

ANNEXURE A.

Power of Attorney & Company Resolution

SPECIAL POWER OF ATTORNEY

We, Garden Route Casino Proprietary Limited herein
after represented by 4 the undersigned,

do hereby nominate, constitute and appoint
THE AUTHORISED AGENTS OF MARIKE VREKEN TOWN & REGIONAL PLANNERS CC and duly
authorised employees of Marike Vreken Town Planners CC
with power of Substitution to be *my/our lawful representatives in *my/our application for:

REZONING & SUBDIVISION

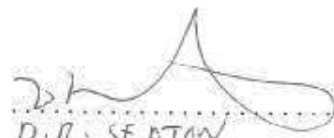
on

MOSSEL BAY ERF 15387

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 Fowway on this 01st day of June 2017

SIGNED:


D.R. SEATON
Director

SIGNED:

SIGNED:

In the presence of the undersigned witnesses:

AS WITNESSES:

1.



2.

.....

GARDEN ROUTE CASINO PROPRIETARY LIMITED

(Registration No. 1998/000391/07)

Resolution of the Directors passed at Fourways on 27 February 2017 in terms of the Company's Memorandum of Incorporation

IT WAS NOTED THAT:

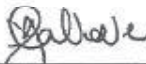
- A. Further to the resolutions of the Company passed on 9 June 2016, the Company duly concluded a deed of sale with Pinnacle Point Home Owners Association (Registration No. 2004/284/082003/019904/07) ("Pinnacle Point") on 10 August 2016, for the sale of a small portion of the Casino property owned by the Company which is situated at Erf 15387 Mossel Bay, in the Municipality of Mossel Bay, Division of Mossel Bay, Western Cape Province, in the extent of 2027 m², upon the terms of the deed of sale tabled at the meeting of 9 June 2016 ("the Lapsed Deed of Sale").
- B. The condition precedent contained in clause 3.1.1 of the Lapsed Deed of Sale, to which the Lapsed Deed of Sale was subject, was not fulfilled, and accordingly, the Lapsed Deed of Sale duly lapsed and is no longer of any force or effect.
- C. Subsequent to such lapsing, the parties have renegotiated the terms of the proposed sale recorded in the Lapsed Deed of Sale, including in particular the size of the portion of the Casino property to be sold to Pinnacle Point, and the purchase consideration that would be payable in respect thereof.
- D. Pursuant to the aforementioned negotiations, the Company has agreed to sell to Pinnacle Point, that larger portion of the Casino property owned by the Company situated at Erf 15387 Mossel Bay, in the Municipality of Mossel Bay, Division of Mossel Bay, Western Cape Province, in the extent of 4189 m², which is described and depicted as "Portion E" on annexure "A" to the new deed of sale tabled at the meeting at which these resolutions were proposed ("the Sub-divided Portion") for an increased purchase consideration of R402 987.00 (exclusive of VAT and/or any other duties payable thereon), commensurate with such increased size, which Sub-divided Portion is still to be used by Pinnacle Point for the sole purpose of erecting 47 sectional title garages thereon (in the manner depicted in annexure "B" to such new deed of sale tabled at the meeting at which these resolutions were proposed), upon the terms and subject to the conditions detailed in such new deed of sale tabled at the meeting at which these resolutions were proposed ("the Deed of Sale").

IT IS NOW RESOLVED THAT:

1. The Company be, and it is hereby, authorised to enter into a new deed of sale with Pinnacle Point to dispose of the specified portion of Erf 15387 Mossel Bay, in the Municipality of Mossel Bay, Western Cape, described as "Portion E", upon the terms and subject to the conditions detailed in the new deed of sale, a copy of which was tabled and approved at the meeting at which this resolution was proposed ("the Deed of Sale"); and
2. Any one of the directors of the Company be and is hereby authorised to sign and execute the abovementioned Deed of Sale on behalf of the Company, and to sign such other documents, and to do such things, on behalf of the Company, as may be necessary to implement and give effect to the abovementioned Resolution and Deed of Sale.

CERTIFIED A TRUE COPY OF THE ORIGINAL:

for: Southern Sun Secretarial Services Pty Ltd



J Mahloele
COMPANY SECRETARY

ANNEXURE B.

Application Form

B



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

FOR OFFICE USE ONLY

Municipal stamp (RECORDS):

SCAN/COLLAB/FILE NO:

Application for:

NeoLMS Ref:

LAND USE PLANNING APPLICATION FORM

IN TERMS OF SECTION 15 OF THE MOSSEL BAY BY-LAW ON MUNICIPAL LAND USE PLANNING, 2015

KINDLY NOTE:

- The complete application form together with all the required information and documentation as listed in Part F of the application form must be submitted in duplicate (2).
- Application fees are non-refundable and must be paid on date of submission.
- The applicant is responsible for the Public Participation Process in consultation with the relevant municipal official as per the How-to Guide for Public Participation Process.
- The applicant is liable for all costs related to the Public Participation Process including advertisement costs in respect of publication of the application.

PART A: APPLICANT DETAILS

First name(s)	Marius Vreken Town Planners CC Marius		
Surname	Vreken		
South African Council for Planners (SACPLAN) registration number (if applicable)	Pr. Pln 1101		
Company name (if applicable)	Marius Vreken Town Planners CC		
Postal Address	P.O. Box 2180		
	Knysna	Postal Code	6570
Email	mariek@vrekent.co.za		
Tel	044-382-0420	Cell	802-927-5310

PART B: LAND USE PLANNING PRE-APPLICATION CONSULTATION

Has there been a pre-application consultation?	Y	If yes, attach the minutes of the pre-application consultation.
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PART C: PROPERTY DETAILS (in accordance with title deed)					
Erf Number, Suburb & Town / Portion & Farm Number	Physical Address / Locality of Farm	Name of Registered Owner(s)	Current Zoning	Current Land Use	Extent m ² /ha
Erf 15387 Mossel Bay in the Mossel Bay Municipality, Division of Mossel Bay, Province of the Western Cape	Mossel Bay Erf 15387 is situated in Pinnacle Point, Mossel Bay. The property is situated north of the Pinnacle Point Villas. The application area is west of the golf club house and north of the golf course. The Garden Route Casino is situated on the subject property	GARDEN ROUTE CASINO PTY LTD Registration Number: 199800039107	Business Zone	Business	6.6480ha

PART D: DETAILS OF PROPOSAL	
Brief description of proposal <u>only</u> (Attach a detailed written motivation*):	
Mossel Bay Erf 15387 is situated on the Garden Route Casino site, adjacent to the Pinnacle Point Estate, in Mossel Bay. The application area is located to the north of Pinnacle Point, near the club house, overlooking the golf course. The owners (Pinnacle Point Home Owners Association) to the south of Erf 15387 is in the process of acquiring a vacant portion of Mossel Bay Erf 15387. The Pinnacle Point Home Owners Association (PPHOA) intends to use the new subdivided property for garages for the Pinnacle Point Villas. Currently, the Pinnacle Point Villas have no garage / storage space. The PPHOA wishes to subdivide a portion of Erf 15387 and to rezone the subdivided portion to a similar zoning as the villas (i.e. "Group Housing" zone) to accommodate the required garages. According to the Mossel Bay Municipality, Erf 15387 Mossel Bay is currently zoned for business purposes (Business Zone). In order to use the subdivided land parcel (Portion A of Erf 15387) for garages for the existing group housing complex, it is necessary to lodge an application for subdivision, rezoning and departure. i. The subdivision of Mossel Bay Erf 15387 (6,6480ha) into two (2) portions, Portion A of Erf 15387 (4189m²) and Remainder of Erf 19504 (6,2291ha) in terms of Section 15(2)(d) of Mossel Bay Municipality Standard By-Law on Municipal Land Use Planning, to develop garages for the Pinnacle Point Villas;	

