ANNEXURE A.

Copy of previous land use approval

MUNICIPALITY OF MOSSEL BAY

FILE NO.: B.B.-18/MJ Engelbrecht **DATE : 15 November 2000**

TO : THE TOWN ENGINEER/TOWN TREASURER

FROM: THE TOWN SECRETARY

SUBJECT: REZONING AND SUBDIVISION : BARTOLOMEU COVE GOLF RESORT, PINNACLE POINT

With reference to the above it will be appreciated if you will note and execute C/R No. T245-11/2000 folio no. 322, 323, 324, 325 dated 14 November 2000, which reads as follows: (Please also consult the Annexures where applicable)

"1. That the rezoning and subdivision for the relevant portions of erven 2001 and 3438 Mossel Bay be approved for the purpose of developing a golf resort/tourist facility with the following limitations:

1.1 Development area

A maximum of 60ha of "hard" development. (This is in terms of the Deed of Sale concluded between the developer and the Municipality for the purchase of the property.)

A maximum of 120ha for the development of the recreational and landscaped areas. (The area is for the golf courses and driving ranges/warm up areas.)

1.2 Golf Courses

2 x 18 hole championship golf courses
2 x club houses
1 x golf academy
2 x driving ranges and warm up areas
1 x maintenance complex

1.3 Residential

A maximum of 500 residential units, existing of Individual title, group housing or Sectional Title units, which are to be, all subject to an architectural and erf development code and a Home Owners' Association.

1.4 Hotels

A maximum of 300 rooms in total. One or more establishments with either individual title or Sectional Title.

1.5 Facilities

Restaurants
Conference facilities
Entertainment facilities
Health & beauty facilities
Sports facilities
Tennis courts
Squash courts
Swimming pools
Bowling greens
Gyms etc.
Tourist facilities
Educational/Institutional facilities

2. That the approval given in 1 supra be subjected to the following:

2.1 The establishment of an environmental management committee (EMC) compiled of representatives of the Council, Cape Nature Conservation (CNC), environmental NGO's, the developer and his relevant consultants. The terms of reference for the EMC are to be approved by CNC and the Municipality.

2.2 The appointment of an environmental control officer (ECO) responsible to the EMC.

2.3 The compilation of the Environmental Management Plans (EMPs).

2.4 The developer shall be responsible for the costs of the EMPs, EMC and the ECO.

2.5 The following shall be scrutinised by the EMC prior to submission to the Municipality for approval:-

The Site Development Plan
Subdivision Plans
The EMPs for both the development phase and the subsequent operational phase of the development.
The golf course layouts
The architectural code or guidelines
The erf development code or guidelines
The Home Owners Association constitution and rules
Phasing plans
Plans relating to specific environmental issues or concerns, e.g. drainage
Building plans or the process to ensure compliance with the codes, guidelines and EMPs etc.

2.6 The upgrading, maintenance and public access to the St Blaize trail and sea for instance the traditional routes/fishing areas such as among others "Diepkloof".

2.7 The rehabilitation, development and public access to the leased conservation area.

2.8 The services shall be provided in terms of the Standard of Services Agreement concluded for the Pinnacle Point development and dated February 1999.

2.9 An affirmative procurement policy to be negotiated with the Council.

2.10 Any other conditions in the sale agreements, addendum and lease option.

2.11 The EMPs shall address, or make reference to:

The establishment of the environmental control mechanisms and processes, including the EMC & ECO
Phasing and the timing of phases
No-go areas
Construction traffic
Rescue, maintenance and replanting of suitable indigenous vegetation.
Mitigation measures
Eradication of alien vegetation
Rehabilitation of degraded areas

3. That concurrently with the starting of the construction also be commenced with the relocation or extension of the sewerage plant as per sales agreement.

TOWN SECRETARY

mk

AAN : DIE STADSEKRETARIS

VAN : _____

KENNIS GENEEM : _____

AFGEHANDEL : _____

SAL OPVOLG/KEERDATUM: _____

OPMERKINGS : _____

DATUM : _____

Geliewe afskrifte, indien benodig, vir u rekorddoeleindes, hiervan te maak.

ANNEXURE B.

Certificate of appointment of Liquidators

J465

DEPARTMENT OF JUSTICE

CERTIFICATE OF APPOINTMENT OF LIQUIDATORS

[Companies Act, No 61 of 1973 (as amended); Close Corporations Act, No.69 of 1984]

NO: C 865/2011

This is to certify that **CHRISTOPHER PETER VAN ZYL**
ZINTLE VATHISWA NGOGODO
MARC BRADLEY BEGINSEL and
BRYAN NEVILLE SHAW

are appointed Liquidator with the powers as set out in Section 386(1) (a) (b) (c) (e) and (f) subject to the provision thereto of Act No 61 of 1973 of the Company known as PINNACLE POINT RESORTS (PTY) LTD which has been placed under Liquidation by Order of High Court South Africa (Western Cape High Court, Cape Town), on 18 August 2011.

Signed at Cape Town on April 2012

MASTER OF THE HIGH COURT
CAPE TOWN
2012 -04- 18
KAAPSTAD
MEESTER VAN DIE HOË HOF

Asst. Master of the Western Cape High Court, Cape Town.

Date stamp

/

ANNEXURE C.

Power of Attorney & Company Resolution

PINNACLE POINT RESORTS PTY LTD (IN LIQUIDATION)

RESOLUTION

Resolution passed at the meeting of the Joint Liquidators held in CAPE TOWN on the 21st day of AUGUST 2014.

Resolved that CHRISTOPHER PETER VAN ZYL in his capacity as JOINT LIQUIDATOR be and is hereby authorized to do whatever may be necessary to give effect to this resolution and to enter into and to sign such documents necessary to proceed with the applications as specified hereunder on behalf of the Company/ Partnership/ Trust/ Close Corporation with such modification as he/ she in his/ her sole discretion shall deem fit, his/ her signature to be conclusive proof that the documents which bear it are authorised in terms hereof.

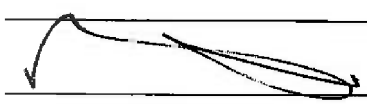
DESCRIPTION OF PROPERTY:

Mossel Bay Erven 19309-19311 & 19131-19314 (Portions of Erf 18173 Mossel Bay)

NATURE OF APPLICATION:

REZONING & CONSENT USE

SIGNATURE OF JOINT LIQUIDATORS:

NAME:	SIGNATURE:
CHRISTOPHER PETER VAN ZYL	
ZINTLE VATHISWA NGOGODO	
MARC BRADLEY BEGINSEL	
BRYAN NEVILLE SHAW	

SPECIAL POWER OF ATTORNEY

We, **CHRISTOPHER PETER VAN ZYL, ZINTLE VATHISWA NGOGODO, MARC BRADLEY BEGINSEL AND BRYAN NEVILLE SHAW**, the undersigned,

---

do hereby nominate, constitute and appoint
MARIKE VREKEN - TOWN AND REGIONAL PLANNERS
with power of Substitution to be *my/our lawful representatives in *my/our application for:

REZONING & CONSENT USE

on

Mossel Bay Erven 19309-19311 & 19131-19314 (Portions of Erf 18173 Mossel Bay)

In addition to apply for such amendments of any zoning schemes / structure plans as may be deemed necessary and to make other necessary application and further to represent *me/us at any inquiry in relation to the abovementioned matters and generally do whatever may be necessary or desirable to procure the approval of the application, by virtue of those present and whatever our said representative have to date done herein.

Signed at CAPE TOWN on this 21ST day of AUGUST 2014

SIGNED: .....

SIGNED: .....

SIGNED: .....

In the presence of the undersigned witnesses:

AS WITNESSES:

1. .....

2. .....

ANNEXURE D.

Application Form

MOSSEL BAY MUNICIPALITY
P O Box 25
Mossel Bay
6500

Tel No: +27(44) 606 5000
Faks No: +27(44) 606 5062
e-mail: admin@mosselbay.gov.za
www.mosselbaymun.co.za

APPLICATION FOR CHANGE IN LAND USE IN TERMS OF THE LAND USE PLANNING ORDINANCE, 1985 (ORDINANCE 15 OF 1985)

(Please read the **INSTRUCTIONS** attached hereto prior to completing the application form)
(***Mark applicable with X***)

APPLICATIONS		***FEES***
	CONSENT USE - in terms of Regulation 4.6 of Provincial Notice (PN) 1048/1988 (section 8 Scheme Regulations) / Regulation 2.4.4 (Mossel Bay & Hartenbos Scheme Regulations) / Regulation 4.12 (Kwanonqaba Scheme Regulations).	**R950-00**
	DEPARTURE - in terms of section 15(1(a)(i) of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), hereinafter referred to as the Ordinance.	**R1200-00**
	TEMPORARY DEPARTURE - in terms of section 15(1)(a)(ii) of the Land Use Planning Ordinance, 1985.	**R1200-00**
	REZONING TO SUBDIVISIONAL AREA - in terms of section 17 of the Land Use Planning Ordinance, 1985, as required in section 22(1)(a) of the said Ordinance.	**R1650-00**
	REZONING - in terms of section 17 of the Land Use Planning Ordinance, 1985 ***(WHICH DOES NOT COMPRISE A REZONING TO SUBDIVISIONAL AREA)***.	**R1650-00**
	SUBDIVISION - in terms of section 24 of the Land Use Planning Ordinance, 1985.	**R1200-00** + **60/erf above 10 erven**
	AMENDMENT OF CONDITIONS OF APPROVAL - in terms of section 42(3) of the Land Use Planning Ordinance, 1985.	**R1650-00**
	EXTENSION OF APPROVAL PERIOD - in terms of the applicable sections of the Land Use Planning Ordinance, 1985.	**R820-00**
	AMENDMENT OF URBAN EDGE - in terms of Municipal Structures Act No 32 of 2000.	**R2480-00**

NOTE:

- ***These application fees are not refundable should the applicant be unsuccessful.***
- ***Applicant is personally liable for advertisement costs in respect of publication of the application in the local press and the Provincial Gazette.***

1. PERSONAL DETAILS OF APPLICANT

1.1 Name of Applicant : Marike Vreken Town Planners .....

Address : 21 Trotter Street./ PO Box 2180.....

Knysna.....

..... Postal Code : 6570...

Tel No : .044 382 0420 Cell phone No : ..082-927-3510.....

Fax No : 044 382 0438 E-mail: marike@vreken.co.za.....

1.2 Is the Applicant also the registered owner of the property concerned? | | **NO** |

If not, attach Power of Attorney from the registered owner/s to the application. This is also applicable if the person who is applying is still in the process of acquiring the land unit and if the land unit is owned by a company.

1.3 Name/s of registered owner/s : ..... Pinnacle Point Resorts (Proprietary) Limited.....

.....

1.4 Is the property encumbered with a bond? | YES | |

If so, attach the authorisation of the bond holder to the application.
Have applied – will be provided in due course

2. DETAILS OF THE LAND UNIT

2.1 Registered description of the property (as per Title Deed/s): .....

Erven 19309; 19310; 19311; 19313 & 19314 portions of Erf 18173 (a Portion of Erf 15391) Mossel Bay in the Mossel Bay Municipality, Division of Mossel Bay, Province of the Western Cape

2.2 Number and date of Title Deed/s : .. T 104463/2005.....

2.3 Street Address : ..... Pinnacle Point.....

2.4 Town / Area : .....Mossel Bay.....

2.5 Property size : .....

Erf 19309:	831m²
Erf 19310	887m²
Erf 19311	809m²
Erf 19313	742m²
Erf 19314	786m²

2.6 Existing use and improvements : .....Vacant.....

2.7 Current zoning : .....Single Residential Zone.....

2.8 Are any departures applicable to the land unit in terms of section 15 of the Ordinance?

	NO

If so, provide full details :

.....

.....

.....

3. DETAILS OF THE APPLICATION

3.1 Nature of application (complete only applicable):

a. Rezoning from …Single Residential Zone……. To "Business Zone & Private Open Space… in terms of **Mossel Bay** Zoning Scheme Regulations (underline).

b. Consent Use for the purposes of ……Place of Assembly……..

……..

c. Departure in order to ……..

……..

If this is a departure application for a temporary change in land use on the property, please explain why rezoning is not considered and motivate the proposed time period of the departure.

.....

.....

.....

d. Subdivision into ……..... portions.

e. Other (specify) ……..……

.....

……..

3.2 The size of the structure / property / portion of property which will be used for the purpose must be indicated.

2544m²	

3.3 The following documentation must be attached to this application form (tick the relevant square). You need to provide reasons if any of the documents listed below have been omitted. The Municipality of Mossel Bay reserves the right not to take the application in receipt if it is not complete.

……

……

……..

		YES	NO
1.	Proof of payment of application fee	**X**	
2.	Copy of Title Deed and/or a Conveyancer's Certificate (if applicable);		**X**
3.	Mortgagee's (Bank/Bond holder) Consent (if applicable);	**X**	
4.	Power of Attorney (if the applicant is not the registered owner);	**X**	
5.	Landmeter-Generaal Erf diagram	**X**	
6.	Plans and Maps (see minimum guidelines in paragraph 5 of the application instructions); *(3 copies)*	**X**	
7.	Site Development Plan (A4 of A3 size with contours, if applicable), *(3 copies);*	**X**	
8.	* Comprehensive motivation report; *(3 copies)*	**X**	
9.	Certified 1:50 year flood-line certificate (if applicable);	**N/A**	
10.	Confirmation that an application in terms of the National Heritage Resources Act, 1999 is not required (if requested).		
11.	Confirmation that an application in terms of the National Environmental Management Act, 1998 is not required (if requested).		

** Motivation (Attach a comprehensive **printed** motivation report). The following is especially important (also see the guidelines for a motivation report in paragraph 6):*

- *If the proposal is in accordance with the existing planning and the surrounding land uses of the area;*
- *The influence of the proposal on the surrounding area;*
- *The influence of the proposal on the traffic and/or parking of the area;*
- *The influence of the proposal on surrounding facilities such as schools, open spaces and other community facilities if the application leads to an increase in the residents of the area;*
- *The influence of the proposal on the existing character of the area and the rights of residents with regard to property values, privacy, view, sunlight, etc.;*
- *The provision of services.*

4. RESTRICTING FACTORS

4.1 Are there any conditions in the Title Deed/s in respect of the land unit/s, which may have an effect on this application and which should be lifted in terms of the Removal of Restrictions Act, 1967 (Act 84 of 1967). (A conveyancer's certificate can be requested by this Municipality).

	NO

If so, specify the restriction as per Title Deed:

.....

.....

Attach a copy of the Title Deed/s (A conveyancer's certificate can also be submitted).

4.2 Are there any other restricting factors to your knowledge that can have an impact on the proposed change in land use?

	NO

If so, specify the restrictions:

.....

