

LAND USE APPLICATION
ERF 2784
CLUB MYKONOS
LANGEBAAAN

09 April 2026

09 April 2026

SALDANHA BAY MUNICIPALITY

Department of Town Planning and Spatial Development

Buller Centre, Ground floor

Main Road

Vredenburg

7 380

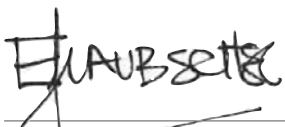
**RE: ERF 2784; ODOS APOLLO ROAD, CLUB MYKONOS, LANGEBAAN:
LAND USE APPLICATION:
SITE DEVELOPMENT PLAN AND ENGINEERING SERVICES APPLICATION**

This Land Use Application consists of the following:

1. Land Use Application Form
2. Resolution
3. Motivation
4. Proof of payment for municipal fees
5. Title Deed
6. Conveyancer's certificate
7. Engineering Services Report
8. ACA drawings 3000, 3001, 3003, 3003, 3006, 3007 & 3101 - 3106
9. Response to SBM Queries - 10 September 2025

Yours faithfully,

AFRICA CONSULTING ARCHITECTS



Liesl Laubscher

Pr. Arch | SACAP 20719



T: (022) 701 7000 • F: (022) 715 1518 mun@sbm.gov.za • www.sbm.gov.za Private Bag X12 • Vredenburg • 7380

LAND USE PLANNING APPLICATION FORM

(for applications in terms of Section 15 of the Saldanha Bay Municipal Land Use Planning By-law)

KINDLY NOTE: Please complete this form using BLOCK capitals and ticking the appropriate boxes.

PART A: APPLICANT DETAILS

First name(s)	LIESL		
Surname	LAUBSCHER		
South African Council for Planners (SACPLAN) registration number (if applicable)	NA		
Company name (if applicable)	AFRICA CONSULTING ARCHITECTS		
Postal Address	P.O BOX 931		
		Postal Code	7357
Email	LIESL@AFRICAARCHITECTS.CO.ZA		
Tel	022 772 1890	Fax	
		Cell	083 309 9607

PART B: REGISTERED OWNER(S) DETAILS (If different from applicant)

Registered owner(s)	CLUB MYKONOS LANGEBAAN LIMITED		
Physical address	CLUB MYKONOS		
	LANGEBAAN	Postal code	7357
E-mail	JONKS@CLUBMYKONOS.CO.ZA		
Tel	+27 (022) 707 7777	Fax	NA
		Cell	083 400 5929

PART C: PROPERTY DETAILS										
Property description as per title deed [Erf Number(s) / Farm portion(s) & allotment area.]	ERF 2784, LANGEBAAN									
Physical Address	ODOS APOLLO ROAD, MYKONOS, LANGEBAAN									
GPS Coordinates	33.046338°S 18.042893°E			Town/City	MYKONOS, LANGEBAAN					
Current Zoning	SPECIAL ZONE 16		Extent	5,0324 HECTARES	Are there existing buildings?		Y	N		
Applicable Zoning Scheme	SALDANHA BAY MUNICIPALITY INTEGRATED ZONING SCHEME BY-LAW									
Current Land Use	VACANT (EXCEPT FOR TEMPORARY STRUCTURES)									
Title Deed number and date	T		85892/94							
Are there any restrictive conditions of title?	✓	N	If Yes, list the condition(s) (page and paragraph number)	PAGE 2: I A, B & C PAGE 2: II A PAGE 3: B, C, D E						
Are the restrictive conditions in favour of a third party(ies)?	✓	N	If Yes, list the party(ies)	MYKONOS PROPERTY OWNERS THE STATE (ESKOM, Transnet, and the Saldanha Bay Municipality)						
Is the property encumbered by a bond?	Y	✓	If Yes, list bondholder(s)	N.A.						
Are there any existing unauthorized buildings and/or land use on the subject property(ies)?				Y	✓	If yes, is this application to legalize the building / land use?		Y	✓	
Are there any pending court case(s) / court order(s) relating to the subject property(ies)?				Y	✓	Are there any land claim(s) registered on the subject property(ies)?		Y	✓	

PART D: PRE-APPLICATION CONSULTATION				
Has there been any pre-application consultation?	✓	N	If Yes, complete the information below and attach the minutes of the pre-application consultation.	
Name of Official consulted	The scheme was informally introduced to SBM. Attendees: Lindsey Gaffley, Gary Tomlinson, Bronwyn Hans and Liesl Laubscher. No Minutes were compiled. A second meeting was held between Liesl Laubscher and Lindsey Gaffley on 22 August 2025.			Date of consultation 06 November 2024

PART E: TYPE OF LAND USE PLANNING APPLICATION IN TERMS OF SECTION 15 OF THE SALDANHA BAY MUNICIPAL LAND USE PLANNING BY-LAW AND APPLICATION FEES PAYABLE

Tick	Section	Type of application	Cost
	15(2)(a)	a rezoning of land;	R
	15(2)(b)	a permanent departure from the development parameters of the zoning scheme;	R
	15(2)(c)	a temporary departure to utilise land for a purpose not permitted in terms of the primary rights of the zoning of the land;	R
✓	15(2)(d)	a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;	R
✓	15(2)(e)	a consolidation of land that is not exempted in terms of section 24;	R
	15(2)(f)	a removal, suspension or amendment of restrictive conditions in respect of a land unit;	R
	15(2)(g)	a permission required in terms of the zoning scheme;	R
✓	15(2)(h)	an amendment, deletion or imposition of conditions in respect of an existing approval;	R
	15(2)(i)	an extension of the validity period of an approval;	R
	15(2)(j)/(t)	an approval of an overlay zone as contemplated in the zoning scheme; or approval of architectural/development guidelines	R
	15(2)(k)	an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;	R
	15(2)(l)	a permission required in terms of a condition of approval;	R
	15(2)(m)	a determination of a zoning;	R
	15(2)(n)	a closure of a public place or part thereof;	R
	15(2)(o)	a consent use contemplated in the zoning scheme;	R
	15(2)(p)	an occasional use of land;	R
	15(2)(q)	to disestablish a home owner's association;	R
	15(2)(r)	to rectify a failure by a home owner's association to meet its obligations in respect of the control over or maintenance of services;	R
	15(2)(s)	a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building.	R
	15(2)(t)	approval or amendment of architectural guidelines/development guidelines; or	R
✓	15(2)(u)	approval or amendment of a site development plan	R
TOTAL A:			R

PRESCRIBED NOTICE AND FEES (for completion and use by official)**

Tick	Notification of application in media	Type of procedure (strike through which not applicable)	Cost
	SERVING OF NOTICES	Delivering by hand; registered post; data messages	R
	PUBLICATION OF NOTICES	Local Newspaper(s); <i>Provincial Gazette</i> ; Municipality's website	R
	ADDITIONAL PUBLICATION OF NOTICES	Site notice, public meeting, local radio station, Municipality's website, letters of consent or objection	R
	NOTICE OF DECISION	<i>Provincial Gazette</i>	R
	INTEGRATED PROCEDURES	To be calculated separately	R
TOTAL B:			R
TOTAL APPLICATION FEES* (A + B)			R

*** Application fees that are paid to the Municipality are non-refundable and proof of payment of the application fees must accompany an application.**

**** The applicant is liable for the cost of publishing and serving notice of an application.**

BANKING DETAILS FOR PAYMENT OF FEES

Name: Saldanha Bay Municipality

Bank: Standard bank

Branch no.: 05051100

Account no.: 083290044

Payment reference: QC 57/ 2784 LBN

(if applicable)

PART F: DETAILS OF PROPOSAL

Brief description of proposed development / intent of application:

The application aims to secure approval for a site development plan, subdivisional plans and consolidation.

PART G: ATTACHMENTS AND SUPPORTING INFORMATION AND DOCUMENTATION FOR LAND USE PLANNING APPLICATION

Complete the following checklist and attach all the information and documentation relevant to the proposal. Please note that failure to submit all information and documentation required will result in the application being deemed incomplete and acceptance may be refused.

Compulsory information and documentation required:

Y	N	Power of attorney / Owner's consent if applicant is not owner	Y	N	Bondholder's consent (if applicable)
✓	N	Resolution or authorisation that applicant can act on behalf of a juristic entity (e.g. company resolution)	Y	N	Proof of registered ownership or any other relevant right held in the land concerned
✓	N	Written motivation	✓	N	S.G. diagram / General plan extract
✓	N	Locality plan	✓	N	Site development plan or conceptual layout plan
✓	N	Proposed subdivision plan	Y	N	Proof of agreement or permission for required servitude
✓	N	Proof of payment of application fees	✓	N	Full copy of the title deed
✓	N	Conveyancer's certificate	Y	N	Minutes of pre-application consultation meeting (if applicable)

Supporting information and documentation:									
✓	N	N/A	Consolidation plan		Y	N	✓	Land use plan / Zoning plan	
✓	N	N/A	Street name and numbering plan						
Y	✓	N/A	Landscaping / Tree plan		Y	N	✓	1 : 50 / 1:100 Flood line determination (plan / report)	
Y	✓	N/A	Abutting owner's consent		Y	N	✓	Home Owners' Association consent	
Y	✓	N/A	Copy of Environmental Impact Assessment (EIA)		Y	N	✓	Abutting owner's consent	
Y	✓	N/A	Copy of Heritage Impact Assessment (HIA)		✓	N	N/A	Proof of lawful use right	
Y	✓	N/A	Copy of Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS)		✓	N	N/A	Services Report or indication of all municipal services / registered servitudes	
Y	✓	N/A	Copy of Major Hazard Impact Assessment (MHIA)		Y	N	✓	Proof of failure of Home owner's association	
Y	✓	N/A	Copy of Environmental Authorisation(EA) / Record of Decision (ROD)		Y	N	✓	Any additional documents or information required as listed in the pre-application consultation form / minutes	
Y	✓	N/A	Copy of original/previous approval and conditions of approval		Y	N	N/A	Other (specify)	
Y	✓	N/A	Required number of documentation copies						

PART H: AUTHORISATION(S) IN TERMS OF OTHER LEGISLATION									
Y	✓	National Heritage Resources Act, 1999 (Act 25 of 1999)		Y	N/A	National Water Act, 1998 (Act 36 of 1998)			
Y	✓	National Environmental Management Act, 1998 (Act 107 of 1998)		Y	N/A	National Environmental Management: Waste Act, 2008 (Act 59 of 2008)			
Y	✓	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)		Y	N/A	National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008)			
Y	✓	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)		Y	N/A	National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004)			
Y	✓	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations		Y	N/A	Environmental Conservation Act, 1989 (Act 73 of 1989)			
Y	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)		Y	N/A	Other (specify)			
Y	N	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc.							
Y	N	If required, do you want to follow an integrated application procedure in terms of section 44(1) of the Saldanha Bay Municipal Land Use Planning By-law? If yes, please attach motivation.							

SECTION I: DECLARATION

I hereby wish to confirm the following :

1. That the information contained in this application form and accompanying documentation is complete and correct.
2. I'm aware that it is an offense in terms of section 86(1)(d) of the Saldanha Bay Municipal Land Use Planning By-law to supply particulars, information or answers knowing it to be false, incorrect or misleading or not believing them to be correct, and that I can be held liable on conviction to a fine or imprisonment not exceeding 20 years or to both such fine and imprisonment.
3. I am properly authorized to make this application on behalf of the registered land owner and (where applicable) that a copy of the relevant power of attorney or consent are attached hereto.
4. Where an agent is appointed to submit this application on the land owner's behalf, it is accepted that correspondence from and notifications by the Municipality in terms of the by-law will be sent only to the applicant as indicated on this application form.
5. That this submission includes all necessary land use planning applications required to enable the development proposed herein and that the municipality cannot be held responsible for the omission of use rights not applied for herein.
6. I confirm that the relevant title deed(s) have been investigated and that there are no restrictive title deed restrictions which impact on this application, or alternatively that an application for removal/suspension or amendment of such title deed restrictions forms part of this submission.
7. I am aware that development charges to the Municipality in respect of the provision and installation of external engineering services are payable by the land owner/developer as a result of the proposed development, as determined in terms of Council policy.

Applicant's signature:



Date:

07 April 2026

Full name:

LIESL LAUBSCHER

Signature ID: 780039W5518...

Capacity in which
application is being made:

**PROFFESIONAL ARCHITECT
(SACAP 20719)**

FOR OFFICE USE ONLY

Municipal Date Stamp

Received by:

Name:



RESOLUTION OF THE BOARD OF DIRECTORS OF

CLUB MYKONOS LANGEBAAN PROPRIETARY LIMITED
(REGISTRATION NUMBER: 1954/002223/07)
SIGNED ON 17TH FEBRUARY 2025

RESOLVED THAT

The Board of Directors of the Club Mykonos Langebaan Proprietary Limited hereby grants Jonathan Kilroe-Smith full Power of Attorney to sign all documents pertaining to the construction of the new development on ERF 2784, including contracts, permits, and approvals. It authorizes the Supervising Architect, Liesl Laubscher, to submit any required documentation.

BOARD OF DIRECTORS

DocuSigned by:

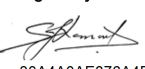
3A7A9E9077BB492...

AJ SHAPIRO

DocuSigned by:

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JJ VOS

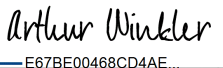
Signed by:

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SJ LAMONT

Signed by:

C264917E8BFF4E8...

AR TROSKIE

Signed by:

E67BE00468CD4AE...

AL WINKLER

The Club Mykonos Langebaan Proprietary Limited
Reg. No. 1954/002223/07
Vat No. 4720139767
Tel: 021 421 5550 | Fax: 021 421 5551
| P.O Box 6140 | ROGGEBAAI | 8012
www.clubmykonos.co.za

Directors

Mr AJ Shapiro, Mr AL Winkler, Mr AR Troskie, Mr SJ Lamont, Mr JJ Vos, JH Kilroe-Smith

Company Secretary: Mr JJ Voss

08 April 2026

LAND USE APPLICATION: ERF 2784, CLUB MYKONOS, LANGEBAAN
Revision B
REPORT AND MOTIVATION

1. Overview:

Club Mykonos Langebaan (Pty) Ltd plans to exercise development rights on Erf 2784, Mykonos. The proposed development covering 3.7753 hectares will utilise less than the maximum permissible density of 50 dwelling units per hectare, adding 45 single-title dwellings for Club Mykonos Langebaan. A "Plot and Plan" approach is planned, supported by Architectural Guidelines that will oversee all modifications and changes to "Approved Designs".

The following documents form part of this submission:

2. Documents provided by Africa Consulting Architects (ACA):

Record of the documents submitted in April 2026:

Dwg 3000 Revision C: SITE DEVELOPMENT PLAN AND
Dwg 3006 Revision C: PROPOSED CONCEPT SUBDIVISION PLAN
Dwg 3007: PROPOSED CONCOLIDATION PLAN
Detail design: Atlas Type D1 - D2
Atlas Type D3- D4
Aura - Type B3
Aura - Type B1
Celeste - Type C
Haven - Type E1 - E2
Terra - Type A1
Terra - Type A2-A6

Record of the documents submitted in September 2025:

Dwg 3001 Revision B: PARKING ANALYSIS
Dwg 3002 Revision B: COVERAGE ANALYSIS OF AREA 5
Dwg 3003 Revision B: ELEVATIONS AND SECTIONS
Dwg 3101 - 3106: Detailed Sections Units 1;7;11;21;29 & 30)

3. Documents by Siroccon Consulting Engineers:

Engineering Services Report Rev 00.

4. Information provided in this submission addresses the following aspects of the subdivision application:

4.1. SDP:

- (a) The existing and proposed erf boundary diagrams;
- (b) The concept subdivision diagram
- (c) The massing, position, use, and extent of buildings, as well as building lines,
- (d) External appearance;
- (e) The alignment of vehicle access, roads and parking areas;
- (f) Parking areas and visitors' bays; allocations and parking supply;
- (g) The point of access control.
- (h) The position and extent of private, public and communal space;
- (i) Typical details of walls around the perimeter of the land unit and within the property (plastered and painted);
- (j) General landscaping statement and measures for stabilising outdoor areas;
- (k) The phasing of a development (A single phase is foreseen).
- (l) Statistical information about the extent of the proposed development's coverage relationship, especially concerning the Club Mykonos Resort's original rezoning.
- (m) Illustrations in a three-dimensional form depicting the visual impact of the proposed development.

4.2. Siroccon's Engineering Report encompasses the following:

- (a) The proposed development concerning existing and finished ground levels, including excavation, cut and fill;
- (b) The general specification of vehicle access and roads;
- (c) Electricity supply;
- (d) Provisions for the supply of water, management of stormwater, and disposal of sewage and refuse;
- (e) Reference to environmental matters.

5. Land use amendment:

A land use amendment with restrictive conditions is required for this application:

Amendment 1: Deviation from the definition of Resort Accommodation as contained in SBM's IZS:

- (a) The IZS, Special Zone 16, permits "Resort Residential" in Zone 5, which allows for dwelling units and hotel suites, with or without kitchens, within a building composed of two or more such units or suites.
- (b) Accordingly, Departure 1 seeks approval for a deviation from "Resort Residential" to allow for "Dwelling Houses" as defined by the IZS.



Amendment 1 Motivation:

1. In terms of the IZS, Special Zone 16 permits “Resort Residential” in Zone 5, which allows for dwelling units and hotel suites, with or without kitchens, within a building composed of two or more such units or suites. The present application seeks approval to depart from that framework to permit the relevant units to be used as “Dwelling Houses”, as defined in the IZS.
2. The proposed departure remains appropriate and desirable in planning terms because it does not introduce a foreign or incompatible use to the site. The land use remains residential in character and continues to fall within the broader residential accommodation spectrum. The departure, therefore, concerns the form and intensity of residential occupation rather than a fundamental change in the character of land use.
3. A key consideration is that the proposal substitutes a less intensive building typology for one that might otherwise be permitted under the zoning. Under the existing resort residential framework, a single building may accommodate two dwelling units. By contrast, the present proposal is based on a single building containing only one dwelling unit. This is a materially less intensive form of occupation at the building level. A building containing two dwelling units is inherently more intensive in its use, occupation load, servicing demand, vehicular demand, and day-to-day activity than a building containing only one dwelling unit.
4. This lower-intensity typology also translates into a substantially reduced overall site density. Whereas the zoning framework may permit a development yield of up to 252 units through buildings containing two dwelling units, the present proposal is limited to 87 dwelling units, mostly in a single building with one dwelling unit. The proposal, therefore, does not intensify the site or seek additional development rights. On the contrary, it results in a significantly lower density and less intensive development outcome than may otherwise be achieved under the existing zoning.
5. This reduced intensity has clear planning benefits. A lower-density, single-unit-per-building model places less pressure on municipal and engineering services, including water, sewer, electricity, refuse removal, and road infrastructure. It also leads to reduced traffic generation, lower movement and activity levels, and a more manageable overall operational impact.
6. From an amenity perspective, the proposal also promotes a more coherent and conventional residential environment. A development pattern with one dwelling unit per building generally provides improved privacy, reduced internal occupation intensity, less visual crowding, and a more spacious and orderly site layout. This is preferable to a more intensive arrangement in which each building accommodates two dwelling units, thereby increasing the development’s overall density and activity levels.



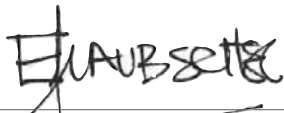
7. The proposal is therefore not one that stretches the zoning scheme or creates an undesirable planning precedent. Rather, it gives rise to a more moderate and more appropriate residential form of development than that already contemplated by the zoning. It does not increase the development envelope, introduce a non-residential use, or create impacts greater than those already potentially permissible. Instead, it reduces the intensity of development at both the individual building and site-wide levels.
8. In the circumstances, the proposed amendment is considered reasonable, desirable, and consistent with sound planning principles. It results in a lower-intensity residential outcome, reduces the potential development yield from 257 to 87 units, and replaces a typology of two dwelling units per building with one dwelling unit per building. It is accordingly submitted that Amendment 1 should be supported and approved.

Furthermore,

9. The previous approval of the Marina Edge Residential Development in Area 5 establishes a precedent for permitting Resort Residential in this area of the Club Mykonos Zoning Plan.
10. The surrounding housing estates of Aegean Heights and Paradise Beach provide a comparable residential context, supporting the appropriateness of the proposed Artemis Residential Development.

Yours faithfully,

AFRICA CONSULTING ARCHITECTS



Les Laubscher

Pr. Arch | SACAP 20719



Out of the Ordinary®



Investec Bank Limited

100 Grayston Drive, Sandown Sandton 2196
PO Box 785700 Sandton 2146 South Africa
T +27 (0) 11 286 7000 F +27 (0) 11 286 9555
www.investec.co.za

To whom it may concern

Investec Private Banking hereby confirms that the following payment has been made:

Payment From	Club Mykonos Langebaan (Pty) Ltd
Amount	4 249.00
Payment Date from Investec	2025-02-24
Payment Reference	UBP0185517006
Beneficiary Account Name	Saldanha Bay Municipal
Beneficiary Bank	STANDARD BANK
Branch Code	051001
Beneficiary Account Number	083290044
Beneficiary Reference or Account Number	QC 57 / 2784 LBN

8 F 11 S
STAMPS
DELIVERED
DUTY
201 R 75,00
1.5

JAN S. DE VILLIERS & SON.