ii. The rezoning of Portion A of Erf 15387 (4189m²) from 'Business Zone' to 'Group Housing Zone'; in terms of Section 15(2)(a) of Mossel Bay Municipality Standard By-Law on Municipal Land Use Planning, to allow garages for the Pinnacle Point Villas; iii. A permanent departure of the rear building line in terms of Section 15(2)(b) of Mossel Bay Municipality Standard By-Law on Municipal Land Use Planning, from (3m) to (0m), to allow garages for the Pinnacle Point Villas	<i>*A written motivation for an application should be based on the criteria referred to in section 65 of the said legislation, namely:</i> <i>Desirability of the proposed utilisation of land and any guidelines issued by the Provincial Minister regarding desirability of proposed land uses. (The following is especially important: the influence of the proposal on the existing character of the area and rights of residents with regard to property values, privacy, view, sunlight, etc. and 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).</i> <i>Investigations carried out in terms of other laws that are relevant to the consideration of the application.</i> <i>The impact of the proposed land development on municipal engineering services including influence on traffic and/or parking of the area.</i> <i>Applicable policies of the Municipality that guide decision making.</i> <i>Applicable provisions of the zoning scheme.</i> <i>Consideration of the following forward planning documents: Integrated Development Plan (IDP), including the Spatial Development Framework (SDF) for the Municipality; IDP and SDF for the District Municipality, where applicable; Applicable local SDF adopted by the Municipality; Applicable Structure Plans; Provincial SDF; and Regional SDF in Section 18 of SPLUMA and LUPA or provincial regional SDF.</i> <i>Policies, principles and planning and development norms and criteria set by the National and Provincial Government.</i> <i>Land development principles as referred to in Section 42 of the Spatial Planning Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA) and Chapter VI of the Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA).</i>
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PART E: LAND USE PLANNING APPLICATIONS IN TERMS OF SECTION 15 OF THE MOSSEL BAY BY-LAW ON MUNICIPAL LAND USE PLANNING, 2015 AND APPLICATION FEES PAYABLE

Tick	Type of application	Cost
☒	2(a) rezoning of land;	R 1750-00
☒	2(b) permanent departure from the development parameters of the zoning scheme;	R1270-00 (R 640-00 for building line relaxation application)
☐	2(c) departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land;	R 1270-00 (R 800-00 for house shop application)
☒	2(d) subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;	R 1270-00 (+ R60 / erf above 10 erven)
☐	2(e) consolidation of land that is not exempted in terms of section 24;	R 0-00*
☐	2(f) removal, suspension or amendment of restrictive conditions in respect of a land unit;	R1750-00
☐	2(g) permission required in terms of the zoning scheme;	R 0-00*
☐	2(h) amendment, deletion or imposition of conditions in respect of an existing approval;	R 1750-00
☐	2(i) extension of the validity period of an approval;	R 870-00
☐	2(j) approval of an overlay zone as contemplated in the zoning scheme;	R 0-00*
☐	2(k) amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;	R1270-00
☐	2(l) permission required in terms of a condition of approval;	R 0-00*
☐	2(m) determination of a zoning;	R 0-00*
☐	2(n) closure of a public place or part thereof;	R 0-00*
☐	2(o) consent use contemplated in the zoning scheme;	R 1000-00
☐	2(p) occasional use of land;	R 0-00*
☐	2(q) disestablish a home owner's association;	R 0-00*
☐	2(r) rectify a failure by a home owner's association to meet its obligations in respect of the control over or maintenance of services;	R 0-00*
☐	2(s) permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building.	R 0-00*
*Fees to be determined for financial year 2016/2017		TOTAL: R

PART F: SUPPORTING INFORMATION AND DOCUMENTATION FOR LAND USE PLANNING APPLICATION

KINDLY NOTE:

- The following documentation must be attached to this application form.
- The Municipality may request any other information deemed necessary for the purpose of this application.
- Incomplete applications will not be accepted by the Municipality.

YES	NO	
☒	☐	Power of attorney if applicant is not owner
☒	☐	Written motivation
☒	☐	Locality plan
☒	☐	Layout Plan

PART F (CONTINUED):

YES	NO	
Y	☐	Full copy of the title deed
Y	☐	S.G. diagram / General plan extract (download at: http://csg.dla.gov.za/esio/searchindex.htm)
☐	☐	Bondholder's consent (if applicable) – N/A
☐	☐	Conveyancer's certificate (if applicable) – N/A
☐	☐	Home owner's association consent / proof of failure of Home owner's association (if applicable) – N/A
☐	☐	Any additional documents or information identified in the pre-application consultation minutes (if applicable)) – N/A
☐	☐	Proof of lawful use right (if applicable)) – N/A
☐	☐	Copy of original approval letter (if applicable)) – N/A
☐	☐	Other) – N/A

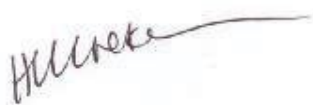
Please provide reasons if any of the documents listed above have been omitted:

SECTION G: DECLARATION

I hereby wish to confirm the following :

1. That the information contained in this application form and accompanying documentation is complete and correct.
2. I'm aware that it is an offense in terms of Section 86(1)(e) to supply particulars, information or answers knowing the particulars, information or answers to be false, incorrect or misleading or not believing them to be correct.
3. I am properly authorized to make this application on behalf of the owner and (where applicable) that a copy of the relevant power of attorney or consent are attached hereto.
4. Where an agent is appointed to submit this application on the owner's behalf, it is accepted that correspondence from and notifications by the Municipality in terms of the by-law will be sent only to the agent and that the owner will regularly consult with the agent in this regard.
5. That this submission includes all necessary land use planning applications required to enable the development proposed herein.
6. I confirm that the relevant title deed(s) have been read and that there are no restrictive title deed restrictions, which impact on this application, or alternatively an application for removal/suspension or amendment forms part of this submission.
7. I am aware that development charges to the Municipality in respect of the provision and installation of external engineering services are payable by the applicant as a result of the proposed development.
8. I am aware that I am fully responsible for ensuring that Public Participation Process is carried out in accordance with the How-to Guide for Public Participation Process and that I will bear all related costs.

Applicant's signature:



Date:

2017-06-02

Full name:

HENDRIKA MARIA VREKEN

FOR OFFICE USE ONLY

Municipal Stamp

Received by:

ANNEXURE C.

Copy of Title Deed

4
DE KLERK & VAN GEND
P O BOX 1857 CAPE TOWN 8000

Prepared by me

CONVEYANCER
H P SERFONTEIN

SEELREG DUTY	R
POCI FEE	R 500.00

VIR ENDOSSERMENTE KYR BEADER	
FOR ENDORSEMENTS SEE PAGE	
DATE OF DEED	DATE OF DEED
21/9	30/7

T

063143/2002

DEED OF TRANSFER

KNOW ALL MEN WHOM IT MAY CONCERN:

TERESA GRAUSO
THAT HENDRIK PETRUS SERFONTEIN

AIDAN KENNY

appeared before me, Registrar of Deeds, at Cape Town he, the said Appearer,
being duly authorized thereto by a Power of Attorney, granted to him by

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

dated the 8th JULY 2002 and signed at CAPE TOWN and witnessed in
accordance with law, which Power has been lodged with me,

For Releases
See Bonds

VERBIND		MORTGAGED	
VIR FOR R 20 000 000/00			
B	007764 / 2003		
2003-02-17		REGISTRAR	

BC 32754 / 2012
GEKANSLEER CANCELLED
REGISTRAR
2012-11-27

<u>CONDITION</u>	
GEWYSIG KRAKTERS ART. 4 (1) (b) VAN AMENDED IN TERMS OF SECTION 4 (1)	
WET 47 VAN 1937 OM TE LEES: (b) OF ACT 47 OF 1937 TO READ:	
by the deletion of Condition	
A1 on page 2 hereof	
BC 10670/2004	<i>Shibus</i> REGISTRAR
17/2/2004	

For Further Endorsements See Page 6

And the said Appearer declared that the Transferor/s had on the 26th JUNE 2002 truly and legally sold to, and that he, in his capacity as attorney aforesaid, did by virtue of these presents cede and transfer in full and free property to and on behalf of

PINNACLE POINT CASINO (PROPRIETARY) LIMITED
NO. 1998/000391/07

It's Order or Assigns,

ERF 15387 MOSSEL BAY
 IN THE MOSSEL BAY MUNICIPALITY
 DIVISION OF MOSSEL BAY
 PROVINCE WESTERN CAPE;

IN EXTENT : 30,0936 (Thirty comma Nought Nine Three Six) Hectares.