.....

5. POSSIBLE REFERRAL TO OTHER BODIES

5.1 Is any portion of the land unit subject to tidal flow or situated under the high water mark?

	NO

If so, furnish details:

.....

.....

5.2 Is any portion of the land unit situated in a flood-plain of a river under the 1 in 50 year flood-line or subject to any floods?

	NO

If so, furnish details (also refer to section 169A of the Water Act, 1956 (Act 54 of 1956)):

.....

.....

5.3 Are there any other restrictions of which you are aware, that have not been mentioned above?

	NO

If so, furnish details:

.....

.....

5.4 Is the Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970) applicable to the application?

	NO

5.5 Does the land unit border onto the area of jurisdiction of another local authority or does any other local authority have an interest in this application?

	NO

If so, state the name of the local authority and its interest in the application:

.....

…….....

5.6 Does the land unit abut on any national, trunk, main or divisional road or such proposed road?

	NO

If so, furnish full details (stating status of road and full legal width):

.....

.....

5.7 Does the land unit abut on or is it affected by a railway line, station or an airport?

	NO

If so, furnish details:

…….....

.....

5.8 Are there any conservation-worthy buildings / graves / rock engravings / archaeological finds / heritage significant structures on the property, including those that have not been declared national monuments?

	NO

If so, furnish details:

…….....

.....

5.9 Are there any indigenous or mature trees on or in the immediate vicinity of the property / in the road reserve abutting the property that may need to be removed?

	NO

If so, furnish details:

…….....

.....

5.10 Are there any other approvals or authorisations that may need to be obtained from any other authority, statutory body or organ of state before this application can be finalised?

YES	NO

If so, furnish details:

……..

...Approval in terms of the National Heritage Resources Act, Act 25 of 1999.....

... Approval in terms of the National Environmental Management, Act 7 of 1998.....

I, the undersigned, certify that the information appearing in this form and annexures are correct and complete and that I understand the application.

FULL NAME : Marike Vreken…….....

SIGNATURE :  .....

DATE : 2014-10-01.....

MOSSEL BAY MUNICIPALITY
P O Box 25, Mossel Bay, 6500
Tel No: +27(44) 6065000 Fax No: +27(44) 6065062
e-mail: admin@mosselbay.gov.za

GUIDELINES FOR THE SUBMISSION OF LAND USE APPLICATIONS

APPLICATION INSTRUCTIONS

These instructions must be read **before** completing the application form.

1. General Remarks

1.1 Unless the applicant requests otherwise, all correspondence regarding this application shall be in the language in which the application form has been completed.

1.2 Applicants' attention is drawn specifically to the Parliamentary Commission of Inquiry into Township Establishment and Related Matters (Venter Commission) accepted by the Cabinet, in terms of which :

1.2.1 Incorrect and incomplete applications must be returned to the applicant forthwith as such applications cause delays and are also unfair towards those developers who compile their applications properly.

1.2.2 Developers themselves must be more directly involved in their applications and must ensure that their own staff or bodies that act on their behalf do not delay the process unnecessarily.

1.2.3 Applicants must note that until such time that an approval has been granted in writing, any correspondence or discussions pertaining to this application must not be regarded as an indication that it will in fact be approved and does not bind the Premier or local authority in any way.

1.2.4 The Premier reserves the right to have an approval declared null and void if it is based on wrong information supplied by an applicant. Applicants must therefore ensure that all information about restricting factors that could influence the application.

2. Submission of Application

2.1 An application applicable to a land unit situated within the administrative boundaries of Mossel Bay Municipality must be submitted in triplicate (3) together with all the required Annexures. If the land is to be incorporated within the area of jurisdiction of another municipality, the application form must also be submitted to the municipality concerned.

2.2 The regulations promulgated in terms of section 47(1) of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) require that all information furnished by the applicant shall be correct and sufficient to make consideration of the application possible.
Thus, the following documents should accompany all land use applications:

i. Surveyor-General Erf Diagram;
ii. Copy of Title Deed and/or a Conveyancer's Certificate (if applicable);
iii. Mortgagee's (Bank/Bond holder) Consent (if applicable);
iv. Power of Attorney (if the applicant is not the registered owner);
v. Plans and maps (see guidelines in paragraph 5 of these instructions);
vi. Site Development Plan (A4 of A3 size with contours, if applicable);
vii. Comprehensive motivation report (see minimum guidelines in paragraph 6 of these instructions);
viii. Certified 1:50 year flood-line certificate (if applicable);
ix. Confirmation that an application in terms of the National Heritage Resources Act, 1999 or the National Environmental Management Act, 1998 is not required (if requested).

3. Public Participation and External comments

The applicant is responsible for the advertisement of the application and the distribution thereof to neighbours surrounding the application site and also to external bodies. Such public participation process can only commence once the Mossel Bay Municipality has taken receipt of the application and shall be done in the format prescribed as will be supplied by the Municipality after submission.

It is the responsibility of the applicant to ensure that copies of any comments or representations submitted to their offices, are submitted to the Municipality by the expiry date.

4. Continued Liaison with Other Bodies

Where new facts or information becomes available during the processing of an application / where the prescribed comments were not obtained by the applicant / if incorrect information has been placed in the advertisements, the Municipality may, at the expense of the applicant, circulate the application further / re-advertise the application, in which instance the time frame for comments / objections will be re-determined.

5. Plans and Maps

The following plans and maps, together with the information mentioned below, must accompany the application:

5.1 Regional Map

If the land unit, in respect of which the application is being made, lies beyond the boundaries of a municipal area, a legible A3 or A4 size copy of the 1:50 000 topo-cadastral map series for the area, on which the following details are indicated, must be submitted:

i. True north, legend and the title “Regional map”;
ii. The number of the relevant topo-cadastral map;
iii. The boundaries of the relevant land unit must be clearly outlined;
iv. Other relevant information.

5.2 Locality Map

All applications must be accompanied by one copy (or more, if there has been no liaison with other bodies) of a locality map in international paper sizes A4 or A3, preferably on a scale of 1:10 000 (if not possible, a scale of more or less the same size). If an orthophoto is available, a copy of this may serve as a locality map. The map must indicate the following details:

i. The scale, true north, legend and the title “Locality Map”;
ii. Erf boundaries with erf or farm numbers thereon;
iii. Size and location of the relevant portion;
iv. Street names and the location of existing buildings on the relevant land unit and on immediately adjacent land units;
v. Roads, with an indication of whether they are main, trunk, national or provincial roads;
vi. Local authority boundaries, nearest towns, etc.;
vii. Any physical restrictions on the land unit or surrounding land units which may affect the application;
viii. Other relevant information.

5.3 Land-Use Map

The rezoning application must be accompanied by three copies of a land-use map on A3 or A4 size paper, on which the following details are indicated:

i. The scale, true north, legend and the title “Land-Use Map”;
ii. All land uses surrounding the relevant land unit, within a radius of at least 300m;
iii. Provide plan with full legend to indicate land uses.

5.4 Layout Plan

A layout plan must be submitted on A3 or A4 size paper (preferably as small as possible) and in either 1:500; 1:1 000 or 1:2 500 scale and should indicate the following information:

i. The scale, true north, legend and the title “Layout Plan”, as well as the number of the plan (amendments to the plan must have subsequent numbers);

ii. Contours with differences in height of between 1m and 5m to beyond the layout boundary, as well as all areas steeper than 1: 4;

iii. Other physical restrictions that may affect the layout (e.g. cliffs, swamps, dunes, etc.);

iv. Existing buildings on the land unit and on immediately adjacent land units;

v. All trees on the land unit and in the road reserve;

vi. 1:50 year and 1:100 year flood-line, if applicable;

vii. Road layout on surrounding land units.

All applications for rezoning to a Subdivisional Area and all applications where the details of the application are important for the approval of the application (e.g. rezoning for hypermarkets, holiday resorts, group housing, industrial subdivisions, etc.) must be accompanied by at least one copy (or more, if there has been no liaison with other bodies) of a layout plan.

6. Motivation Report

A comprehensive exposition substantiating the **desirability** of the proposed change in land use must be attached. The extent of this report will vary from one application to the next, depending on the sensitivity of the environment and the size of the proposed development. The following guidelines must be followed when compiling such a report:

6.1 Desirability

The concept of “desirability” in the land use planning context may be defined as the degree of acceptability of the land use/s on the land unit/s concerned. Discuss the desirability of the proposed change in land use with reference to the following aspects:

i. Physical characteristics of the property

The expected effect of the proposed change in land use and any modification of the physical characteristics must be discussed. The physical characteristics include topography (slopes), geological formations, soil characteristics and depth of underlying rock formations, microclimate, vegetation (e.g. invader plants), flood plains and flood-lines, water tables, fountains, drainage patterns, unique ecological habitats and sensitive areas, existing filled-in areas and gravel, potential supporting capacity of the area, etc.

ii. Existing planning in the area

Discuss the degree of compatibility of the proposed change in land use with the existing planning in respect of the area using guide plans, structure plans, etc.

iii. Character of the surrounding area

Discuss the degree of compatibility of the proposed change in land use with the types of land uses in the surrounding area, the accommodation density (e.g. sizes of erf), historical, architectural or conservation worthy areas, natural

assets, number of community facilities, privacy of neighbours, street scenes, views, etc.

iv. The potential of the property

Discuss the potential of the property for other uses, e.g. agriculture (in an existing agricultural area) / conservation (of natural and urban environments) / mining (e.g. are there any economically exploitable minerals on the property?) / recreation (especially along the coast) and how the proposal will influence the potential.

v. The location and accessibility of the property

Discuss the accessibility of the property regarding the existing urban development, the main road network, and other infrastructure, as well as the effect of additional traffic, if any, on the environment. In the case of a rezoning to a Subdivisional Area, the availability of land units with similar characteristics and the expected pace of development of such units must also be discussed.

vi. Provision of services

Discuss the possibility of the provision of services (do you anticipate any problems?); what type of services will be provided; what the cost of providing such services will be and whether it will be desirable to provide such services (e.g. how it would affect the natural environment), possible pollution, etc.

vii. The construction phase of the proposal

Discuss the duration of the construction phase; whether any temporary structures will have to be erected (e.g. worker's camps); where construction materials will be obtained from (e.g. gravel quarries on the property); or whether any dunes will have to be flattened or the excavation, filling in of areas, removal of vegetation, etc., is envisaged and what the extent of this will be, where construction materials will be stored, and whether or not any damage to the natural environment can be remedied (e.g. by landscaping).

6.2 Form of the detailed Layout Plan

The amount of detail shown on the layout plan must correspond with that required for a delegation structure plan, and may differ from local authority to local authority, depending on the category under which the local authority falls. Irrespectively of the amount of detail, the form of the detail layout plan must be substantiated on the basis of the following aspects:

i. Inherent characteristics of the terrain

Discuss how the inherent physical characteristics of and man-made features on the terrain will be handled by basing the discussion on e.g. the existing infrastructure, uses of the surrounding land, restrictions like noise and air pollution, slopes, etc.

ii. Provision of community facilities and open spaces

Discuss the number, size and location of such facilities, the usability of open space, how open spaces will fit in with existing or planned open space structure, how much open space per 1 000 people is to be provided, etc.

iii. Road infrastructure

Discuss the hierarchy and widths of roads, the longitudinal and latitudinal slopes, the link-up with existing road infrastructure, the effect of the road network on other infrastructure (e.g. drainage, sewerage), the accessibility of various land units and the possible separation of pedestrian and motor traffic.

Iv. Local businesses and high density housing

Discuss the size and location of plots, the proposed zonings thereof, the effect of these proposed zonings on surrounding land units, traffic and the provision of open space.

6.3 Photographs

If possible, photographs of the area under application should be submitted to clarify certain aspects of the application.

7. Title Deed Conditions

A copy of the Title Deed/s of the property/properties must be submitted with the application.

8. Environmental Authorisation

Where a proposed development triggers activities listed in terms of the National Environmental Management Act, 1998 (Act 103 of 1998) (NEMA), as amended, authorisation must first be obtained from the Department of Environmental Affairs and Development Planning (Provincial Government: Western Cape) prior to the land use application being finalised.

9. Heritage Authorisation

Where a proposed development triggers activities listed in terms of sections 34 and 38(1) of the National Heritage Resources Act, 1999 (Act 25 of 1999), as amended, authorisation must first be obtained from Heritage: Western Cape (Provincial Government: Western Cape) prior to the land use application being finalised.

10. Approval from other Authorities or Statutory Bodies

The submission of this application does not exempt the applicant from obtaining the necessary approvals from any other authority or statutory body or organ of state and required in terms of any applicable legislation, regulation or standard.

11. Processing of Land Use Applications

In terms of the regulations promulgated in terms of the Land Use Planning Ordinance, 1985, the local authority is obligated to process a land use application (as delegated in terms of the General Structure Plan) **within a seven month period** from date of submission of said application, being the date that the application is deemed to comply with the minimum requirements as set out above. This period excludes any time that the application is advertised / where information is requested from the applicant / where authorisation or approval must first be obtained from another approving authority.

FURTHER ENQUIRIES CAN BE DIRECTED TO :

Town Planning Division: Mossel Bay Municipality
P O Box 25, Mossel Bay, 6500
Tel: 044-6065000 / Fax: 044-6905786
e-mail: admin@mosselbay.gov.za

ANNEXURE E.

