

21 JULY 2026

REGISTERED MAIL

Dear Sir/Madam; *Geagte Meneer/Dame*

NOTICE OF LAND USE APPLICATION / KENNISGEWING VAN GRONDGEBRUIKSAANSOEK: ERF 10182, LANGEBAAN, APPLICANT/APPLIKANT: PLANSCAPE: - CONTACT DETAILS/KONTAK BESONDERHEDE: MARTIN LANGENHOVEN [072 202 6587/ PLANSCAPE@TELKOMSA.NET]

Notice is hereby given in terms of Sections 46 and 47 of the Saldanha Bay Municipal Land Use Planning By-law that Saldanha Bay Municipality is considering the following:

- a) Approval of a Site Development Plan, in terms of Section 15(2)(u) of the Saldanha Bay Municipality By-law on Land Use Planning, 2022, for Erf 10182, Langebaan for the development of a three-storey business centre (on Portion A) and residential apartment buildings, making provision for 216 dwelling units in four apartment blocks (on Portion C).
- b) Permission, in terms of Section 15(2)(g) of the Saldanha Bay Municipality By-law on Land Use Planning, 2022, to allow for off-site parking (on Portion C in favour of Portion A) for the business component, in terms of Section 46(11) of the Saldanha Bay Municipality Integrated Zoning Scheme By-law, 2021.
- c) Subdivision, in terms of Section 15(2)(d) of the Saldanha Bay Municipality By-law on Land Use Planning, 2022, for the registration of a parking servitude area ($\pm 160\text{m}^2$) over a portion of Portion C to accommodate 10 parking bays (proposed parking servitude area in favour of the business component on Portion A).

This application constitutes an addendum to the land use application previously submitted for Erf 10182, Langebaan (reference 5930/2025). The current application supplements the original application by providing for the approval of a Site Development Plan, off-site parking and the registration of a parking servitude. The original application and supporting documentation remain applicable and should be read together with this addendum.

Details are available for scrutiny on the website of Saldanha Bay Municipality at the following link:
<https://sbm.gov.za/notices/>

The above application is available for inspection during weekdays between 08:30 and 16:30 at the Town Planning Department, 17 Main Street, Vredenburg. Any **written comments** may be addressed in accordance with Section 50 of the said legislation to the Municipal Manager, Private Bag X12 / 17 Main Street, Vredenburg, 7380 / Amanda.Meyer@sbm.gov.za on or **before 30 days from the date of registration of this notice**, quoting your, name, address, contact details, interest in the application and reasons for your comments. Enquiries can be made to Martin Botha at Tel: 022-701-7107 or Martin.Botha@sbm.gov.za. The Municipality may refuse to accept any comments received after the closing date. Any person who cannot write will be assisted by a Municipal official by transcribing their comments. Comments/objections will be forwarded to the applicant for his/her response.

Kennis word hiermee gegee, ingevolge Artikels 46 en 47 van die Saldanhaabaai Munisipale Grondgebruik beplanningsverordening dat Saldanhaabaai Munisipaliteit die volgende oorweeg:

- a) Goedkeuring van 'n Terreinontwikkelingsplan, ingevolge Artikel 15(2)(u) van die Saldanhaabaai Munisipale Verordening op Grondgebruikbeplanning, 2022, vir Erf 10182, Langebaan vir die ontwikkeling van 'n drie verdieping-sakesentrum (op Gedeelte A) en residensiële woonstelgeboue, wat voorsiening maak vir 216 wooneenhede in vier woonstelblokke (op Gedeelte C).
- b) Toestemming, ingevolge Artikel 15(2)(g) van die Saldanhaabaai Munisipale Verordening op Grondgebruikbeplanning, 2022, om parkering buite die perseel toe te laat (op Gedeelte C ten gunste van Gedeelte A) vir die sakekomponent, ingevolge Artikel 46(11) van die Munisipaliteit van Saldanhaabaai se Geïntegreerde Soneringskema, 2021.
- c) Onderverdeling, ingevolge Artikel 15(2)(d) van die Saldanhaabaai Munisipale Verordening op Grondgebruikbeplanning, 2022, vir die registrasie van 'n parkeerserwituutgebied ($\pm 160\text{m}^2$) oor 'n gedeelte van Gedeelte C om 10 parkeerplekke te akkommodeer (voorgestelde parkeerserwituutgebied ten gunste van die sakekomponent op Gedeelte A).

Hierdie aansoek vorm 'n addendum tot die grondgebruikaansoek wat voorheen vir Erf 10182, Langebaan ingedien is (verwysing 5930/2025). Die huidige aansoek vul die oorspronklike aansoek aan deur voorsiening te maak vir die goedkeuring van 'n Terreinontwikkelingsplan, parkering buite die perseel en die registrasie van 'n parkeerserwituut. Die oorspronklike aansoek en ondersteunende dokumentasie bly van toepassing en moet saam met hierdie addendum gelees word.

Nadere besonderhede lê ter insae op die webblad van Saldanhaabaai Munisipaliteit by die volgende skakel: <https://sbm.gov.za/notices/>

Die bogenoemde aansoek is ter insae beskikbaar gedurende woensdae tussen 08:30 and 16:30 by die Departement Stadsbeplanning, Hoofstraat 17, Vredenburg. Enige **skriftelike kommentaar** kan ooreenkomstig Artikel 50 van die genoemde wetgewing gerig word aan die Munisipale Bestuurder, Privaatsak x 12 / Hoofstraat 17, Vredenburg / Amanda.Meyer@sbm.gov.za op of **voor 30 dae vanaf die datum van registrasie van hierdie kennisgewing**, met vermelding van u naam, adres of kontakbesonderhede, belang in die aansoek en redes vir kommentaar. Navrae kan gerig word aan Martin Botha by Tel: 022-701-7107 of Martin.Botha@sbm.gov.za. Die Munisipaliteit mag weier om kommentaar te aanvaar wat na die sluitingsdatum ontvang word. Enige persoon wat nie kan skryf nie, sal deur 'n Munisipale amptenaar bygestaan word deur hul kommentaar oor te skryf. Besware sal aan die applikant gestuur word vir sy/haar repliek.

Regards / Die Uwe



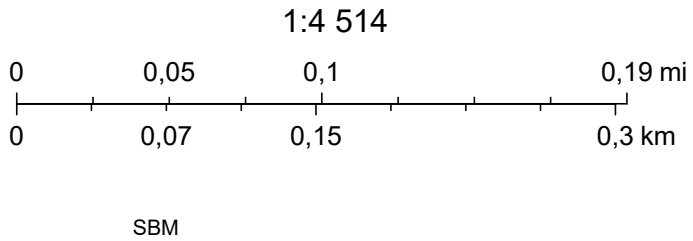
pp MUNICIPAL MANAGER / MUNISIPALE BESTUURDER

Erf 10182, Langebaan: Locality Plan



3/10/2026, 12:35:17 PM

Registered Properties





PLANSCAPE

**CONSULTING TOWN AND REGIONAL PLANNERS
RAADGEWENDE STADS- EN STREEKBEPLANNERS**

• PO Box 557 • Moorreesburg • 7310 • Tel: 022 4334408 • Fax: 0866972069 • e-mail: planscape@telkomsa.net •

CC Reg No. 2007/087087/23

22 June 2026

Reference: 386~10182-Lbaan

For attention: Mr Gaffley
Saldanha Bay Municipality
Private Bag X12
Vredenburg
7380

Dear Sir

ERF 10182, LANGEBAAN: APPLICATION FOR APPROVAL OF SITE DEVELOPMENT PLAN AND SERVITUDE

1. Background

During March 2025 an application (reference – 5930/2025) was logged for the rezoning of a portion of erf 10182 from Business zone I to Residential zone III. Amendments to the application was made during September 2025.