Prepared by me

CONVEYANCER
LE ROUX P

ARTIKEL WET 47 VAN 1937 SECTION 43 ACT 47 OF 1937
VERBIND MORTGAGED
B 25885/94
VIR FOR R 27 920 000,00
BC 68311 94
14 11 94
REGISTRAR

For substitution
See bond
BC 11037/07
GEKANSLEELDER
CANCELLED
REGISTRAR/REGISTRAR
22/06/2007

ARTIKEL WET 47 VAN 1937 SECTION 43 ACT 47 OF 1937
VERBIND MORTGAGED
B 25886/94
VIR FOR R 26 720 000,00
BC 68312 94
14 11 94
REGISTRAR

For substitution
See bond
BC 11038/07
GEKANSLEELDER
CANCELLED
REGISTRAR/REGISTRAR
22/06/2007

T 05892 94

VIR ENDOSSEMENTS KYK BLAD 5 ET 550
FOR ENDORSEMENTS SEE PAGE

CERTIFICATE OF REGISTERED TITLE

Issued under the provisions of section Forty-Three of the Deeds
Registries Act, 1937 (No 47 of 1937)

Whereas

CLUB MYKONOS LANGEBAAN LIMITED
No. 54/02223/06

has applied for the issue to it of a Certificate of Registered Title under section
Forty-Three of the Deeds Registries Act 1937 in respect of the undermentioned land,
being portion of the land registered in his name by Certificate of Registered Title No.
T8165/1989.

Now, therefore, in pursuance of the provision of the said Act, I the Registrar of Deeds at Cape Town do hereby certify that the said

CLUB MYKONOS LANGEBAAN LIMITED
No. 54/02223/06

its Successors in Title or Assigns,

is the registered owner of

ERF 2784 LANGEBAAN
In the Municipality of VREDENBURG-SALDANHA
Administrative District of MALMESBURY

MEASURING: 5,0324 (Five comma Nought Three Two Four) hectares

AS WILL APPEAR from Diagram S.G. No 6493/1990

HELD BY Certificate of Registered Title No T8165/1989

I. IN RESPECT OF the figures A B C D E F G H x1 y1 z1 v1 w x y z a1 b1 c1 on Diagram S.G. No 6493/1990

A SUBJECT to the conditions referred to in Deed of Grant No. T49083/1988.

B. BY NOTARIAL DEED of Servitude Nr K726/1990(S) ENTITLED to a water storage servitude in extent 5011 square metres, which servitude is depicted by the figure a b c d on Diagram No. S.G. 8480/1988 annexed to Certificate of Registered Title No T8165/1989 over the remainder of portion 6, of the Farm Olifants Kop No 191 measuring 937,5660 hectares and held under Deed of Transfer No T20141/1987 as will more fully appear from the aforesaid Notarial Deed.

C. BY NOTARIAL DEED of Servitude Nr K236/91(S) dated 12 March 1991 ENTITLED to a general right of way in perpetuity over:

1. Ptn 24 (Ptn of Ptn 4) of the Farm 1059
Extent: 9614 square metres; and

2. Ptn 32 (Ptn of Ptn 1) of the Farm 1059
Extent: 1,9338 ha

as will more fully appear from the aforesaid Notarial Deed.

II. IN RESPECT OF the figures J K L M N P Q R S T U V W X Y Z a b c d e f g h j k l m n p q r s t u v1 z1 y1 x1 on Diagram S.G. No. 6493/1990:

A. SUBJECT to the conditions contained in Certificate of Amended Title dated 28 January 1916 (Malmesbury Quitrents Volume 9 No. 4), one of which reading as follows:

"Subject, moreover, to all such duties and regulations as either are already, or shall in future be established respecting lands granted on similar tenure."

- B. SUBJECT FURTHER to the endorsement dated 12th June 1980 on Deed of Transfer No. T10315/1972, reading as follows:

"ENDORSEMENT IN TERMS OF SECTION 32(5) OF ACT NO. 47 (1937).

A portion of the hereinmentioned property meas. +- 6150 m² has been expropriated by the Railway Administration in terms of the Expropriatory Act 63/75 read with Act 70/1957, vide Notice of Expropriation No. C39/80 Vide Ex 417/80. Application d.d. 19.5.80 and plans filed herewith", which servitude area is depicted by the figure d1 e1 f1 g1 on Diagram S.G. No. 6493/1990.

- C. SUBJECT FURTHER to the following condition created in Certificate of Consolidated Title No. T49084/88, which condition reads as follows:

"SUBJECT FURTHER to the conditions contained in Regulation 3.9 of the Scheme Legislation (PN 334/86) framed in terms of Section 7(2) of the Land Use Planning Ordinance 15/85."

- D. BY NOTARIAL DEED of Servitude Nr K726/1990(S) ENTITLED to a water storage servitude in extent 5011 square metres, which servitude is depicted by the figure a b c d on Diagram No. S.G. 8480/1988 annexed to Certificate of Registered Title No T8165/1989 over the remainder of portion 6 of the Farm Olifants Kop No 191 measuring 937,5660 hectares and held under Deed of Transfer No T20141/1987 as will more fully appear from the aforesaid Notarial Deed.

- E. BY NOTARIAL DEED of Servitude Nr K236/91(S) dated 12 March 1991 ENTITLED to a general right of way in perpetuity over:

1. Ptn 24 (Ptn of Ptn 4) of the Farm 1059
Extent: 9614 square metres; and
2. Ptn 32 (Ptn of Ptn 1) of the Farm 1059
Extent: 1,9338 ha

as will more fully appear from the aforesaid Notarial Deed.

And that by virtue of these presents the said

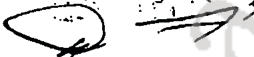
CLUB MYKONOS LANGEBAAN LIMITED
No. 54/02223/06

Its Successors in Title or Assigns,

now is and henceforth shall be entitled thereto conformably to local custom, the State of South Africa
however, reserving its rights.

In witness whereof I, the said Registrar, have subscribed to these presents, and have
caused the seal of office to be affixed thereto.

Thus done and executed at the Office of the Registrar of Deeds at Cape Town on this
14th day of November in the year of Our Lord, One
Thousand Nine Hundred and Ninety Four (1994).


REGISTRAR OF DEEDS

11

VA 000008444 / 2018

Certified a true copy of the duplicate original
filed of record in this Registry, issued to serve
in place of the original thereof under the
provisions of Deeds Regulation No 68 (1)

Deeds Registry
Cape Town

18 DEC 2018

ASST REGISTRAR OF DEEDS

SERTIFIKAAT VAN GEREGEREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN
IN RESPECT OF ERT 10683

MACO 6486 m²

DE TITEL
STANDER 3,9622 ha

T 000059606 / 2018

18 DEC 2018

18 DEC 2018

REGISTRAR OF DEEDS

-11-

VA 000006962 / 2016

Certified a true copy of the duplicate original filed of record in this Registry, issued to serve in place of the original thereof under the provisions of Deeds Regulation No. 68

Deeds Registry
Cape Town

07 SEP 2016 Asst. Registrar of Deeds

VERSKOED		MORTGAGED		WOP	
VR FOR R 50 000 000,00		B0000051531 / 2018		ON FILE RELEASED	
B23582 / 2016				18 DEC 2018	
79 / 2016		REGISTRAR OF DEEDS			

Remainder

CERTIFIKAAT VAN GEREKISTREERDE TITEL UITGEREIK CERTIFICATE OF REGISTERED TITLE ISSUED	
TEN OPSIGTE VAN IN RESPECT OF	Erf 10308 Langebaan
2938 m ²	RESTANT REMAINDER 4,6108 HA
③ T000026353 / 2017	
11 MAY 2017	REGISTRAR OF DEEDS

ARTIKEL	WET 47 VAN 1937	SECTION 43	ACT 47 OF 1937	For Distribution See bond
VERBIND		MORTGAGED		
B 25887/94				
VIR FOR R 64 204 506, 00				
BC 68313 94			BC 11039/2007	
14 11 94			GEKANSLEER CANCELLED	
REGISTRATEUR/REGISTRAR		REGISTRATEUR/REGISTRAR		
		22/06/2007		

CERTIFICAAT VAN GEREGEREERDE TITEL UITGEEK CERTIFICATE OF REGISTERED TITLE ISSUED	
TEN OPSIGTE VAN IN RESPECT OF	Ef 3748 mms. 478 m ² RESIDANT DEMANDER 4,9846 Hg.
T 8589B 94	
14 11 94	
REGISTRATEUR/REGISTRAR	

FOR FURTHER EMPOWERMENTS SEE
VIN VERDERE EMPOWERMENTS ZIEK 6

-6-

By Notarial Deed of Cable Servitude no K..... 891 97
the within mentioned property is entitled to a cable servitude depicted by the figures
ABCDEFGHJKLMNPQR on diagram No 1512/1996, together with ancillary rights

over Erf 3671 Langebaan held by T..... 83297 97

As well more fully appear from said Notarial Deed.

DEEDS OFFICE
CAPE TOWN

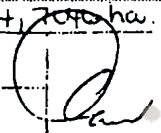
1997-08-28


REGISTRAR OF DEEDS

VR ENDOSSEMENTE KYK BLADSY
FOR ENDORSEMENTS SEE PAGE 7

7 - 6

Elf 7262 = 2800m²

GETRANSPORTEER AAN	TRANSFERRED TO
CML Developpen (pty) LTD	
NO. 1988 / 002184 / 07.	
RESTANT/REMAINDER	4, 7040 ha.
T 104091 / 04.	
25/10/04	

Registration	
DIE IDENTITEITSNOMMER VAN DIE	THE IDENTITY NUMBER OF THE
Registered owner	
IS VERANDER NA	HAS BEEN CHANGED TO
1954 / 002223 / 00	
25/10/04.	
REGISTRATEUR/REGISTRAR	

- 8 -

VA 004904/09

- T 25892/1994 -

Certified a true copy of the duplicate
original filed of record in this Registry,
issued to serve in place of the original
thereof under the provisions of Deeds
Regulation No. 68

Deeds Registry
Cape Town



29 JUN 2009
Asst. Registrar of Deeds

VIR ENDOSSSEMENTE KYK BLADSY -9-
FOR ENDOSSEMENTS SEE PAGE.....

9.

By virtue of NOTARIAL DEED OF CABLE SERVITUDE K

000001151 / 2011

dated 5 May 2011

the within mentioned property is ENTITLED to the right to an electrical cable servitude, which servitude area is represented by the figure ABCD and the line EF on the Servitude Diagram No. 5295/2007 annexed hereto, which servitude shall entitle the holders thereof to lay an electrical cable in the servitude area to convey electricity along the aforesaid cable, with ancillary rights,

over REMAINDER ERF 3671 LANGEBAAN, held by Deed of Transfer Number 81595/1998

As will more fully appear from the said Notarial Deed.

2011-11-30

KAPSTAD / CAPE TOWN


REGISTRAR OF DEEDS

VIR ENDOSSEMENTE KYK BLADSY
FOR ENDORSEMENTS SEE PAGE 16

10

T 85892/94

TYPE OF COMPANY

DIE NAAM VAN DIE		THE NAME OF THE	
REGISTERED OWNER		HAS BEEN CHANGED TO A PRIVATE COMPANY	
IS VERANDER NA		REGR. 1974/00223/07	
000019106/2013		REGISTRAR	
2013-04-25		REGISTRAR	

For Information

ENCLOSURE KYK BLADST
ENCLOSUREMENTS SEE PAGE

11

SEE

CONVEYANCER CERTIFICATE

I, the undersigned

LANA EBERSÖHN

In my capacity as conveyancer of Langebaan, certify as follows:

1. I have perused the following title deeds and conducted a search behind the pivot of the said title deeds at the Deeds Office, Cape Town:

Certificate of Registered Title No. T85892/1994, Interdict I5398/2005, Notarial Deed of Cable Servitude No. K891/1997S, Notarial Deed of Cable Servitude No. K1151/2011S together with Pivot Deeds thereto and Accessory Deeds referred to in the said Deed of Transfers,

In respect of

**ERF 2784 LANGEBAAN IN THE SALDANHA BAY MUNICIPALITY,
DIVISION MALMESBURY, PROVINCE OF THE WESTERN CAPE**

IN EXTENT: 5,0324 (Five Comma Nought Three Two Four) Hectares

Held by Certificate of Registered Title No. T85892/1994

Registered in the name of

**CLUB MYKONOS LANGEBAAN (PTY) LTD.
REGISTRATION NUMBER 1954/002223/07**

The abovementioned property is subject to the following conditions applicable to the application:

- I. IN RESPECT OF the figures A B C D E F G H x1 y1 z1 v1 w x y z a1 b1 c1 on Diagram S.G. 6493/1990
- B. BY NOTARIAL DEED of Servitude Nr. K726/1990(S) ENTITLED to a water storage servitude in extent 5011 square metres, which servitude is depicted by the figure a b c d on Diagram No. S.G. 84808/1988 annexed to Certificate of Registered Title No. T8165/1989 over the remainder of portion 6 of the Farm Olifants Kop No. 191 measuring 937,5660 hectares and held under Deed of Transfer No. T20141/1987 as will more fully appear from the aforesaid Notarial Deed.

10

- C. BY NOTARIAL DEED of Servitude Nr. 236/91(S) dated 12 March 1991 ENTITLED to a general right of way in perpetuity over:
1. Portion 24 (Portion of Portion 4) of the farm 1059
Extent: 9 614 (Nine Thousand Six Hundred and Fourteen) square metres; and
 2. Portion 32 (Portion of Portion 1) of the Farm 1059
Extent: 1,9338 (One Comma Nine Three Three Eight) Hectares

As will more fully appear from the aforesaid Notarial Deed.

II. IN RESPECT OF figures J K L M N P Q R S T U V W X Y Z a b c d e f g h j k l m n p q r s t u v1 z1 y1 x1 on Diagram S.G. No. 6493/1990:

- B. SUBJECT FURTHER to the endorsement dated 12th June 1980 on Deed of Transfer No. T10315/1972, reading as follows:

"ENDORSEMENT IN TERMS OF SECTION 32(5) OF ACT NO. 47 (1937)

A portion of the hereinmentioned property meas. $\pm 6150 \text{ m}^2$ has been expropriated by the Railway Administration in terms of Expropriatory Act 63/75 read with Act 70/1957, vide Notice of Expropriation No. C39/80 Vide Ex 417/80. Application d.d. 19.5.80 and plans filed herewith", which servitude area is depicted by the figures d1 e1 f1 g1 on Diagram S.G. No. 6493/1990.

- C. SUBJECT FURTHER to the following condition created in Certificate of Consolidated Title No. T49084/88, which reads as follows:

"SUBJECT FURTHER to the conditions contained in Regulation 3.9 of the Scheme Legislation (PN 334/86) framed in terms of Section 7(2) of the Land Use Planning Ordinance 15/85."

- D. BY NOTARIAL DEED of Servitude Nr. K726/1990(S) ENTITLED to a water storage servitude in extent 5011 square metres, which servitude is depicted by the figure a b c d on Diagram No. S.G. 84808/1988 annexed to Certificate of Registered Title No. T8165/1989 over the remainder of portion 6 of the Farm Olifants Kop No. 191 measuring 937,5660 hectares and held under Deed of Transfer No. T20141/1987 as will more fully appear from the aforesaid Notarial Deed.

HC

E. BY NOTARIAL DEED of Servitude Nr. K236/91(S) dated 12 March 1991 ENTITLED to a general right of way in perpetuity over:

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Extent: 1,9338 (One Comma Nine Three Three Eight) Hectares

As will more fully appear from the aforesaid Notarial Deed.

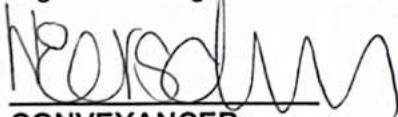
By Notarial Deed of Cable Servitude No. K891/1997 the within mentioned property is entitled to a cable servitude depicted by the figures ABCDEFGHJKLMNPQR on Diagram No. 1512/1996 together with ancillary rights over Erf 3671 Langebaan held by Deed of Transfer No. T83297/1997

As will more fully appear from said Notarial Deed.

By virtue of NOTARIAL DEED OF CABLE SERVITUDE NO. K1151/2011S dated 5 May 2011 the within mentioned property is ENTITLED to the right to an electrical cable servitude, which servitude area is represented by the figure ABCD and the line EF on the Servitude Diagram No. 5295/2007 annexed hereto, which servitude shall entitle the holders thereof to lay an electrical cable in the servitude area to convey electricity along the aforesaid cable, with ancillary rights, over REMAINDER ERF 3671 LANGEBAAN, held by Deed of Transfer Number T81595/1998

As will more fully appear from the said Notarial Deed.

Signed at Langebaan on this 24th day of February 2025



CONVEYANCER
LANA EBERSÖHN

LANA EBERSÖHN

Kommissaris van Ede / Commissioner of Oaths
Praktiserende Prokureur / Practising Attorney of RSA
Ebersöhn & Woest Incorporated
26 Dassen Street
Langebaan
Tel : (022) 772 0846
Faks / Fax : (022) 772 0868

MYKONOS ARTEMIS RESIDENTIAL DEVELOPMENT:



ENGINEERING SERVICES REPORT

Rev00



PREPARED BY (CONSULTANT):

SIROCCON INTERNATIONAL (PTY) LTD
Consulting Engineers & Project Managers

Oostewal Business Centre
146 Oostewal Road

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Tel: +27 (0)22 772 0200
Email: info@sirocccon.co.za
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PREPARED FOR (CLIENT):

TREMATON CAPITAL INVESTMENTS LTD

3rd Floor, North Wharf

42 Hans Strijdom Avenue
Cape Town, 8001

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DOCUMENT CONTROL

PROJECT DESCRIPTION	Mykonos Artemis Residential Development, Langebaan
PROJECT NUMBER	LB2025/01
ISSUE	Rev 00
INITIAL REPORT DATE	28 January 2025
SYNOPSIS	Engineering Services Report

APPROVAL RECORD				
	Entity	Name and Surname	Signature	Date
Prepared By	Consultant: Siroccon	Charl van Tonder		28/01/2025
Reviewed By	Consultant: Siroccon	John Render		28/01/2025
Approved By	Consultant: Siroccon	Ettienne Swanepoel		28/01/2025
Accepted By	Client:	Trematon		

Rev. No	Date Approved	Nature of Revision	Prepared by
00	28 January 2025	Original document	C. van Tonder

--

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ANNEXURE A: ARCHITECTURAL SDP LAYOUT

ANNEXURE B: CIVIL SERVICES LAYOUT



1 DEFINITIONS/ABBREVIATIONS

AADD	-	Average Annual Daily Demand
ACA	-	Africa Consulting Architects
BH	-	Borehole
Client	-	Trematon Capital Investments Limited
CML	-	Club Mykonos Langebaan
Consultant	-	Siroccon International (Pty) Ltd
Development	-	Proposed Artemis Residential Development
DPSH	-	Dynamic Probe Super Heavy
IPDWF	-	Instantaneous Peak Dry Weather Flow
IPWWF	-	Instantaneous Peak Wet Weather Flow
KI	-	Kilo-litre
MI	-	Mega-litre
MSL	-	Mean Sea Level
NEMA	-	National Environmental Management Act
NGL	-	Natural Ground Level
RC	-	Reinforced Concrete
Red Book	-	Guidelines for Human Settlement Planning and Design
Resort	-	Club Mykonos Langebaan Resort
RP	-	Return Period
PDDWF	-	Peak Daily Dry Weather Flow
SANS	-	South African National Standard
SANRAL	-	South African National Roads Agency Limited
SBM	-	Saldanha Bay Municipality
SDP	-	Site Development Plan
Site	-	Proposed Artemis Residential Development
SPT	-	Standard Penetration Test
SW	-	Stormwater
TOC	-	Time of Concentration
uPVC	-	Unplasticized Polyvinyl Chloride
WCDM	-	West Coast District Municipality
WWTW	-	Waste Water Treatment Works



2 INTRODUCTION

2.1 BACKGROUND

Siroccon International (Pty) Ltd was appointed by Trematon Capital Investments Ltd to provide professional civil engineering services for the construction of the Mykonos Artemis Residential Development, Langebaan, which consists of 45 residential erven.

2.2 PURPOSE OF REPORT

The purpose of this report is to outline the terms of appointment and briefly set out the philosophy for the design and construction of the internal civil and electrical engineering services. This includes listing information to be used as input into the engineering designs and relevant legislation, codes, standards, specifications and design criteria.