Copy of Certificate of Registered Title

FOR FURTHER ENDORSEMENTS SEE
VIR VERDERE ENDOSSEMENTE SIEN 7

1813

Prepared by me

CONVEYANCER
OOSTHUIZEN H

FEE
R 95,00

4

B 0059774/2006
GEKANSELLEER
CANCELLED
REGISTRATEUR/REGISTRAR
26 JUL 2006
VIR
FOR

MORTGAGED

B 0013388/2005
23 DEC 2005
REGISTRATEUR/REGISTRAR

T 0001044637/2005

CERTIFICATE OF REGISTERED TITLE
Issued under the provisions of Section 43 of the
Deeds Registries Act 1937 (No 47 of 1937)

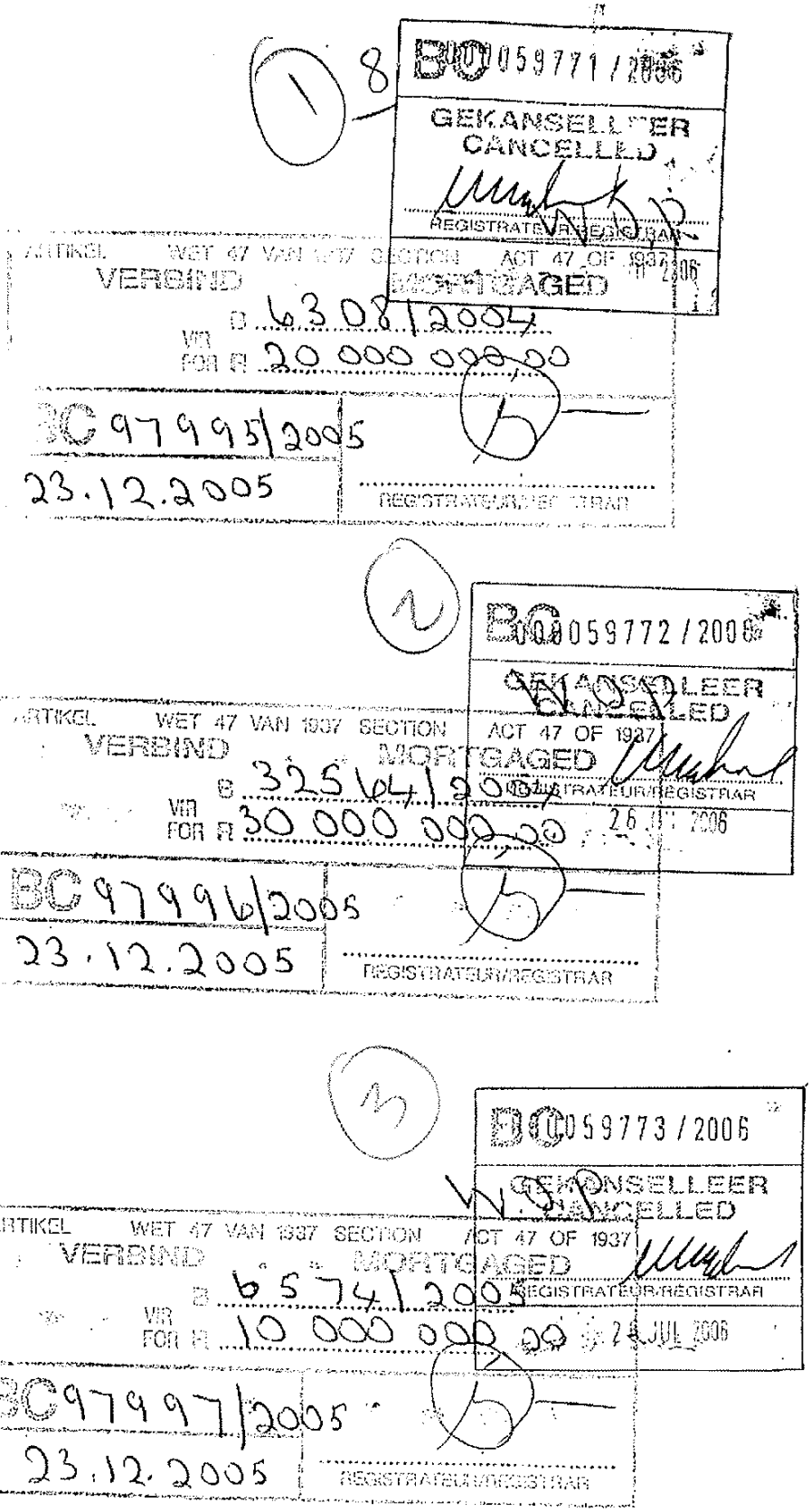
WHEREAS

PINNACLE POINT RESORTS (PROPRIETARY) LIMITED
NO. 1996/003357/07

has applied for the issue to

PINNACLE POINT RESORTS (PROPRIETARY) LIMITED
NO. 1996/003357/07

of a Certificate of Registered Title under the provisions of Section 43 of the Deeds Registries Act, 1937, in respect of the undermentioned land, being portion of the land registered in its name under Deed of Transfer No. T7646/2004;



FOR FURTHER END

SEE PAGE 9

NOW THEREFORE, pursuant to the provisions of the said Act, I, the Registrar of Deeds at CAPE TOWN do hereby certify that the said:

PINNACLE POINT RESORTS (PROPRIETARY) LIMITED
NO. 1996/003357/07

its Successors in Title or Assigns, are the registered owners of certain property:

ERF 18173 (a portion of ERF 15391) MOSSEL BAY
IN THE MOSSEL BAY MUNICIPALITY, DIVISION OF MOSSEL BAY
PROVINCE OF WESTERN CAPE

IN EXTENT: 2,7224 (TWO comma SEVEN TWO TWO FOUR) hectares

AS WILL MORE FULLY APPEAR from Diagram S.G. No. 4123/2005 and held by Deed of Transfer No T7646/2004

I. **AS REGARDS** the figure 1Y A 2a 1z as depicted on Diagram S.G. No. 4123/2005 annexed hereto:

A. **SUBJECT** to the following conditions referred to in Mossel Bay Freeholds No. 3-12/1917:-

I. .....

II. That all roads and thoroughfares over the land, whether or not described in the plan or diagram, thereof, shall remain free and uninterrupted unless closed, diverted, or altered by competent authority.

WOP

VERBIND	MORTGAGED
VIR FOR R 165 000 000,00	
B 000074916 / 2006	
26 JUL 2006	REGISTRATEUR/REGISTRAR

ENDOSSEMENT KRAGTENS ART. 40 (1) VAN WET 47 VAN 1937	ENDORSEMENT BY VIRTUE OF SECT. 68 (1) OF ACT 47 OF 1937
PERSOONLIK SERWITUUT IN VOORWAARDE OP BLADSY ENDORSEMENT GEDATEER HET VERVAL.	THE PERSONAL SERVITUDE IN CONDITION II B ON PAGE 5 ENDORSEMENT DATED HAS LAPSED.
B 000021486 / 2013	
2013 -05- 10	REGISTRATEUR/REGISTRAR

In terms of Sect 37(2) Act 8/1997 the ~~aforementioned~~ Gen Plan 4124/2005 has been amended, substitution of erven 18174 - 18200 - ~~19308~~ into 19308 - 19327 vide Plan 165/2007 vide I 6688/2008hg

Deeds office
Cape Town

Registrar of Deeds

G

PROD DEEDS REGISTRATION SYSTEM - CAPE TOWN DATE : 20140210 TIME : 11:03:10.3 PAGE : 1
PREPARED BY : DRS08011 - MURIE LORRAINE

PROPERTY DETAILS PRINT FOR PORTION 0 (R/E)
ERF NO 18173
TOWNSHIP MOSSEL BAY
REG DIV MOSSEL BAY RD

PROVINCE WESTERN CAPE
PREV DESCRIPTION
DIAGRAM DEED NO T104463/2005
EXTENT 800 DUM
CLEARANCE MOSSEL BAY MUN

FIRM NR : 999
FIRM NAME : AKTEKANTOOR KAAPSTAD
FILE NR : PREP
FEE AMOUNT: R .00

ORIGIN REASON ORIGIN PROPERTY
SUBDIVISION FROM MOSSEL BAY , 15391 , 0 (R/E)
INTERDICTS CASE NUMBER CASE DATE/TITLE NR NOTED ON
I-3406/2006LG 20060711
I-6688/2008LG 20080813

Cert. Plan ext. = 2,7224 Hg.
Plan amended creation 1938 - 1947.

DOCUMENTS HOLDER & SHARE AMOUNT O/P/A SCAN/MICRO REF MMDD
B74916/2006 INVESTEC BANK LTD R165000000.00 20110421090253 0726
GENERAL PLAN TO ERF:18174-18200 G/P:4124/2005 0131

OWNER DETAILS

FULL NAME & SHARE	PURCH DATE	AMOUNT/REASON	O/P/A	IDENTITY	TITLE DEED	MMDD	SCAN/MICRO REF
PINNACLE POINT RESORTS PTY LTD		ORT		1996003357O7	T104463/2005	1223	20131220080923

* O/P/A - O - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

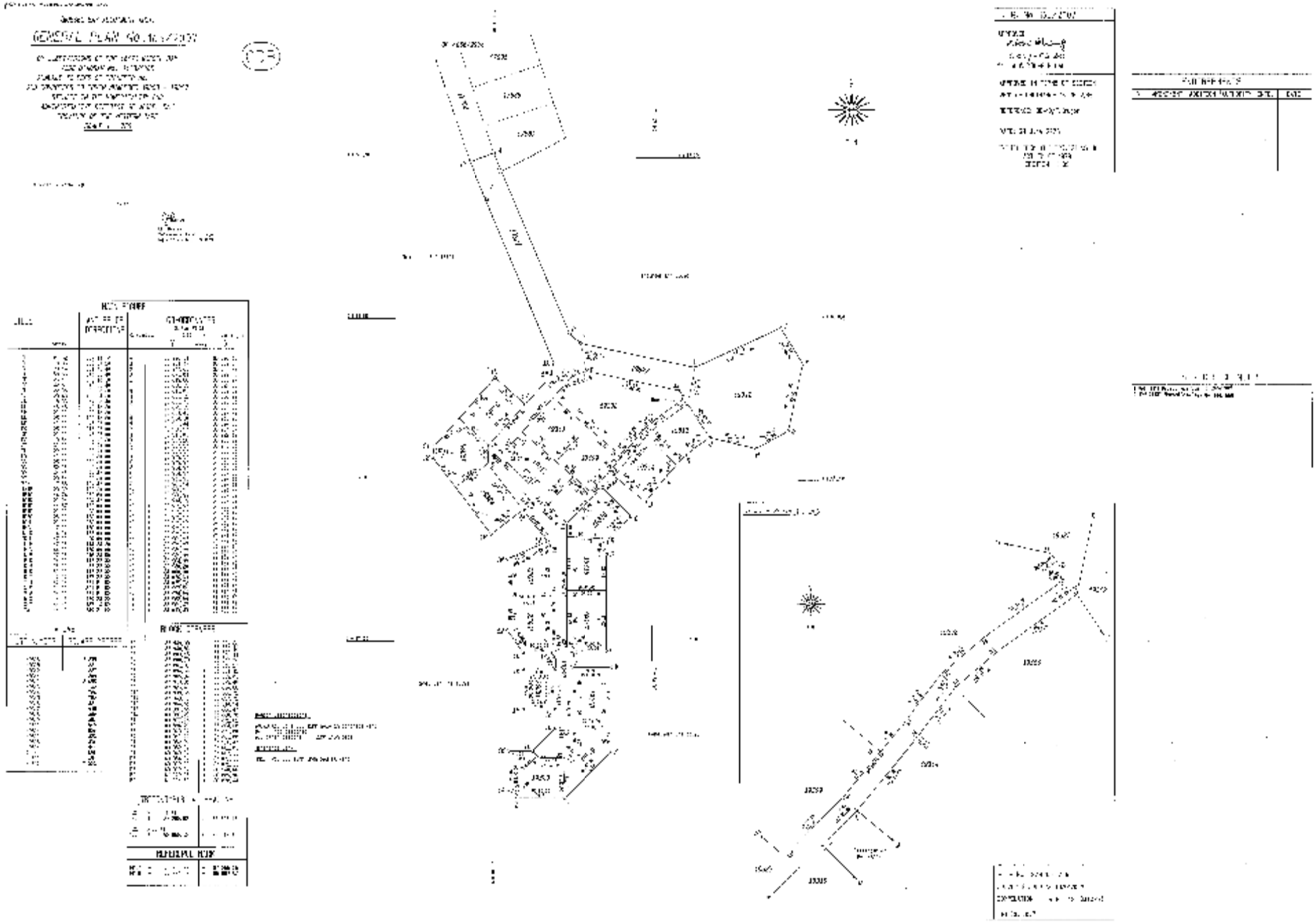
** PLEASE NOTE : THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.
FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

* * * END OF REPORT * * *

ANNEXURE F.

Copy of General Plan 165/2007

165/2007



ANNEXURE G.

Civil Services Report

PINNACLE POINT BEACH AND GOLF RESORT

PINNACLE POINT
BEACH AND GOLF RESORT

G 701 Rev 01

SEPTEMBER 2014

EMPLOYER :

PINNACLE POINT HOME OWNERS ASSOCIATION
MOSSEL BAY

CONSULTING ENGINEER :

Cobus Louw Pr. Eng.
PROFESSIONAL ENGINEER

P. O BOX 1247
HARTENBOS
6520
TEL : (044) 692 0441
FAX : 0866192839
E-MAIL:cobuslouw@absamail.co.za

PROPOSED DEVELOPMENT ON ERF 19313, 19314 AND 19315 PINNACLE POINT MOSSEL BAY

G 701

TABLE OF CONTENT

ATTACHMENTS

Civil Engineering Laboratory Results

Plan G 701-1 Proposed services layout

PROPOSED DEVELOPMENT ON ERF 19313, 19314 AND 19315 PINNACLE POINT MOSSEL BAY

G 701

CIVIL ENGINERING SERVICES

1. INTRODUCTION

Cobus Louw Professional Engineer was appointed by Pinnacle Point Home Owners Assosiation to prepare the necessary Civil Engineering Service Report for the proposed development on erven 19313, 19314 and 19315 at Pinnacle Point Beach and Golf Resort. The development will consist of a new building of 2545m² with a footprint area of 1190m². The building will consist of a basement -, ground – and first floor level. The building will make provision for golf cart parking area, entertainment facilities and some offices.

This report is prepared in accordance with standards set by the "Guidelines for the Provision of Engineering Services and Amenities in Residential Township Development".

2. LAND USE

2.1 Site Development Plan

Mossel Bay Erven 19309-19311: Rezoning from Single Residential Zone to Private Open Space

Mossel Bay Erven 19313 & 19314: Rezoning from Single Residential Zone to Business zone with consent use to use the properties as a place of assembly.

3. EXISTING SERVICES

3.1 Water

The bulk water supply to the development will be from the existing water network supplying the existing Pinnacle Point Club house and the erven as currently zoned as single residential erven.

3.2 Sewerage

The proposed development will be serviced via the existing sewer pipe line on the Southern boundary of the development. This sewerage pipeline was designed to service the current erven as zoned as single residential erven.

3.3 Access and Roads

Access to the existing Pinnacle Point Club House will be used.

3.4 Storm water

An existing storm water network exists around the current Pinnacle Point Club House. The outflow is on the Southern side of the Club House.

The area is naturally drained to the Southern direction.

4. IN-SITU GROUND CONDITIONS

4.1 Civil Engineering Laboratory results

4.1.1 Dynamic Cone Penetrometer Test (DCP)

The DCP is used as a rapid means of assessing the sequence, thickness and in-situ bearing capacity of the unbound layers and underlying subgrade that comprise the in-situ material.

A Total of 5 DCP text has been spreaded over the proposed development area. A refusal of penetration at a depth varies from 300 to 950mm below natural ground level did occur. Meaning that the underlying material is of a rock type of material with a good bearing capacity depending of the type of material.

4.1.2 Profile Test Pits

Two profile test pits has been profiled. The refusal results of the DCP test has been confirmed at a depth of 500 – 700mm below natural ground level by a petrified limestone layer.

