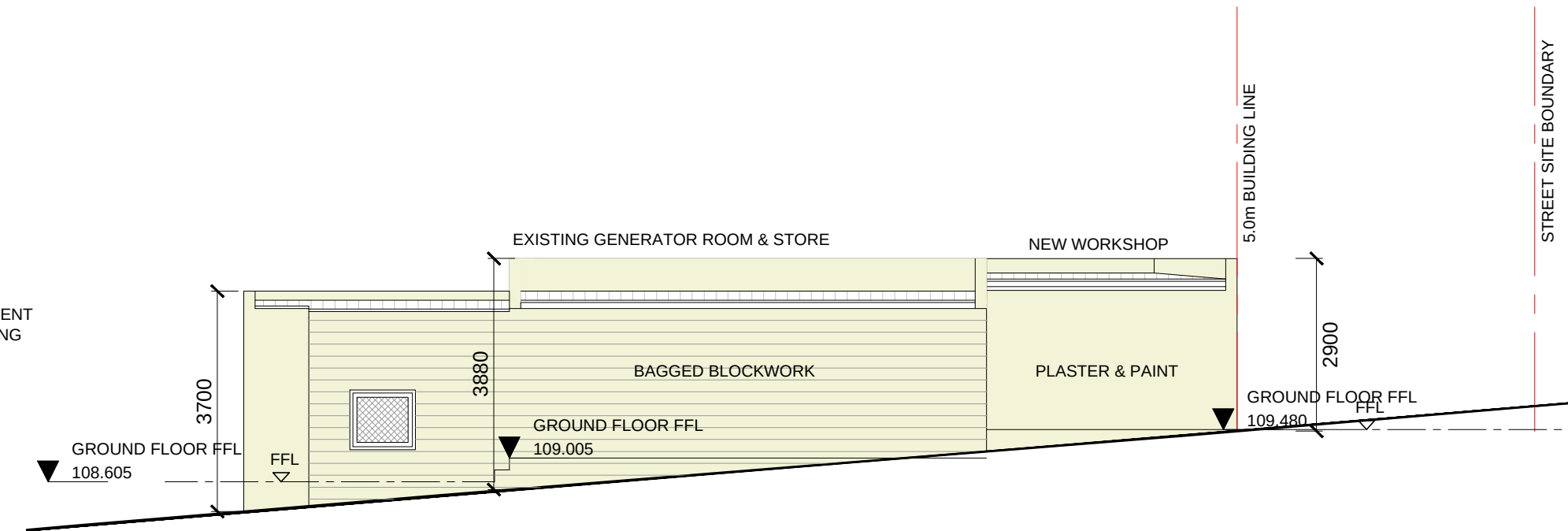
SECTION B-B - NEW OUTBUILDING 1:100



EAST ELEVATION - NEW WORKSHOP AND EXISTING GENERATOR BUILDING 1:100



NORTH ELEVATION - EXISTING GENERATOR BUILDING 1:100



WEST ELEVATION - NEW WORKSHOP AND EXISTING GENERATOR BUILDING 1:100

|                                                                                                                                                                                                                                        |                                                                                        |              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|--------------|
| ISSUE RECORD:                                                                                                                                                                                                                          |                                                                                        |              |
| REVISION NO.                                                                                                                                                                                                                           | DATE:                                                                                  | DESCRIPTION: |
| 0                                                                                                                                                                                                                                      | 05.05.2026                                                                             | FOR APPROVAL |
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| Project<br>CULTIVAR LODGE<br>ALTERATIONS & ADDITIONS<br>Client<br>NEW ORDER INVESTMENTS<br>112 PTY LTD<br>Drawing Name<br>SDP: NEW OUTBUILDING &<br>NEW WORKSHOP ELEVATIONS<br>Drawing Status<br>FOR APPROVAL                          |                                                                                        |              |
| Drawing Number<br>00-06<br>Revision Number<br>0<br>Drawn by<br>SG                                                                                                                                                                      | Project Number<br>2510<br>Scale/Format<br>1:100 - A1<br>Date first drawn<br>28.04.2026 |              |



| ISSUE RECORD: |            |                     |
|---------------|------------|---------------------|
| REVISION NO.  | DATE:      | DESCRIPTION:        |
| 0             | 05.05.2026 | ISSUED FOR APPROVAL |

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Project  
**CULTIVAR LODGE  
ALTERATIONS & ADDITIONS**  
Client  
**NEW ORDER INVESTMENTS  
112 PTY LTD**  
Drawing Name  
**EXISTING GUEST LODGE 1 & 2**  
Drawing Status  
**FOR APPROVAL**

|                                |                                       |
|--------------------------------|---------------------------------------|
| Drawing Number<br><b>00-07</b> | Project Number<br><b>2510</b>         |
| Revision Number<br><b>0</b>    | Scale/Format<br><b>1:100 - A1</b>     |
| Drawn by<br><b>SG</b>          | Date first drawn<br><b>28.04.2026</b> |