2.3 SCOPE AND DELIVERABLES

The scope of our services includes the stage 1-6 professional services for the design and construction of the internal civil engineering services, inter alia;

- Water reticulation
- Sewer reticulation
- Roads and stormwater

2.4 DESIGN GUIDELINES, AVAILABLE INFORMATION AND INVESTIGATIONS

The following documents will be used as a basis for design criteria and standards:

- Guidelines for Human Settlement Planning and Design - also referred to as the 'Red Book'
- Saldanha Bay and City of Cape Town municipal services standards and standard details
- SANS1200 & 2001
- The South African National Road Agency Limited 6th Ed of September 2013
- Occupational Health and Safety Act and Regulations 85 of 1993

Data essential for the design of the development is supported by:

- A geotechnical investigation conducted by Soilkraft cc
- A topographical survey conducted by David Hellig + Abrahamse professional land surveyors
- SBM masterplans from GLS Consulting
- Mykonos Resort Masterplans compiled by Siroccon International (Pty) Ltd
- As built documentation of existing infrastructure
- Cape Farm Mapper (product of the Western Cape Department of Agriculture)
- South African Weather Service



3 LOCATION

The Mykonos Artemis Residential Development is situated on erf 2784 inside the Club Mykonos Resort, which is located in the town of Langebaan. The Development is situated in the approximate center of the Club Mykonos Resort.

The coordinates are as follows:

- S 33° 2'46.51"
- E 18° 2'33.63"

Figures 1 & 2 provides a general location of the site.



Figure 1: Minoa site location (zoomed in)

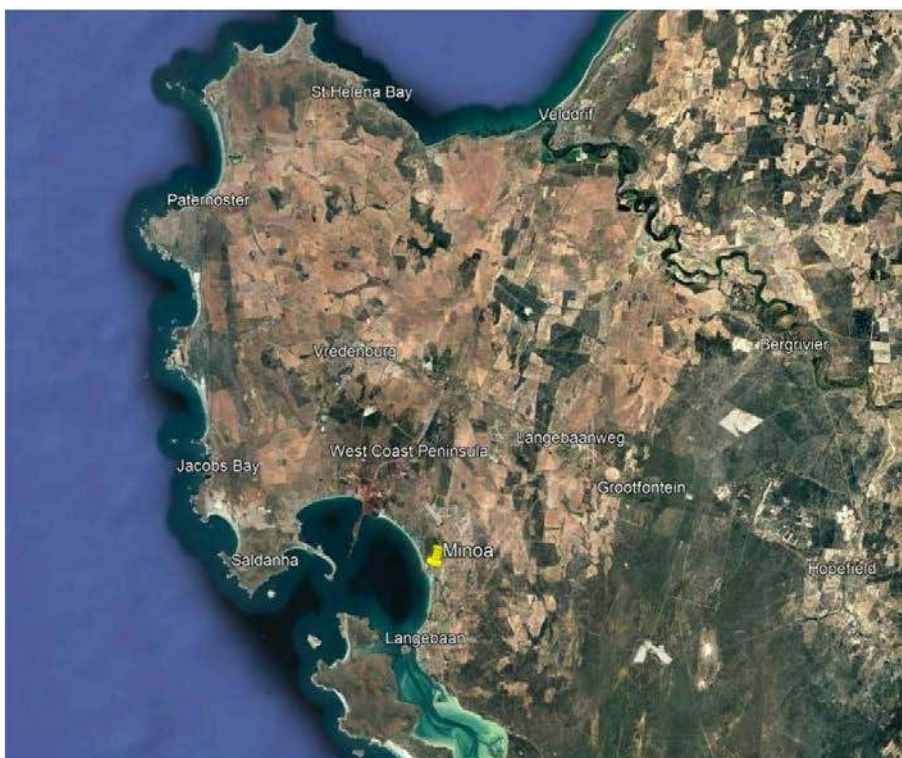


Figure 2: Site location (zoomed out)



4 EXISTING CONDITIONS

4.1 SITE DESCRIPTION & TOPOGRAPHY

The extent of the property is $\pm 5\text{ha}$. The site is partially disturbed, with a fairly level platform created over the years by depositing and levelling loose fill material towards the southern and eastern sides of the site. This area comprises $\sim 50\%$ of the site and is utilized by CML for additional parking and events. Steep banks are present on the western and northern sides of the site, with slopes of up to 50% (1:2). The banks are vegetated with Langebaan Dune Strandveld (Cape Farm Mapper). The lowest and highest points of the site are $\sim 3\text{m}$ and $\sim 19.5\text{m}$ above MSL respectively.

An overview of the Site Development Plan (SDP), as prepared by Africa Consulting Architects, is shown in figure 3 below.



Figure 3: Proposed Site Development Plan

Figures 4-6 are typical photographs of the site.





Figure 4: Photograph taken on the northern side of the site, looking south



Figure 5: Photograph taken on the western side of the site, looking north



Figure 6: Photograph taken on the south-western side of the site, looking north



4.2 CLIMATE

The site falls within the winter rainfall region of South Africa. The mean annual rainfall for the site, according to Cape Farm Mapper (product of the Western Cape Department of Agriculture), is stated as 269mm. Advection sea fog and dew contribute to the moisture balance in summer and autumn. The occurrence of frost is infrequent. Climatically the area may be described as arid.

4.3 GEOLOGY

A geotechnical investigation was conducted by Soilkraft cc in 2014. The geotechnical also included footprints of adjacent developments i.e., Marina Village and Marina Edge, which have subsequently been developed. A total of ten test pits were excavated and profiled. The following materials testing was completed on the samples retrieved from site; foundation indicator, california bearing ratio and soil chemistry. A total of 16 boreholes were drilled and SPT testing was conducted. 50 DPSH tests were conducted.

The geology varies across the site. Area's III, V and VI, as defined in the geotechnical report are applicable to the site, refer to figure 7. Figure 8 summarizes the geotechnical conditions for each area. It can be concluded that the proposed 2-3 storey residential buildings can be founded on raft and/or reinforced strip footings, following adequate compaction of the insitu material. Site classifications are S, S2 and P.

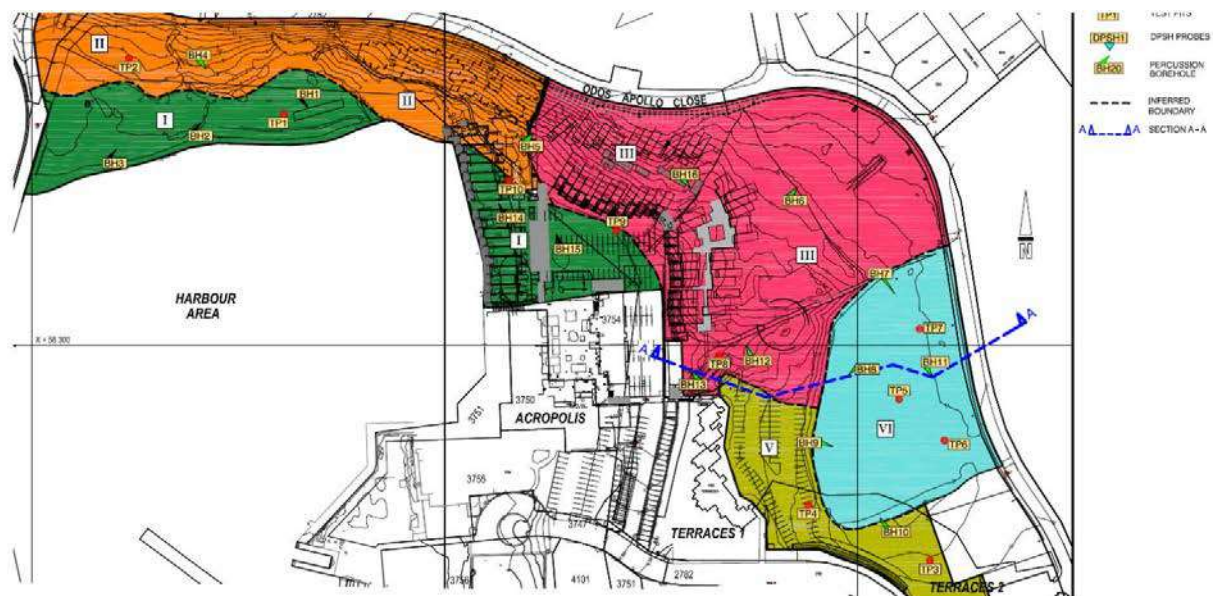


Figure 7: Area demarcation according to the Geotechnical Report

ZONE	GEO TECHNICAL CLASS	ESTIMATED SOIL MOVEMENT	SOIL PROFILE	DEVELOPMENT POTENTIAL	CONSTRUCTION TYPE	FOUNDATION DESIGN	ASSOCIATED PROBLEMS
I	S/P(Fill)	Undetermined settlement	<1000mm fill of marine sand overlying hard rock, granite	Intermediate to poor	Modified normal as per engineer's design	1 System of stub columns and pad footings placed directly on bedrock, granite. 2 Remove and replace fill with controlled fill and found by means of reinforced rafts	Conditions of hard rock excavation. Presence of boulders. Presence of sea water. Chemically aggressive conditions
II	S/P(Boulders)/P(Slope)	<10mm consolidation settlement	Granite corestones in a thin profile of residual sand and shallow bedrock, granite	Poor	Modified normal as per engineer's design	System of stub columns and pad footings placed directly on bedrock, granite.	Steep slope across the site. Conditions of hard rock and boulder excavation. Chemically aggressive conditions.
III	S2/P(Slope)	<20mm consolidation settlement	±3000mm of loose Formation Witzand sand overlying aeolianite and bedrock granite at depth.	Intermediate to poor	Modified normal as per engineer's design	Excavate to a level platform, compact surface and found by means of reinforced concrete rafts.	Steep slope across the site. Conditions of hard rock and boulder excavation. Collapse of excavations.
IV	P(Fill)	Undetermined settlement	Rehabilitated old excavations and stockpile area	Poor	Modified normal as per engineer's design	Treat entire area by means of falling weight compaction and found structures with reinforced concrete rafts or reinforced strip footings.	Chemically aggressive conditions. Collapse of excavations.
V	S	<10mm consolidation settlement	<1000mm residual soil overlying bedrock aeolianite	Favourable	Normal	Lightly reinforced strip footings placed directly on bedrock aeolianite.	Conditions of hard rock excavations. Chemically aggressive conditions.

Figure 8: Geotechnical summary for each area according to the Geotechnical Report



4.4 EXISTING SERVICES INFORMATION

Water: Bulk water is supplied to the Club Mykonos reservoir (2MI) via the West Coast District Municipality (WCDM) through the Berg River Water Scheme. There is an existing 200mm uPVC pipe running through the site, which is fed from the reservoir.

Sewer: The development falls within the existing Langebaan drainage area which is served by the Langebaan WWTW. No existing sewer infrastructure is present on the proposed site. There is a 200mm gravity pipe in the road reserve adjacent to the eastern side of the site.

Club Mykonos resort's sewage is drained by a 300mm collector pipe, starting at the 4-way intersection immediately after entering the resort (Mykonos Road and Odos Apollo Street). This pipe gravitates to the "Freepoint PS B", which pumps sewer to the municipal "North Bulk PS2". From this point the sewer is routed to the "Strandloper PS" before being pumped to the Langebaan WWTW.

Roads: There are no formal existing roads on the site. There is a flat open area consisting of gravel and grass surfacing, which is currently utilized as, inter-alia, an overflow parking lot for the resort. The site is bounded by an existing surfaced road (Odos Apollo Street) on the eastern side.

Stormwater: There is an existing stormwater outlet structure on the north-eastern side of the site, which discharges stormwater from the Apollo Ridge residential area (greater erf 2783). The catchment area and outlet point are indicated in figure 9 below, in yellow and red respectively.



Figure 9: Apollo Ridge stormwater catchment area highlighted in yellow and the outlet point indicated in red.



5 DESIGN APPROACH

5.1 ROADS AND STORMWATER

5.1.1 BULK EARTHWORKS

Bulk earthworks will be undertaken to create terraces with varying heights to suit the SDP layout. Preliminary estimates are approximately 14 000m³ of “cut to fill” and 3 750m³ of “cut to spoil” respectively. All excavated areas and placed material will be compacted to 93% MOD AASHTO density.

A retaining wall, with a maximum retaining height of 6-7m, will be constructed at the base of the steep bank on the northern side of the site. This will enable a road to be constructed, which will provide access to the erven above. A gabion or interlocking concrete block type retaining structure is envisaged.

Figures 10 and 11 below provide 3D perspectives of the current and envisaged site topography following the completion of the bulk earthworks.

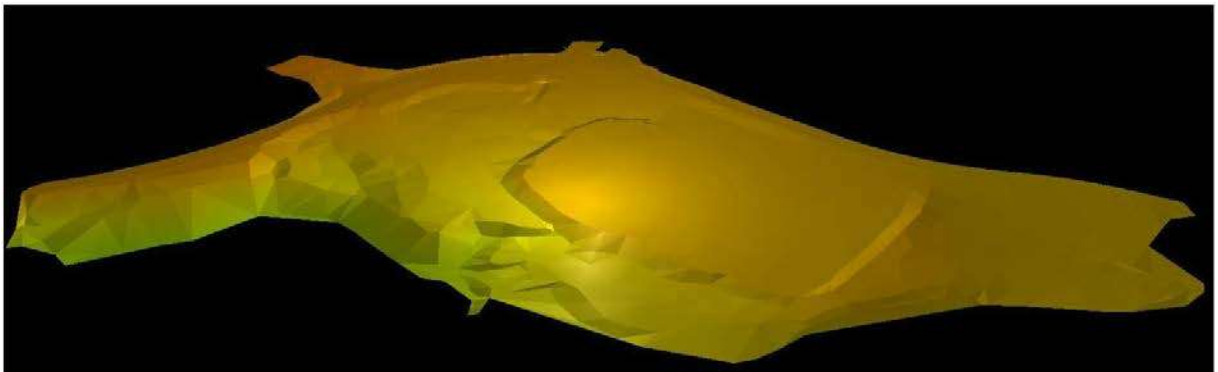


Figure 10: 3D perspective of current site topography.

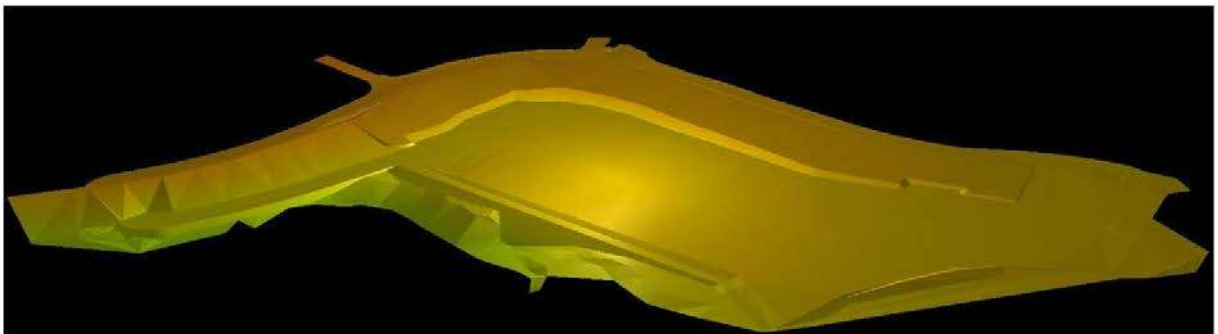


Figure 11: 3D perspective of proposed site topography following the completion of the bulk earthworks.

5.1.2 SITE ACCESS

There will be one vehicle access point to the development, which will be via the existing surfaced road (Odos Apollo Street) adjacent to the eastern boundary of the site. The entrance will be access controlled.

5.1.3 INTERNAL ROADS

The SDP caters for 10m wide road reserves. The internal streets will consist of 5.5m wide Class 5 local residential streets. The road surfacing will consist of 80mm interlocking permeable paving, to



accommodate stormwater run-off (discussed in section 5.1.4). Roads will have 0% crossfall and a minimum longitudinal slope of 0.5%. They will be bordered by mountable kerbs on both sides.

The proposed pavement structure is follows:

- 80mm Interlocking permeable paving
- 50mm Bedding course (6mm stone)
- Geotextile
- 100mm Upper subbase (19mm stone)
- 250mm Lower subbase (53mm stone)
- Geotextile
- 150mm In-situ material compacted to 93% MOD AASHTO (100% for sand)

A mini-circle will be constructed toward the northern end of the development to facilitate the effective turning-around of vehicles.

5.1.4 STORMWATER

The existing stormwater outlet on the north eastern side of the site, which discharges stormwater from the Apollo Ridge residential area (greater erf 2783), will be removed and the existing pipe discharging to this outlet will be re-routed so that the stormwater is diverted towards to the CML maintenance workshop parking area (erf 2785), where it will ultimately discharge into the greenbelt behind the Boatyard (erf RE/3671). Other than the above-mentioned outlet there is no existing stormwater infrastructure on site.

Stormwater design guidelines generally stipulate that the post-development stormwater runoff from a site should not exceed the pre-development runoff for a given return period. As such the stormwater system for the site will be designed to accommodate all stormwater “on site” with no discharge off site. In similar cases, stormwater is conventionally accommodated on site by means of stormwater retention ponds, however the available open space is limited and as such the following alternative solutions are proposed:

- Erven: The stormwater runoff from each erf will be accommodated on the erf, by means soakaway structures. No run-off into the road reserve/other adjacent areas will be allowed. This will be a mandatory requirement for each erf stipulated in the Architectural Manual.
- Road reserve: The stormwater runoff generated within the road reserve will accommodated via a permeable pavement road structure. Permeable paving allows s/w runoff to infiltrate through a permeable concrete block paved surface into a unique sub-base where it is attenuated and allowed to permeate into the soil in a controlled manner.
- Open Spaces: The use of hard/impervious services for open spaces will be limited as far as possible to allow stormwater to infiltrate into the ground via grassed/landscaped/permeable surfaces. Stormwater runoff from impervious areas will be accommodated by means soakaway structures.



Design Philosophy, Assumptions, Limitations and Calculations

The following points are noted:

- The 'Red Book' design standards will be used when designing the stormwater system.
- Stormwater run-off calculations will be completed in accordance with the "Drainage Manual – 6th Edition" issued by the South African National Roads Agency Limited (SANRAL).
- The rational method will be adopted for the calculation for s/w-run-off, as this method is generally recommended as the most relevant for the calculation of run-off for smaller catchment areas.
- The mean annual rainfall at the site is stated as 269mm.
- The "Drainage Manual" does not recommend a 'Time of Concentration' less than 5 minutes (0.083hour), thus all the 'TOC's' less than 5minutes will be adopted as 5 minutes minimum.
- It is not normal practice to design an internal s/w system for major storms (higher than RP-1:10yr), but only for the minor storms (RP-1:10yr and less). Storms with the following return period's (RP) will be analysed; RP – 1:2yr; RP – 1:5yr; RP – 1:10yr. Designs will be based on the worst-case scenario (RP – 1:10yr).

All designs will be confirmed with the municipality during the detail design stage and submitted for approval prior to construction.

5.2 WATER SUPPLY

Water Master Planning and capacity analysis services are provided to SBM by GLS Consulting (Pty) Ltd.

An internal reticulation network consisting of Ø110mm uPVC (SANS 966 Class 12) pipes is proposed for the development. This network will be designed as a "closed loop" as far as possible. Designs will be completed in accordance with the 'Red Book' design standards.

The main supply point will be from the existing Ø200mm uPVC pipe, which runs through the site. This pipeline will need to be re-aligned to accommodate the proposed erven layout. A connection will also be made to the existing Ø355mm pipe on the south-eastern side of the site, thus ensuring a ring feed. Refer to figure 12 where the water connection points are circled in red. For more detail refer to the civil services layout attached as Annexure B.