063141/2002

FIRST REGISTERED by Certificate of Registered Title, No. T 01/2002/1 with Diagram S.G. No. 200/1999 relating thereto and held by Deed of Transfer No. T. 063142/2002

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

- I. That the Government shall have the right at all times of resuming for public purposes such portion or portions of the land hereby granted as may not have been alienated by the Town Council. In the event of resumption as aforesaid no compensation shall be payable by the Government except in respect of substantial improvements of a permanent nature erected or made on the land resumed whether by the Town Council or by any other person or body acting under the express authority of the said Council.
- 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.
- III. That all rights to minerals, mineral products, mineral oils, and precious stones, precious or base metals on or under the land hereby

REMOVED KRABBERS ART. 1 (1) (b) VAN
WET 47 VAN 1937 OM TE LEES.

AMENDED IN YEARS IN SECTION 4 (2)
(b) OF ACT 47 OF 1937 TO READ:

BC

Erf 16579 = 22,4366 Jha.

GET TRANSPORTED AAN TRANSFERRED TO
Pinnacle Point Resorts
(pty) LTD.
RESTAURANT MANAGER 6/6/80 ha.
T 41173/04.
6/5/04.
REGISTRAR/REGISTRAR

DIE NAAM VAN DIE
PINNACLE POINT CASINO PROPRIETARY LIMITED
IS VERANDER NA
GOLDEN ROUTE CASINO PROPRIETARY LIMITED

THE NAME OF THE
HAS BEEN CHANGED TO
GOLDEN ROUTE CASINO PROPRIETARY LIMITED

BO0032733/2012(1)

2012-07-27

REGISTRAR

granted are expressly reserved to the Crown, together with the right of access to any mines or works undertaken for mining or prospecting purposes by any person duly authorized in that behalf. The land is subject to such further rights as the public or the Government now may or may hereafter have or be entitled to obtain under or by virtue of any law relating to the prospecting, digging, mining, or exploitation of minerals, mineral products, mineral oils, precious stones, precious or base metals, on or under the land hereby granted, which rights shall not be impaired or in any way affected by the title deed.

- IV. That the land shall be subject to all rights and servitudes which now affect or at any time hereafter may be found to affect the title of the land hereby granted, or which may be binding on the Government in respect of the said land as at the date hereof.

- B. SUBJECT FURTHER to the following endorsement referred to on ~~XXXXXX~~ ~~Grant No. 12/09/77~~ Mossel Bay Freeholds No 3-12/1917:-

"Restant

Kragtens Transportakte Nr. T5854/1983 gecateer is die Restant van Erf 2001 onderhewig aan die volgende voorwaardes opgelê deur die Administrateur i/v Art 9 Ord 33/1934:

- (a) Die eienaar van hierdie erf is verplig om sonder betaling van vergoeding toe te laat dat hoofgasleidings, elektrisiteits-, telefoon- en televisiekabels en/of drade, hoof- en ander waterpype en die rioolvuil en dreinerings, insluitende stormwater van enige ander erf of erwe, oor hierdie erf gevoer word en dat bopgrondse installasies soos mini-substasies, kiosks en dienspale daarop geïnstalleer word, indien dit deur die plaaslike owerheid nodig geag word en wel op die wyse en plek wat van tyd tot tyd redelikerwys verels word. Dit sluit die reg op toegang te alle redelike tye tot die eiendom in met die doel om enige werke met betrekking tot bogenoemde aan te lê, te wysig, te verwyder of te inspekteer.
- (b) Die eienaar van hierdie erf is verplig om sonder vergoeding op die erf die materiaal te ontvang of uitgrawings op die erf toe te laat al na vereis word, sodat die volle breedte van die straat gebruik kan word en die wat veilig en behoorlik skuins gemaak kan word omrede van die verskil tussen die hoogte van die straat soos finaal aangelê en die erf, tensy hy verkies om steunmure te bou tot genoeë van en binne 'n tydperk wat die plaaslike owerheid bepaal."

C. ~~SUBJECT FURTHER to the following condition contained in~~ ^{By} Deed of
Transfer No. T 063142/2002, ~~namely:-~~ ^{the within property is}

ENTITLED to a temporary servitude right of way 30 metre wide over the
Remainder of Erf 2001 Mossel Bay indicated by the lines AB, BC and CD on
Diagram S.G. No. 200/1999.

Wherefore the Appearer, renouncing all the right and title the said

PINNACLE POINT RESORTS (PROPRIETARY) LIMITED

heretofore had to the premises, did, in consequence, also acknowledge the said

PINNACLE POINT RESORTS (PROPRIETARY) LIMITED

to be entirely dispossessed of, and disentitled to the same; and that by virtue of
these presents the said Transferee, its Order or Assigns, now is and henceforth
shall be entitled thereto, conformably to local custom; The State, however,
reserving its rights, and finally acknowledging the whole of the purchase price
amounting to R5 040 000,00 (Five Million and Forty Thousand Rand) to have
been duly paid or secured.

In witness whereof I, the said Registrar, together with the Appearer, q.q., have
subscribed to these presents, and have caused my Seal of Office to be affixed
thereto.

Thus done and executed at the Office of the Registrar of Deeds, at Cape Town
on 30 JUL 2002.

q.q.

In my presence,

REGISTRAR OF DEEDS

T63143/2002

Endorsement in terms of Section 4(1)(b) of Act 47/37

The conditions on page 7 hereof have been amended as follows:

- (1) The figures in condition (l) have been amended to read "...as indicated by the lines G1-E1 and E1-H1..."

AND

- (2) The insertion of condition (v) reading as follows: "Subject further to a road servitude 10 metres wide in favour of Erf 16576 (a ptn of Erf 15387) Mossel Bay, the centre line whereof is indicated by the lines B1-C1, C1-D1 and D1-E1 as indicated on Diagram SG number 2528/2003."