The petrified limestone layer will provide a stable foundation subgrade for the proposed building.

4.1.3 Foundation Indicator

Two foundation indicators have also been done. The foundation indicator provides an indication of the percentage clay and activity of the clay if any. In both the case no clay is present with a plasticity index (PI) of 0.

4.2 Conclusion

Taking the above mention laboratory results into consideration, the in-situ petrified limestone will provide sufficient bearing capacity to ensure stable foundation conditions.

5. PROPOSED CIVIL ENGINERING SERVICES

5.1 Water

The existing water connections to every single residential erf will be disconnected and a single Ø50 mm connection with a bulk water meter will be provided if a bulk meter to the existing club house does not exist.

- An average domestic consumption of 1 000 ℓ/m²/day has been used.

- This development is been categorised as a Low-risk Group 1 area. The fire flow requirement is 900ℓ/min/hydrant with hydrant spaced not further than 240m apart. The minimum residual head during peak fire flow conditions is 7m.
- All external valves will be of the AVK-type anti-clockwise closing.
- Fire hydrant 63mm inlet left-hand closing with London round thread with cast iron cap and safety chain.

Daily water consumption

	Pre-Development	**Post-Development**
Average daily water consumption	0,21 ℓ/s	0,09 ℓ/s
Peak demand	1,68 ℓ/s	0,72 ℓ/s

General household recommendations

It is proposed that the proposed development be equip with the following water saving technology:

- **Dual Flush Toilets**

- **Low flow shower heads –** It is proposed that the residential units be equip with low flow shower heads, as these can not only reduce water consumption by up to 50%, but also the energy required for water heating by up to 50% (Eartheasy, 2008 - http://eartheasy.com/live_lowflow_aerators.htm). Low flow shower heads make use of either aerators or pulse systems to reduce the flow without compromising the quality of the shower. The choice of shower head is up to the home owner, but must have a flow of less than 7 liters per minute.

- **Low flow faucets -** Low flow faucets use aerators to reduce the flow of the water. These are either built into the faucet or added as an aftermarket product. The faucets in bathrooms should have a peak flow of less than 10 liters per minute.

- **Geyser and pipe insulation -** Apart from the savings in terms of energy as detailed above, insulating geysers and pipes save water, as shorter periods of running the tap to get hot water are required. Home owners must be required to install geyser and pipe insulation and this must be included in their building guidelines.

5.2 Sewerage

The sewerage from the proposed development will connect to the existing sewerage pipe network on the Southern boundary of the property.

The following design criteria have been followed:

- The internal sewerage reticulation will be designed to drain 100% of the development site.
- The average discharge is 800 ℓ//m²/day. Due to the proposed zoning of the new development it does not contribute to the peak flow calculations.
- An infiltration flow of 15%.
- A minimum velocity of 0,7m/s
- A minimum pipe diameter of 160mm and 110mm for house connections
- Precast concrete ring manholes spaced at a maximum distance of 90m with polymer covers.

Daily sewerage discharge generated by proposed development

Average daily sewerage	0,07 ℓ/s
15% Infiltration	0,08 ℓ/s

5.3 Access and Roads

Access to and from the development will be via the existing roads leading to the Club House. Additional parking is proposed on erven 19308, 19309, 19310 and 19311. New parking surfaces will be the same as the current asphalt standard.

5.4 Storm water

The storm water system forms an integral part of the structure plan. The system rest on three legs, the minor system, the major system and an emergency system. The minor storms are catered for in the pipe system while the major storms are routed through a linked system of road and public open spaces using attenuation techniques. The emergency system recognizes failure of the minor system by storms greater than provided for in the major system or in the event or malfunction of the minor system providing continuous overland flow routes as part of the major system to minimize flooding of residential areas.

The natural slope of the proposed development is in a Southern direction.

- The minor disposal system will flow to the current erf 19308 where underground disposal structures will be installed to act as energy dissipater and soak away system simultaneously.

- The major system will overflow into the existing storm water pipe system.

- The emergency system will flow overland in a Southern direction

The following table indicates the calculated stormwater runoff using the SCS method of stormwater runoff calculations:

Return period	Pre-development	Post-development
$Q_{1:2}$	10 ℓ/s	10 ℓ/s
$Q_{1:10}$	49 ℓ/s	51 ℓ/s
$Q_{1:25}$	67 ℓ/s	69 ℓ/s
$Q_{1:50}$	106 ℓ/s	112 ℓ/s

The following design criteria will be used

Minor System: 2 Year return period conveyed in an underground dissipater and soak away system

Major System: 20 Year return period. The difference be-tween the 2 year and 20 year to be conveyed in the existing storm water pipe system disposed South of the existing Club House.

- The minimum gradient for pipelines are designed to give a minimum velocity of 0,7 m/s with the pipe flowing full.
- The maximum velocity used is 3,5 m/s.
- Minimum pipe diameter is 375mm.

6. GENERAL

The proposed development will have a lesser effect on the storm water generation taking into consideration that the proposed hard surface of the proposed development is more than 30% less than the current allowable hard surfaced area.

		Pre-Development		Post-Develeopment
Erf Nr	Size - m²	40% Footprint	10% Hard surface	
19309	831	332	83	Parking
19310	886	354	89	Parking
19311	809	324	81	Parking
19313	742	297	74	Building
19314	742	297	74	Building
	4010	**1604**	**401**	
		2005		**2047**

For any further queries do not hesitate to phone Mr. Louw at 072 4233 208.

Yours truly,

JL LOUW Pr. Eng

CIVIL ENGINEERING LABORATORY RESULTS

RoadLab/MossLab JV

Civil Engineering Materials Laboratory

Bally Singel 7, Voorbaai, Mossel Bay
Posbus/P.O. Box 35, Hartenbos, 6520
Tel. : (044) 695 2387. Fax.: 086 689 7135
e-pos/e-mail : mwjacovr@mweb.co.za

Job no:	M6639	Order no:	-	Date:	30-Jul-14

Client:	Cobus Louw Professional Engineer Office Park D2 Beach Boulevard West 6500	Description:	In-Situ
		Position/Test no:	TP1 As per Sketch
Attention:	Cobus Louw,0724233208	Level:	NGL
Project	Erf 19313 & 19314, Pinnacle Point		

DCP - TESTS

NUMBER OF BLOWS	DEPTH READING	PEN. PER 5 BLOWS	mm PER BLOW	NUMBER OF BLOWS	DEPTH READING	PEN. PER 5 BLOWS	mm PER BLOW
0	0			180			
5	260	**260**	52	185			
10	340	**80**	16	190			
15	363	**23**	4.6	195			
20	385	**22**	4.4	200			
25	400	**15**	3	205			
30	426	**26**	5.2	210			
35	462	**36**	7.2	215			
40	515	**53**	10.6	220			
45	560	**45**	9	225			
50	590	**30**	6	230			
55	618	**28**	5.6	235			
60	630	**12**	2.4	240			
65	649	**19**	3.8	245			
70	660	**11**	2.2	250			
75	670	**10**	2	255			
80	680	**10**	2	260			
85	690	**10**	2	265			
90	700	**10**	2	270			
95	725	**25**	5	275			
100	745	**20**	4	280			
105	786	**41**	8.2				
110	827	**41**	8.2				
115	860	**33**	6.6				
120	880	**20**	4				
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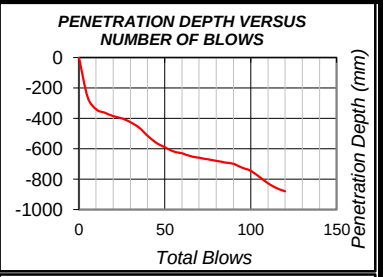

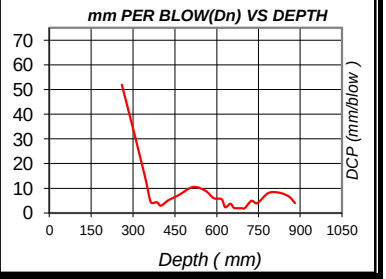

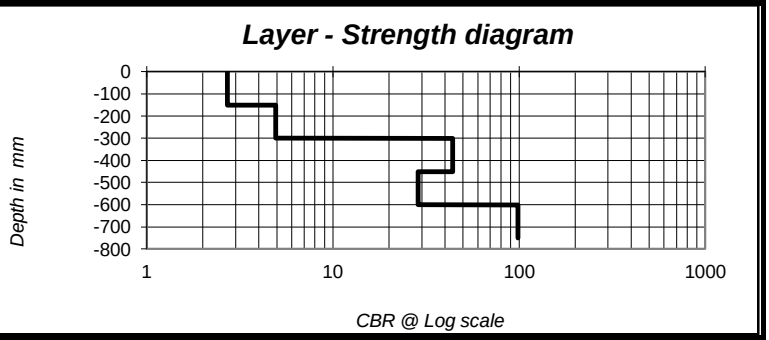

Comments: -

FOR ROADLAB/MOSSLAB JV

OPMERKINGS/REMARKS

The Bearing Capacity and CBR should only be considered as an indication of the DCP test

RoadLab/MossLab JV

Civil Engineering Materials Laboratory

Bally Singel 7, Voorbaai, Mossel Bay
Posbus/P.O. Box 35, Hartenbos, 6520
Tel. : (044) 695 2387. Fax.: 086 689 7135
e-pos/e-mail : mwjacovr@mweb.co.za

Job no:	M6639	Order no:	-	Date:	30-Jul-14

Client:	Cobus Louw Professional Engineer Office Park D2 Beach Boulevard West 6500	Description:	In-Situ
		Position/Test no:	TP2 As per Sketch
Attention:	Cobus Louw,0724233208	Level:	NGL
Project	Erf 19313 & 19314, Pinnacle Point		

DCP - TESTS

NUMBER OF BLOWS	DEPTH READING	PEN. PER 5 BLOWS	mm PER BLOW	NUMBER OF BLOWS	DEPTH READING	PEN. PER 5 BLOWS	mm PER BLOW
0	0			180			
5	360	**360**	72	185			
10	400	**40**	8	190			
15	420	**20**	4	195			
20	450	**30**	6	200			
25	482	**32**	6.4	205			
30	561	**79**	15.8	210			
35	630	**69**	13.8	215			
40	640	**10**	2	220			
45	653	**13**	2.6	225			
50	659	**6**	1.2	230			
55	660	**1**	0.2	235			
60	661	**1**	0.2	240			
65	664	**3**	0.6	245			
70	675	**11**	2.2	250			
75	683	**8**	1.6	255			
80	695	**12**	2.4	260			
85	710	**15**	3	265			
90	720	**10**	2	270			
95	740	**20**	4	275			
100	765	**25**	5	280			
105	805	**40**	8				
110	833	**28**	5.6				
115	860	**27**	5.4				
120	890	**30**	6				
125	920	**30**	6				
130	945	**25**	5				
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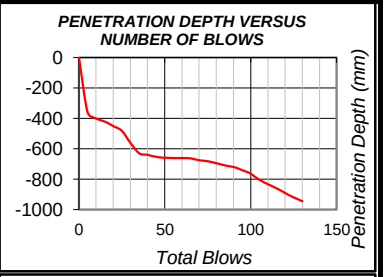

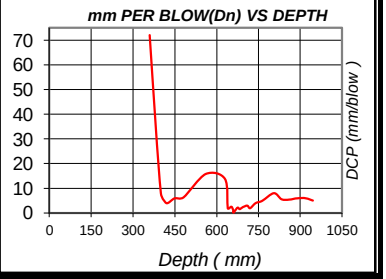

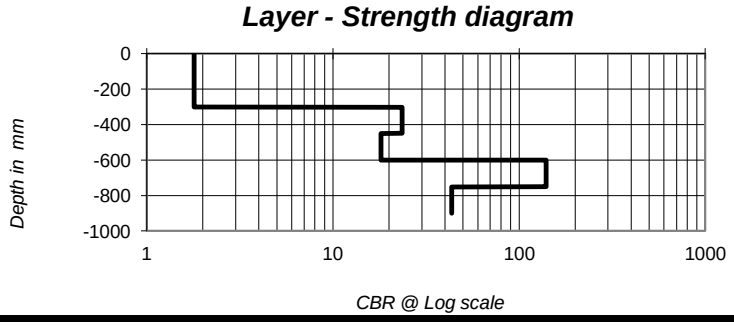

Comments:

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FOR ROADLAB/MOSSLAB JV

OPMERKINGS/REMARKS

The Bearing Capacity and CBR should only be considered as an indication of the DCP test

RoadLab/MossLab JV

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Posbus/P.O. Box 35, Hartenbos, 6520
Tel. : (044) 695 2387. Fax.: 086 689 7135
e-pos/e-mail : mwjacovr@mweb.co.za

Job no:	M6639	Order no:	-	Date:	30-Jul-14

Client:	Cobus Louw Professional Engineer Office Park D2 Beach Boulevard West 6500	Description:	In-Situ
		Position/Test no:	TP3 As per Sketch
Attention:	Cobus Louw,0724233208	Level:	NGL
Project	Erf 19313 & 19314, Pinnacle Point		

DCP - TESTS

NUMBER OF BLOWS	DEPTH READING	PEN. PER 5 BLOWS	mm PER BLOW	NUMBER OF BLOWS	DEPTH READING	PEN. PER 5 BLOWS	mm PER BLOW
0	0			180			
5	255	**255**	51	185			
10	270	**15**	3	190			
15	275	**5**	1	195			
20	280	**5**	1	200			
25	285	**5**	1	205			
30	295	**10**	2	210			
35	305	**10**	2	215			
40				220			
45				225			
50				230			
55				235			
60				240			
65				245			
70				250			
75				255			
80				260			
85				265			
90				270			
95				275			
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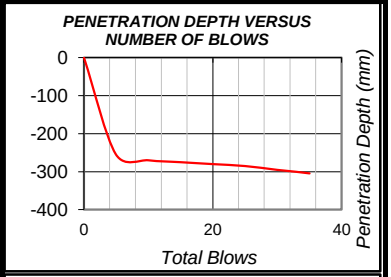

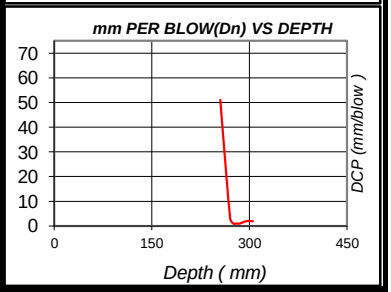

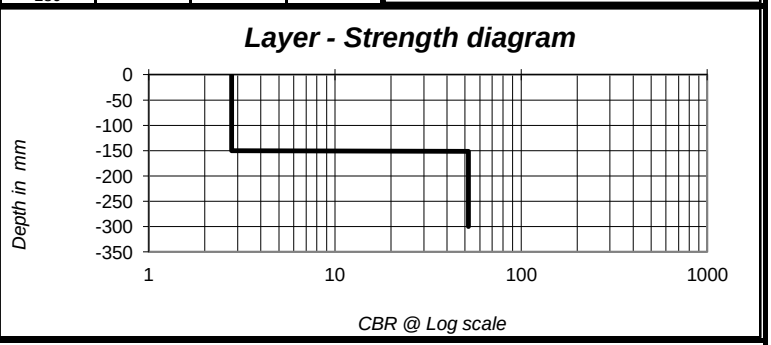

Comments:

Refuse @ 370mm below NGL

FOR ROADLAB/MOSSLAB JV

OPMERKINGS/REMARKS

The Bearing Capacity and CBR should only be considered as an indication of the DCP test

RoadLab/MossLab JV

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Posbus/P.O. Box 35, Hartenbos, 6520
Tel. : (044) 695 2387. Fax.: 086 689 7135
e-pos/e-mail : mwjacovr@mweb.co.za

Job no:	M6639	Order no:	-	Date:	30-Jul-14

Client:	Cobus Louw Professional Engineer Office Park D2 Beach Boulevard West 6500	Description:	In-Situ
		Position/Test no:	TP4 As per Sketch
Attention:	Cobus Louw,0724233208	Level:	NGL
Project	Erf 19313 & 19314, Pinnacle Point		

DCP - TESTS

NUMBER OF BLOWS	DEPTH READING	PEN. PER 5 BLOWS	mm PER BLOW	NUMBER OF BLOWS	DEPTH READING	PEN. PER 5 BLOWS	mm PER BLOW
0	0			180			
5	120	**120**	24	185			
10	165	**45**	9	190			
15	220	**55**	11	195			
20	245	**25**	5	200			
25	255	**10**	2	205			
30	280	**25**	5	210			
35	305	**25**	5	215			
40				220			
45				225			
50				230			
55				235			
60				240			
65				245			
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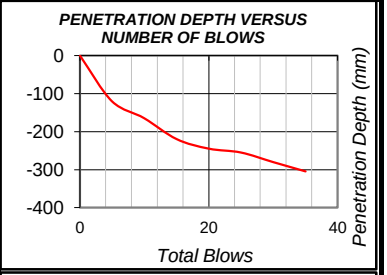
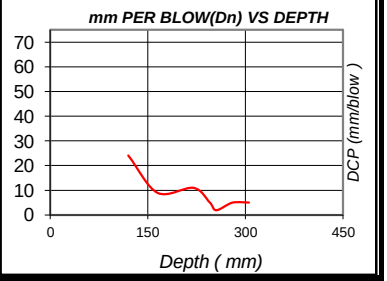
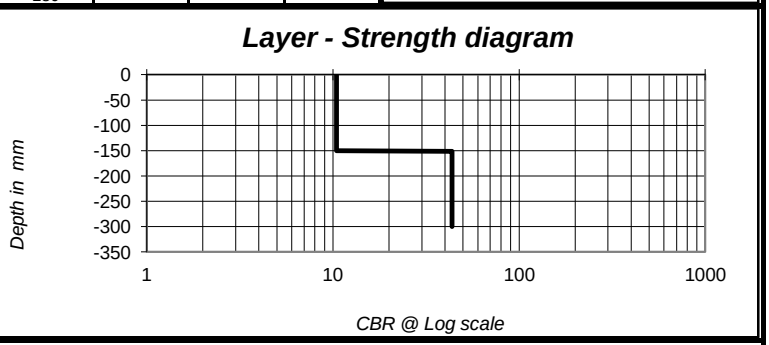






Comments:

Refuse @ 410mm below NGL

FOR ROADLAB/MOSSLAB JV

OPMERKINGS/REMARKS

The Bearing Capacity and CBR should only be considered as an indication of the DCP test

RoadLab/MossLab JV

Civil Engineering Materials Laboratory

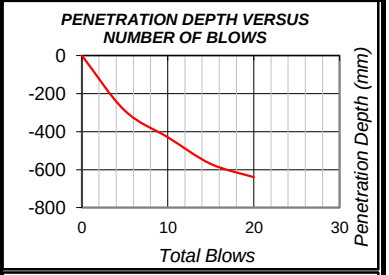
Bally Singel 7, Voorbaai, Mossel Bay
Posbus/P.O. Box 35, Hartenbos, 6520
Tel. : (044) 695 2387. Fax.: 086 689 7135
e-pos/e-mail : mwjacovr@mweb.co.za

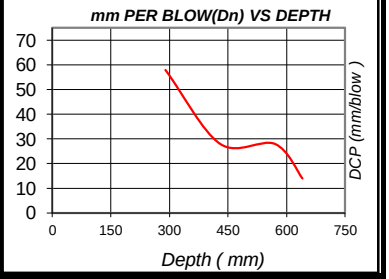
Job no:	M6639	Order no:	-	Date:	30-Jul-14

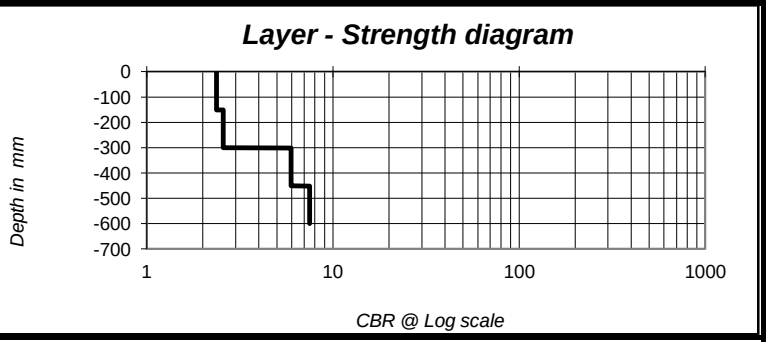
Client:	Cobus Louw Professional Engineer Office Park D2 Beach Boulevard West 6500	Description:	In-Situ
		Position/Test no:	TP5 As per Sketch
Attention:	Cobus Louw,0724233208	Level:	NGL
Project	Erf 19313 & 19314, Pinnacle Point		

DCP - TESTS

NUMBER OF BLOWS	DEPTH READING	PEN. PER 5 BLOWS	mm PER BLOW	NUMBER OF BLOWS	DEPTH READING	PEN. PER 5 BLOWS	mm PER BLOW
0	0			180			
5	290	**290**	58	185			
10	430	**140**	28	190			
15	570	**140**	28	195			
20	640	**70**	14	200			
25				205			
30				210			
35				215			
40				220			
45				225			
50				230			
55				235			
60				240			
65				245			
70				250			
75				255			
80				260			
85				265			
90				270			
95				275			
100				280			
105							
110							
115							
120							
125							
130							
135							
140							
145							
150							
155							
160							
165							
170							
175							







Comments:

Refuse at 730mm below NGL

FOR ROADLAB/MOSSLAB JV

OPMERKINGS/REMARKS

The Bearing Capacity and CBR should only be considered as an indication of the DCP test

RoadLab/MossLab JV

Civil Engineering Materials Laboratory

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P.O. Box 35, Hartenbos, 6520
Tel. : (044) 695 2387. Fax.: 086 689 7135
e-mail : mwjacovr@mweb.co.za

Client:	Cobus Louw Professional Engineer
	Office Park D2
	Beach Boulevard West
	6500
Attention:	Cobus Louw,0724233208

FOUNDATION INDICATOR TEST REPORT

Job No:	M6639	
Sample No:	2061	
Project Information:	Erf 19313 & 19314, Pinnacle Point	
Number of pages:	2	
Date Received:	2014/07/30	
Sampled by:	Roadlab	
Delivered by:	Roadlab	
Sampling method:	TMH5	
Source of sample	TP 1	
Condition of sample:	Good	
Material description:	e/Light brown sandy topsoil mixed with chunks of petrified lime	
Tests Requested/Method:	Foundation Indicator	
	Grading	SANS 3001-GR1:2013
	Atterburg Limits	SANS 3001-GR10:2013
	Hydrometer	SANS 3001-GR3:2012
	Swell	SANS 3001-GR40:2010
Date Completed:	-	

Deviations/Notes

Table 2: ARD taken as 2.65
Analysis done on -0.425mm fraction
-
-
-

Remarks:

1. Opinions & Interpretations are not included in our schedule of Accreditation.
2. The samples where subjected and analyzed according to SABS.
3. The results reported relate only to the sample tested, Further use of the above information is not the responsibility or liability of Roadlab Mosslab JV (Mossel Bay).
4. This document is the correct record of all measurements made, and may not be reproduced other than with full written approval from the Technical Manager of Roadlab Mosslab JV (Mossel Bay).
5. Measuring equipment is traceable to national standards (Where applicable).
6. All tests marked (#) are not included in our schedule of Accreditation.
7. Samples will be retained, for a three month period, before disposal.

Technical Signatory
Jaco van Rensburg

RoadLab/MossLab JV

Civil Engineering Materials Laboratory

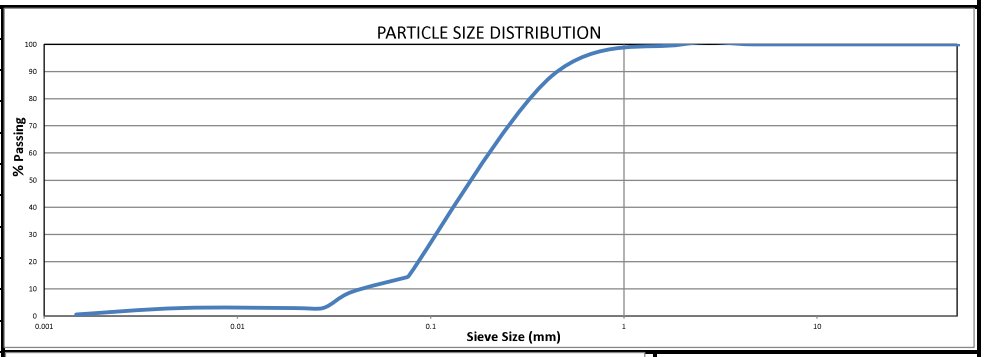
Bally Singel 7, Voorbaai, Mossel Bay
P.O. Box 35, Hartenbos, 6520
Tel. : (044) 695 2387. Fax.: 086 689 7135
e-mail : mwjacovr@mweb.co.za

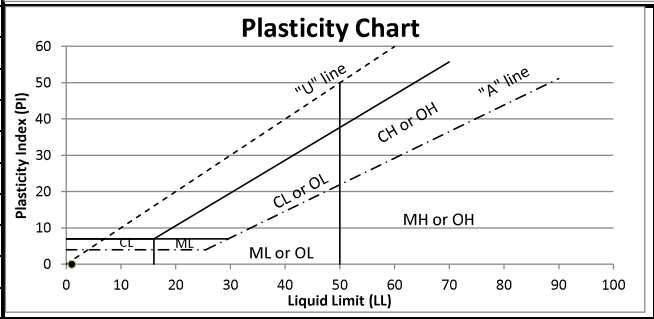
Client:	Cobus Louw Professional Engineer	Date:	06 August 2014	Job nr:	M6639
	Office Park D2			Sample Number	2061
	Beach Boulevard West	Specification:	USCS	Order no:	As Per Quotation
	6500	Project:	Erf 19313 & 19314, Pinnacle Point		
Attention:	Cobus Louw,0724233208				

FOUNDATION INDICATOR TEST REPORT

Material Description	White/Light brown sandy topsoil mixed with chunks of petrified limestone			Depth	-600mm	Date Received	2014/07/30
Source	TP 1	Position/ Layer	Layer 2	Moisture Content	-	Date Tested	2014/08/05

Sieve Size	% Pass
75	100
53	100
37.5	100
26.5	100
19	100
13.2	100
4.75	100
2	100
0.425	88
0.076946503	15
0.075	14
0.0388	8.8
0.0277	2.9
0.0196	2.9
0.0051	2.9
0.0015	0.5





Atterburg Limits			
Liquid Limit	LL		%
Plastic Limit	PL		%
Linear Shrinkage	LS		%
Plasticity Index	PI	N/P	%

Activity	0.00	Inactive
USCS² Classification	Sandy Cohessionless	

Grain Size Distribution¹				
Gravel	Coarse	75 - 19mm	0.0	%
	Fine	19 - 4.75mm	0.0	%
Sand	Coarse	4,75 - 2,00mm	0.0	%
	Medium	2,00 - 0,425mm	11.6	%
	Fine	0,425 - 0,075mm	73.1	%
Silt		0,075 - 0,002mm	14.4	%
Clay		0,002mm>	0.9	%

Swell			
M/C at compaction (%)	-	Swell after 4 days (%)	0.0

Notes		
	Group Name	Group Symbol
USCS²	Lean Clay	CL
	Silt	ML
	Organic Clay	OL
	Fat Clay	CH
	Elastic Silt	MH
	Organic Silt	OH
Activity	< 0.75	Inactive
	0.75 - 1.25	Normal
	1.25 <	Active

*1 Unified Soil Classification system on grain size
*2 Unified Soil Classification system

Remarks:

Roadlab/MossLab JV will not be held responsible for any errors made in the execution or reporting of tests as every care has been taken to ensure the correctness of all tests and reports.

Technical Signatory

RoadLab/MossLab JV

Civil Engineering Materials Laboratory

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P.O. Box 35, Hartenbos, 6520
Tel. : (044) 695 2387. Fax.: 086 689 7135
e-mail : mwjacovr@mweb.co.za

Client:	Cobus Louw Professional Engineer
	Office Park D2
	Beach Boulevard West
	6500
Attention:	Cobus Louw,0724233208

FOUNDATION INDICATOR TEST REPORT

Job No:	M6639	
Sample No:	2062	
Project Information:	Erf 19313 & 19314, Pinnacle Point	
Number of pages:	2	
Date Received:	2014/07/30	
Sampled by:	Roadlab	
Delivered by:	Roadlab	
Sampling method:	TMH5	
Source of sample	TP 4	
Condition of sample:	Good	
Material description:	e/Light brown sandy topsoil mixed with chunks of petrified lime	
Tests Requested/Method:	Foundation Indicator	
	Grading	SANS 3001-GR1:2013
	Atterburg Limits	SANS 3001-GR10:2013
	Hydrometer	SANS 3001-GR3:2012
	Swell	SANS 3001-GR40:2010
Date Completed:	-	

Deviations/Notes

Table 2: ARD taken as 2.65
Analysis done on -0.075mm fraction
-
-
-

Remarks:

1. Opinions & Interpretations are not included in our schedule of Accreditation.
2. The samples where subjected and analyzed according to SABS.
3. The results reported relate only to the sample tested, Further use of the above information is not the responsibility or liability of Roadlab Mosslab JV (Mossel Bay).
4. This document is the correct record of all measurements made, and may not be reproduced other than with full written approval from the Technical Manager of Roadlab Mosslab JV (Mossel Bay).
5. Measuring equipment is traceable to national standards (Where applicable).
6. All tests marked (#) are not included in our schedule of Accreditation.
7. Samples will be retained, for a three month period, before disposal.