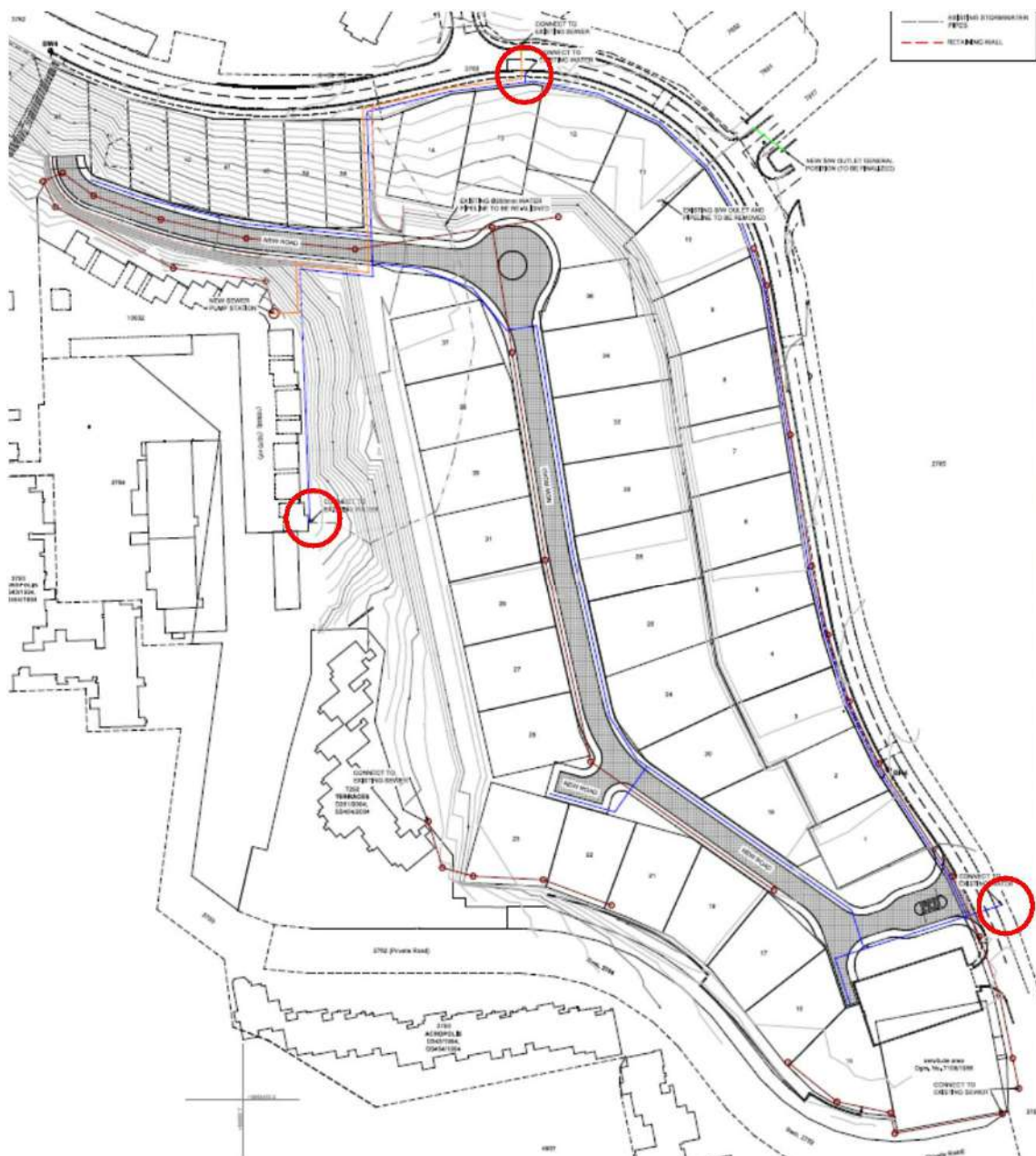


Figure 12: Water connection points circled in red.

The internal design will cater for 25/20mmØ erf connections to all erfs. Fire hydrants will be spaced at a maximum of 200m apart for fire risk category of low risk.

The water demand calculated according to 'Red Book' is presented in the table below.

Area	Units	Demand (Kl/u/d)	AADD (Kl/d)
Residential Stands (high density)	45	0.8	36.00
Private Open Space (equivalent erven)	8.69	0.8	6.95
Sub-Total			42.95
Losses @ 10%			4.29
Total AADD			47.24

AADD = Average Annual Daily Demand

The capacity analysis of the existing bulk infrastructure as determined by GLS Consulting (2019 Report) indicates that the potential demand of the existing erven supplied by the Club Mykonos Reservoir

(total capacity: 2000kl) is an AADD of 563kl/d, which subsequently increases to 611kl/d with the additional 48kl/d of the proposed development. According to GLS, the existing reservoir has a spare capacity of 874kl, thus there is adequate spare capacity to comfortably accommodate the proposed development.

Preliminary calculations indicate the existing 200mmØ pipeline running through the site has sufficient capacity to service the proposed development. This will be confirmed during the detailed design phase.

5.3 SEWER DRAINAGE

Sewer Master Planning and capacity analysis services are provided to SBM by GLS Consulting (Pty) Ltd.

The internal sanitation system will be designed as a conventional waterborne gravity network, in accordance with the 'Red Book' design standards. It is proposed that the sewer network will be reticulated with 160mm uPVC (SANS 791 Class 34-HD) pipelines to convey sewer to the outfall points. The following outfall/connection points are proposed (Refer to figure 13 where the sewer connection points are circled in red and the pumpstation is circled in green):

- Sewage from the high-lying erven on eastern and south-eastern sides of the site will be directed to the existing 200mmØ outfall and 300mmØ collector pipes located at the intersection of Mykonos Roads and Odos Apollo Streets.
- Sewage from the erven on the southern western side of the site will be directed to the existing 160mmØ outfall pipe located behind the "Terraces" block of apartments.
- Sewage from the balance of the erven, that cannot be gravitated to the above-mentioned points, will be directed to a proposed new sewer pumpstation at a low-point on the western side of the site. The pumpstation will discharge into the existing 200mmØ collector pipe on the northern side of the existing road reserve (Odos Apollo Street) via a proposed new rising main.



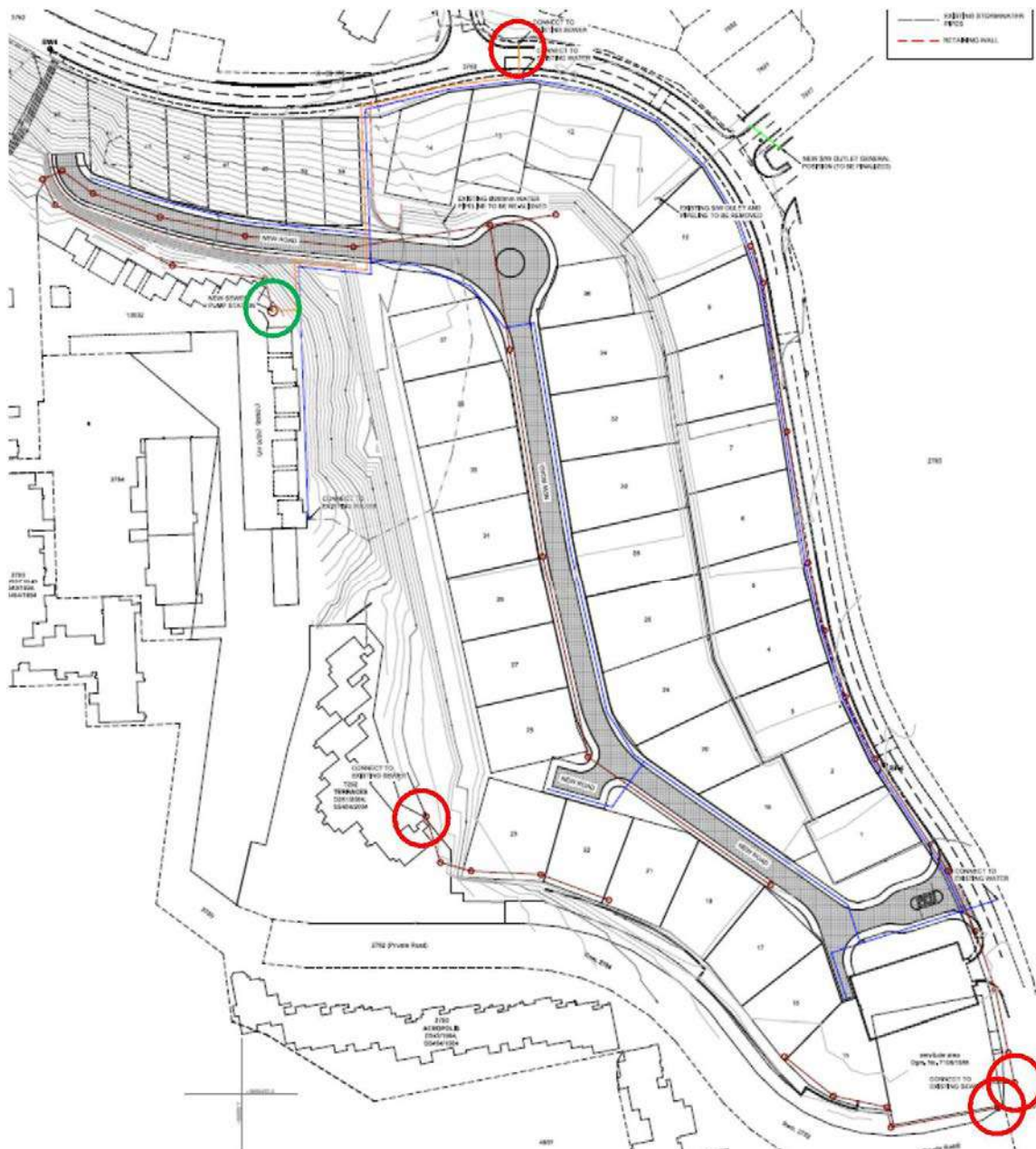


Figure 13: Sewer connection points circled in red and pumpstation position circled in green.

Erf connections of 110mmØ uPVC pipes will be installed at each erf.

The estimated sewage yield generated from the proposed development calculated according to 'Red Book' is as follows:

- PDDWF: 28.80 Kl/d
- IPWWF: 1.23 l/s



Contributer	Units	AADD (Kl/d)	PDDWF (Kl/d) 80% of AADD	Peak Factor (Table K.8)	IDPWF (l/s) (Excl. Infil.)	IDPWF (l/s) (Incl. Infil.)	IPWWF (l/s)
Residential Stands (high density)	45	36	28.80	2.5	0.83	0.86	1.23

PDDWF = Peak Daily Dry Weather Flow

IDPWF = Instantaneous Peak Dry Weather Flow

IPWWF = Instantaneous Peak Wet Weather Flow

5.4 SOLID WASTE

The Saldanha Bay Municipality will collect solid waste from each erf in the development for removal to the Vredenburg municipal solid waste site. A mini-circle will be constructed at the northern end of the development to facilitate effective turning-around of refuse removal trucks.

5.5 ELECTRICAL

Currently the Club Mykonos electrical infrastructure consists of an 11kV Medium Voltage (MV) supply from Eskom at the erf boundary of the resort's main entrance gate, located at Substation 1.

To our knowledge the Club Mykonos Facility has a 2MVA supply capacity. Some assumptions are made, which can be provided as follow:

- That this electrical supply capacity from Eskom of 2MVA is sufficient in capacity and that the addition of the Artemis Residential Development within the greater Mykonos Development can be accommodated.
- That a capacity upgrade with the supply authority (Eskom) will not be necessary.
- That the existing electrical 11kV MV infrastructure consists of adequate capacity to cater for the additional load requirements and that this will not require any upgrading.

In consideration of the above, the Club Mykonos Facility consists of an 11kV MV network that distributes electrical power between multiple substation sites, and miniature substations, spread across the site. From the various 11kV substations, and/or miniature substations, electrical power is then transformed to 400V/230V level to provide end-user / consumers within the greater Mykonos facility with electrical service connections. Whereby, from an electrical service connection, the end-user / consumer / tenant is then responsible for their own internal electrical reticulation within their site/erf-boundary.

For the Artemis Residential development, it is anticipated that a new electrical miniature substation would have to be strategically located for the new development that will have to be tied into the existing 11kV network of the development. Once this tie-in of the new electrical miniature substation is completed, then the electrical power will be transformed from 11kV to 400/230V. From this point, electrical low voltage (LV) cabling will then be routed throughout the new development portion up to and including electrical kiosks. The electrical LV cable between the new miniature substation and the required LV kiosks will serve as the backbone for the development.

Once the LV kiosks are installed for the new development, then 230V LV cabling will be installed up to respective erf boundaries of the new development. Once the LV service connection is established at the respective erf boundaries, then in future, once the top-structure is constructed, then the builder / electrician for the work of the respective site can coordinate and apply for the energization of the



service connection, once an official certificate of compliance is provided for the electrical installation within the boundary of the respective erf-boundary.

6 OTHER

6.1 HEALTH AND SAFETY

All designs will be conducted taking into account the requirements listed in the Occupational Health and Safety Act and Regulations 85 of 1993: Construction Regulations, schedule 6 - Duties of Designer.

6.2 ENVIRONMENTAL

All activities on site will be performed within the ambit of the environmental authorisation and NEMA requirements. An Environmental Control Officer will be appointed prior to construction, to monitor compliance.

6.3 WAYLEAVES

All relevant wayleave-applications will be submitted and approvals obtained prior to the commencement of construction.



ANNEXURE A

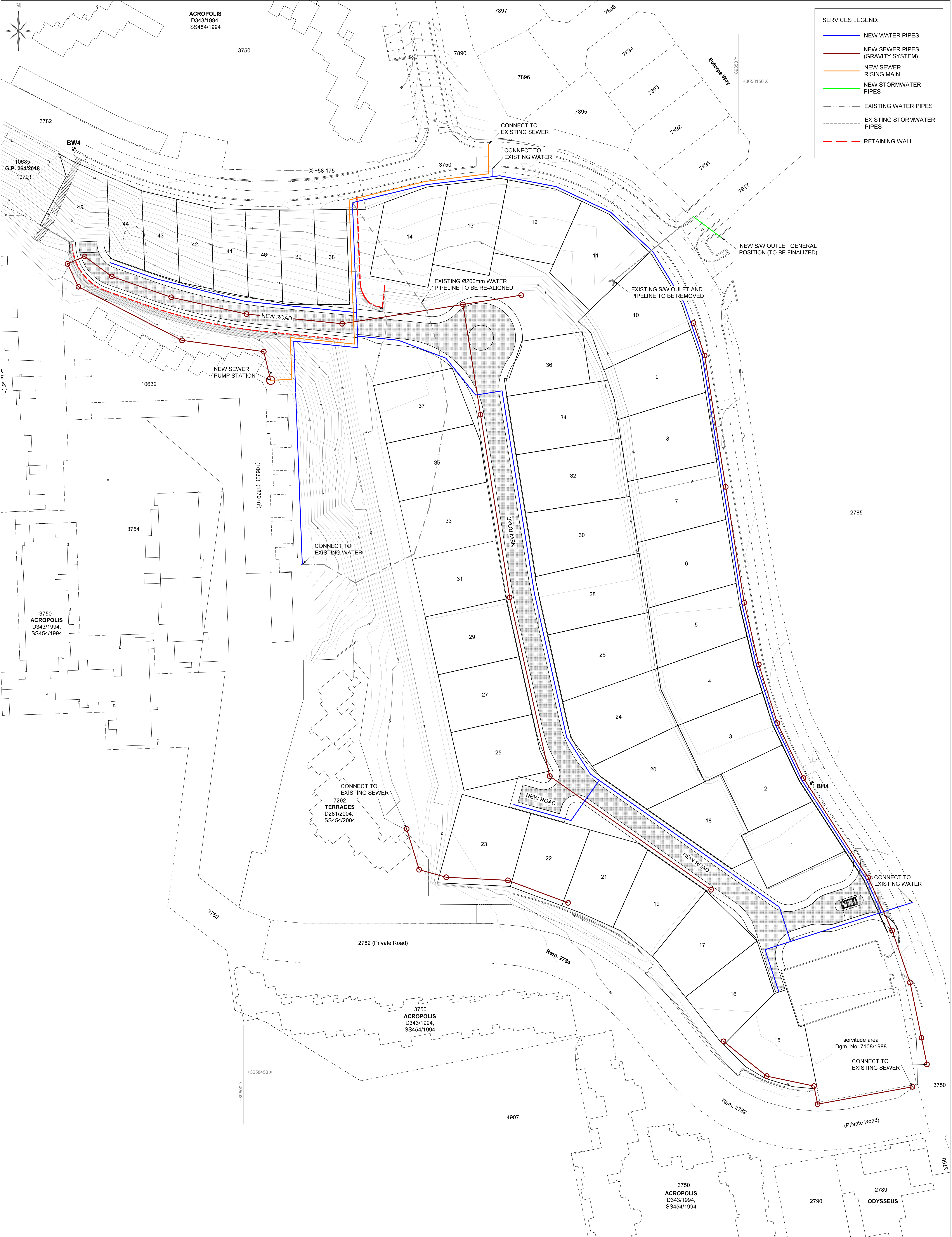
Architectural SDP Layout (Refer ACA drawings)