Application filed vide BC 000030123 / 2004

Deeds Registry
Cape Town


Registrar of Deeds

06 MAY 2004

fb in C.C. 2737

Do not remove

BY DEED OF TRANSFER NO T

16170/04

dated this day, the Remainder Erf

15387 Mossel Bay, measuring 29,0846 Hectare herein is subject to:

- (i) A road servitude 20m wide in favour of Erf 16576 (a portion of Erf 15387) Mossel Bay the centre line whereof is indicated by the lines G1-E1 on Diagram S G No 2528/2003 annexed to Deed of Transfer T 16170/04
- (ii) A road servitude 5,20m wide in favour of Erf 16576 (a portion of Erf 15387) Mossel Bay, the centre line whereof is indicated by the line b-J1 and the curved line J1-a on Diagram S G No 2528/2003 annexed to Deed of Transfer T 16170/04
- (iii) A servitude area in favour of Erf 16576 (a portion of Erf 15387) Mossel Bay as depicted by the figure R S T U Y W X Y Z A1 as indicated on Diagram S G No 2528/2003 annexed to Deed of Transfer T 16170/04
- (iv) A servitude passage 1,70m wide in favour of Erf 16576 (a portion of Erf 15387) Mossel Bay as depicted by the line L1-K1, as indicated on Diagram S G No 2528/2003 annexed to Deed of Transfer T 16170/04

Deeds Registry
Cape Town

[Signature]
Registrar of Deeds

26 FEB 2004

File in 163143/2002
CC 2737

ERF 16576 MEAS: 1,0090 HA

GETRANSPORTEER AAN	TRANSFERRED TO
MOSS CATS PROPERTY HOLDINGS (PTY) LTD	
RESTANT/REMAINDER	29,0846ha
T 16170/04	<i>[Signature]</i>
26 FEB 2004	REGISTRAR OF DEEDS

[Signature]

Deeds Office Property



MOSSEL BAY, 15387, 0 (REMAINING EXTENT) (CAPE TOWN)

GENERAL INFORMATION

Deeds Office CAPE TOWN
 Date Requested 2015/09/03 21:54
 Information Source DEEDS OFFICE
 Reference POT 15/67



PROPERTY INFORMATION

Property Type ERF
 Erf Number 15387
 Portion Number 0 (REMAINING EXTENT)
 Township MOSSEL BAY
 Local Authority MOSSEL BAY MUN
 Registration Division NOT AVAILABLE
 Province WESTERN CAPE
 Diagram Deed T63141/2002
 Extent 6.6480H
 Previous Description -
 LPI Code C05100070001538700000

OWNER INFORMATION

Owner 1 of 1

Person Type COMPANY
 Name GARDEN ROUTE CASINO PTY LTD
 Registration Number 199800039107
 Title Deed T63143/2002
 Registration Date 2002/07/30
 Purchase Price (R) 5,040,000
 Purchase Date 2002/06/26
 Share
 Microfilm Reference 2004 0345 0106
 Multiple Properties NO
 Multiple Owners NO

ENDORSEMENTS (4)

#	Document	Institution	Amount (R)	Microfilm
1	I-145/2014-I	GARDEN ROUTE CASINO PTY LTD	UNKNOWN	
2	SUBDIVISION FROM	TOWN MOSSEL BAY ,ERF 2001 ,PRTN 0	UNKNOWN	
3	NOW SUBDIVISION	TOWN MOSSEL BAY ,ERF 16576 ,PRTN 0	UNKNOWN	
4	NOW SUBDIVISION	TOWN MOSSEL BAY ,ERF 16579 ,PRTN 0	UNKNOWN	

HISTORIC DOCUMENTS (4)

#	Document	Owner	Amount (R)	Microfilm
1	B7764/2003	-	UNKNOWN	2004 0345 0114
2	T63141/2002	MUN MOSSEL BAY	CRT	2002 0568 5554
3	T63142/2002	PINNACLE POINT RESORTS PTY LTD	400,000	2002 0568 5569
4	T63143/2002	PINNACLE POINT CASINO PTY LTD	5,040,000	2004 0345 0106

DISCLAIMER

This report contains information gathered from our suppliers and we do not make any representations about the accuracy of the data displayed nor do we accept responsibility for inaccurate data. WinDeed will not be liable for any damage caused by reliance on this report. This report is subject to the terms and conditions of the [WinDeed End User Licence Agreement \(EULA\)](#).

ANNEXURE D.

SG Diagrams

SIDES	ANGLES OF	CO-ORDINATES	S. S. NO.
metres	DIRECTION	Y System NG 23° X	200/1999

Approved
[Signature]
Surveyor-General
27-1-1999

SHEET 1 OF 2 SHEETS

AB	143.70	A	+ 83 997.55	+ 85 600.28
BC	99.52	B	+ 83 859.20	+ 85 638.75
CD	121.00	C	+ 83 759.91	+ 85 649.63
DE	105.38	D	+ 83 640.77	+ 85 624.53
EF	221.32	E	+ 83 544.87	+ 85 680.81
FG	132.61	F	- 83 325.20	+ 85 553.84
GH	208.55	G	- 83 192.60	+ 85 559.58
HJ	97.05	H	+ 83 192.83	+ 85 764.13
JK	610.10	J	+ 83 131.17	+ 85 839.06
KL	65.04	K	+ 83 740.90	+ 85 860.38
LM	93.77	L	+ 83 740.89	+ 85 925.40
MN	119.99	M	+ 83 817.02	+ 85 980.15
NP	45.04	N	+ 83 880.57	+ 85 081.93
PQ	90.01	P	+ 83 920.70	+ 85 061.49
QR	64.89	Q	+ 83 984.36	+ 85 125.12
RS	69.99	R	+ 84 049.25	+ 85 125.13
ST	109.94	S	+ 84 102.84	+ 85 080.12
TU	44.38	T	+ 84 121.94	+ 85 971.86
UA	389.24	U	+ 84 162.14	+ 85 953.05
CANABAI WT 440		Δ	+ 87 290.82	+ 85 326.46
DIAZ WT 455		Δ	+ 82 850.10	+ 85 618.59

Servitude

The lines AB, BC, and CD represent the southern boundary of a temporary servitude right of way 30m wide over the remainder as shown.

The figure A B C D E F G H J K L M N P Q R S T U

represents 30,0936 hectares of land, being

ERF 15387 a portion of Erf 2001 MOSSEL BAY

situate in the Municipality and

Administrative District of Mossel Bay

Western Cape Province

Surveyed in December 1998

by us

J H Bailey PLS 0019 H W 1a Roux PLS 1055
Professional Land Surveyors

[Signature]
[Signature]

This diagram is annexed to The original diagram is File No. S/B302

S.R. No. R 95/1999

Comp. ALNF-34 (M981)

No. 5527/1917- 9/1917

annexed to Grant No. 1944-66

Fixed as Plan. 228

Registrar of Deeds

Dated
1.1.0.

No. T63141/2002

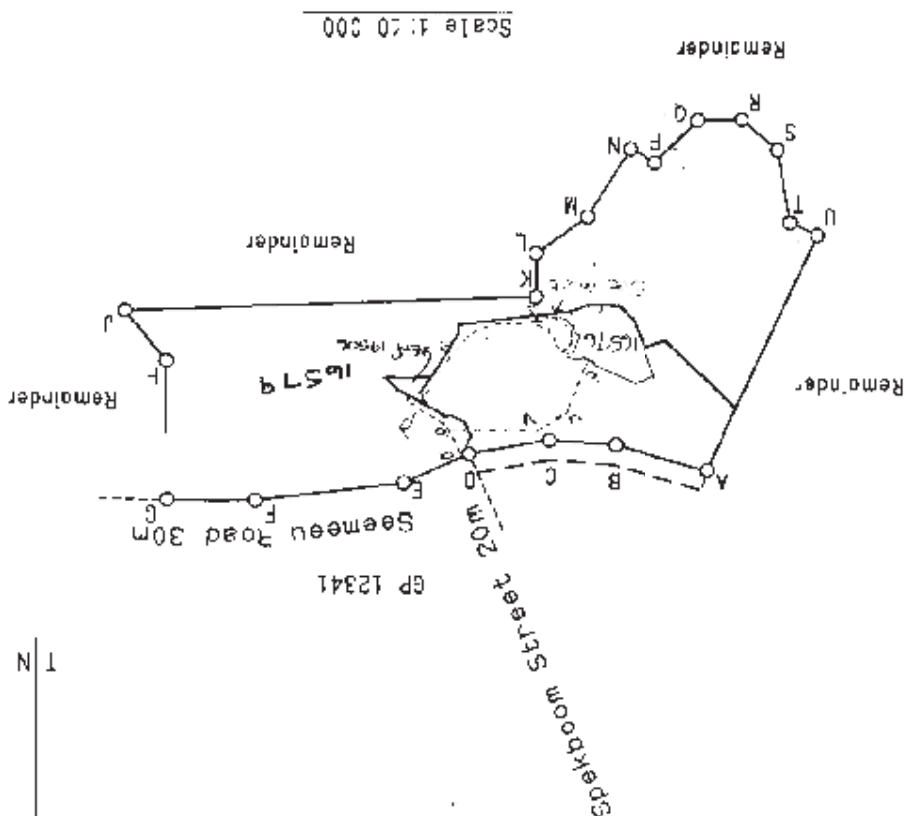
15387

J H Bailey PLS 0019 J H Bailey PLS 1055
Professional Land Surveyors

by us
Surveyed in December 1998

Western Cape Province
Administrative District of Mossel Bay
situate in the Municipality and