Technical Signatory
Jaco van Rensburg

RoadLab/MossLab JV

Civil Engineering Materials Laboratory

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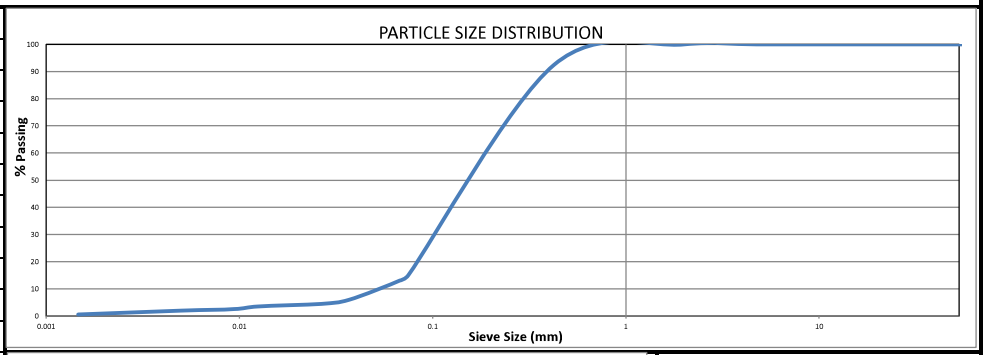
P.O. Box 35, Hartenbos, 6520
Tel. : (044) 695 2387. Fax.: 086 689 7135
e-mail : mwjacovr@mweb.co.za

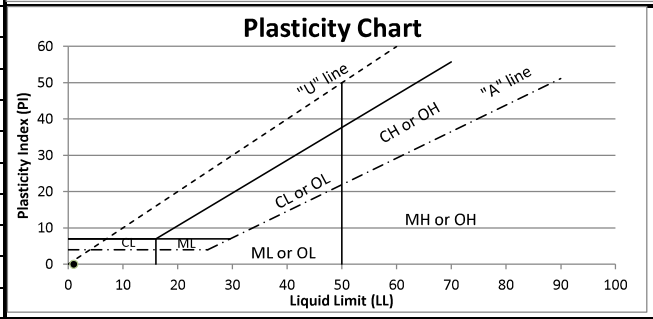
Client:	Cobus Louw Professional Engineer	Date:	06 August 2014	Job nr:	M6639
	Office Park D2			Sample Number	2062
	Beach Boulevard West	Specification:	USCS	Order no:	As Per Quotation
	6500	Project:	Erf 19313 & 19314, Pinnacle Point		
Attention:	Cobus Louw,0724233208				

FOUNDATION INDICATOR TEST REPORT

Material Description	White/Light brown sandy topsoil mixed with chunks of petrified limestone			Depth	-350mm	Date Received	2014/07/30
Source	TP 4	Position/ Layer	Layer 2	Moisture Content	-	Date Tested	2014/08/05

Sieve Size	% Pass
75	100
53	100
37.5	100
26.5	100
19	100
13.2	100
4.75	100
2	100
0.425	92
0.075	15.1
0.0677	13.0
0.0370	6.0
0.0266	4.5
0.0125	3.5
0.0094	2.5





Atterburg Limits			
Liquid Limit	LL		%
Plastic Limit	PL		%
Linear Shrinkage	LS		%
Plasticity Index	PI	N/P	%

Activity	0.00	Inactive
USCS² Classification	Sandy Cohessionless	

Grain Size Distribution¹				
Gravel	Coarse	75 - 19mm	0.0	%
	Fine	19 - 4.75mm	0.0	%
Sand	Coarse	4,75 - 2,00mm	0.0	%
	Medium	2,00 - 0,425mm	7.5	%
	Fine	0,425 - 0,075mm	77.4	%
Silt		0,075 - 0,002mm	14.3	%
Clay		0,002mm>	0.7	%

Swell			
M/C at compaction (%)	-	Swell after 4 days (%)	0.0

Notes		
	Group Name	Group Symbol
USCS²	Lean Clay	CL
	Silt	ML
	Organic Clay	OL
	Fat Clay	CH
	Elastic Silt	MH
	Organic Silt	OH
Activity	< 0.75	Inactive
	0.75 - 1.25	Normal
	1.25 <	Active

*1 Unified Soil Classification system on grain size
*2 Unified Soil Classification system

Remarks:

Roadlab/MossLab JV will not be held responsible for any errors made in the execution or reporting of tests as every care has been taken to ensure the correctness of all tests and reports.

Technical Signatory

ERF 19313 & 19314, PINNACLE POINT
TEST PIT POSITION 1

RoadLab/MossLab JV

Civil Engineering Materials Laboratory

ERF 19313 & 19314, PINNACLE POINT
TEST PIT POSITION 4

RoadLab/MossLab JV

Civil Engineering Materials Laboratory

RoadLab/MossLab JV

Civil Engineering Materials Laboratory

7 Bally Singel, Voorbaai
P.O. Box 35, Hartenbos, 6520
Tel : 044 695 2387
Fax : 086 689 7135
Cell : 0829287562
e-pos/e-mail : mwjacovr@mweb.co.za

PROJEK PROJECT	**Erf 19313 & 19314 Pinnacle Point**	Datum Date	01-Aug-13
Kliënt Client	Cobus Louw Professional Engineer	O/No. Job No.	As Per Quote M6639

IN - SITU SEEPAGE REPORT

Test method SABS 0400 - P28	

Test No.	Position 1	
Level	NGL -350mm	

Time (minutes)	Water Level (mm)	Level Drop (mm)	Seepage (min/25mm)		Average Seepage
18:45	300 to 0	300	01:34		

Test No.		
Level		

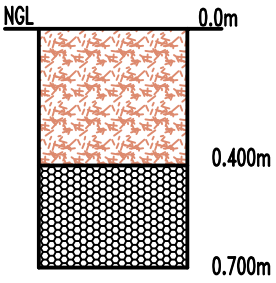
Time (minutes)	Water Level (mm)	Level Drop (mm)	Seepage (min/25mm)	

Opmerkings / Remarks

Clause PP28.4 If the seepage rate is less than 30 minutes, it is assumed that the soil will be suitable for the instalation and use of a french drain system.

For RoadLab/MossLab JV

ERF 19313 & 19314, PINNACLE POINT
MOSSEL BAY
TEST PIT (POSITION 1)



Dry to slightly moist, light brown, loose, soft, fine sandy topsoil with plant roots. No sample.

Dry, white, very dense, stiff, boulders to solid petrified limestone mixed with sandy topsoil. Sample no 2061.

Comments :

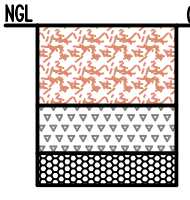
No seapage water was observed.
Refusal in test pit at NGL -700mm.
Excavation method : pick & shovel
Date of excavation : 30 July 2014

COBUS LOUW
CONSULTING ENGINEERS

RoadLab/MossLab JV
CIVIL ENGINEERING MATERIALS LABORATORY
7 BALLY CRESENT, VOORBAAI, MOSSEL BAAI/BAY
POSBUS/P.O. BOX 35, HARTENBOS, 6520
TEL. & FAX : (044) 6952387
SEL/CELL : 0829287562

ERF 19313 & 19314, PINNACLE POINT
MOSSEL BAY

TEST PIT (POSITION 4)



Dry to slightly moist, light brown, loose, soft, fine sandy topsoil with plant roots. No sample.

Slightly moist, white & light brown, medium dense, firm, petrified limestone chunks mixed with topsoil. Sample no 2062.

Dry, white, very dense, stiff, solid petrified limestone. No sample.

Comments :

No seapage water was observed.
Refusal in test pit at NGL -500mm.
Excavation method : pick & shovel
Date of excavation : 30 July 2014

COBUS LOUW
CONSULTING ENGINEERS

RoadLab/MossLab JV
CIVIL ENGINEERING MATERIALS LABORATORY
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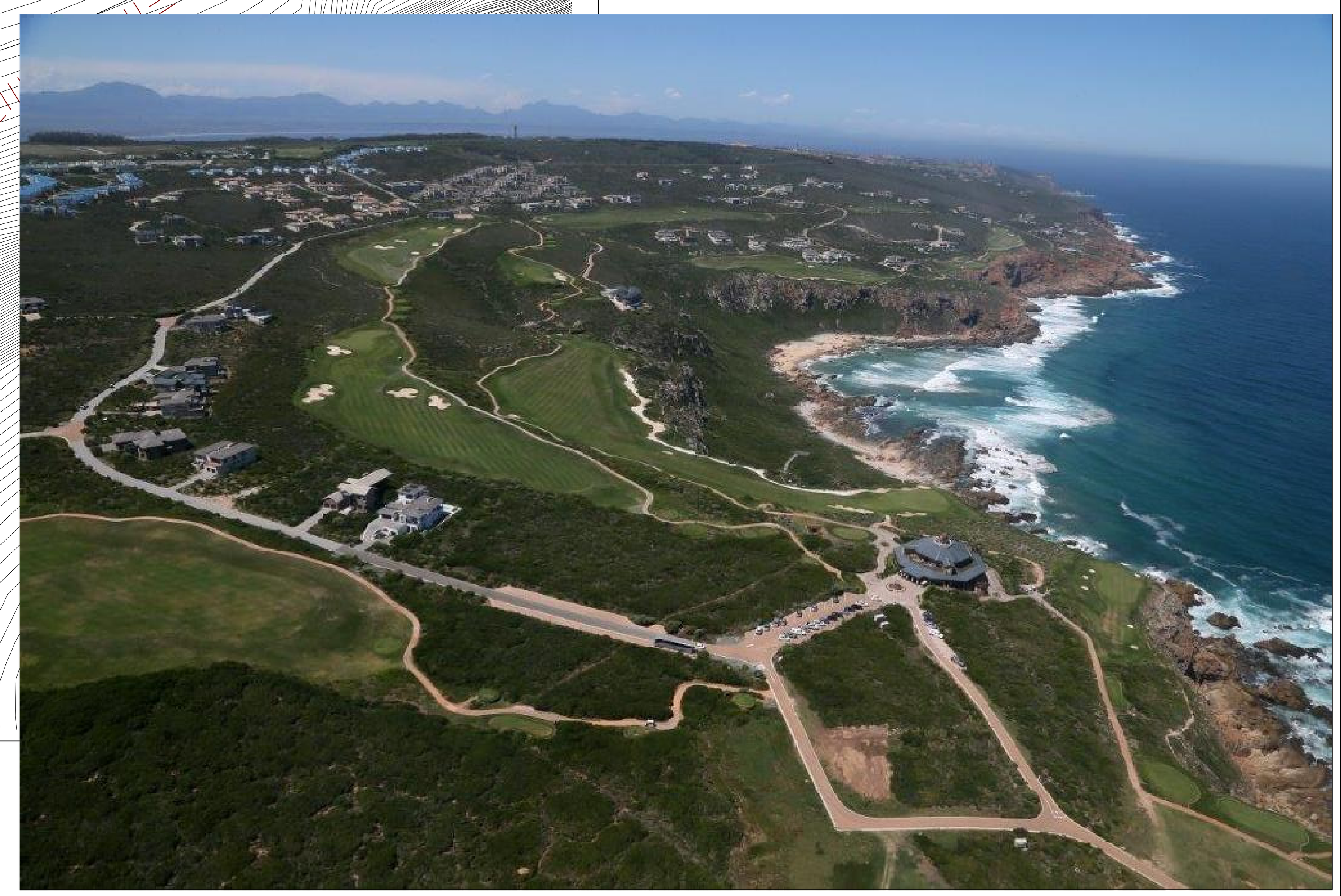
POSBUS/P.O. BOX 35, HARTENBOS, 6520
TEL. & FAX : (044) 6952387
SEL/CELL : 0829287562

DRAWINGS

Plan G 701-1 **Proposed services layout**



Skaal-Scale	1:400
Datum-Date	AUGUST 2014
Tekening Nr.-Drawing No.	M701-1
Titel-Title	SERVICES LAYOUT
Projek-Project	PROPOSED ALTERATIONS TO THE EXISTING PINNACLE POINT CLUB HOUSE
Kliënt-Client	PINNACLE POINT BEACH AND GOLF RESORT
Ontwerp-Designed	J.L.L
Geteken-Drawn	CAD
Nagesien-Checked	

Pr.Ing. Pr.Eng.
Raadgewende Ingenieur-Consulting Engineer
Datum-Date: 2014-08-08
Kliënt-Client

PINNACLE POINT
BEACH AND GOLF RESORT

Cobus Louw Pr. Eng.
Professional Engineer
POSBUS/P.O.BOX 1247
HARTENBOS
6520
TEL: (044) 692 0441
FAX: 086 6192 839
e-mail:cobuslouw@absamail.co.za

OORSPRONKLIKE SKAAL IN mm/ ORIGINAL SCALE IN mm
0 10 25 50

Wysig. Amend. | Datum Date | Beskrywing-Description
Wysiging Amendment

ANNEXURE H.

Biodiversity Statement

HilLand Environmental
Environmental Assessment Practitioners

166 Mount View, Victoria Heights
P.O. Box 590, GEORGE, 6530
Western Cape, South Africa

Tel:+27(0)44 889 0229
Fax: +27 (0) 86 542 5248
Mobile: + 27 (0) 82 5586 589
E-mail: info@hilland.co.za
www.hilland.co.za

BIODIVERSITY STATEMENT FOR THE PROPOSED CONSOLIDATION AND SUBDIVISION OF ERVEN AT PINNACLE POINT, MOSSEL BAY.

Compiled by:
Cathy Avierinos of HilLand Environmental

Reference:
MOS14/859/01

October 2014

HilLand Environmental Consultants cc - Trading as HilLand Environmental

HilLand Environmental Report
MOS14/859/01
October 2014

ISSUED BY:
HilLand Environmental
Environmental Management Consultants
P.O. Box 590
George, 6530
Tel: 044 889 0229
Fax: 086 542 5248
E-mail: info@hilland.co.za
Website: www.hilland.co.za

BIODIVERSITY STATEMENT FOR PROPOSED CONSOLIDATION AND SUBDIVISION, PINNACLE POINT CLUB HOUSE, MOSSEL BAY

Conditions of report use

Details of the Author of the report:

Cathy Avierinos BSc (Hons) Botany and Environmental Management, has 22 years experience in the EIA field and specialises in rehabilitation and botanical work.