The rezoning application was amended / supplemented with an application (reference TP2026/164) submitted during February 2026. The purpose of this application was for an amendment of an approved subdivision plan (granted November 2009). The approved subdivisional plan made provision for a 10 meters wide street, traversing the property. The amendment application was to accommodate a road reserve of approximately 20 meters wide.

2. Withdrawal of application

The application (reference TP2026/164) for the amendment of an approved subdivision plan is hereby **withdrawn**.

The subdivision plan granted November 2009 will thus be implemented.

3. Site development plan

An application is hereby lodged in terms of section 15(2)(u) of the Saldanha Bay Municipality By-Law on Municipal Land Use Planning for the approval of a Site Development Plan.

Attached find as annexure A the Site Development Plan submitted for approval.

The floor area of the of the retail and office space, as well as the number of residential units, as detailed in the amended application dated September 2025, remain the same, and is repeated below for sake of completeness.

Attached find as annexure B the zoning plan.

The portion of the property zoned as **Business zone I** is $\pm 3089\text{m}^2$ in extent and will be utilised to develop a three-storey business centre with a basement parking garage, in accordance with the current zoning of the site (Business zone I).

The business centre has a footprint of 1428.718 m^2 , with a total rentable floor area of 2319.072m^2 , and includes the following:

	Rentable floor area	Other areas	Total
Basement: Parking	0m^2	1149.622m^2	1149.622m^2
Ground floor: Retail	964.522m^2	377.259m^2	1341.781m^2
First floor: Retail	979.536m^2	328.832m^2	1308.368m^2
Second floor: Retail	375.014m^2	340.102m^2	715.116m^2
Total	2319.072m^2	2195.812m^2	4514.887m^2

The area to be rezoned to **Residential zone III** is 16937m^2 in extent and will be developed with residential apartment buildings, making provision for 216 units.

The development consists of 4 apartment blocks which will be developed in phases (see annexure C).

Three of the apartment buildings have 3 floors with the fourth, 4 floors.

The number and type of units in each of the apartment blocks is summarised in the table below:

Phase: Block	Bachelor	1 Bed unit	2 Bed unit	Total units
Phase 1: Block 1	16	18	18	52
Phase 2: Block 2	27	32	24	83
Phase 3: Block 3	14	30	3	47
Phase 4: Block 4	10	12	12	34
Total	67	92	57	216

Site Development Plan compliance with the land-use restrictions applicable to **Business zone I**, is summarised below.

Restriction	Proposal	Compliance
Street building line: Ground, first, second and third storey: nil Fourth storey and higher: 3 metres.	All storeys more than 3m	☒
Side building line: Ground, first, second and third storey: nil Fourth storey and higher: 3 metres	All storeys more than 3m	☒
Rear building line: Ground, first, second and third storey: nil Fourth storey and higher: 3 metres	All storeys more than 3m	☒
Basement storeys: Nil on all boundaries, provided that such storeys are completely below ground level	More than nil	☒
Protection of surrounding properties: Where a land unit with a Business I zoning adjoins any other zone except a business or industrial zone, a 3m side and rear building line will be applicable to each storey on such communal boundary.	Erf 3095 is zoned as Industrial zone. All storeys more than 3m	☒
Height No buildings may exceed a height of 13.5 metres.	Max 13.5m	☒
Coverage The maximum coverage of all buildings is 100% of the area of the land unit.	±46.2% (Footprint – 1428m ² Site - 3089m ²)	☒
Floor area The maximum floor area is equal to 2.5	±1.46 (Total floor area – 4514 m ² Site - 3089m ²)	☒

times the area of the land unit.		
Parking Business: 1 Parking space per 25 m ² floor area.	Rentable area – 2319.072m ² 92.76 parking bays required 94 parking bays provided It is pointed out that parking bays (1 - 10) are not located on the portion zoned as Business zone I. A servitude will be registered over bays numbered 1 to 10 securing their use for the benefit of the business site and general public.	☒

Site Development Plan compliance with the land-use restrictions applicable to **Residential zone III (flats)** is summarised below.

Restriction	Proposal	Compliance
Street building line: All storeys: 5 metres	All storeys more than 5 meters	☒
Side and rear building line: Ground and first storey: 4.5 metres Second storey and higher: 6 metres.	All storeys more than 6 meters	☒
Height No building may exceed a height of 13.5 metres to the top of the roof.	Less than 13.5m	☒
Coverage The maximum coverage for all buildings is 60% of the area of the land unit.	21.9% (Footprint – 3720m ² Site - 16939m ²)	☒
Parking Flats: One bedroom: 1 parking space per dwelling unit	67 x Bachelor units: 67 parking spaces (67 units x 1 Ps / unit) 92 x 1 Bedroom units: 92 parking spaces	☒

Two bedrooms: 1.25 parking space per dwelling unit Three bedrooms: 1.5 parking space per dwelling unit Four bedrooms: 1.75 parking space per dwelling unit. Plus 0.25 parking spaces per dwelling unit for visitors	(92 units x 1 Ps / unit) 57 x 2 Bedroom units: 71.25 parking spaces (57 units x 1.25 Ps / unit) Visitors: 54 parking spaces (216 units x 0.25 Ps / unit) Total parking required: 284.25 Total parking provided: 284	
Open space (a) An area equal to at least 10% of the nett erf area shall be provided for open space and may include private-communal open space or public open space. (b) Such open space must be functional open space to the Municipality's satisfaction, for example open space which can be developed as a garden area or used for recreation.	14 % (Site – 16939m² Open space / recreation areas / landscaping - 2402m²)	☒
Landscaping The Municipality may require that a landscape plan be submitted to its satisfaction with a view to: (a) evaluate landscaping and management measures for the communal open spaces in the development, (b) evaluate landscaping of the public streetscape	Landscape plan will be submitted on approval if required.	☒

adjoining the development.		
Site development plan The establishment of a group housing, town housing and/or flats development (including a retirement village) must include a site development plan, approved by the Municipality.	See annexure A for site development plan.	☒

4. Parking

An application is hereby lodged for a permission required in terms of the zoning scheme, in terms of section 15(2)(g) of the Saldanha Bay Municipality By-Law on Municipal Land Use Planning, to provide parking to the benefit of the Business zone I site, off-site, as provided for in terms of section 46(11) of the Saldanha Bay Municipality Integrated Zoning Scheme By-Law.

In terms of Section 46(11) of the By-law, if the landowner cannot practically provide the required parking on the site, the parking may be provided elsewhere with the Municipality's approval. The owner must, at their own cost, register a notarial deed or servitude to secure public and municipal access to that parking area. The off-site parking land must be levelled, paved, landscaped, maintained, and may not be sold separately.

Parking bays numbered 1 to 10, as depicted in annexure A, will not be located on the portion zoned as Business zone I.

5. Servitude

An application is hereby lodged in terms of section 15(2)(d) of the Saldanha Bay Municipality By-Law on Municipal Land Use Planning for the registration of as servitude.

As detailed in paragraphs 3 and 4 above, parking bays numbered 1 to 10, as depicted in annexure A, will not be located on the portion zoned as Business zone I.

The servitude area is $\pm 160 \text{ m}^2$ in extent.

In order to secure the use of the parking bays for the benefit of the business area and public, a servitude will be registered as depicted in annexure D

The parking bays will be constructed and maintained by the applicant and / or future landowner of the business site.