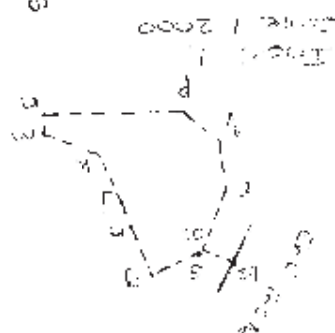
ERF 15387 a portion of Erf 2001 MOSSEL BAY



455



Remainder
Included in consol
wide Dg. 1950/1951
Erf 1950/1



Description of Beacons

D, E, F 12mm iron pegs
All other beacons are 16mm iron pegs

SHEET 2 OF 2 SHEETS

27-1-1999
Surveyor-General

Approved
[Signature]

200/1999

S.G. No.

OFFICE COPY

J H Bailey, Land Surveyors, George

S

(S) The line $u = v$
 1-1 $u = v$ represents
 the centre line
 of a latitude
 road 100 m wide

(4) 02-03 represents the central line of a 3 minute passage from side

3) The figure 94 km
in p.p.s
a servitude area

1) The lines ab and c
represents the centre line
of a servitude road am
wide

2) The line d-e and the
curved line e-f represents
the centre line of a
servitude road g-hm
wide

E1232/2003
(Erf 16576)

612 52/2003	2528/2003	ERF 6576
615 51/2004	3832/2004	ERF 16579
61731/2008	3695/2008	ERF 19506

02191-1000 by 0600

2013/11/14

H.B.

40' 00"

Dept of Planning, Local Govt. and Housing
Subdivision exempt from the provisions
of Section 25 in terms of Section 23(1)
of Ordinance 45 of 1985

Head of Dept.

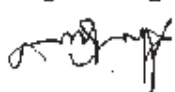
Date

15/1/1991



S.G. No. 3698/2008

Approved



for Surveyor-General

2008.07.29

Sheet 1 of 3 sheets

Components:

- 1) The figure A B C e l f i g l h i j l k l m l n p q r s t u v w x y z A l B l C l D l being Remainder Erf 15387 Mossel Bay, vide Diagram No. 200/1999, annexed to Transfer No. 2002. . 63141.
2. The figure e l D E F G H m l k l j l h l g l f l being Erf 19503 Mossel Bay, vide Diagram No. 3693/2008 , annexed to Transfer

Servitude Notes:

1. The lines D n l, p l q l and q l H represent the south-western and western boundary of a servitude right-of-way 20m wide, as shown. Vide General Plan S.G. No. 384/2004.
2. The line r l s l represents the centre line of a servitude road 20m wide, as shown. (Erf 16576). Vide Diagram No. 2528/2003, annexed to Deed No. 2004. . 16170.
3. The line x l y l and the curved line y l z l represents the centre line of a servitude road 5,20m wide, as shown. (Erf 16576). Vide Diagram No. 2528/2003, annexed to Deed No. 2004. . 16170.
4. The lines t l u l, u l v l and v l w l represent the centre line of a servitude road 10m wide, as shown. (Erf 16576). Vide Diagram No. 2528/2003, annexed to Deed No. 2004. . 16170.
5. The figure a z b z c z d z e z f z g z h z j z k z represents a servitude area, as shown. (Erf 16576). Vide Diagram No. 2528/2003, annexed to Deed No. 2004. . 16170.

The figure A B C D E F G H J K L M N P Q R S T U V W X Y Z A l B l C l D l

represents 6,6031 hectares of land, being

Erf 19504 MOSSEL BAY

and comprises 1) and 2) above
situate in the Municipality and
Administrative District of Mossel Bay
Province of the Western Cape
Compiled in August 2007
by me



J. H. Bailey (PLS0019) Professional Land Surveyor

This diagram is annexed to

The original diagrams
are as shown above

File No. S/8302
Compiled
Comp. ALNF-34 (M981)
LPI c0510007

Registrar of Deeds

No.
dated
i.f.o.

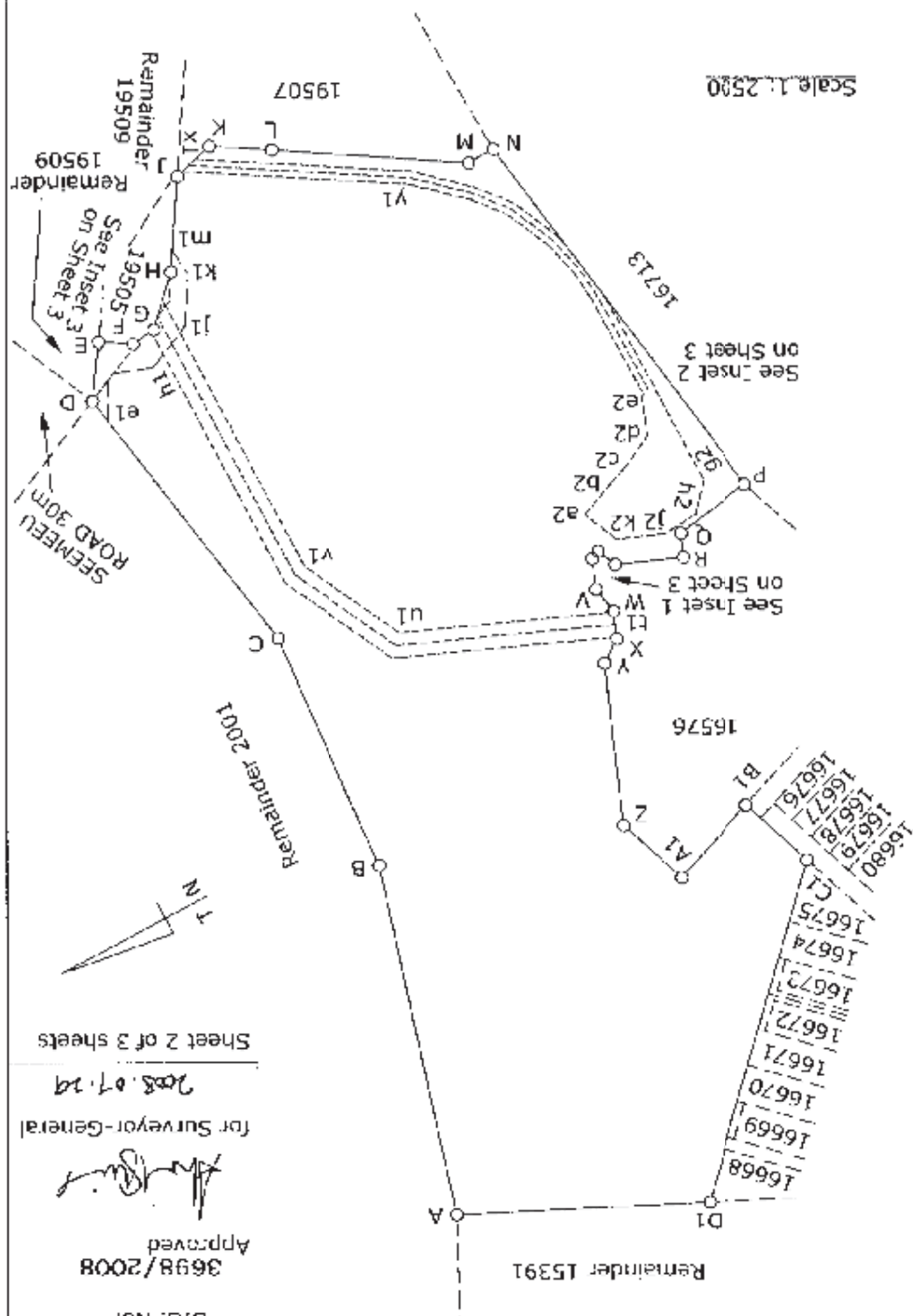
S.G. No.