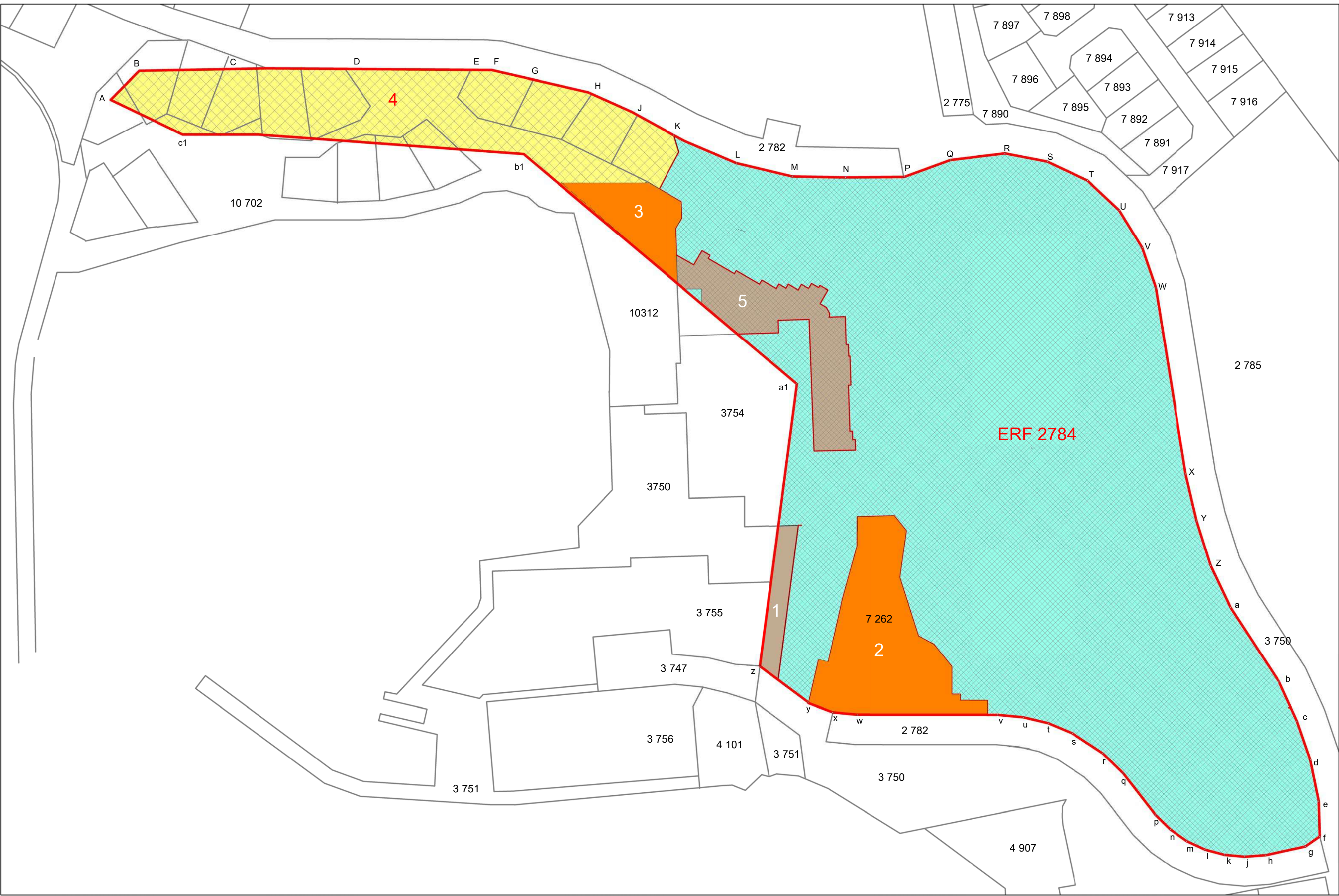
ANNEXURE B

Civil Services Layout



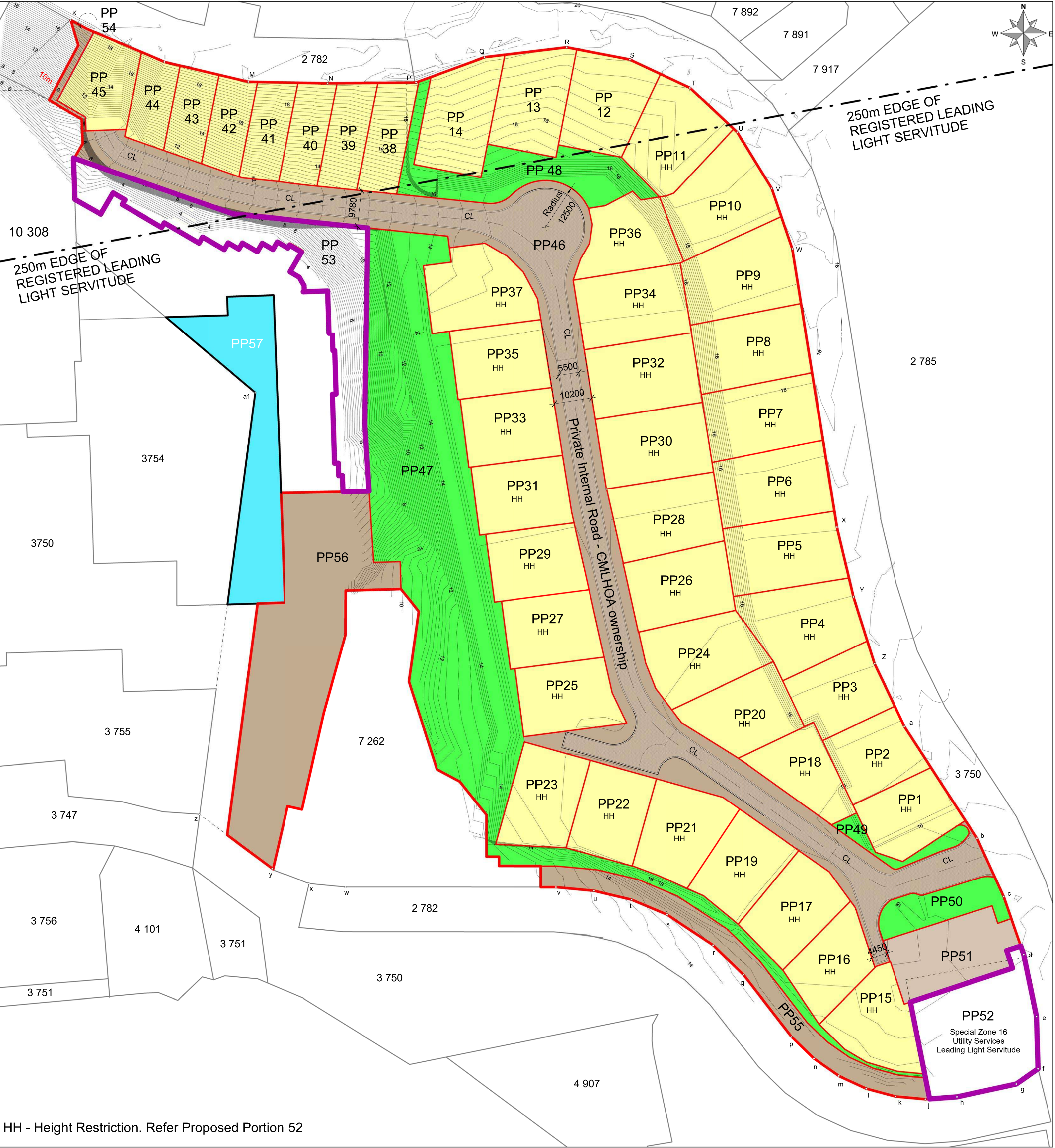
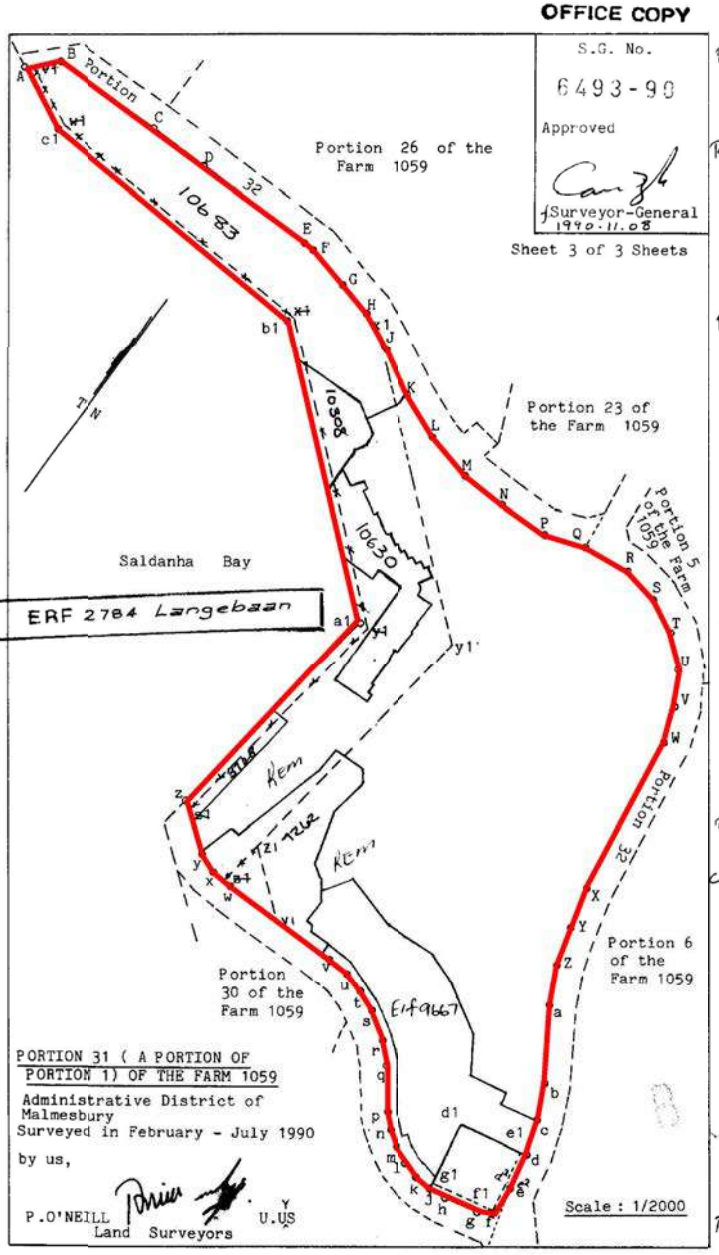


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	01	28/01/2025	ISSUED FOR INFORMATION		CONSULTING ENGINEER			DATE	PROPOSED ERF, ROADS CIVIL SERVICES LAYOUT		
	02				DESIGNED BY	CVT		APPROVED BY	ES	MAIN TITLE	
	03										
	04				DRAWN BY	CVT		PROJECT MANAGER	PROPOSED RESIDENTIAL DEVELOPMENT LAYOUT AT CLUB MYKONOS LANGEBAAN	PROJECT NO	
	05									LB 2023/M/MYK/2784	
	06				DATE	JANUARY 2025		APPROVED BY	SCALE		
	07								1:500		
	08				PURPOSE	ISSUED FOR INFORMATION		EMPLOYER	DATE	DRAWING NO	Rev 00
										LB 2023/M/MYK/2784/C01	



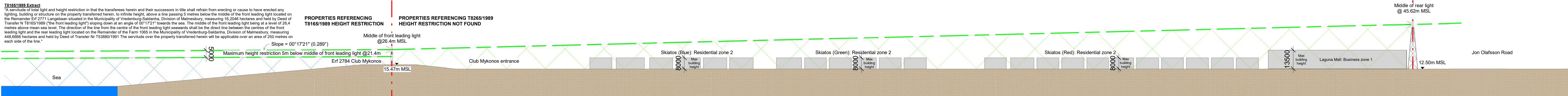
SPECIAL ZONE 16 AREA 5 ERF 2784
PREVIOUS SUBDIVISIONS (SUBDIVISIONS 1 - 5. REFER TABLE A & B)
1 : 1000

ERF 2784 AREA AS PER TITLE DEED AND REFERENCED ERF DIAGRAM 6493/1990:							5,0324	Hectares	
TABLE A - PREVIOUS SUBDIVISIONS									
Subdivision Number	Approximate Subdivision Date	Erf number Reference	Zoning	Colour key	Area m ²	Percentage of Title Deed area (5,0324 hectares)	Remainder of Erf 2784		
1	14/11/1994	3 748	Special Zone 16 Transport Zone III (Private Parking)		478	0.95%	4,9846	Hectares	
2	25/10/2004	7 262	Special Zone 16 Residential Zone III (Terraces)		2800	5.56%	4,7046	Hectares	
3	11/05/2017	10 308	Special Zone 16 Residential Zone III (Marina Village)		938	1.86%	4,6108	Hectares	
4	18/12/2018	10 683	Special Zone 16 Residential Zone 1 (Incorporated into Marina Edge)		6486	12.89%	3,9622	Hectares	
TABLE B - PREVIOUS SERVITUDES									
5	No record	10 632	Special Zone 16 Transport Zone III (Private Parking - Marina Edge Garages)		1869.32	3.71%	3,7753	Hectares	
TABLE C - PROPOSED SUBDIVISIONS									
Proposed Portion Numbers			Intended Zoning	Colour key	Area m ²				
Proposed Portions (PP)			1 - 45	Special Zone 16 Residential Zone 1		21120.3800	41.97%	1,6632	Hectares
Proposed Portion (PP)			46	Special Zone 16 Transport Zone III (Private Internal Road)		4520.2380	9.38%	1,2112	Hectares
Proposed Portions (PP)			47 - 53	Special Zone 16 Open Space Zone I (Private Open Space and Recreational Areas)		5307.2730	10.55%	0,6805	Hectares
Proposed Portion (PP)			51	Special Zone 16 Transport Zone III (Club Mykonos Private Parking)		574.7460	1.14%	0,6230	Hectares
Proposed Portion (PP)			52	Special Zone 16 Utility Services - Registered Leading Light Servitude		931.4010	1.85%	0,5299	Hectares
Proposed Portion (PP)			53	Special Zone 16 Utility Services (Retaining wall / Back of garages Access)		1353.3880	2.69%	0,3945	Hectares
Proposed Portion (PP)			54	Special Zone 16 Transport Zone III (Private Pedestrian Access)		69.1840	0.14%	0,3876	Hectares
Proposed Portion (PP)			55	Special Zone 16 Transport Zone III (Private Parking - Mykonos Road Parking)		705.5230	1.40%	0,3171	Hectares
Proposed Portion (PP)			56	Special Zone 16 Transport Zone III (Private Road)		2135.1660	4.24%	0,1035	Hectares
Proposed Portion (PP)			57	Special Zone 16 Business Zone II - Portion to be consolidated with Erf 3754		1035.6360	2.06%	0,0000	Hectares
							100.00%		
TABLE D - DENSITY: ERF 2784 AREA AS PER TITLE DEED AND REFERENCED ERF DIAGRAM 6493/1990: DWELLING UNITS PER HECTARE									
Permissible Density							50 dwelling units per hectare		
Total hectare							5,0324		
Total dwelling units permitted							252		
Total dwelling units provided		Erf number / Proposed Portion number	Dwelling Units						
Previous Subdivisions Numbers	1	3 748	0						
	2	7 262	23						
	3	10 308	6						
	4	10 683	9						
Previous Servitude Number		5	0						
Proposed Subdivisions		45	1 - 45						
Total dwelling units provided		83							

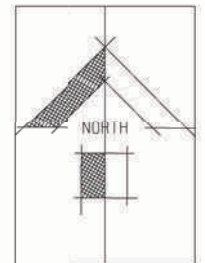
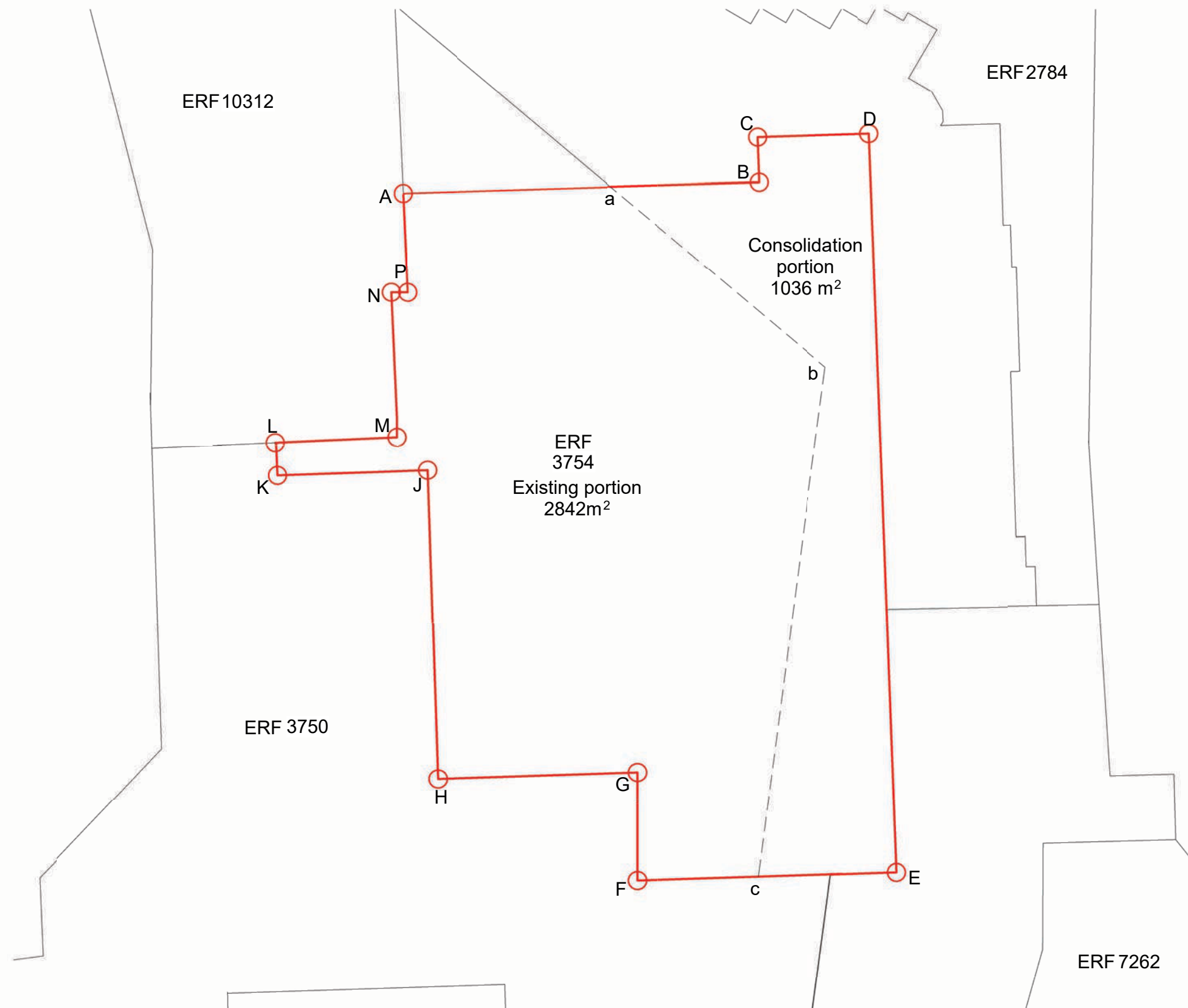


HH - Height Restriction. Refer Proposed Portion 52

SPECIAL ZONE 16 AREA 5 ERF 2784
PROPOSED SUBDIVISION DIAGRAM (PROPOSED PORTIONS (PP)1 - 57. REFER TABLE C)
1 : 500



TITLE DEED T8165/1989 HEIGHT RESTRICTION PLANE SECTION



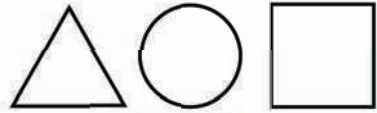
LOCATION: (Satellite image of ex. Building)

Employer 	Project:	ARTEMIS, NEW RESIDENTIAL DEVELOPMENT - CLUB MYKONOS LANGEBAAN				
	Drawing:	PROPOSED CONSOLIDATION PLAN				
	Project number	Drawing number	Drawn	Date	Scale	Revision number
	2404	3 007	LL (SACAP: 20719)	2026/04/02	1:500	

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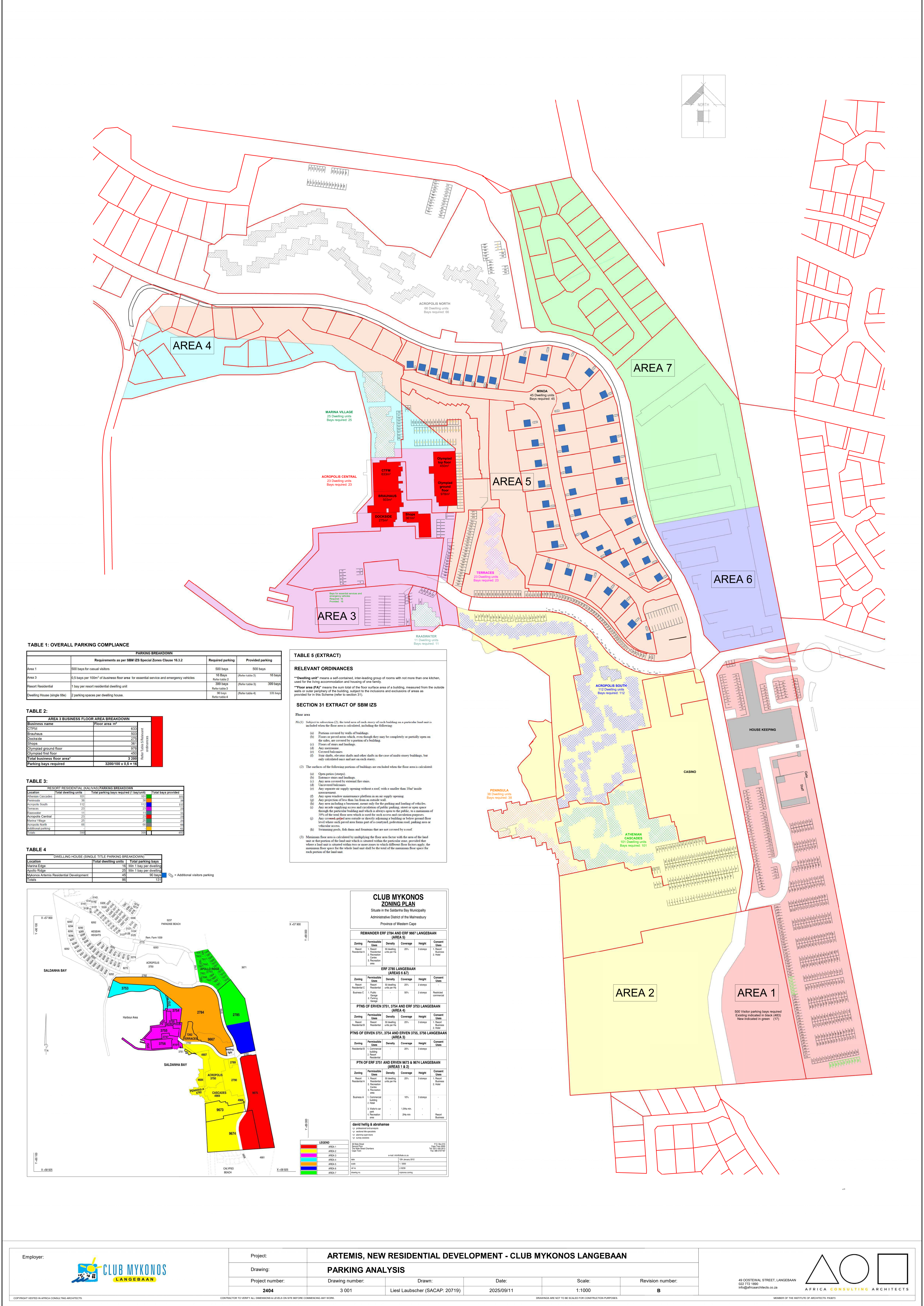


TABLE 1: OVERALL PARKING COMPLIANCE

PARKING BREAKDOWN			
	Requirements as per SBM IZS Special Zones Clause 16.3.2	Required parking	Provided parking
Area 1	500 bays for casual visitors	500 bays	500 bays
Area 3	0.5 bays per 100m² of business floor area for essential service and emergency vehicles	16 Bays Refer table 2	16 bays (Refer table 2)
Resort Residential	1 bay per resort residential dwelling unit	389 bays Refer table 3	389 bays (Refer table 3)
Dwelling House (single title)	2 parking spaces per dwelling house	90 bays Refer table 4	131 bays (Refer table 4)

TABLE 2:

AREA 3 BUSINESS FLOOR AREA BREAKDOWN	
Business name	Floor area m²
CTFM	633
Brauhaars	503
Dockside	275
Shops	361
Olympiad ground floor	979
Olympiad first floor	455
Total business floor area*	3 200
Parking bays required	3200/100 x 0.5 = 16

TABLE 3:

RESORT RESIDENTIAL (KALVASI) PARKING BREAKDOWN			
Location	Total dwelling units	Total parking bays required (1 bay/unit)	Total bays provided
Marina Cascades	101	101	101
Penninsula	38	38	38
Acropolis South	112	112	112
Terraces	23	23	23
Acropolis Central	11	11	11
Marina Village	25	25	25
Acropolis North	66	66	66
Additional parking	-	-	63
Totals	397	397	397

TABLE 4

DWELLING HOUSE (SINGLE TITLE) PARKING BREAKDOWN		
Location	Total dwelling units	Total parking bays
Marina Edge	18	Min 1 bay per dwelling
Acropolis Ridge	25	Min 1 bay per dwelling
Marina Attentis Residential Development	48	90 bays
Totals	89	131

TABLE 5 (EXTRACT)

RELEVANT ORDINANCES

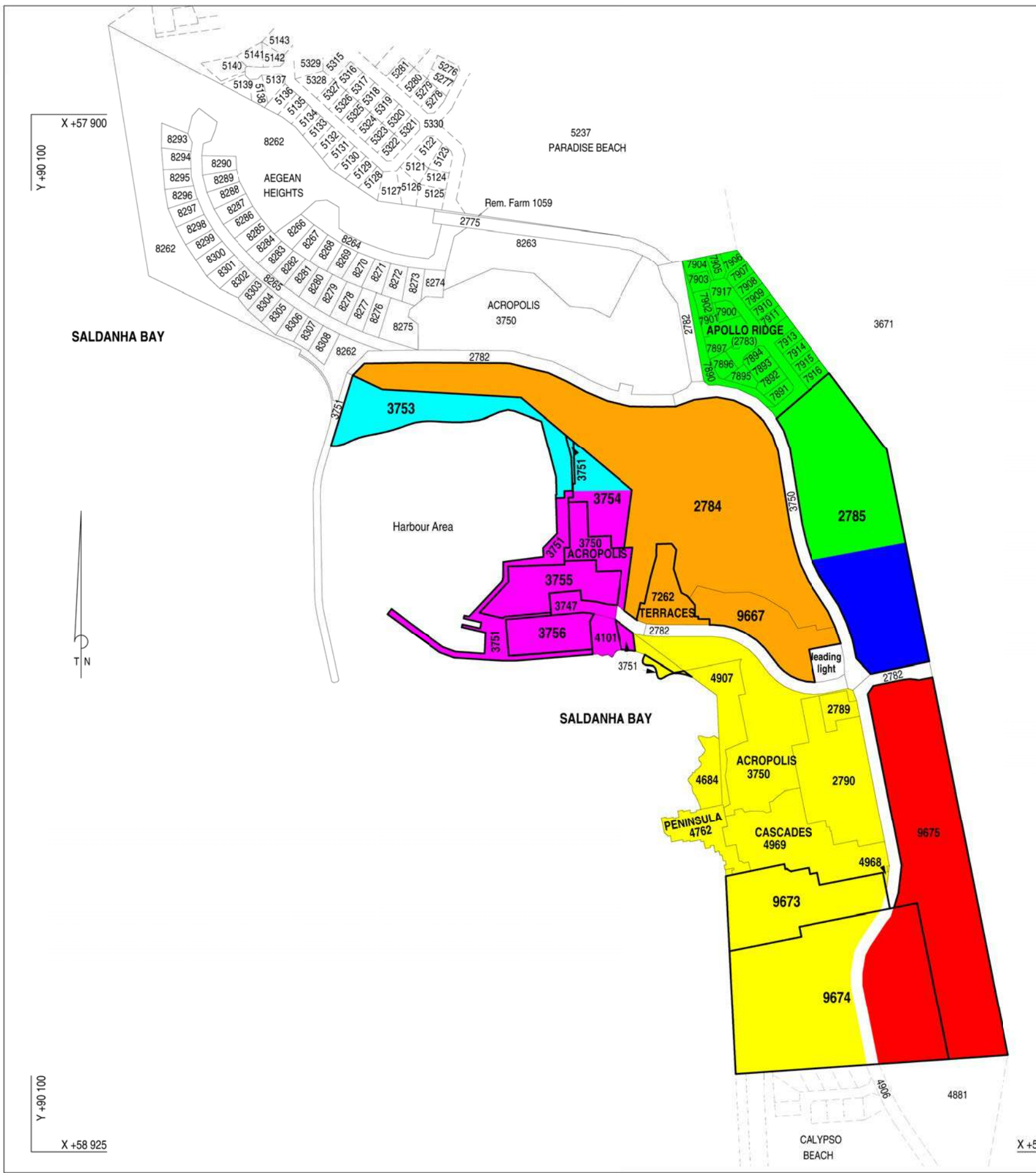
“Dwelling unit” means a self-contained, inter-related group of rooms with not more than one kitchen, used for the living accommodation and housing of one family.