Table of Contents

1. INTRODUCTION

HilLand Environmental was appointed by SES to produce a biodiversity statement on the proposed consolidation and subdivision of 5 existing erven at Pinnacle Point, Mossel Bay.

The site has an approved Environmental Authorisation (EA) for development with the 5 properties currently zoned for single residential use in accordance with the existing rights.

The applicants are wishing to amend their existing EA to change the use of the properties in question to create an extension to the existing club house, additional parking and consolidated open space.

2. PROPOSED PROJECT DETAILS

The original approved residential erven allowed for 60% disturbance footprint. This can be summarised as follows:

ORIGINAL APPROVED RESIDENTIAL DWELLINGS

Total area of disturbance already approved (SES, 2014 pers com).

Erf number	Erf size (m^2)	Allowable 60% disturbance footprint (m^2)	Area to be left undisturbed (m^2)
Erf 19309	831	498.6	332.4
Erf 19310	887	532.2	354.8
Erf 19311	809	485.4	323.6
Erf 19313	742	445.2	296.8
Erf 19314	786	471.6	314.4
Total	**4055**	**2433**	**1622**

This gives a total development footprint area of 2433 m^2 in accordance with the EA and the LUPO approval.

The proposal is to use the two single residential erven (19313 and 19314) adjacent to the existing club house for an expansion of the club house and its facilities. These would extend over the current permissible 60 % disturbance, to result in 100% disturbance.

The remaining 3 properties would be used to achieve more parking, but also to allow for consolidation of open space areas. The end result on the preferred alternative allows for slightly more open space than the single residential option as indicated below.

PROPOSED AMENDMENT

The proposed amendment would result in the following degree of disturbance (SES, 2014 pers com)

Erf number	Erf size (m^2)	Proposed disturbance footprint (m^2)	Proposed area to be left (m^2)
Erf 19309	831	348	483
Erf 19310	887	96	791
Erf 19311	809	326	483
Erf 19313	742	742	0
Erf 19314	786	786	0
Total	**4055**	**2298**	**1757**

3. BIODIVERSITY ASSESSMENT

3.1 METHODOLOGY AND VEGETATION CLASSIFICATION

Mapping of the vegetation was initially done using relevant GIS layers and software, with the biodiversity information obtained from the regional biodiversity programmes currently in use for development planning in this area (GRI CBA and NBA). This base line information is described, however, the accuracy of this baseline information is questionable at the localised scale of the affected area and as such a vegetation assessment was conducted on the site in order to ground truth the various biodiversity planning tools.

According to the NBA part of the site falls within the Endangered Groot Brak Dune Strandveld. The area is however within the development zone of the approved development.

All the properties contain Scrub Milkwood Forest which is in the process of rehabilitation subsequent to the establishment of the development of the property and its environmental management.

Full development on the two properties adjacent to the club house will result in the loss of vegetation, however the net gain of consolidating the areas of vegetation on the other three properties and linking them with the adjacent open space erf is viewed as beneficial.

As per the current conditions of the site, each building plan is required to first obtain a DAFF permit for the removal or pruning of forest vegetation. This will be required for the club house extension.

Of the various alternative parking layouts, the preferred alternative retains the most vegetation with the least impact.

The following Groot Brak Dune Strandveld species were noted on site (Rutherford and Mucina, 2006).

Important Taxa Tall Shrubs: *Diospyros dichrophylla, Euclea racemosa subsp. racemosa, Grewia occidentalis, Gymnosporia buxifolia, Metalasia muricata, Olea exasperate, Pterocelastrus tricuspidatus, Putterlickia pyracantha, Rhus crenata, R. glauca, R. lucida, Schotia afra var. afra, Sideroxylon inerme,* Low Shrubs: *Asparagus suaveolens,*

Chironia baccifera, Helichrysum teretifolium, Polygala myrtifolia. Succulent Shrubs*: Aloe arborescens (d), Cotyledon orbiculata, Tetragonia fruticosa, Zygophyllum morgsana.* Woody Climbers*: Asparagus aethiopicus, Rhoicissus digitata.* Woody Succulent Climber*: Sarcostemma viminale*. Semparasitic Shrubs*: Osyris compressa, Thesidium fragile.* Soft Shrub*: Hypoestes aristata.* Herb*: Commelina africana.* Geophytic Herbs*: Chasmanthe aethiopica.* Succulent Herbs*: Carpobrotus edulis.* Herbaceous Climbers*:, Cynanchum obtusifolium.* Graminoids*: Cynodon dactylon.*

.

View from existing club house over the erf to be developed.

Sideroxylon inerme within the development footprint.

Disturbance along the road suitable for parking.

Disturbance on erf in the foreground with the rehabilitating Forest in the background that needs to be retained.

Disturbed are suitable for parking.

Intact vegetation within the road reserve that should be retained.

Existing parking adjacent to the road.

Vegetation to be retained just inside the road reserve.

Wide areas of disturbance along the road suitable for parking.

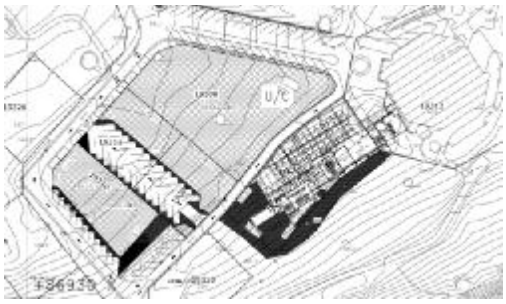
Vegetation to be retained.

Disturbed area suitable for parking.

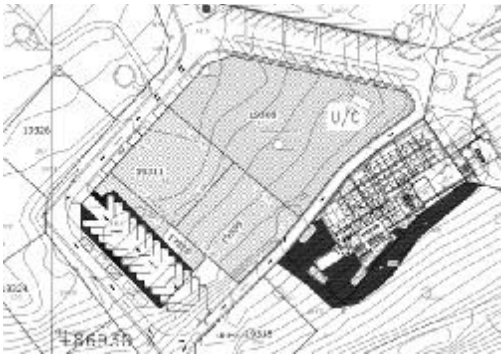
4. ALTERNATIVES CONSIDERED

3 alternative layouts to the proposed amendment were provided.

Alternative 1 - rejected as the central road and double row of parking bays runs through the vegetation and is not aligned with the existing disturbance in the vegetation.

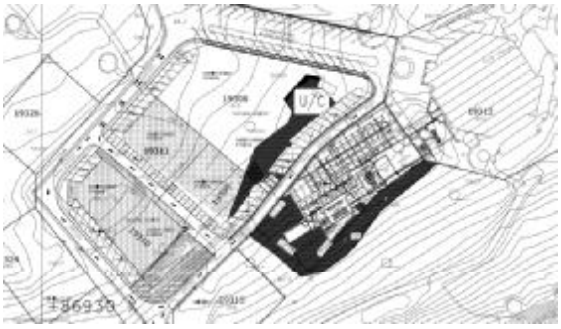


Alternative 2 - better alternative, however the double row of parking creates a larger disturbance through the vegetation than the current disturbance.



Alternative 3 - rejected as the road and parking runs through areas of vegetation that should be retained.

Based on the site assessment and comments given on site, a fourth alternative layout was proposed.



Preferred Alternative - Supported alternative as it restricts the road and parking to areas already disturbed and allows for two large undisturbed pockets of vegetation to be retained.

4.1 ASSESSMENT OF THE PROPOSED ACTIVITIES AND SUGGESTED MITIGATION

Impacts associated with the proposed expansion of the club house would be the total loss of the vegetation on the erven. This is a 40 % loss on each erf over what would be permitted in terms of the current approvals.

Loss on the remaining 3 residential erven would be well below the permitted 60 % and this allows for the consolidation of the open space areas and the maintenance of two good islands of natural forest vegetation which are well linked with the surrounding open space areas and will act as good habitats supporting both the vegetation and the fauna that makes use of them within the broader conservation initiative of the site.

The modification of the parking layout to the preferred alternative allows for the linking of an area of road reserve supporting good vegetation with the good vegetation on the erf. It limits the new one way road and parking to the existing disturbed area and allows for the vegetation to the east of this road to be linked to the open space erf on its eastern boundary.

Potential impacts on the vegetation (vegetation loss) Construction phase	
Nature of impact	Negative - loss of all vegetation within the club house expansion area and the parking areas.
Extent and duration of impact	Site specific permanent.
Intensity of impact	Low
Probability of occurrence	Definite
Degree to which the impact can be reversed:	Irreversible
Degree to which the impact may cause irreplaceable loss of resources	Low - the majority of the vegetation would have been lost in terms of the current approval and rights.
Cumulative impact prior to mitigation	Low
Significance rating of impact prior to mitigation	Low - layout changes allow for consolidation of the vegetation into two larger units than would have been the case with the residential development of the 5 sites.
Degree to which the impact can be mitigated:	Low - layout changes allow for consolidation of the vegetation into two larger units than would have been the case with the residential development of the 5 sites. Additionally the vegetation to be lost can be rescued and used to rehabilitate other areas where the rehabilitation has been slower.
Proposed mitigation	Layout change to the preferred alternative to optimise the consolidation of open space while still meeting the required development goals. Rescue for rehabilitation purposes.
Cumulative impact post mitigation	Low
Significance rating of impact after mitigation	Low - Medium (positive) on a site specific basis.

5 ASSUMPTIONS AND LIMITATIONS

The approval is in place and the loss of 60% of the vegetation on each of the 5 residential sites would have occurred.

Parking along the road within the road reserve would have taken place over time as the need arose.

DAFF permits are already a requirement for each building plan approval so this will remain a requirement with the proposed changes.

6 ENVIRONMENTAL MANAGEMENT REQUIREMENTS

The following requirements need to be met during the preparation and work on site:

1. Hand rescue of all young forest species within the undergrowth.
2. It is the intention to attempt to rescue all the vegetation from the forest patches for rehabilitation. For this pruning of all the vegetation within the areas of disturbance is required to remove the bulk of the aerial material and retain a compact base with the rootstock. The pruned plants with their root stock can be removed as sods from the site during the ground preparation. These can be transferred directly to the areas on the estate that require rehabilitation making use of the heavy machinery that will be working on site.
3. All topsoil from the areas to be stripped for the club house expansion, roads and parking must be recovered and reused for rehabilitation around the work areas and at other areas on site.
4. The indigenous vegetation outside the building platform needs to be retained and not be disturbed in any way. No landscaping or gardening into these areas of any nature should take place.
5. A DAFF permit will be required for the vegetation clearing for the club house expansion and the roads.
6. Stockpile sites for building materials should be limited to the new parking areas already disturbed.
7. Environmental Control and Monitoring should take place for the duration of the construction phase to ensure compliance with the management principles indicated and ensure the Environmental Awareness of the

contractor and his staff, protection of the indigenous trees, topsoil and plant rescue etc.

8. Building areas must be fenced off to prevent ANY movement into the surrounding areas.

7. CONCLUSION

The proposed rezoning to allow for the expansion of the club house into the two adjacent single residential erven is supported for the preferred alternative layout which allows for consolidation and protection of two large areas of vegetation on currently single residential erven.

It is assumed that these erven will be rezoned to open space and consolidated with the other open space conservation properties on the estate and managed as such in accordance with the approved Operational Phase EMP.

REFERENCES

De Villiers, C.C., Driver, A., Clark, B., Euston-Brown, D.I.W, Day, E.G., Job, N., Helme, N.A., Holmes, P.M., Brownlie, S. and Rebelo, A.B. (2005). *Fynbos Forum Ecosystem Guidelines for Environmental Assessment in the Western Cape*. Fynbos Forum and Botanical Society of South Africa: Conservation Unit, Kirstenbosch, Cape Town.

Rutherford, M.C., Mucina, L. & Powrie, L.W. (2006). Biomes and Bioregions of Southern Africa. In: L. Mucina & M.C. Rutherford (Eds). The vegetation of South Africa, Lesotho and Swaziland. *Strelitzia* 19 (pp31 -51). South African National Biodiversity Institute, Pretoria.

ANNEXURE I.

Heritage NID Form

iLifa leMveli leNtshona Koloni
Erfenis Wes-Kaap
Heritage Western Cape

NOTIFICATION OF INTENT TO DEVELOP

Completion of this form is required by Heritage Western Cape for the initiation of all impact assessment processes under Section 38(1) & (8) of the National Heritage Resources Act (NHRA).

Whilst it is not a requirement, it may expedite processes and in particular avoid calls for additional information if certain of the information required in this form is provided by a heritage specialist/s with the necessary qualifications, skills and experience.

A. APPLICABILITY OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT (NEMA)

HWC Case Number: 14091211	DEADP Reference Number: 16/3/1/5/D6/14/0012/14
NOTE 1: An HWC case number must be obtained and application fee paid in advance of submission of this form.	
NOTE 2: A DEADP (W Cape Dept. Environment Affairs & Development Planning) reference number must be included in all NHRA Section 38(8) processes where DEADP is the decision making authority under NEMA. The effect of this requirement is that the NEMA process must be initiated with DEADP prior to the NHRA process with HWC.	
If a DEADP reference number is not entered above please check one of the following boxes:	
☐ This application is made in terms of Section 38(8) of the NHRA and an application under NEMA has been made to the following authority:	
☐ This development will not require a NEMA application.	
NOTE 3: Making an incorrect statement or providing incorrect information in this part of the form may result in all or part of the application having to be reconsidered by HWC in the future, or submission of a new application.	

B. BASIC DETAILS

PROPERTY DETAILS:

Name of property: Application for amendment of environmental authorisation for the Pinncale Point Residential Golf Resort, Mossel Bay: Proposed Clubhouse Expansion	
Street address or location (eg: off R44): 1 Pinnacle Point Drive, Pinnacle Point Beach and Golf Resort, Mossel Bay (Figures 1 &2)	
Erf or farm number/s: Erf 19309, Erf 19310, Erf 19311, Erf 19313 & Erf 19314	Coordinates: 34 12 21.09S 22 05 23.24E (A logical centre point. Format based on WGS84.)
Town or District: Mossel Bay	Responsible Municipality: Mossel Bay Municipality
Extent of property: The Pinnacle Point Residential Golf Resort development covers 470,3857 ha. The effected erven covers the following: Erf 19309 = 831m2; Erf 19310 = 887m2; Erf 19311 = 809m2;	Current use: Pinnacle Point Residential Golf Resort

Erf 19313 = 742m2; Erf 19314 = 786m2	
Predominant land use/s of surrounding properties: Garden Route Casino, large tracts of vacant land, coastline, recreation (Cape St. Blaize hiking trail)	

REGISTERED OWNER OF PROPERTY:

Name Pinncale Point Resort (Pty) Ltd: Att Mr C van der Linde		
Address PO Box 1790, Mossel Bay		
Telephone 6500	Cell 073 036 7965	E-mail carlvdl@pinnaclepointestate.co.za
By the submission of this form and all material submitted in support of this notification (ie: 'the material'), all applicant parties acknowledge that they are aware that the material and/or parts thereof will be put to the following uses and consent to such use being made: filing as a public record; presentations to committees, etc; inclusion in databases; inclusion on and downloading from websites; distribution to committee members and other stakeholders and any other use required in terms of powers, functions, duties and responsibilities allocated to Heritage Western Cape under the terms of the National Heritage Resources Act. Should restrictions on such use apply or if it is not possible to copy or lift information from any part of the digital version of the material, the material will be returned unprocessed.		
I confirm that I enclose with this form four hardcopies of all material submitted together with a CD ROM containing digital versions of all of the same.		