3698/2008
Approved

for Surveyor-General

2008.07.29

Sheet 2 of 3 sheets



Erf 19504 MOSSEL BAY

Situate in the Municipality and
Administrative District of Mossel Bay
Province of the Western Cape

Compiled in August 2007

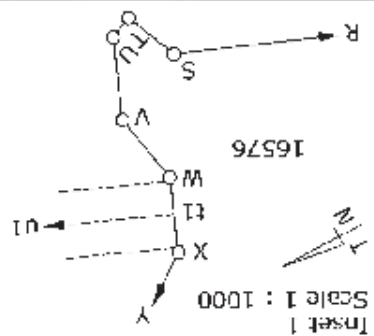
by me

J.H. Bailey

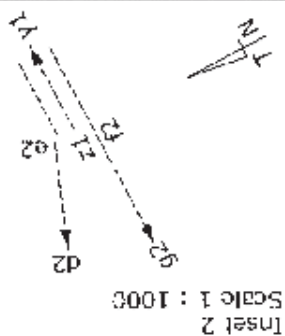
J.H. Bailey (PLS0019) Professional Land Surveyor

Mossel Bay Erf 19504

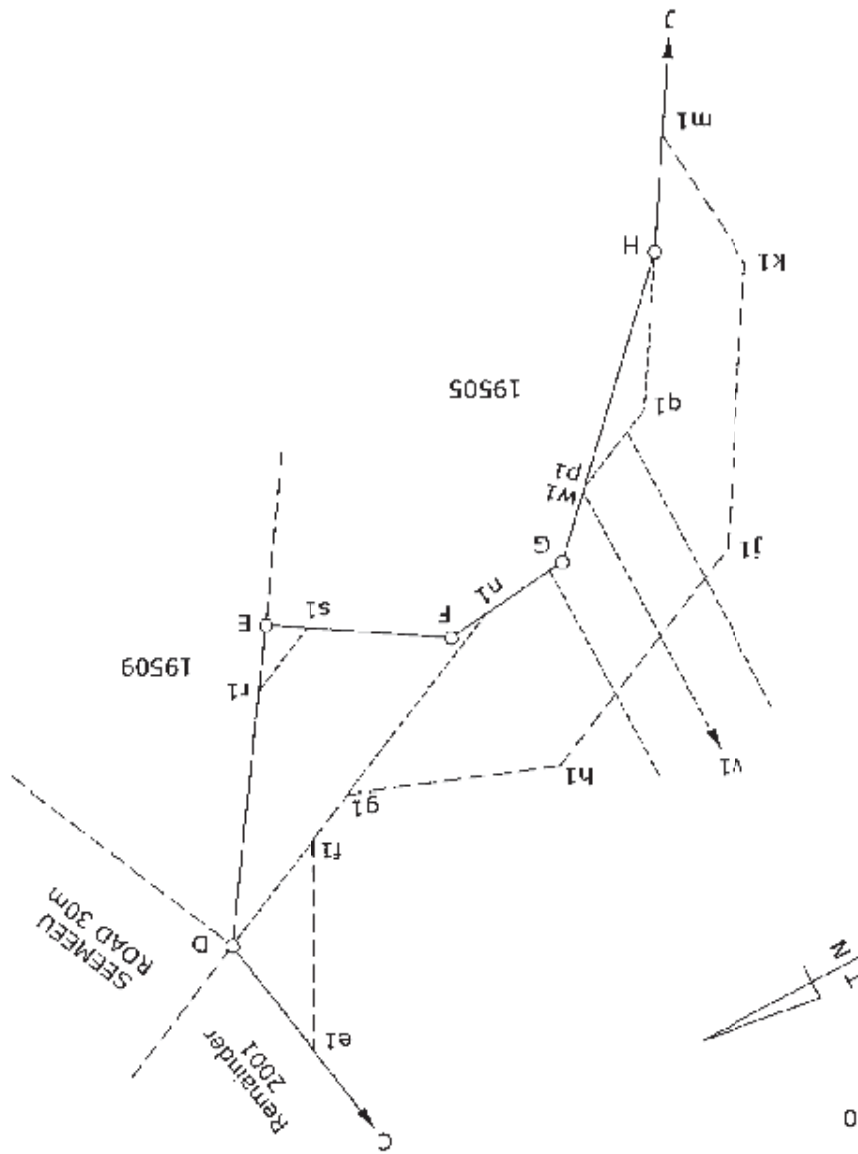
Inset 1
Scale 1 : 1000



Inset 2
Scale 1 : 1000



Inset 3
Scale 1 : 500



ErF 19504 MOSSEL BAY

Situate in the Runic pality and
Administrative District of Mossel Bay
Province of the Western Cape
Compiled in August 2007
by me

J.H. Bailey

J.H. Bailey (PLS0019) Professional Land Surveyor

S.G. No.

3698/2008

Approved

[Signature]