Although the parking bays are not located on the business site, they are situated directly across the road and remain easily accessible from the business site.

The parking area is also physically separated from the flats by a high retaining wall. Due to this separation and the topography of the property, the area is not functionally connected to the residential component and would otherwise remain unused if not allocated for the benefit of the commercial site.

Pedestrian safety for customers crossing the road will be supported by a pedestrian crossing, which will also serve apartment residents accessing the commercial site. Additional traffic engineering and urban design measures, including appropriate speed limits, visibility improvements and lighting and traffic calming features (e.g. raised crosswalks), may be implemented to further enhance safety.

Please inform us at your earliest convenience if additional information is required.

Yours sincerely.

A handwritten signature in black ink, appearing to read 'M. Langenhoven', with a long horizontal stroke extending to the right.

M Langenhoven



Phase 1	
Phase 2	
Phase 3	
Phase 3	

Based on Site Development Plan by L2 Architectural / Abre Marais Architects (Project nr. 10182/2024. Rev 31. Date 10 June 2026)

Project: Erf 10182, Langebaan

Title: Phasing plan

Owner: Portland Belleggings (PTY) Ltd



Notes: All area subject to surveying.

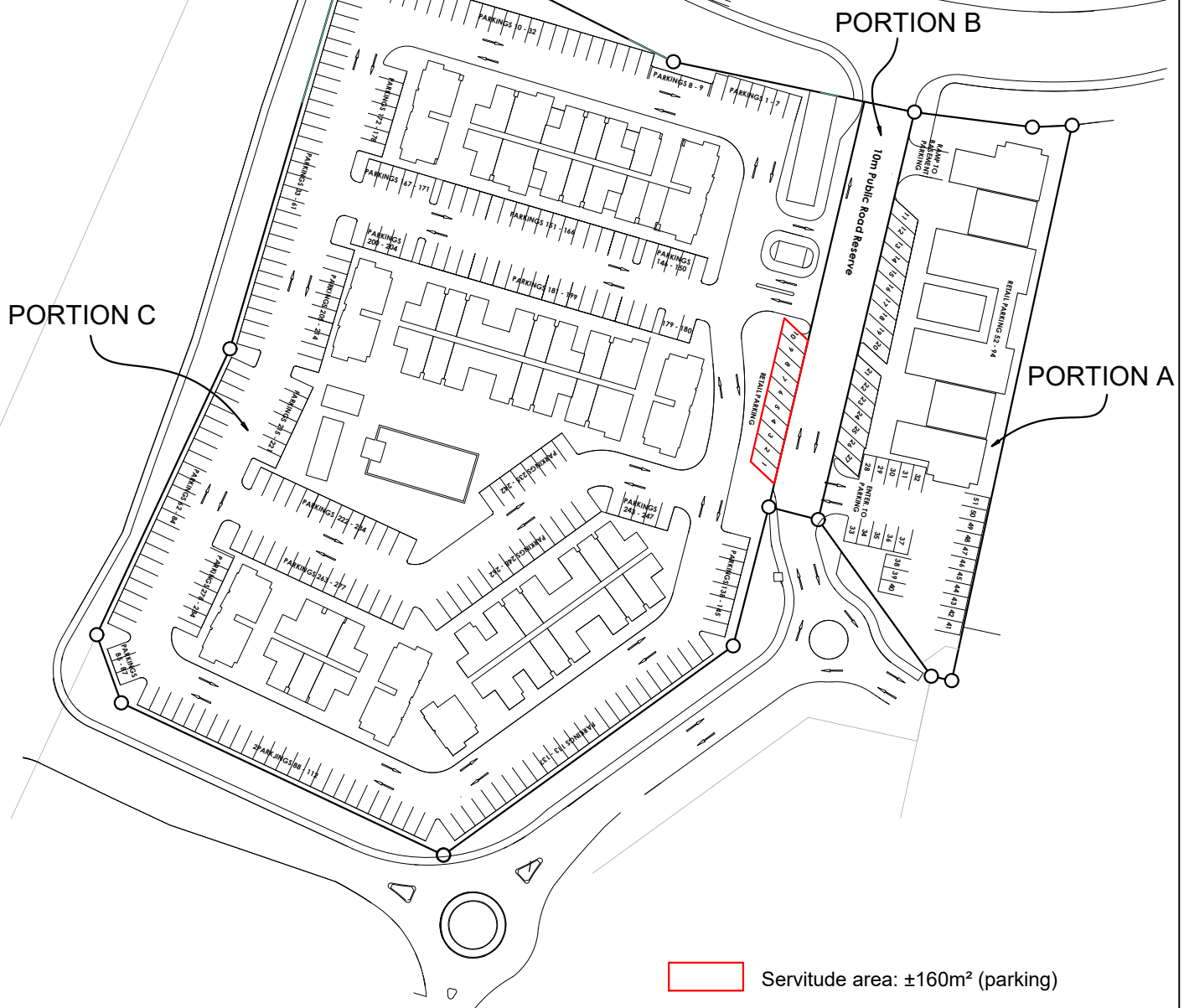
Date: 22/06/2026

Reference: 386~10182-Lbaan



PLANSCAPE

Tel: 022 4334408
planscape@telkomsa.net



PORTION	ZONING	AREA (ha)	%
A	Business zone I	0.3087	14.81
B	Transport zone II	0.0820	3.93
C	Residential zone III	1.6939	81.26
		2.0846	100

Based on Site Development Plan by L2 Architectural / Abre Marais Architects (Project nr. 10182/2024. Rev 31. Date 10 June 2026)

Project: Erf 10182, Langebaan

Title: Servitude plan

Owner: Portland Belleggings (PTY) Ltd



Notes: All area subject to surveying.