“Floor area (FA)” means the sum total of the floor surface area of a building, measured from the outside walls or outer periphery of the building, subject to the inclusions and exclusions of areas as provided for in the Scheme (refer to section 31).

SECTION 31 EXTRACT OF SBM IZS

Floor area

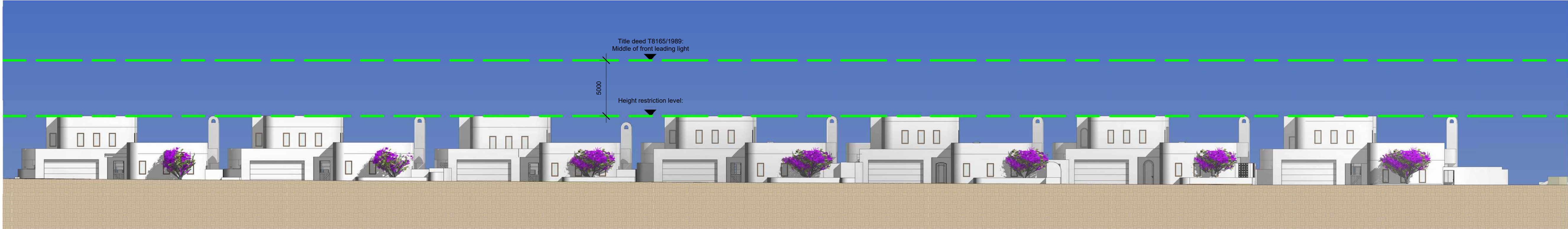
- 31.1.1 Subject to subsection (2), the total area of each story of each building on a particular land unit is included when the floor area is calculated, including the following:
- (a) Portico covered by walls of buildings.
 - (b) Floors or ground areas which, even though they may be completely or partially open on the sides, are covered by a portion of a building.
 - (c) Floors of stairs and landings.
 - (d) Any verandah.
 - (e) Covered balconies.
 - (f) Stair shafts, elevator shafts and other shafts in the case of multi-storey buildings, but only calculated once and not on each storey.
- (2) The surface of the following portions of buildings are excluded when the floor area is calculated:
- (a) Open patios (stages).
 - (b) Entrance stairs and landings.
 - (c) Any area covered by external fire stairs.
 - (d) Uncovered balconies.
 - (e) Any separate air supply opening without a roof, with a smaller than 10m² inside measurement.
 - (f) Any open window maintenance platform as no air supply opening.
 - (g) Any projection of less than 1m from an outside wall.
 - (h) Any area including a basement, except only for the parking and loading of vehicles.
 - (i) Any arcade supplying access and circulation of public parking, street or open space through the particular building and which is always open to the public, to a maximum of 20% of the total floor area which is used for such access and circulation purposes.
 - (j) Any covered aped area outside a building or below ground floor level where such paved area forms part of a courtyard, pedestrian road, parking area or vehicular access.
 - (k) Swimming pools, fish dams and fountains that are not covered by a roof.
- (3) Maximum floor area is calculated by multiplying the floor area factor with the area of the land unit or that portion of the land unit which is situated within the particular zone, provided that where a land unit is situated within two or more zones to which different floor factors apply, the maximum floor space for the whole land unit shall be the total of the maximum floor space for each portion of the land unit.



CLUB MYKONOS ZONING PLAN					
Situate in the Saldanha Bay Municipality Administrative District of the Matroosburg Province of Western Cape					
REMAINDER ERF 2784 AND ERF 9667 LANGEBAAN (AREA 5)					
Zoning	Permissible Uses	Density	Coverage	Height	Consent Uses
Resort Residential	1. Resort 2. Residential 3. Recreation 4. Business	50 dwelling units per ha	20%	2 storeys	1. Resort 2. Business 3. Recreation 4. Business
ERF 2785 LANGEBAAN (AREAS 6 & 7)					
Zoning	Permissible Uses	Density	Coverage	Height	Consent Uses
Resort Residential	1. Resort 2. Residential 3. Recreation 4. Business	50 dwelling units per ha	20%	2 storeys	1. Resort 2. Business 3. Recreation 4. Business
PTNS OF ERVEN 3751, 3754 AND ERF 3753 LANGEBAAN (AREA 4)					
Zoning	Permissible Uses	Density	Coverage	Height	Consent Uses
Resort Residential	1. Resort 2. Residential 3. Recreation 4. Business	50 dwelling units per ha	20%	2 storeys	1. Resort 2. Business 3. Recreation 4. Business
PTNS OF ERVEN 3751, 3754 AND ERVEN 3755, 3756 LANGEBAAN (AREA 3)					
Zoning	Permissible Uses	Density	Coverage	Height	Consent Uses
Resort Residential	1. Resort 2. Residential 3. Recreation 4. Business	50 dwelling units per ha	20%	2 storeys	1. Resort 2. Business 3. Recreation 4. Business
PTN OF ERF 3751 AND ERVEN 9673 & 9674 LANGEBAAN (AREAS 1 & 2)					
Zoning	Permissible Uses	Density	Coverage	Height	Consent Uses
Resort Residential	1. Resort 2. Residential 3. Recreation 4. Business	50 dwelling units per ha	20%	2 storeys	1. Resort 2. Business 3. Recreation 4. Business
DAVID HELLIG & ABRAHAME					
P.O. Box 800 Langebaan 6600 Cell: 082 772 1860 Fax: 082 772 1861					
email: info@hellig.co.za					
Date: 12th January 2012					
Scale: 1:5000					
Drawing No: 100000000					



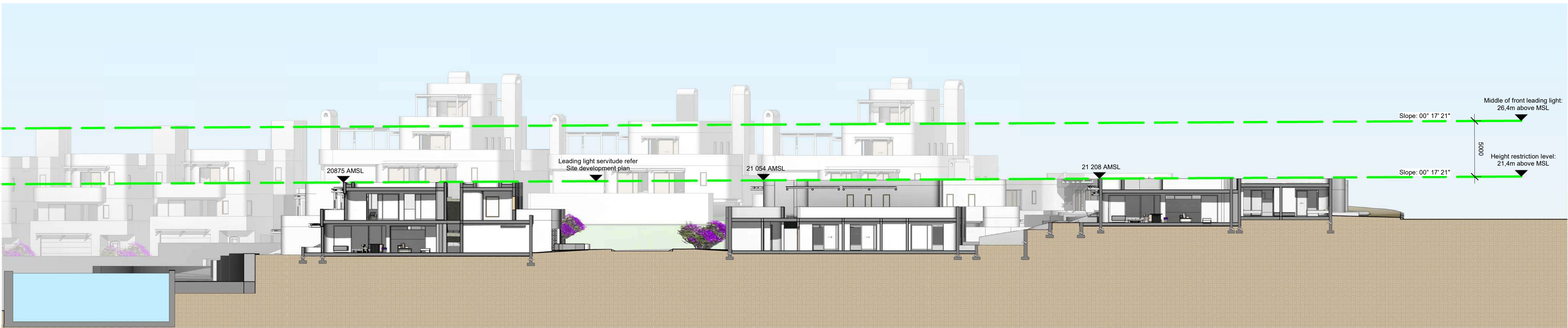
PRIVATE ROAD EAST ELEVATION (24, 26, 28, 30, 32, 34, 36)
1 : 200



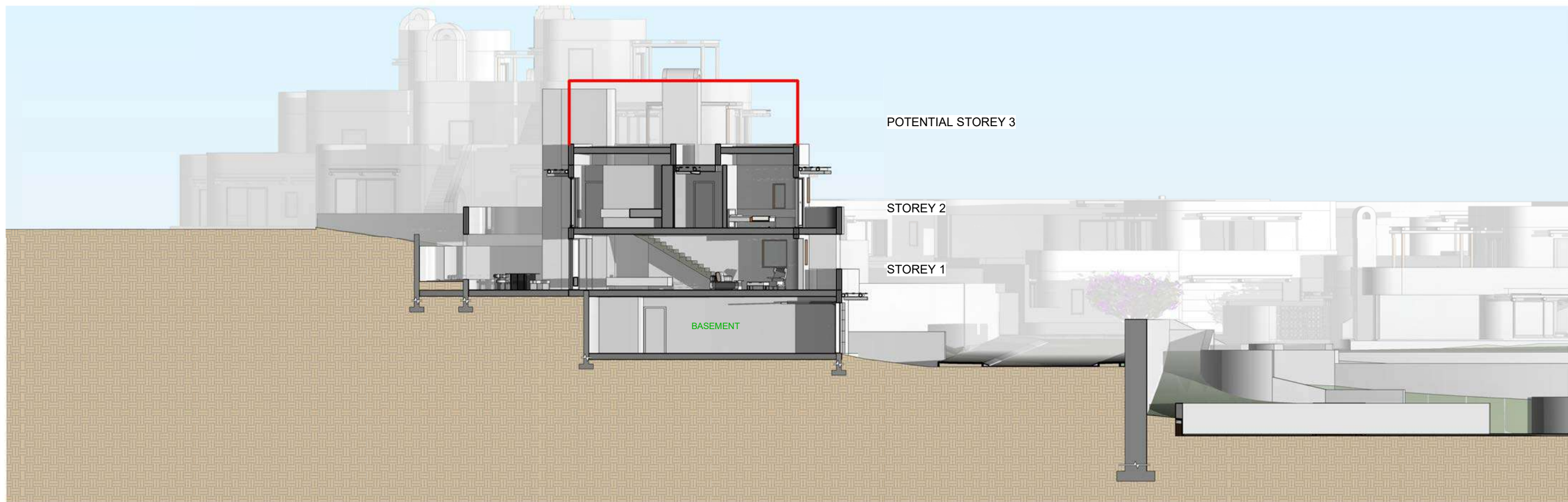
PRIVATE ROAD WEST ELEVATION (25, 27, 29, 31, 33, 35, 37)
1 : 200



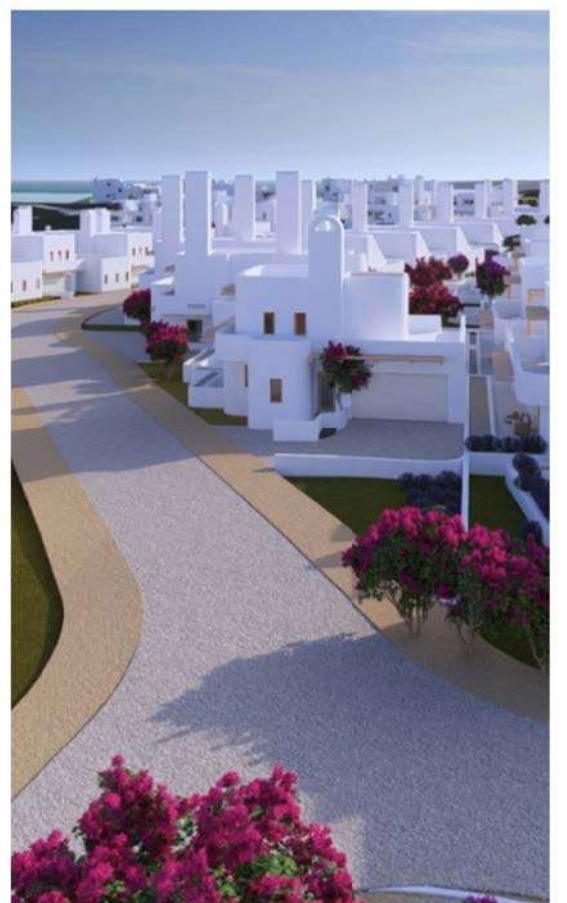
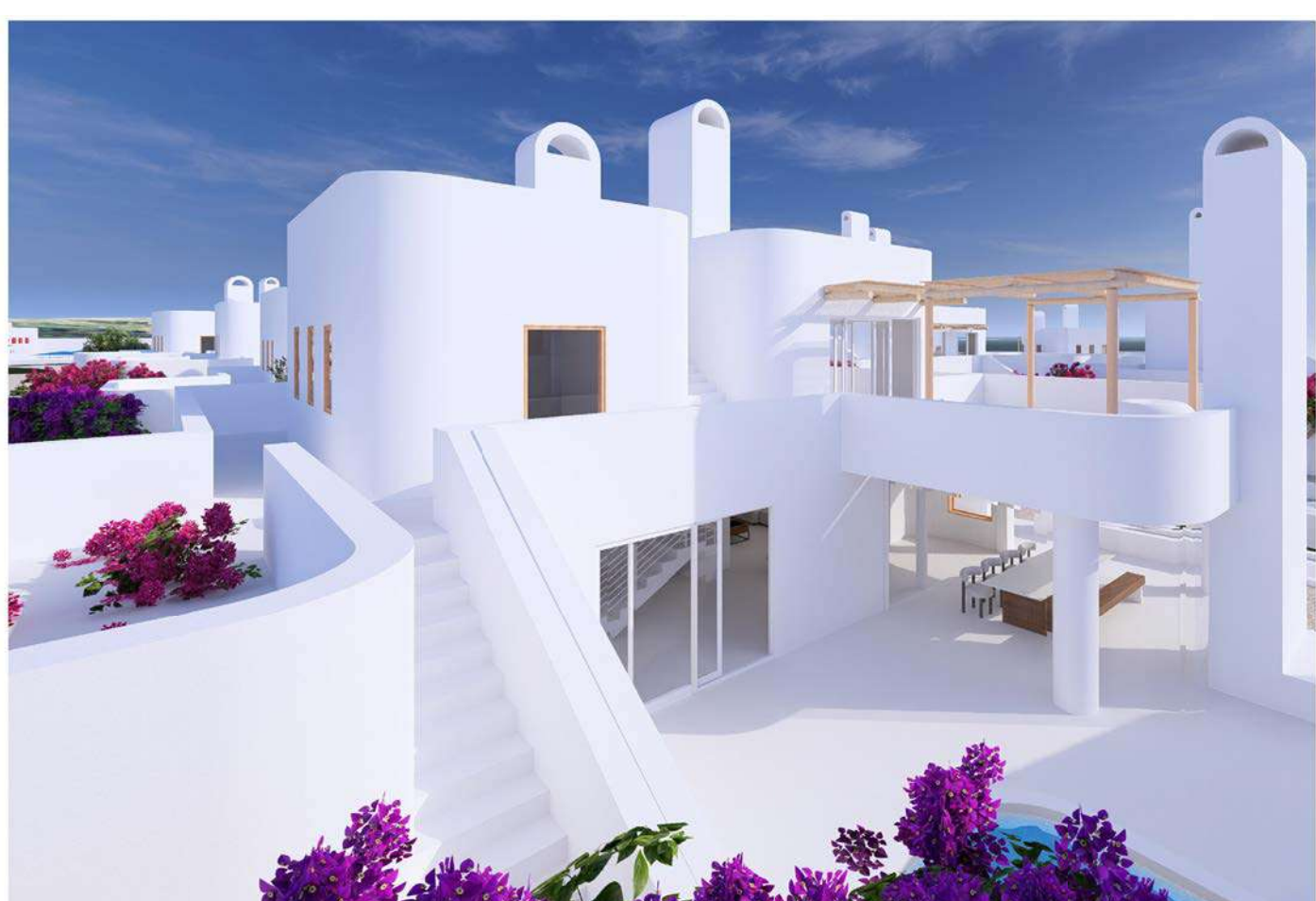
PRIVATE ROAD NORTH ELEVATION (38 - 45)
1 : 200