For Surveyor General

2008.07.29

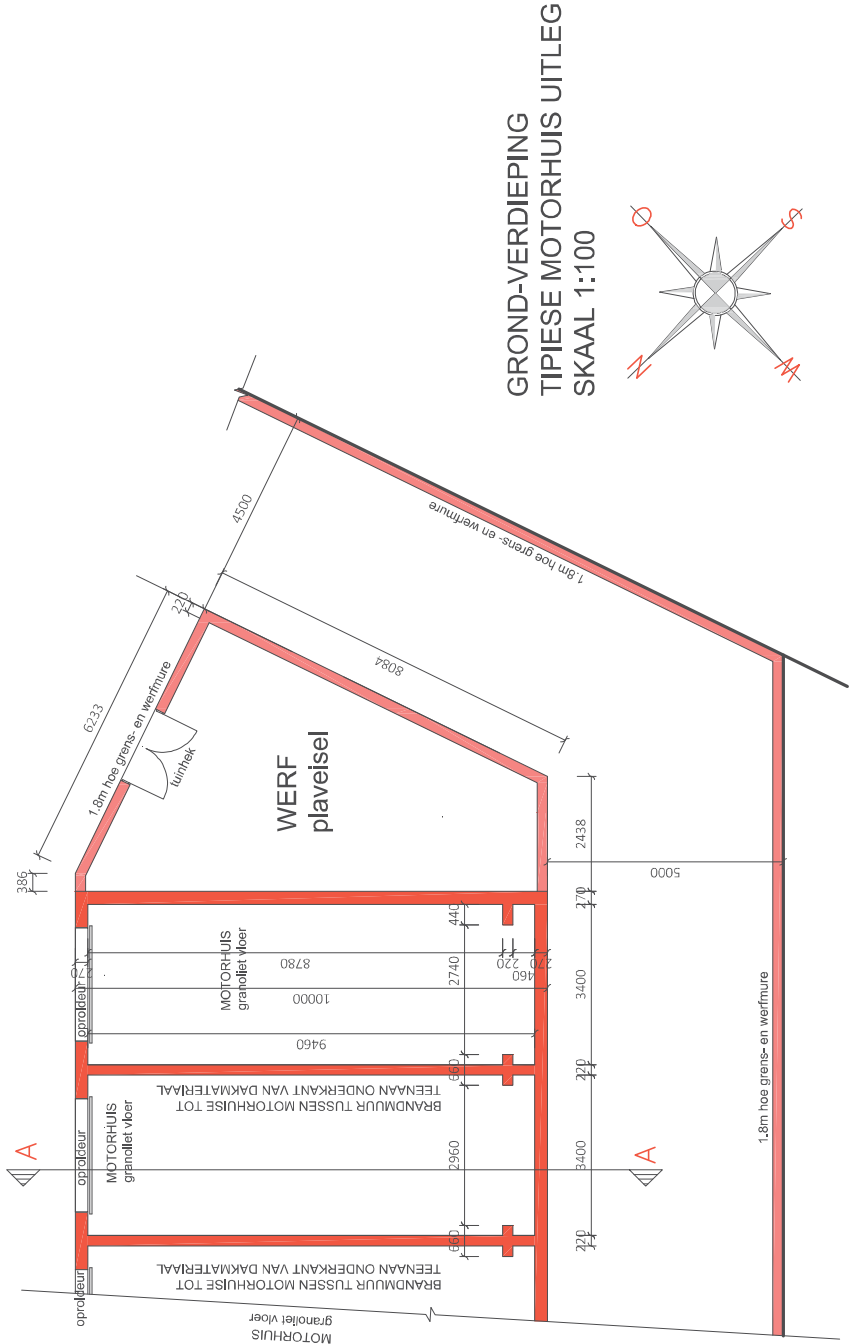
Sheet 3 of 3 sheets

ANNEXURE E.

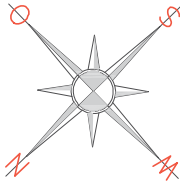
Architectural Drawings

NOTA:

Tekening mag nie geskaal word.
Bevestig alle mates op terrein
alvorens met bouwerk
voortgaan word. Bespreek
enige onduidelikhed op
tekeninge eers met tekenaar.
Alle konstruksiewerk volgens
SANS 10400-A:2010

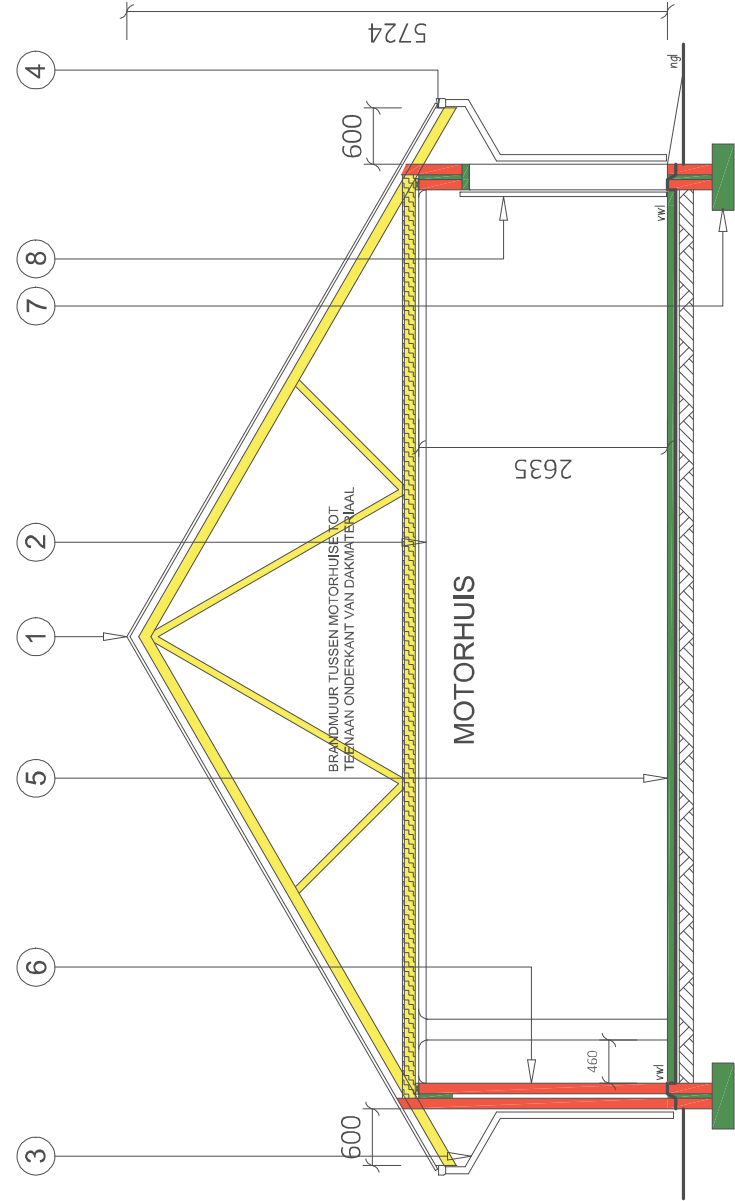


GROND-VERDIEPING
TIEPSE MOTORHUIS UITLEG
SKAAL 1:100



SACAP REG NO D1881	M002
PRO-PLAN	TEKENKANTOOR DRAWING OFFICE
POSTNET SUITE 238 PRIVAATSAK X5 MOSSELBAAI 6500	TEKENAAR: A. BREDEKAMP TEL 044-6911820 SEL 0828234272
GETEKEN: CORNEL LOTZ	
VOORGESTELDE MOTORHUISE VIR PINNACLE POINT OP ERF 15387 MOSSELBAAI	

DATUM	April 2017
EENJAAR HANDTEKENING:	



SNIT A-A
SKAAL 1:50

MATERIAAL BESKRYWING

1. COLOURBOND AZ200 DAKBEDEKKING TEEN 30° HELLING
KLEUR VOLGENS HEV
BEVESTIG OP 76x50mm DAKLATTE TEEN 600mm c/c MAKSIMUM
BEVESTIG OP 114x38mm KAPPE
TEEN 750mm c/c MAKSIMUM BEVESTIG OP 114x38mm MUURPLATE
BEVESTIG OP MUUR VOLGENS SANS 10400-K
DAKKAP KONSTRUKSIE MOET DEUR SPESIALIS ONTWERP WORD
VOLGENS SANS 10400-L EN VOLGENS SANS 10400-T
2. 4mm "NUTEC" PLAFON BEVESTIG AAN 38x38mm
DAKLATWERK TEEN 450mm c/c VOLGENS SANS 10400-L
GEVERF VOLGENS EENNAAR SPESIFIKASIE
FABUFILL 75mm MOET VOLDOEN AAN DIE VEREISTES
VAN SANS 10400-L SANS 10400-T EN SANS 10177-S
3. ALUMINIUM GEUTE REEN-WATERPYPE EN TOEBEHORE
VOLGENS SANS 10400-R KLEUR VOLGENS HEV
4. 225x10mm VESELEMENT FASSIES EN 275x80mm WINDVERE
GEINSTALLEER VOLGENS SANS 10400-L
KLEUR VOLGENS HEV
5. VLOERAFWERKING OP 30mm VLAKLAAG OP 75mm BETONBLAD
OP VOGWEERINGS-MEMBRAAN OP 50mm SANDLAAG OP
GOED GEKOMPakteerde VULLING VAN 150mm LAE
VOLGENS SANS 10400-J
VULLING KOMPAKSIE MOET MET DKP TOETS BEVESTIG
WORD DEUR INGENIEUR
6. BUITEMURE 270mm PLEISTERSTEEN SPOUMURE GEVERF
VOLGENS HEV
BINNEMURE 220mm PLEISTER EN VERF VOLGENS EENNAAR
SPESIFIKASIE ALLE MURE MOET VOLDOEN AAN
SANS 10400-K
7. STROOK BETONFONDASIES DEUR INGENIEUR
VOLGENS SANS 10400-B EN SANS 10400-H
8. ALUMINIUM OPVOL MOTORHUIS DEURE KLEUR VOLGENS HEV