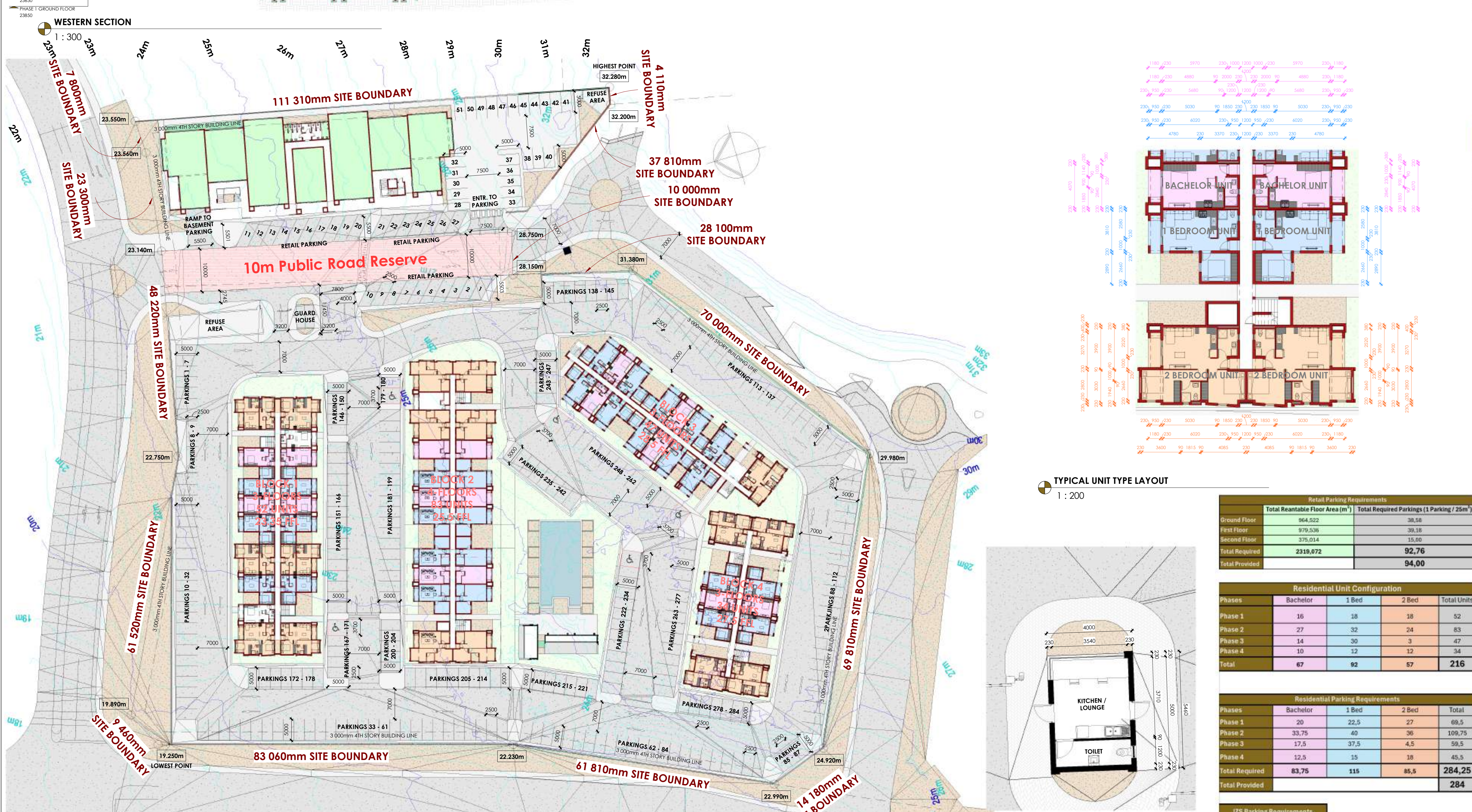
Date: 22/06/2026

Reference: 386~10182-Lbaan

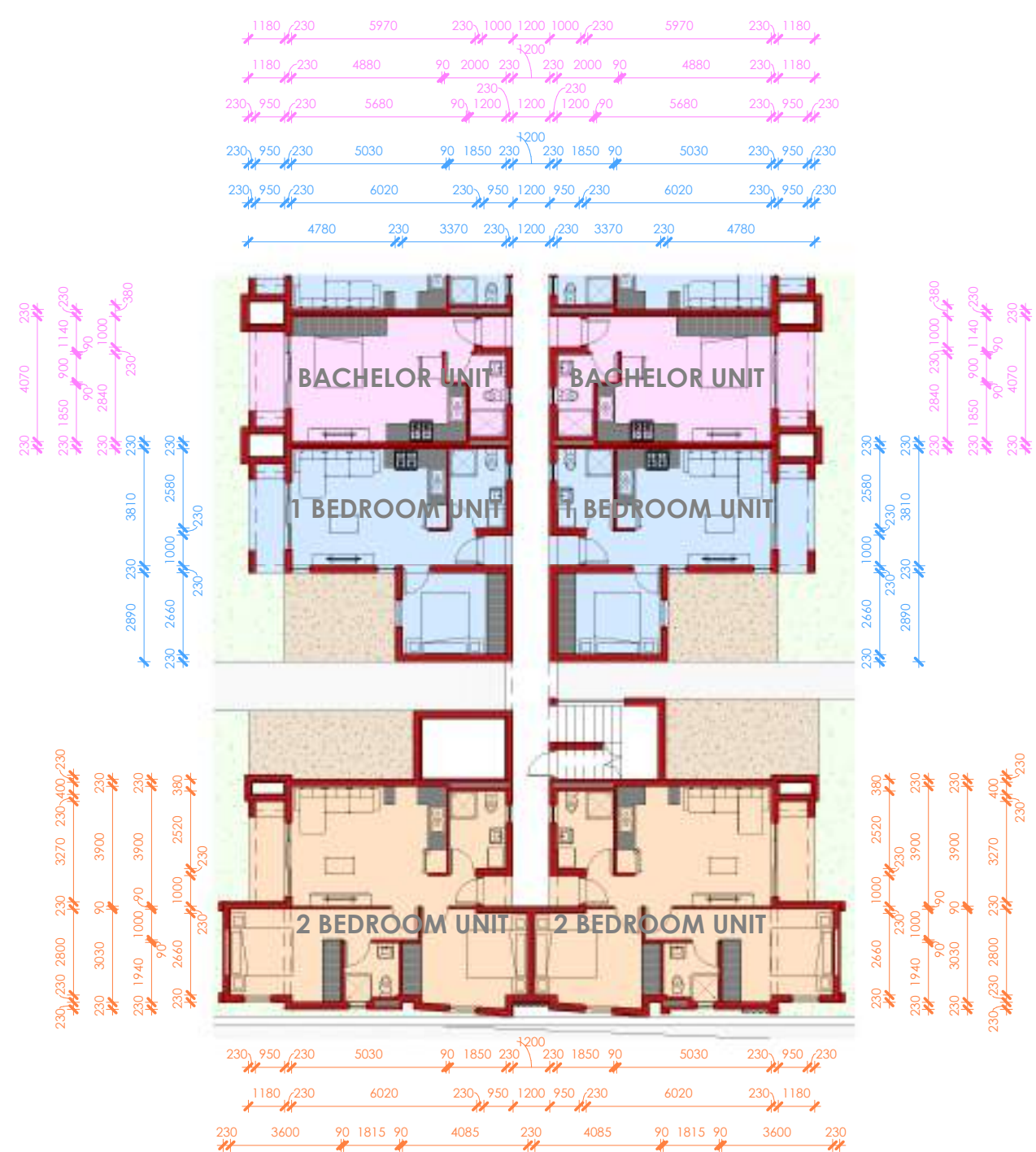


PLANScape

Tel: 022 4334408
planscape@telkomsa.net



Residential Area Calculations					
Phase 1 Area Calculations					
	Total Units Area	Total Hallways Area	Combined Totals		
Ground Floor	837,941	85,39	923,331		
First Floor	908,205	67,655	975,86		
Second Floor	908,205	67,655	975,86		
	Total Phase 1		2875,051		
	Footprint (Covered)		1001,178		
Phase 2 Area Calculations					
	Total Units Area	Total Hallways Area	Combined Totals		
Ground Floor	987,44	105,728	1093,168		
First Floor	1022,176	80,47	1102,646		
Second Floor	1022,176	80,47	1102,646		
Third Floor	1022,176	80,47	1102,646		
	Total Phase 2 (m ²)		3298,46		
	Footprint (Covered)		1142,349		
Phase 3 Area Calculations					
	Total Units Area	Total Hallways Area	Combined Totals		
Ground Floor	677,389	87,153	764,542		
First Floor	713,208	66,438	781,646		
Second Floor	713,208	66,438	781,646		
	Total Phase 3 (m ²)		2327,834		
	Footprint (Covered)		818,437		
Phase 4 Area Calculations					
	Total Units Area	Total Hallways Area	Combined Totals		
Ground Floor	531,641	63,455	595,096		
First Floor	603,312	45,492	648,804		
Second Floor	603,312	45,492	648,804		
	Total Phase 4 (m ²)		1892,704		
	Footprint (Covered)		672,77		
	Pool & Entertainment Area		93,417		
	Total Footprint (Covered)		3720,151		
	Total Combined Area		10487,466		
	Site		20846		
	Total Coverage		17,846%		
Retail Area Calculations					
Retail Block Area Calculations					
	Total Units	Other Areas	Combined Totals		
Basement	0	1149,622	1149,622		
Ground Floor	964,522	377,259	1341,781		
First Floor	979,536	328,832	1308,368		
Second Floor	375,014	340,102	715,116		
	Total Retail Area		3799,771		
	Footprint (Covered)		1428,718		