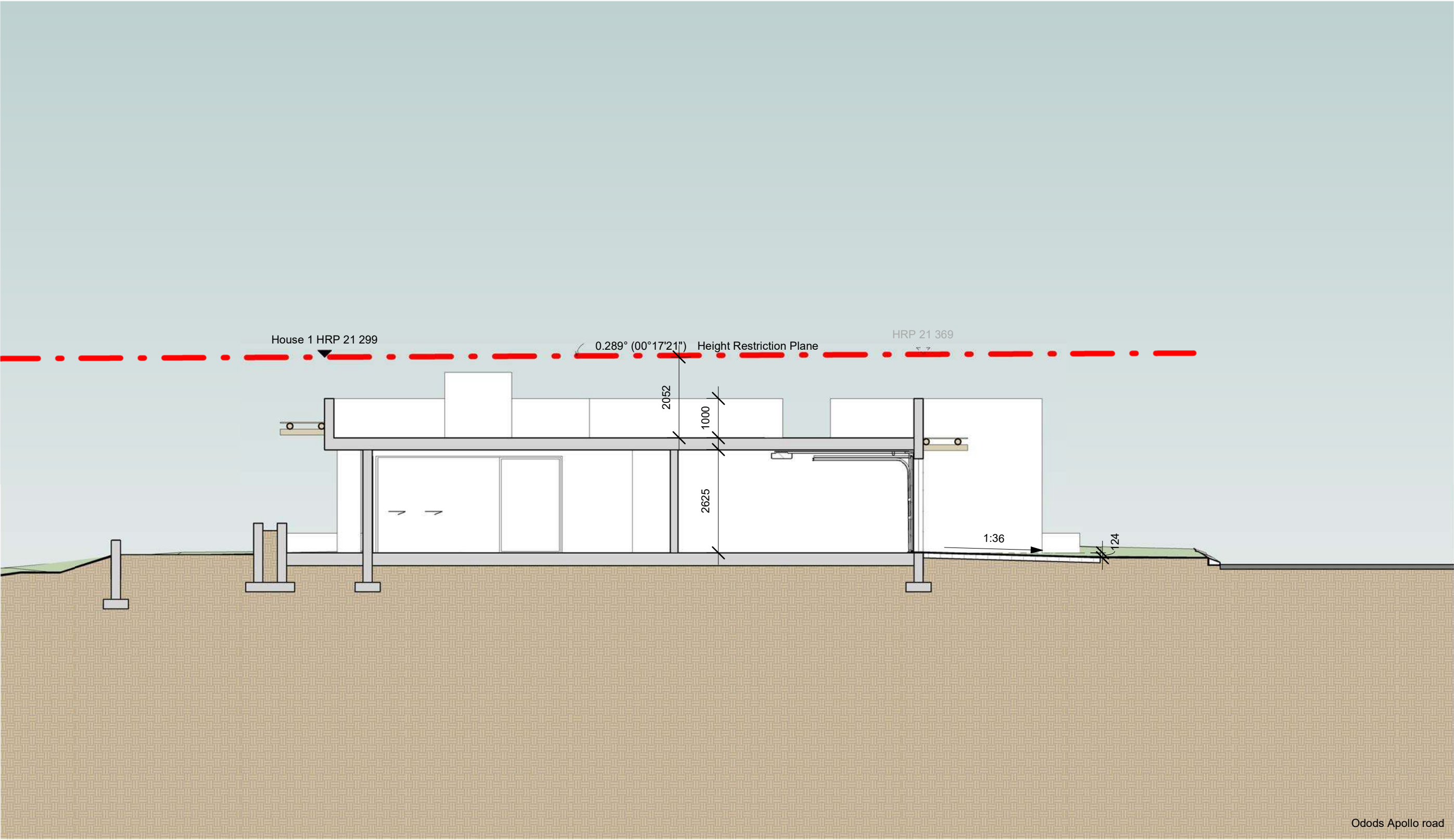


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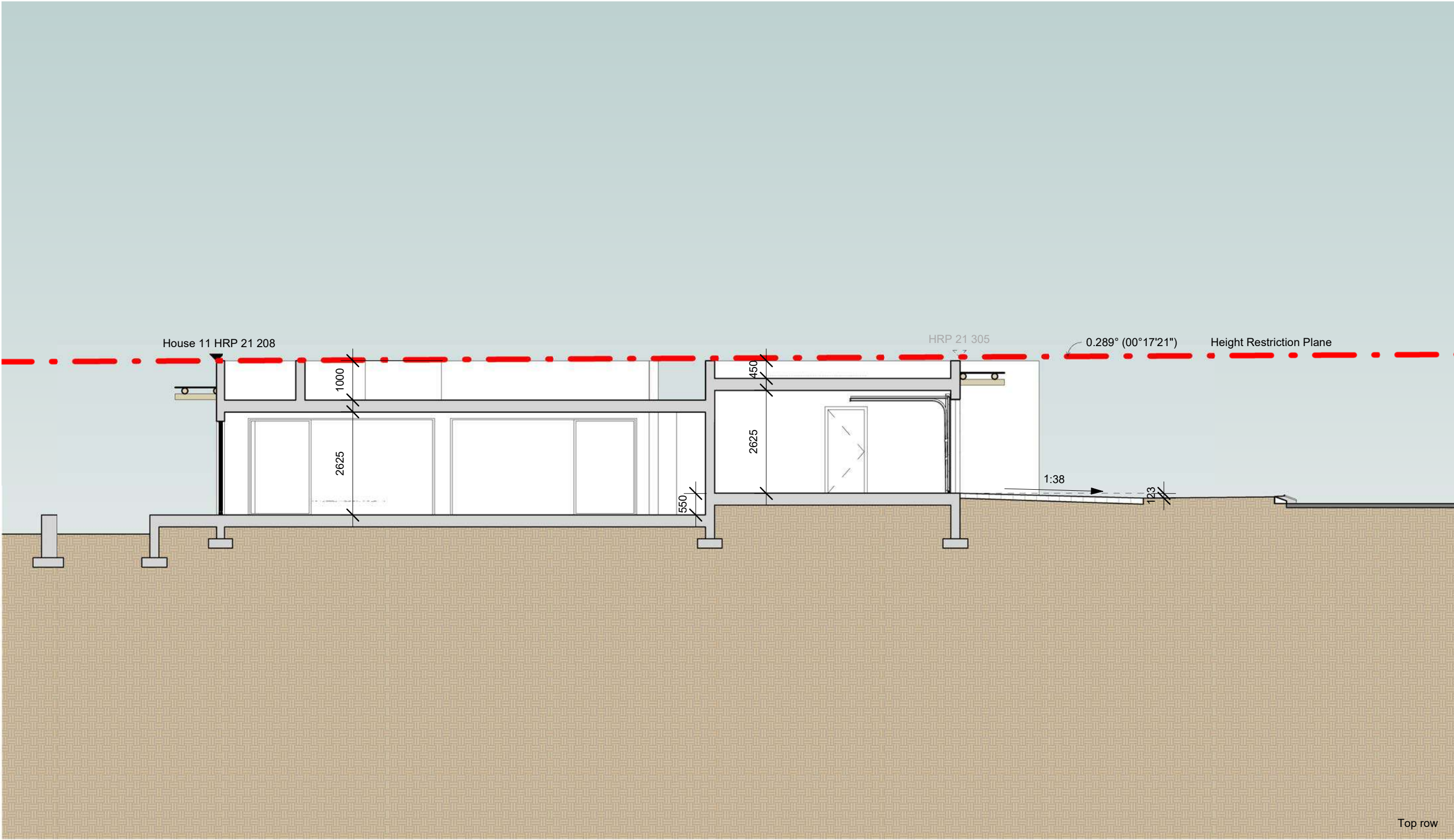


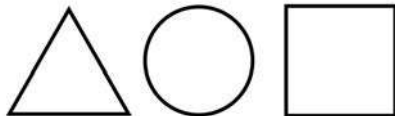
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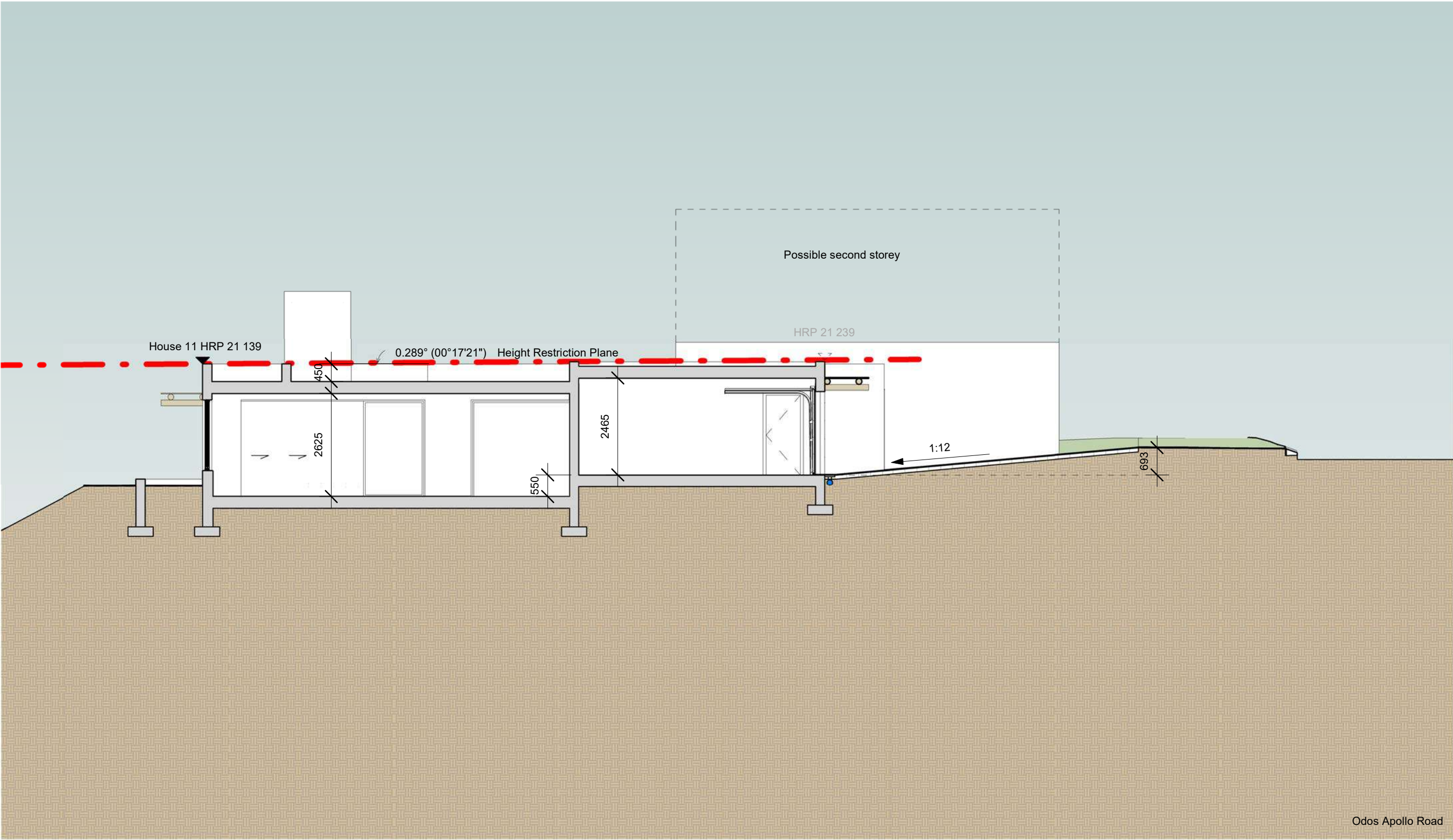


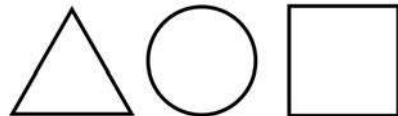


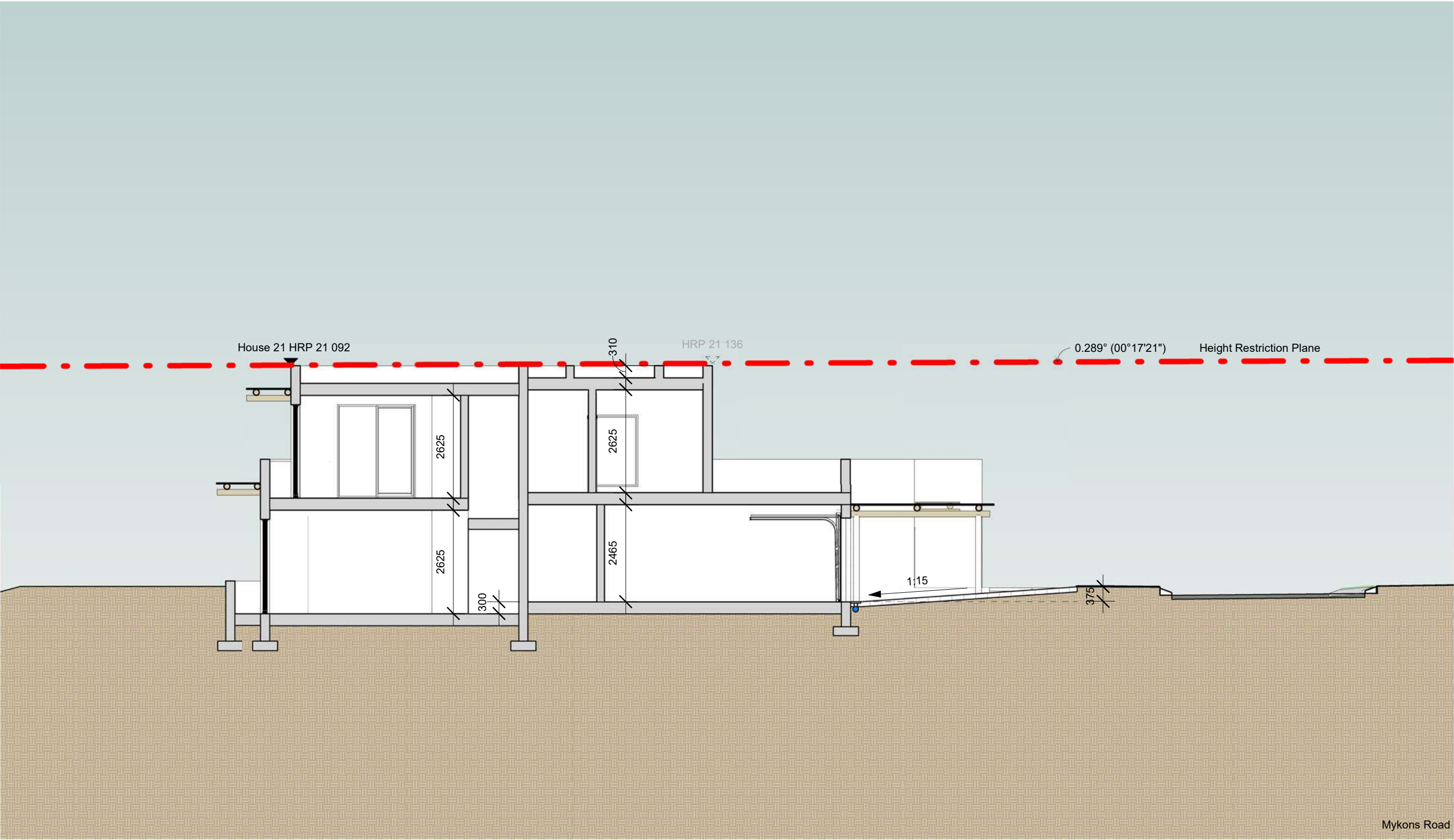
Employer 	Project:	ARTEMIS, NEW RESIDENTIAL DEVELOPMENT - CLUB MYKONOS LANGEBAAN					49 OOSTEWAL STREET, LANGEBAAN 022 772 1890 info@africaarchitects.co.za  AFRICA CONSULTING ARCHITECTS MEMBER OF THE INSTITUTE OF ARCHITECTS: PA3673
	Drawing:	DETAIL SECTION HOUSE 1					
	Project number	Drawing number	Drawn	Date	Scale	Revision number	
	2404	3 101	LL (SACAP: 20719)	2025/09/11	NA		
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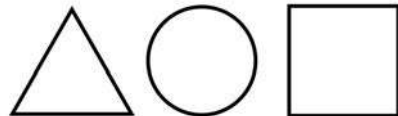


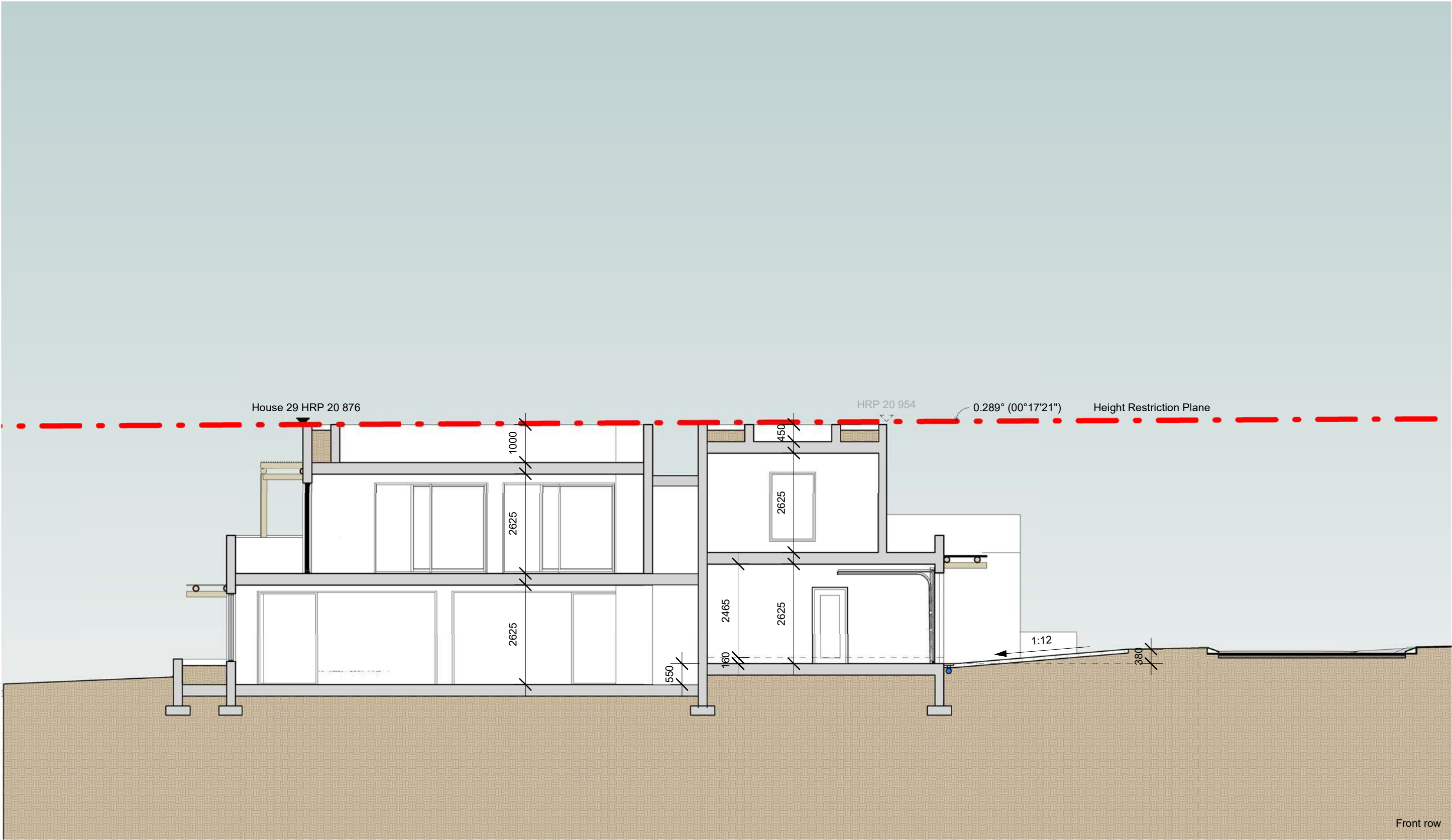
Employer 	Project:	ARTEMIS, NEW RESIDENTIAL DEVELOPMENT - CLUB MYKONOS LANGEBAAN					49 OOSTEWAL STREET, LANGEBAAN 022 772 1890 info@africaarchitects.co.za  AFRICA CONSULTING ARCHITECTS MEMBER OF THE INSTITUTE OF ARCHITECTS: PA3673
	Drawing:	DETAIL SECTION HOUSE 7					
	Project number	Drawing number	Drawn	Date	Scale	Revision number	
	2404	3 102	LL (SACAP: 20719)	2025/09/11	NA		
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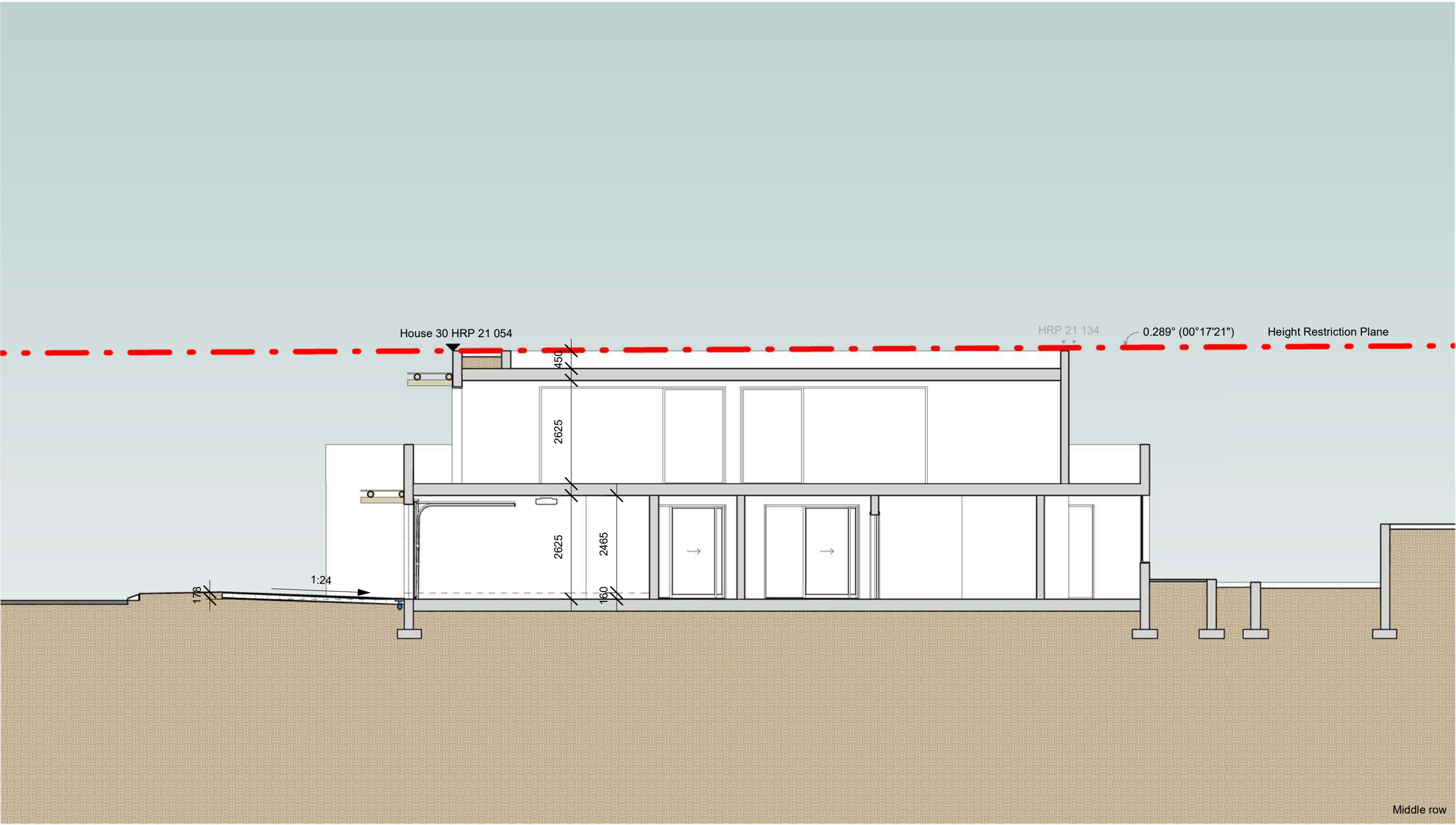
Employer 	Project:	ARTEMIS, NEW RESIDENTIAL DEVELOPMENT - CLUB MYKONOS LANGEBAAN					49 OOSTEWAL STREET, LANGEBAAN 022 772 1890 info@africaarchitects.co.za  AFRICA CONSULTING ARCHITECTS MEMBER OF THE INSTITUTE OF ARCHITECTS: PA3673
	Drawing:	DETAIL SECTION HOUSE 11					
	Project number	Drawing number	Drawn	Date	Scale	Revision number	
	2404	3 103	LL (SACAP: 20719)	2025/09/11	NA		
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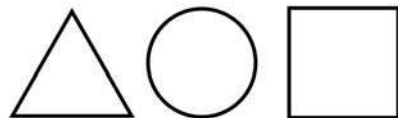