Signature of owner or authorised agent
(Agents must attach copy of power of attorney to this form.)

Date / / 20

DEVELOPMENT DETAILS:

Please indicate below which of the following Sections of the National Heritage Resources Act, or other legislation has triggered the need for notification of intent to develop.

☐ S38(1)(a) Construction of a road, wall, powerline, pipeline, canal or other similar form of linear development or barrier over 300m in length.	S38(1)(c) Any development or activity that will change the character of a site -
☐ S38(1)(b) Construction of a bridge or similar structure exceeding 50m in length.	☐ (i) exceeding 5 000m^2 in extent;
☐ S38(1)(d) Rezoning of a site exceeding 10 000m^2 in extent.	☒ (ii) involving three or more existing erven or subdivisions thereof;
☒ Other triggers, eg: in terms of other legislation, (ie: National Environment Management Act, etc.) Please set out details: NEMA	☐ (iii) involving three or more erven or divisions thereof which have been consolidated within the past five years. If you have checked any of the three boxes above, describe how the proposed development will change the character of the site: The proposed new (amended) development is in

	keeping with the existing land use of the property, which is a residential golf resort. Therefore, the proposed development will not fundamentally change the character of the site or the receiving environment. On a designated footprint, vegetation will need to be removed. However, this would have happened if the affected erven/stands were developed for residential purposes. As far as the parking erven are concerned (i.e. Erven 19309-19311), notable percentages will now be left undisturbed and preserved, while further percentages will be rehabilitated (refer to Figures 3 & 4). As follows: Erf 19309: 34% of the erf will be left undisturbed, & and additional 13.5% will be rehabilitated (total natural area: 47.32%); Erf 19310: 74% of the erf will be left undisturbed,& ab additional 20% will be rehabilitated (total natural area: 95%); and Erf 19311: 40.29% of the erf will be left undisturbed, and an additional. 26% will be rehabilitated (total natural area: 56%).

If an impact assessment process has also been / will be initiated in terms of other legislation please provide the following information:

Authority / government department (ie: consenting authority) to which information has been /will be submitted for final decision: Department of Environmental Affairs & Development Planning

Present phase at which the process with that authority stands: Application for amendment of environmental authorisation

Provide a full description of the nature and extent of the proposed development or activity including its potential impacts (eg: changes in land use, envisaged timeframes, provision of additional bulk services, excavations, landscaping, total floor area, height of development, etc. etc.): The applicant (Pinnacle Point Homeowners Assocation) is applying to amend the environmental approval granted for Erven 19309, 19310, 19311, 19313 & 19314. These erven (not yet developed) were originally approved as single residential erven with an allowable 60% disturbance footprint area on each erf. The proposal now is to leave the majority of Erven 19309 – 19311 undeveloped, with some parking areas and a one way through flow for traffic circulation. Erven 19313 & 19314 will, however be developed for a conference facility, which will link with the existing club house which lies directly adjacent to the affected properties.

The amendment proposal is therefore to rezone the effected erven, and consolidate these with the adjacent clubhouse & associated facilities, to form a combined clubhouse and conference facility, located in a consolidated area. Of these five erven, three are proposed for partial new parking facilities (i.e. Erf 19309, Erf 19310 & Erf 19311) while the remaining two erven (Erf 19313 & Erf 19314) are proposed for the development of a conference facility, health spa gym, and golf cart storage area and service area. A number of offices will also be located here (refer to attached plans).

The development footprint size for the proposed new parking area (i.e. Erven 19309-19311) is approximately 1,256m2.

The development footprint size for the proposed new clubhouse and associated facilities (i.e Erf 19313 & Erf 19314 is approximately 1189.86m2.

Cut and fill (approximately 3m cut) will be necessary to ensure that the golf carts are stored below ground.

The site works will however be under the careful monitoring of the on-site archaeologist (Mr Struan Henderson of the Mossel Bay Archaeology Project (MAPCRM) to ensure, in compliance with Condition #11 of the Record of Decision, which stipulates that a specialist archaeologist oversee all excavation and earthmoving activities (refer to attached Record of Decision).

The proposed amendment will not change any of the roads on the estate, and no new roads are required to accommodate the expansion of the clubhouse facilities.

Refer to Figures 4-6 which illustrates the affected erven and some of the surrounding land use elements. Note the extremely dense vegetation.

C. HERITAGE RESOURCES AND IMPACTS THEREUPON

Section 3 of the National Heritage Resources Act sets out the following categories of heritage resource as forming part of the national estate. Please indicate the known presence of any of these by checking the box alongside and then providing a description of each occurrence, including nature, location, size, type

Failure to provide sufficient detail or to anticipate the likely presence of heritage resources on the site may lead to a request for more detailed specialist information.

(The assistance of relevant heritage professionals is particularly relevant in completing this section.)

Provide a short history of the site and its environs (Include sources where available): The Pinnacle Point Residential Golf Resort has been operational since 2004.

The Record of Decision for the development was issued on 29th October, 2003

Note: While the affected erven are a considerable distance from the well known Pinnacle Point caves (Kaplan 1997), the complex of archaelogical sites (Pinnacle Point Site Complex) were declared a Provincial Heritage Site on the 14th December, 2012

Please indicate which heritage resources exist on the site and in its environs, describe them and indicate the nature of any impact upon them:

☐	Places, buildings, structures and equipment of cultural significance Description of resource: Description of impact on heritage resource: There are no old buildings or structures on the affected erven.
☐	Places to which oral traditions are attached or which are associated with living heritage Description of resource: Description of impact on heritage resource: N/A
☐	Historical settlements and townscapes Description of resource: Description of impact on heritage resource: N/A
☐	Landscapes and natural features of cultural significance Description of resource: Description of impact on heritage resource: N/A

☐	Geological resources of scientific or cultural importance Description of resource: Description of impact on heritage resource: N/A
☒	Archaeological resources (Including archaeological sites and material, rock art, battlefields & wrecks): Description of resource: Early and Middle Stone Age archaeological heritage Description of impact on heritage resource: Vegetation clearing operations may expose some Early (ESA) & Middle Stone Age (MSA) remains on the surface. ESA & MSA remains (i.e. stone tools, fossil bone and shell may be exposed in underlying sands below the surface topsoils. More than 1000 Acheleun ESA tools out of a collection of more than 7000 were analyzed by Thompson (2009) at the Garden Route Casino near Pinnacle Point. The tools were exposed during monitoring of the excavations for a 1.5 km long road (Nilssen 2005). The results of the analysis, demonstrates the importance of understanding the context and post occupation processes in which the tools were found. Four discreet stratigraphic layers were identified in the road cuttings. It was shown that the majority of the implements occur within the unstratified Eolian sands that underlie a thin layer of surface topsoil. While a few tools were `pressed' into the red palaeosoils below the Pleistocene sands, no tools were found in the deeper calcrete layer that rests on top of the Table Mountain Sandstone (Thompson 2009). A number of site formation or post occupational processes determined the context in which the finds were made, and Thompson (2009:426) concluded that while they were not exactly where they were first laid down, most of the tools `are within a meter of their original horizontal positions' over the 10s of thousands of years after they were discarded by their makers. The excavations provided a rare opportunity, and a window into what might conceivably be expected to be encountered during excavations for the proposed conference facility/underground parking alongside the existing clubhouse. Source: Kaplan, J. 1997. Archaeological study, Pinnacle Point, Mossel Bay. Report prepared for CODEV. Agency for Cultural Resource Management. Riebeek West. Nilssen, P. 2005. Report for Permit 2005-04-003. Pinnacle Point Site 30. Thompson, T. 2009. Geoarchaeology: An International Journal, Vol 24. No. 4. 402-428. Wiley Periodicals Inc. Published online in Wiley Interscience (www.interscience.wiley.com
☒	Palaeontological resources (ie: fossils): Description of resource: Fossils Description of impact on heritage resource: Monitoring of excavations for a water pipeline at the Pinnacle Point (PP) Residential Golf Resort uncovered a rare Pleistocene hyena den with associated fauna in the deeper calcrete deposits below the red Pleistocene sands (Nilssen 2005). Analysis of the bone from the site, known as PP30, together with fauna from the excavated cave deposits at PP13 were used to reconstruct ancient palaeohabitats and environments more 150 000 years ago (Rector & Reed 2010). Source: Nilssen, P. 2005. Report for Permit 2005-04-003. Pinnacle Point Site 30. Rector, A.L., Reed, K.E. 2010. Middle and Late Pleistocene faunas and their palaeoecological implications. Journal of Human Evolution 59 (2010) 340-357.

☐	Graves and burial grounds (eg: ancestral graves, graves of victims of conflict, historical graves & cemeteries): Description of Resource: Description of Impact on Heritage Resource: N/A
☒	Other human remains: Description of resource: Pleistocene skeletal material Description of impact on heritage resource: Any Pleistocene (human) skeletal material exposed or intercepted in underlying aeolian sands, or deeper calcrete deposits would be of international significance, which is possible in this geological context.
☐	Sites of significance relating to the history of slavery in South Africa: Description of resource: Description of impact on heritage resource: N/A
☐	Other heritage resources: Description of resource: Description of impact on heritage resource:

Describe elements in the environs of the site that could be deemed to be heritage resources: ESA and MSA artefacts may likley be recovered in aeolian sands during bulk excavations.

The discovery of any Pleistocene skeletal material would be of international significance.

Rare hyena dens/lairs may be exposed or intercepted in deeer calcrete deposits below. Excavations are expected to exceed 3m (for golf cart storage)

Description of impacts on heritage resources in the environs of the site: Earthworks and deep excavations may expose, uncover or intersect ESA and MSA remains, possibe Pleistonce human skeletal material, and rare hyena dens with associated fauna.

Summary of anticipated impacts on heritage resources: Impact on MSA and ESA remains anticipated.

Chance impact on Pleistocene skeletal material, and rare Pleistocene hyena dens with fauna.

ILLUSTRATIVE MATERIAL (This form will not be processed unless the following are included):

Attach to this form a minimum A4 sized locality plan showing the boundaries of the area affected by the proposed development, its environs, property boundaries and a scale. The plan must be of a scale and size that is appropriate to creating a clear understanding of the development.

Attach also other relevant graphic material such as maps, site plans, satellite photographs and photographs of the site and the heritage resources on it and in its environs. These are essential to the processing of this notification.

Please provide all graphic material on paper of appropriate size and on CD ROM in JPEG format. It is essential that graphic material be annotated via titles on the photographs, map names and numbers, names of files and/or provision of a numbered list describing what is visible in each image.

D. RECOMMENDATION

In your opinion do you believe that a heritage impact assessment is required? ☐ Yes ☒ No

Recommendation made by: Name Jonathan Kaplan Capacity Heritage Practitioner (archaeologist)
PLEASE NOTE: No Heritage Impact Assessment should be submitted with this form or conducted until Heritage Western Cape has expressed its opinion on the need for such and the nature thereof.

E. INFORMATION TO BE PROVIDED AND STUDIES TO BE CONDUCTED AS PART OF THE HERITAGE IMPACT ASSESSMENT (HIA)

If it is recommended that an HIA is required please complete this section of the form.

DETAILS OF HERITAGE PRACTITIONERS AND SPECIALISTS INTENDING TO CONDUCT THE HIA:

1.	Name of individual: Name of Practice: Area of specialisation: Qualifications: Experience: Standing in heritage resource management: E-mail Address: Telephone: Cell:
2.	Name of individual: Name of Practice: Area of specialisation: Qualifications: Experience: Standing in heritage resource management: E-mail Address: Telephone: Cell:
3.	Name of individual: Name of Practice: Area of specialisation: Qualifications: Experience: Standing in heritage resource management: E-mail Address: Telephone: Cell:
4.	Name of individual: Name of Practice: Area of specialisation: Qualifications: Experience: Standing in heritage resource management: E-mail Address: Telephone: Cell:

5.	Name of individual: Name of Practice: Area of specialisation: Qualifications: Experience: Standing in heritage resource management: E-mail Address: Telephone: Cell:

If this submission is made in terms of Section 38(8) of the National Heritage Resources Act indicate below the particulars of the principle environmental consultant on the project.

Name of individual: Marion O'Neil Name of Practice: Sharples Environmental Services Area of specialisation: EIA and public participation

E-mail Address: marion@sescc.net Telephone: : 044 873 4923 Cell: 083 3100 969

Postal Address: PO Box 9087, George, 6530

DETAILS OF STUDIES TO BE CONDUCTED IN THE INTENDED HIA

In addition to the requirements set out in Section 38(3) of the NHRA, indicate envisaged studies:	
☐	Heritage resource-related guidelines and policies.
☐	Local authority planning and other laws and policies.
☐	Details of parties, communities, etc. to be consulted.
☒	Specialist studies, eg: archaeology, palaeontology, architecture, townscape, visual impact, etc. Provide details: Monitoring of vegetation clearing operations, including monitoring of bulk earthworks is recommended. It is noted that development activities at Pinnacle Point are currently being monitored by Mr Struan Henderson of MAPCRM in Mossel Bay, under an agreement concluded between Dr Curtis Marean (Programme Director of the Pinnacle Point Caves archaeological investigation) and the Pinnacle Point Homeowners Association. Dr Marean (pers. comm.) is in agreement that Mr Henderson carry on with archaeological monitoring for the proposed new clubhouse. Any archaeological remains encoutered during monitoring must be reported to Dr Marean and the archaeologist (J. Kaplan) A monitoring (and any recovery or excavation) report must be submitted to Heritage Western Cape. This condition is already in place in terms of the Record of Decision (see attached).
☐	Other. Provide details:

PLEASE NOTE: Any further studies which Heritage Western Cape may resolve should be submitted must be in the form of a single, consolidated report with a single set of recommendations. Specialist studies must be incorporated in full, either as chapters of the report, or as annexures thereto.

Figure 1. Locality Map

Figure 2. Google Earth photograph illustrating the location of Pinnacle Point

Figure 3. Close up Google image of the study site and existing clubhouse

Figure 4. See below photographs of the affected erven

Figure 5. Photographs of the affected erven

Figure 6. Photographs of the affected erven