Total Combined Retail & Residential					
	Total Combined Area Covered		14287,237		
	Total Combined Footprint Covered		5148,869		
	Site		20846		
	Coverage		24,700%		
Physically disabled accessible parking					
Total no of parking bays		Required number of bays accessible to the physically disabled			
1-50		1			
51-100		2			
101-150		3			
151-200		4			
For every additional 100 bays		1 additional parking bay			
PROPOSED NEW APARTMENT BLOCK FOR PORTLAND BELEGINGS ON, ERF 10182 (C/O JON OLAFSON & MYKONOS) LANGEBAAN					
- SITE DEVELOPMENT PLAN					
OWNER'S SIGNATURE: 					
THIS DRAWING IS THE COPYRIGHT OF L2 DRAUGHTING CONSULTANTS AND SHALL NOT BE COPIED OR REPRODUCED IN ANY WAY WITHOUT THEIR PRIOR WRITTEN CONSENT.					
		294 MAIN ROAD PAARL			
		ABRÉ MARAIS ARCHITECTS			
		t : +27 (0)21 872 4536 m : +27 (0)82 771 5902 e : halali@mweb.co.za admin@amarchitect.co.za			
PROJECT NR	SHEET NR	REVISION	DATE	SCALE	SHEET SIZE
10182/2024	SHEET 1 OF 4	33	09 July 2024	As indicated	A1
DRAWN BY	L. DE KLERK	CHECKED BY	A. MARAIS	PROJECT STATUS	AESTHETIC PROPOSAL



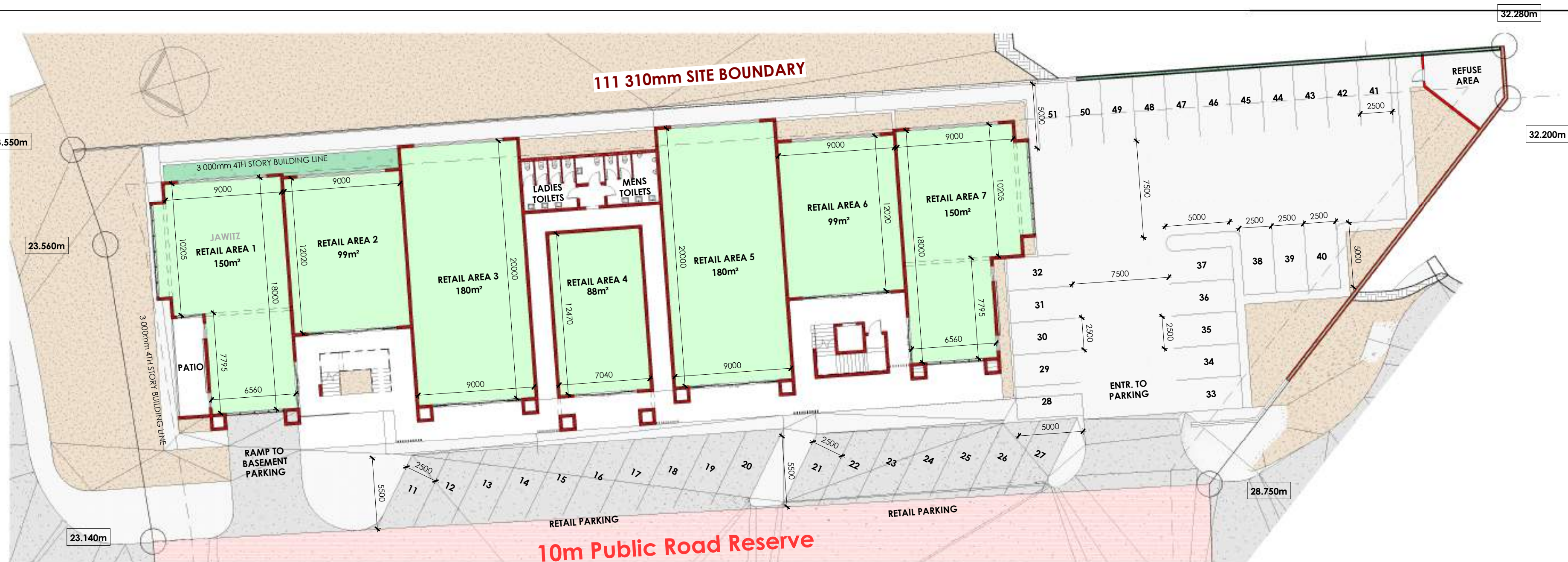
TYPICAL UNIT TYPE LAYOUT
1 : 200

Retail Parking Requirements		
	Total Reantable Floor Area (m²)	Total Required Parkings (1 Parking / 25m²)
Ground Floor	964,522	38,58
First Floor	979,536	39,18
Second Floor	375,014	15,00
Total Required	2319,072	92,76
Total Provided		94,00

Residential Unit Configuration				
Phases	Bachelor	1 Bed	2 Bed	Total Units
Phase 1	16	18	18	52
Phase 2	27	32	24	83
Phase 3	14	30	3	47
Phase 4	10	12	12	34
Total	67	92	57	216

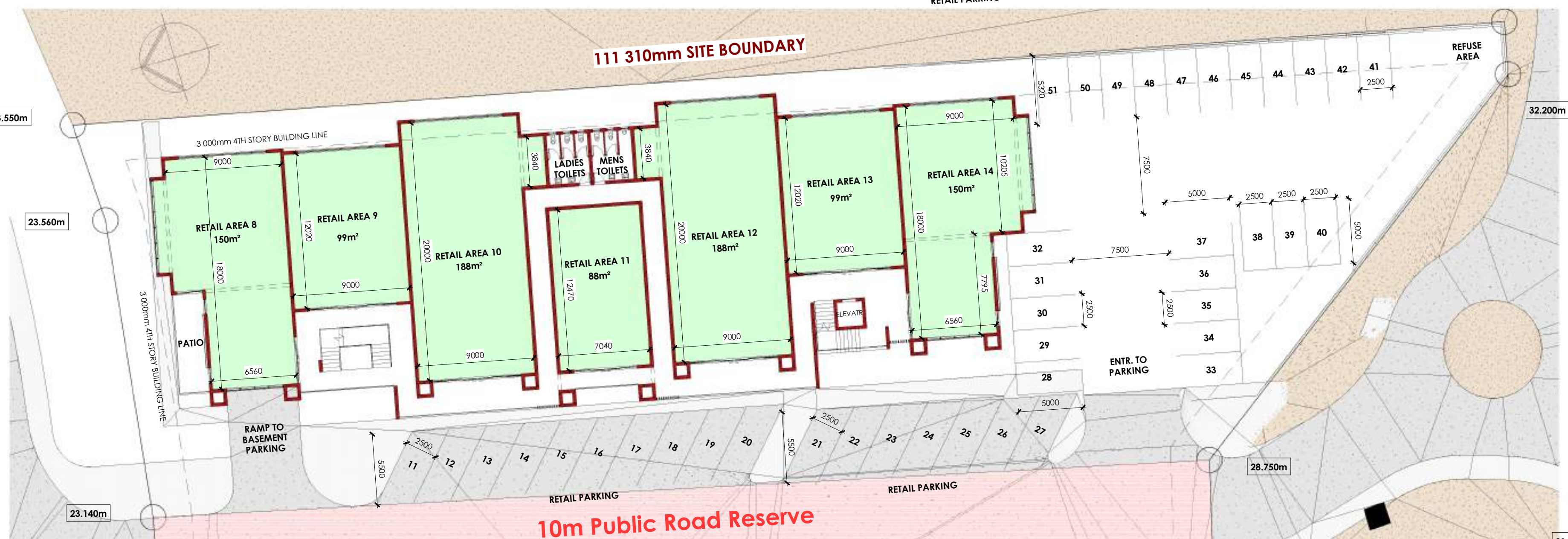
Residential Parking Requirements			
Phases	Bachelor	1 Bed	2 Bed
Phase 1	20	22,5	27
Phase 2	33,75	40	36
Phase 3	17,5	37,5	4,5
Phase 4	12,5	15	18
Total Required	83,75	115	85,5
Total Provided			284