Employer 	Project:	ARTEMIS, NEW RESIDENTIAL DEVELOPMENT - CLUB MYKONOS LANGEBAAN					 49 OOSTEWAL STREET, LANGEBAAN 022 772 1890 info@africaarchitects.co.za AFRICA CONSULTING ARCHITECTS MEMBER OF THE INSTITUTE OF ARCHITECTS: PA3673	
	Drawing:	DETAIL SECTION HOUSE 21						
	Project number	Drawing number	Drawn	Date	Scale	Revision number		
	2404	3 104	LL (SACAP: 20719)	2025/09/11	NA			
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Employer 	Project:	ARTEMIS, NEW RESIDENTIAL DEVELOPMENT - CLUB MYKONOS LANGEBAAN					 AFRICA CONSULTING ARCHITECTS 49 OOSTEWAL STREET, LANGEBAAN 022 772 1890 info@africaarchitects.co.za MEMBER OF THE INSTITUTE OF ARCHITECTS: PA3673
	Drawing:	DETAIL SECTION HOUSE 29					
	Project number	Drawing number	Drawn	Date	Scale	Revision number	
	2404	3 105	LL (SACAP: 20719)	2025/09/11	NA		
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Employer 	Project:	ARTEMIS, NEW RESIDENTIAL DEVELOPMENT - CLUB MYKONOS LANGEBAAN					 49 OOSTEWAL STREET, LANGEBAAN 022 772 1890 info@africaarchitects.co.za AFRICA CONSULTING ARCHITECTS MEMBER OF THE INSTITUTE OF ARCHITECTS: PA3673
	Drawing:	DETAIL SECTION HOUSE 30					
	Project number	Drawing number	Drawn	Date	Scale	Revision number	
	2404	3 106	LL (SACAP: 20719)	2025/09/11	NA		
COPYRIGHT VESTED IN AFRICA CONSULTING ARCHITECTS.		CONTRACTOR TO VERIFY ALL DIMENSIONS & LEVELS ON SITE BEFORE COMMENCING ANY WORK.			DRAWINGS ARE NOT TO BE SCALED FOR CONSTRUCTION PURPOSES.		

10 September 2025

LAND USE APPLICATION: ERF 2784, CLUB MYKONOS, LANGEBAAN

RESPONSE TO SBM QUERIES

Query 1: The SDP includes areas that have designated parking areas and provide public access to existing residential units and businesses, which are not directly related to the subject SDP. These areas will have to be subdivided or notarial ties registered in favour of the lawful end user/recipient.

Response :

The areas identified for parking and public access, etc., have been addressed. Please refer to the subdivisional plan.

Query 2: The SDP includes areas where existing buildings encroach on common boundary lines. The SDP cannot be processed with encroachments over common boundaries.

Response:

The encroachment has been addressed. Please refer to the subdivisional plan and the consolidation diagram for Erf 12608.

Query 3: The permissible heights referenced on the SDP must relate to the title deed.

Response:

The Certificate of Registered Title for Erf 2784 confirms its origin under Certificate of Registered Title No. T8165/1989. Although the conveyancer was unable to locate a record of Deed of Transfer No. T8165/1989, which is presumed to have been destroyed in the recent Parliamentary building fire, its provisions remain of record by reference in adjoining property deeds west of the front leading light, collectively confirming the full extent of the light and height servitude. (Refer to Drawing 3000, Site Development Plan, T8165/1989 Height Restriction Plane Section).

This servitude prevents the erection of any structure above a line passing five metres below the centre of the front leading light, situated at 26.4 metres above mean sea level, sloping seaward at an angle of 00°17'21", and extending 250 metres on either side of the centre line between the front and rear leading lights.

Properties lying east of the said perpendicular line are not subject to the servitude. Their compliance is instead ensured through the applicable zoning scheme parameters, which prevent any potential encroachment into the light beam emanating from the higher rear leading light located at Laguna Mall.

Query 4: The permissible height must be referenced in accordance with the title deed. A plan illustrating the height restriction plane is required, including the heights in accordance with the height determination as referenced in the title deed, including the angle, centre lines, leading lights (centre and rear leading lights), 250m each side of the line 5m below the middle of the front light. Please refer to the condition.

Response:

Site Development Plan Drawing 3000, Revision B, reflects in the section the permissible front and rear leading light heights, which are further indicated on the plan for each of the affected properties (1-11 and 15-37).

Query 5: Please note that the title deed makes reference to no structures, including chimneys, may exceed the permissible height.

Response:

The submission omits any chimneys on the height restriction plans to ensure compliance with this requirement.

Query 6: As discussed, Erf 2784 is utilised for spillover parking. Please address the broader parking environment.

Response:

This submission's Drawing 3001, Revision B (Parking Analysis), provides a comprehensive response to Query 6 by demonstrating that the proposal adheres to the three categories of parking required for the Mykonos resort, namely:

Area 1: Casual Parking – 500 parking bays

Business: 0.5 bays per 100 m² floor area

Resort Residential Kalivas: 1 bay per unit

Single title dwellings house: 2 bays

In summary, the Club Mykonos complies with parking requirements.

Query 7: Provide diagram 7108/1988, as referenced in the title deed.

Response:

The diagram is included in this submission.

Query 8: Sections and elevation must illustrate and be in accordance with the surveyed heights relating to point 3 above.

Response:

Drawing 3003, Revision B, submitted with this application, demonstrates compliance with the requirements of Query 8.

Query 9: Residential development lighting can negatively impact the effectiveness and visibility of leading lights used for navigation, particularly at night. A Lighting Impact Assessment must be completed to determine the impact of the proposed development on the leading light.

Response:

The development will adopt the same proven lighting approach as the ±274 resort residential Kalivas, which are also subject to the leading light restriction. Only low-intensity down-lighting will be installed, with all fittings shielded from the sea, and no



high-mast lighting will be permitted. This approach ensures that the leading light remains fully effective for navigation. In addition, the title deeds of the properties will prescribe permissible outdoor light fixtures, thereby preventing any potential disturbance within the restricted height zone.

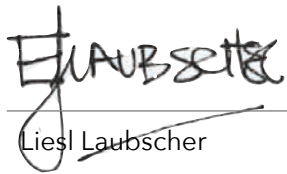
Query 10: Please provide a Conveyancer's certificate

Response:

The certificate is included.

Yours faithfully,

AFRICA CONSULTING ARCHITECTS

A handwritten signature in black ink, appearing to read 'L. Laubscher', is written over a horizontal line.

Liesl Laubscher

Pr. Arch | SACAP 20719 | SAIA PA3673



S.G. No.

7108-88

Approved

Ra. F.
for Surveyor General
1988. 11. 18.

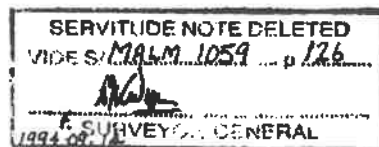
Description of Beacons

Sheet 1 of 3 sheets

Section standards : V,W,Z,a,b,d
Planted stone : X
20mm round iron pegs : Y,k,l,m,n
20mm drilled hole in rock : c
Corner fence posts : f,g,h,j
All others are 12mm round iron pegs.

Servitude Notes:

1. The figure fghj represents a servitude area in extent 892 square metres.
2. ~~The lines TS, SR, Rk curve 1 represent the western edge and the lines lm, mn the southern edge of a servitude right of way 12,00 metres wide.~~



※ ERF 2771 Langebaan

The figure ABCDEFGHJKLMNPQRSTUVWXYZabode
represents 19,7402 Hectares of land, being

※ PORTION 1 OF THE FARM 1059

situate in the Municipality of Vredenburg-Saldanha
Administrative District of Malmesbury Province of the Cape of Good Hope
Surveyed in March to May and November 1987
January to February and August to October 1988

by me,

Toni
Land Surveyor

This diagram is annexed to
T. 8165/89
No.
dated
i.f.o.

Registrar of Deeds

The original diagram is
No. 7161/87 annexed to
Transfer/Grant
No. 1388 - -49084

File No. Malm. 1059
S.R. No. E 2479/88
Comp.
BH-1AA (M3643)

SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES System LO.19°		
		Constant	y	x	
			+ 80 000,00	+3650 000,00	
AB	122,22	269 03 40	A + 9 701,56	+ 7 831,88	
BC	20,72	276 04 10	B + 9 579,36	+ 7 829,88	
CD	22,23	284 18 00	C + 9 558,76	+ 7 832,07	
DE	18,24	283 03 10	D + 9 537,22	+ 7 837,56	
EF	20,88	295 13 40	E + 9 519,45	+ 7 841,68	
FG	22,81	298 13 40	F + 9 500,56	+ 7 850,58	
GH	20,97	293 02 40	G + 9 480,46	+ 7 861,37	
HJ	7,163	283 19 10	H + 9 461,16	+ 7 869,58	
JK	8,321	192 55 50	J + 9 454,1925	+ 7 871,235	
KL	13,71	282 12 40	K + 9 452,4750	+ 7 863,8912	
LM	8,586	12 06 20	L + 9 439,0710	+ 7 866,042	
MN	19,90	271 05 40	M + 9 440,87	+ 7 874,40	
NP	21,01	269 27 20	N + 9 420,97	+ 7 874,78	
PQ	15,13	245 24 00	P + 9 399,96	+ 7 874,58	
QR	7,73	217 54 30	Q + 9 386,20	+ 7 868,28	
RS	78,34	169 42 10	R + 9 381,45	+ 7 862,18	
ST	23,48	143 12 30	S + 9 395,45	+ 7 785,10	
TU	19,10	163 18 40	T + 9 409,51	+ 7 766,30	
UV	79,96	258 12 50	U + 9 415,00	+ 7 748,00	
VW	247,26	323 10 50	V + 9 336,73	+ 7 731,67	
WX	610,32	348 41 30	W + 9 188,55	+ 7 929,61	
XY	269,79	86 00 00	X + 9 068,87	+ 8 528,08	
YZ	374,74	177 09 20	Y + 9 338,00	+ 8 546,90	
Za	125,57	126 40 40	Z + 9 356,60	+ 8 172,62	
ab	128,91	187 29 00	a + 9 457,31	+ 8 097,61	
bc	143,44	130 04 50	b + 9 440,52	+ 7 969,80	
cd	137,37	93 17 00	c + 9 550,27	+ 7 877,44	
de	38,56	115 44 10	d + 9 687,41	+ 7 869,58	
eA	29,37	224 29 20	e + 9 722,14	+ 7 852,84	
<u>Servitudes</u>					
fg	30,02	259 20 00	f + 9 265,66	+ 8 127,57	
gh	29,95	349 16 30	g + 9 236,16	+ 8 122,01	
hj	29,74	79 38 30	h + 9 230,59	+ 8 151,44	
jf	29,79	168 44 00	j + 9 259,84	+ 8 156,78	
			k + 9 378,84	+ 7 879,80	
lm	62,37	257 58 10	l + 9 222,00	+ 8 167,50	
mn	17,10	261 39 40	m + 9 161,00	+ 8 154,50	
			n + 9 144,08	+ 8 152,02	
<u>Connections</u>					
Rk	17,81	351 34 30			
nW	226,81	168 41 30			
		▲ Postburg 150	+ 12 554,03	+ 15 203,61	
		▲ Lynch Point 454	+ 9 540,76	+ 7 572,56	

S.G. No.

7108-88

Approved

R.A.F.

1988.11.18

for Surveyor
General

Sheet 2 of 3 sheets

L.A.
L.B.
L.C.

* PORTION 1 OF THE FARM 1059 *

ERF 2771 Langebaan

situate in the Municipality of Vredenburg- Saldanha

Administrative District of Malmesbury Province of the Cape of Good Hope

Surveyed in March to May and November 1987

January to February and August to October 1988

by me,

Poniu
Land Surveyor

Scale : 1/4000

S.G. No.

7108-88

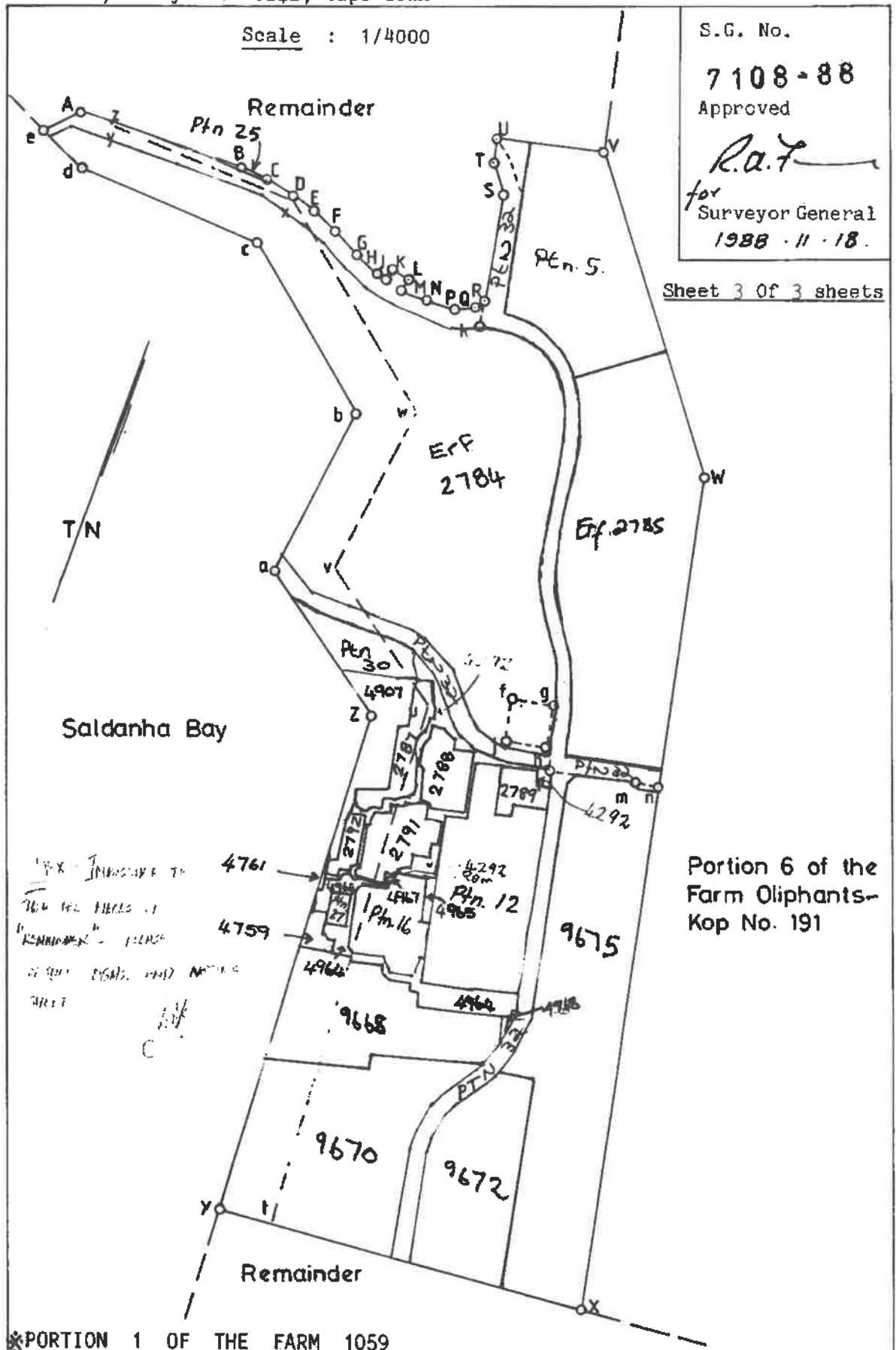
Approved

R.A.T.

for
Surveyor General

1988-11-18

Sheet 3 of 3 sheets



*PORTION 1 OF THE FARM 1059

situate in the Municipality of Vredenburg-Saldanha
Administrative District of Malmesbury Province of the Cape of Good Hope
Surveyed in March to May and November 1987
January to February and August to October 1988

by me,

*

2771 Langebaan

Land Surveyor

THE FOLLOWING DEDUCTIONS HAVE BEEN MADE FROM THIS DIAGRAM						
SURVEY RECORD	DIAGRAM NO.	SUBDIVISION	AREA HA./SQ. M.	TRANSFER NO.	INITIALED	REMARKS
E.3880/96	3880/96	Erf 49654	2522	20645/97	} W.T.	
"	3881/96	Erf 4965	169	20646/97		
"	3883/96	Erf 4967	27	20648/97		
"	3884/96	Erf 4968	6.0 mt	45472/2008	W.T.	
E768/2008	1710/2008	Erf 9668	8584 m ²	45463/2008	W.T.	
E768/2008	1711/2008	Erf 9670	1,6966 Ha	45465/2008	W.T.	
E768/2008	1712/2008	Erf 9672	9273 Ha	45466/2008	W.T.	
E968/2008	1713/2008	Erf 9675	2,4073 Ha	45470/2008	W.T.	

MUNISIPALITEIT VREDENBURG-SALDANHA

Hiermee word gesertifiseer dat die wetlike
vereistes van my Raad wettig is gevolg van
hierdie onderverdeling ontstaan, nagekom is.

[Signature]
STADSKLERK

1988.12.12
DATUM



THE FOLLOWING INFORMATION HAVE BEEN MADE FROM THIS DIAGRAM							
Erven	SURVEY RECORD	DIAGRAM NO	Subdivision	AREA SQ. FT / M.	LANDSFORM X	INITIALED	REMOV.
2773	E1531/90	4729/90	Pt 26	72 sm	63129/90	R.	
2783	E2081/90	6477/90	Pt 5	1,3348 Ha	71401/1005	Wt	
2785	~ ~	6478/90	Pt 2785	2,3810 Ha	45271/108		
2799	~ ~	6479/90	Pt 7		Withdrawn		
2798	~ ~	6480/90	Pt 8		Withdrawn		
2795	~ ~	6481/90	Pt 10		Withdrawn		
2792	~ ~	6482/90	Pt 10		Withdrawn		
2791	~ ~	6483/90	Pt 10		Withdrawn		
2790	~ ~	6484/90	Pt 10		Withdrawn		
2789	~ ~	6485/90	Pt 10		Withdrawn		
2788	~ ~	6486/90	Pt 10		Withdrawn		
2787	~ ~	6487/90	Pt 10		Withdrawn		
2784	~ ~	6488/90	Pt 10		Withdrawn		
2793	~ ~	6489/90	Pt 10		Withdrawn		
2797	~ ~	6490/90	Pt 10		Withdrawn		
2796	~ ~	6491/90	Pt 10		Withdrawn		
2786	~ ~	6492/90	Pt 10		Withdrawn		
2784	~ ~	6493/90	Pt 10		Withdrawn		
2782	~ ~	6494/90	Pt 10		Withdrawn		
	E250/92	1240/92	Erf 2805	Redundant	Redundant		
	"	1241/92	" 2806		" "		
	"	1242/92	" 2807		" "		
	"	1243/92	" 2808		" "		
	"	1244/92	" 2809		" "		
E.1922/94	E.1922/94	5802/94	" 4292	Redundant			
	E1524/95	454754/95	Erf 4759	483	79957/95	3 Wt	
	E1524/95	4758/95	" 4761	59	79958/95	3 Wt	
E1524/95	E1524/95	1134/96	Erf 4907	2907	89102/1996	Wt.	

continued on Sheet 2

MUNICIPALITEIT VREDENBURG-SALDANHA

Hiermee word gesertifiseer dat die wetlike vereistes van my Raad wat as gevolg van hierdie onderverdeling ontstaan, nagekom is.

[Signature]
STADSKLERK

1988-12-12
DATUM



APPROVED IN TERMS OF SECT. 25
OF CO. 13/1985

17/12/3/3/1

1988-12-12