I2S Parking Requirements	
Bachelor Units	1,25
1 Bedroom Units	1,25
2 Bedroom Units	1,5



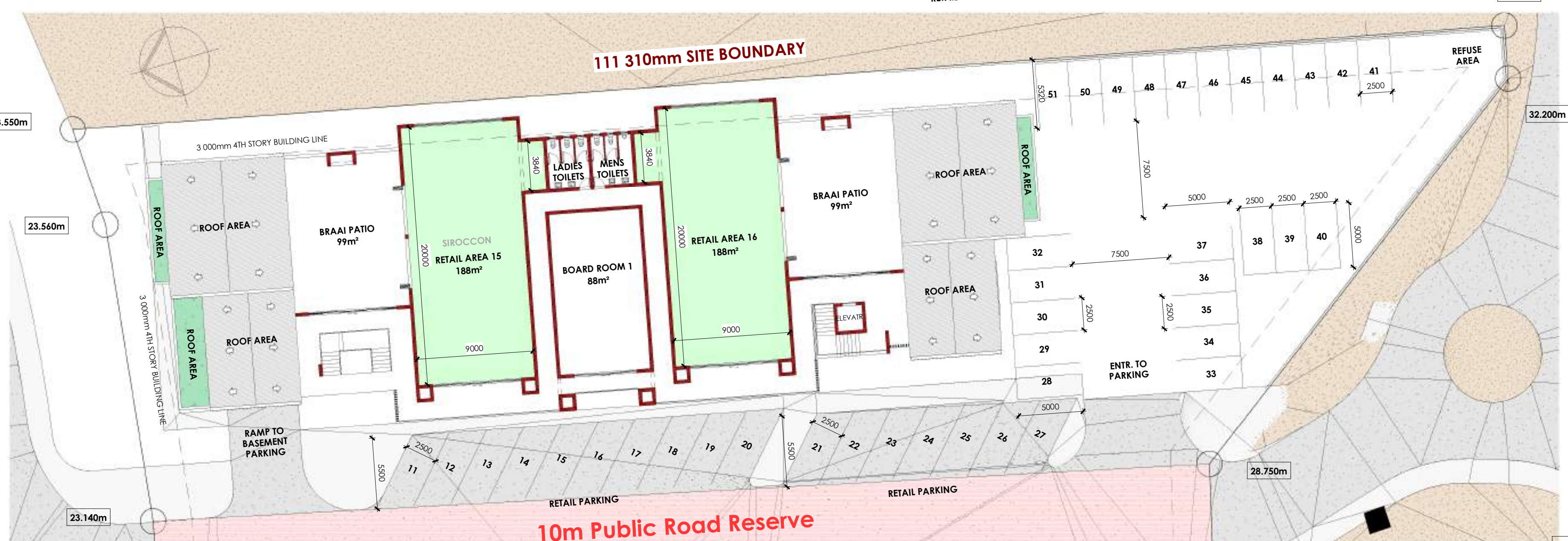
RETAIL BUILDING GROUND FLOOR

1 : 250



RETAIL BUILDING FIRST FLOOR

1 : 250



RETAIL BUILDING SECOND FLOOR

1 : 250

Residential Area Calculations			
Phase 1 Area Calculations			
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Pool & Entertainment Area	93,417
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Total Footprint (Covered)	3720,151
Total Combined Area	10487,466
Site	20846
Total Coverage	17,846%

Retail Area Calculations			
Retail Block Area Calculations			
	Total Units	Other Areas	Combined Totals
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	Footprint (Covered)		1428,718

Total Combined Retail & Residential	
Total Combined Area Covered	14287,237
Total Combined Footprint Covered	5148,869
Site	20846
Coverage	24,700%

PROPOSED NEW APARTMENT BLOCK FOR
PORTLAND BELEGINGS ON, ERF 10182
(C/O JON OLAFSON & MYKONOS)
LANGEBAAN

- RETAIL BUILDING 1

OWNER'S SIGNATURE:

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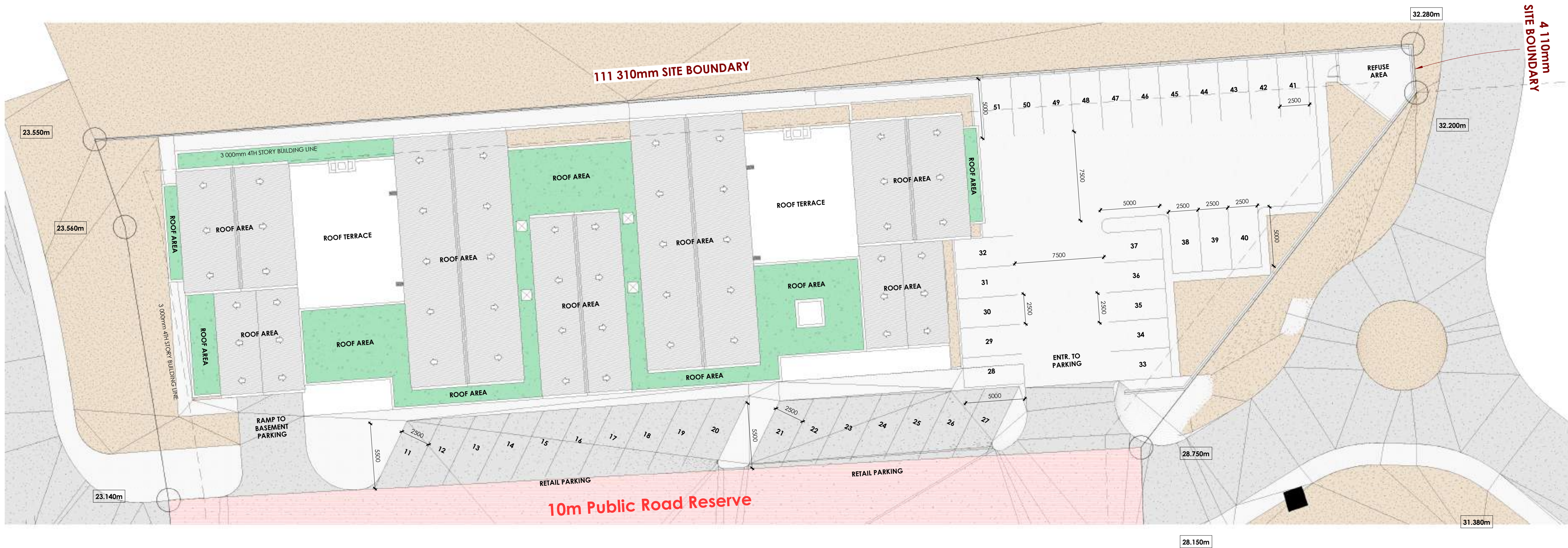
294 MAIN ROAD | PAARL

ABRÉ MARAIS
ARCHITECTS

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m : +27 (0)82 771 5902
e : halali@mweb.co.za
admin@amarchitect.co.za

PROJECT NR	SHEET NR	REVISION	DATE	SCALE	SHEET SIZE
10182/2024	SHEET 2 OF 4	33	09 July 2024	1 : 250	A1
DRAWN BY	L. DE KLERK	CHECKED BY	A. MARAIS	PROJECT STATUS	AESTHETIC PROPOSAL

HIGHEST POINT



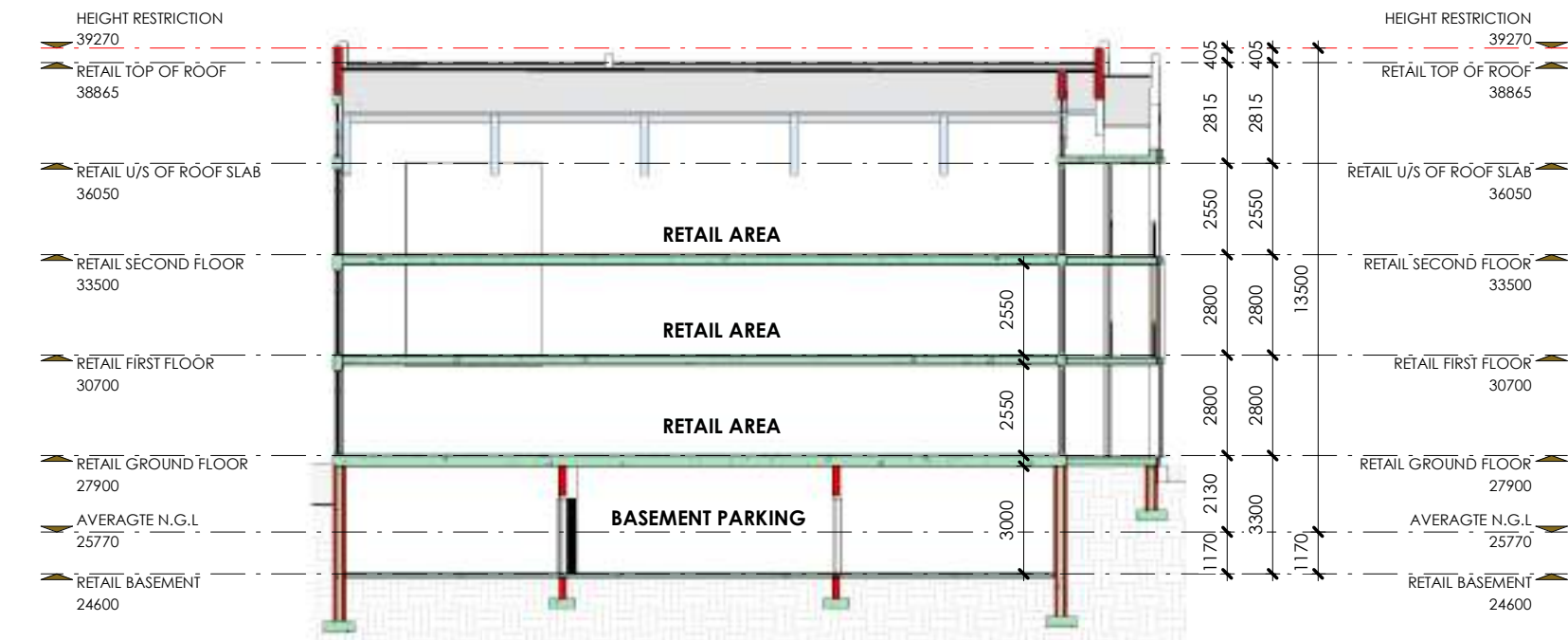
RETAIL ROOF PLAN
1 : 200



RETAIL BLOCK EAST ELEVATION
1 : 250



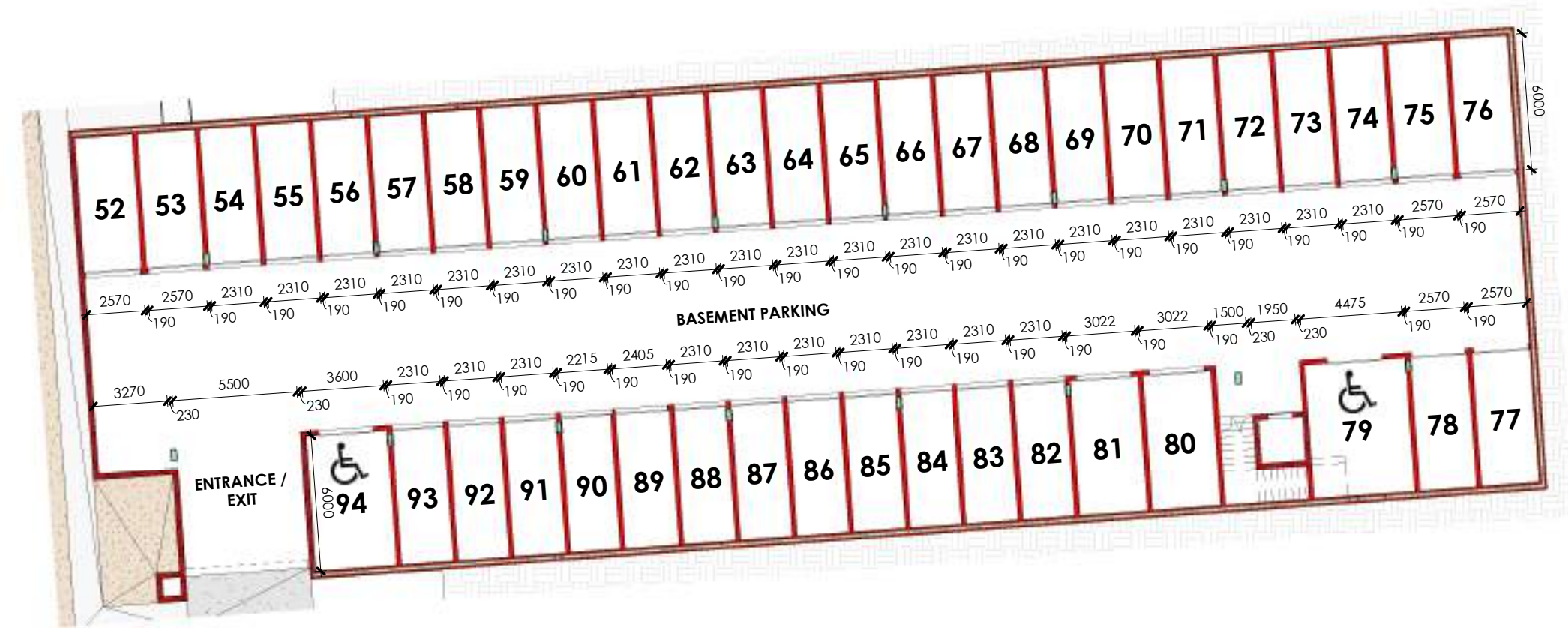
RETAIL BLOCK WEST ELEVATION
1 : 250



RETAIL BLOCK SECTION
1 : 200



SITE LAYOUT
1 : 2000



BASEMENT LEVEL
1 : 250

Residential Area Calculations			
Phase 1 Area Calculations			
	Total Units Area	Total Hallways Area	Combined Totals
Ground Floor	837,941	65,39	923,331
First Floor	908,205	67,655	975,86
Second Floor	908,205	67,655	975,86
	Total Phase 1		2875,051
	Footprint (Covered)		1001,178
Phase 2 Area Calculations			
	Total Units Area	Total Hallways Area	Combined Totals
Ground Floor	987,44	105,728	1093,168
First Floor	1022,176	80,47	1102,646
Second Floor	1022,176	80,47	1102,646
Third Floor	1022,176	80,47	1102,646
	Total Phase 2 (m²)		3298,46
	Footprint (Covered)		1142,349
Phase 3 Area Calculations			
	Total Units Area	Total Hallways Area	Combined Totals
Ground Floor	677,389	87,153	764,542
First Floor	713,208	68,438	781,646
Second Floor	713,208	68,438	781,646
	Total Phase 3 (m²)		2327,834
	Footprint (Covered)		810,437
Phase 4 Area Calculations			
	Total Units Area	Total Hallways Area	Combined Totals
Ground Floor	531,641	63,455	595,096
First Floor	603,312	45,492	648,804
Second Floor	603,312	45,492	648,804
	Total Phase 4 (m²)		1892,704
	Footprint (Covered)		672,77
	Pool & Entertainment Area		93,417
	Total Footprint (Covered)		3720,151
	Total Combined Area		10487,466
	Site		20846
	Total Coverage		17,846%
Retail Area Calculations			
Retail Block Area Calculations			
	Total Units	Other Areas	Combined Totals
Basement	0	1149,622	1149,622
Ground Floor	964,522	377,259	1341,781
First Floor	979,536	328,832	1308,368
Second Floor	375,014	340,102	715,116
	Total Retail Area		3799,771
	Footprint (Covered)		1428,718
Total Combined Retail & Residential			
	Total Combined Area Covered		14287,237
	Total Combined Footprint Covered		5148,869
	Site		20846
	Coverage		24,700%

PROPOSED NEW APARTMENT BLOCK FOR
PORTLAND BELEGINGS ON, ERF 10182
(C/O JON OLAFSON & MYKONOS)
LANGEBAAN

- RETAIL BUILDING 2

OWNER'S SIGNATURE:

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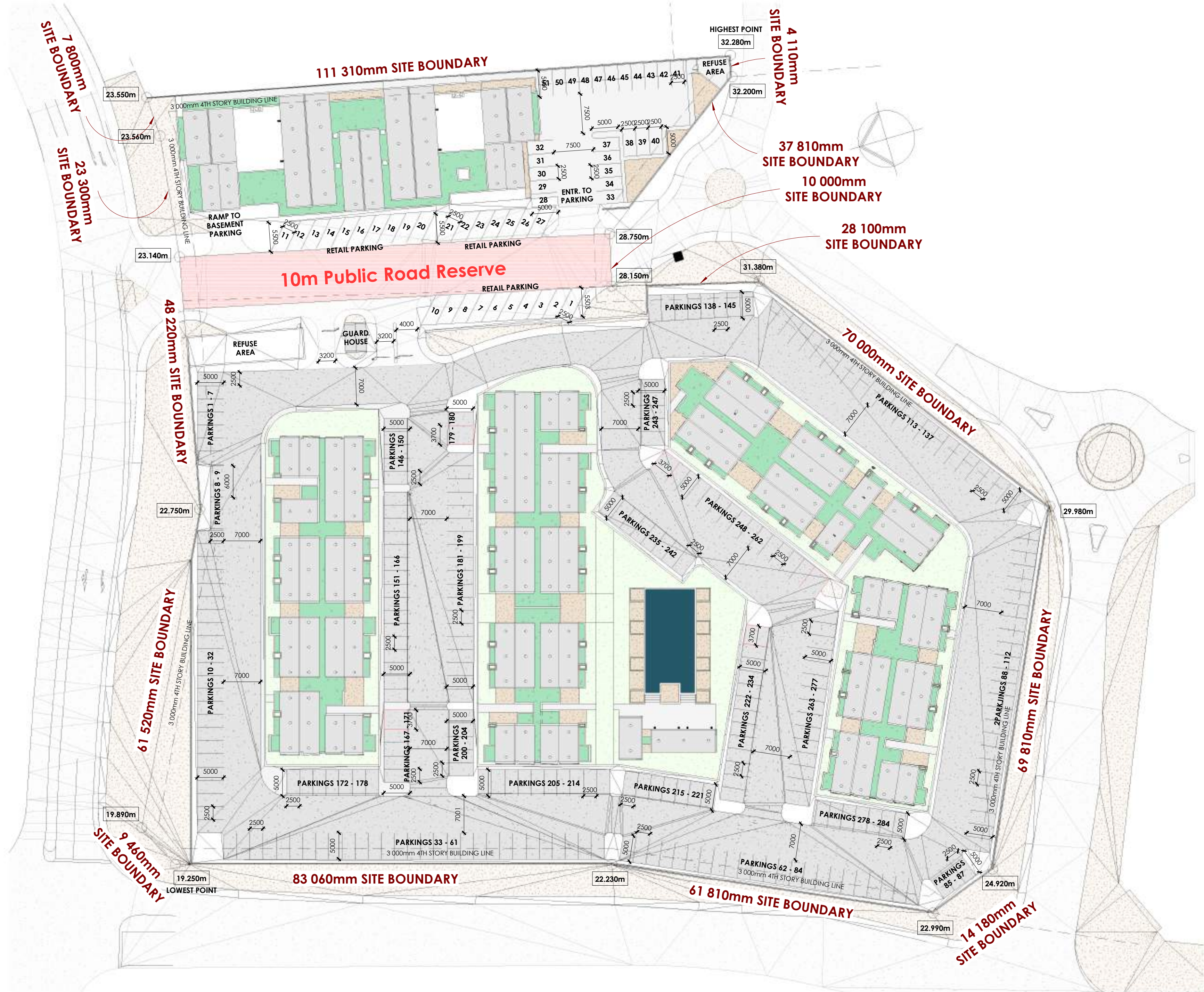


294 MAIN ROAD | PAARL

**ABRÉ MARAIS
ARCHITECTS**

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PROJECT NR	SHEET NR	REVISION	DATE	SCALE	SHEET SIZE
10182/2024	SHEET 3 OF 4	33	09 July 2024	As indicated	A1
DRAWN BY	L. DE KLERK	CHECKED BY	A. MARAIS	PROJECT STATUS	AESTHETIC PROPOSAL



ROOF PLAN
1 : 500

Residential Area Calculations			
Phase 1 Area Calculations			
	Total Units Area	Total Hallways Area	Combined Totals
Ground Floor	637,941	65,39	923,331
First Floor	908,205	67,655	975,86
Second Floor	908,205	67,655	975,86
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	Footprint (Covered)		1001,178

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Pool & Entertainment Area

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Total Footprint (Covered)

3720,151

Total Combined Area

10487,466

Site

20846

Total Coverage

17,846%

Retail Area Calculations			
Retail Block Area Calculations			
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Total Combined Retail & Residential

Total Combined Area Covered

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Site

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Coverage

24,700%

PROPOSED NEW APARTMENT BLOCK FOR
PORTLAND BELEGINGS ON, ERF 10182
(C/O JON OLAFSON & MYKONOS)
LANGEBAAN

- ROOF PLAN

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PROJECT NR	SHEET NR	REVISION	DATE	SCALE	SHEET SIZE
10182/2024	SHEET 4 OF 4	33	09 July 2026	1 : 500	A1
DRAWN BY	L. DE KLERK	CHECKED BY	A. MARAIS	PROJECT STATUS	
				AESTHETIC PROPOSAL	