NOTA: Tekening mag nie geskaal word. Bevestig alle mates op terrein alvorens met bouwerk voortgegaan word. Bespreek enige onduidelikhed op tekeninge eers met tekenaar. Alle konstruksiewerk volgens SANS 10400-A:2010	
SACAP REG NO D1881	M005
PRO-PLAN	TEKENKANTOOR DRAWING OFFICE
POSTNET SUITE 238 PRIVAATSAK X5 MOSSELBAAI 6500	TEKENAAR: A. BREDENKAMP TEL 044-6911820 SEL 0828234272
GETEKEN:	CORNEL LOTZ
VOORGESTELDE MOTORHUISE VIR PINNACLE POINT OP ERF 15387 MOSSELBAAI	

DATUM	April 2017
EENNAAR HANDTEKENING:	

ANNEXURE F.

Pre-Application Consultation

A



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

FOR OFFICE USE ONLY

Pre-application for:

Municipal stamp (RECORDS):

SCAN/COLLAB/FILE NO:

PRE-APPLICATION FORM FOR LAND DEVELOPMENT

KINDLY NOTE:

- This Pre-Application form **must** be submitted prior to the submission of a Land Use Application in terms of Section 15 of the Mossel Bay Municipality: By-Law on Municipal Land Use Planning, 2015.
- The applicant will be informed if a pre-application consultation will be required in terms of Section 37 of the said By-Law after receipt of this application form.

PART A: APPLICANT DETAILS

First name(s)	Marika Vreken Town Planners CC Marika		
Surname	Vreken		
Email	marika@vreken.co.za	Tel/Cell	044-382-0420/ 802-927-5310
Postal Address	21 Trotter Street Knysna 6570		

PART B: PROPERTY DETAILS

Erf Number, Suburb & Town / Portion & Farm Number	Current Zoning	Extent	Name of Registered owner(s)
Erf 15387 Mossel Bay in the Mossel Bay Municipality, Division of Mossel Bay, Province of the Western Cape	Business Zone	6.6480ha	Mossel Bay Municipality

Physical Address / Locality of Farm:

Mossel Bay Erf 15387 is situated in Pinnacle Point, Mossel Bay. The property is situated north of the Pinnacle Point Villas. The application area is west of the golf club house and north of the golf course. The locality of the application area is shown in Figure 4 below. The Garden Route Casino is situated on the subject property.

The centre of the application area is at 34°11'45.34"S, 22° 5'21.81"E.

			
		Y	N
Are there existing buildings on the subject property(ies)?		☒	☐
Are there any existing unauthorized buildings and/or land use on the subject property(ies)?		☐	☒
If yes, is this application to legalize the building/ land use?		☐	☒
Are there any pending court case(s)/ order(s) relating to the subject property(ies)?		☐	☒
Are there any land claim(s) registered on the subject property(ies)?		☐	☒
PART C: WHAT LAND USE PLANNING APPLICATIONS ARE REQUIRED IN TERMS OF SECTION 15 OF THE MOSSEL BAY BY-LAW ON MUNICIPAL LAND USE PLANNING, 2015?			
Tick	Type of application	Cost	
☒	2(a) a rezoning of land;	R 1750-00	
☒	2(b) a permanent departure from the development parameters of the zoning scheme;	R1270-00 (R 640-00 for building line relaxation application)	
☐	2(c) a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land;	R 1270-00 (R 800-00 for house shop application)	
☒	2(d) a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;	R 1270-00 (+ R60 / erf above 10 erven)	
☐	2(e) a consolidation of land that is not exempted in terms of section 24;	R0-00*	
☐	2(f) a removal, suspension or amendment of restrictive conditions in respect of a land unit;	R1750-00	
☐	2(g) a permission required in terms of the zoning scheme;	R0-00*	
☐	2(h) an amendment, deletion or imposition of conditions in respect of an existing approval;	R 1750-00	
☐	2(i) an extension of the validity period of an approval;	R 870-00	
☐	2(j) an approval of an overlay zone as contemplated in the zoning scheme;	R0-00*	
☐	2(k) an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;	R1270-00	
☐	2(l) a permission required in terms of a condition of approval ;	R0-00*	

☐	2(m)	a determination of a zoning ;	R0-00*
☐	2(n)	a closure of a public place or part thereof;	R0-00*
☐	2(o)	a consent use contemplated in the zoning scheme;	R0-00*
☐	2(p)	an occasional use of land;	R0-00*
☐	2(q)	to disestablish a home owner's association ;	R0-00*
☐	2(r)	to rectify a failure by a home owner's association to meet its obligations in respect of the control over or maintenance of services;	R0-00*
☐	2(s)	a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building.	R0-00*

*Fees to be determined for financial year 2016/2017

PART D: DETAILS OF PROPOSAL

BACKGROUND

Mossel Bay Erf 15387 is situated on the Garden Route Casino site, adjacent to the Pinnacle Point Estate, in Mossel Bay. The application area is located to the north of Pinnacle Point, near the club house, overlooking the golf course.

The owners (Pinnacle Point Home Owners Association) to the south of Erf 15387 is in the process of acquiring a vacant portion of Mossel Bay Erf 15387. The Pinnacle Point Home Owners Association (PPHOA) intends to use the new subdivided property for garages for the Pinnacle Point Villas.

Currently, the Pinnacle Point Villas have no garage / storage space. The PPHOA wishes to subdivide a portion of Erf 15387 and to rezone the subdivided portion to a similar zoning as the villas (i.e. "Group Housing" zone) to accommodate the required garages.

According to the Mossel Bay Municipality, Erf 15387 Mossel Bay is currently zoned for business purposes (Business Zone). In order to use the subdivided land parcel (Portion A of Erf 15387) for garages for the existing group housing complex, it is necessary to lodge an application for subdivision, rezoning and departures.

THE APPLICATION

Marika Vreken Urban & Environmental Planners have been appointed by PINNACLE POINT HOME OWNERS ASSOCIATION to apply for:

- I. The subdivision of Mossel Bay Erf 15387 (6,6480ha) into two (2) portions, Portion A of Erf 15387 (4189m2) and Remainder of Erf 19504 (6,2291ha) in terms of Section 15(2)(d) of Mossel Bay Municipality Standard By-Law on Municipal Land Use Planning, to develop garages for the Pinnacle Point Villas;
- II. The rezoning of Portion A of Erf 15387 (4189m2) from 'Business Zone' to 'Group Housing Zone'; in terms of Section 15(2)(a) of Mossel Bay Municipality Standard By-Law on Municipal Land Use Planning, to allow garages for the Pinnacle Point Villas;
- III. A permanent departure of the rear building line in terms of Section 15(2)(b) of Mossel Bay Municipality Standard By-Law on Municipal Land Use Planning, from (3m) to (0m), to allow garages for the Pinnacle Point Villas.)

DEVELOPMENT SPECIFICATION

The proposed garages will be used by the residents of the Pinnacle Point Villas to park their motor vehicles, boats and other household goods.

**PART E: ATTACHMENTS AND SUPPORTING INFORMATION AND DOCUMENTATION FOR LAND USE PLANNING
PRE-APPLICATION FOR LAND DEVELOPMENT**

KINDLY NOTE:

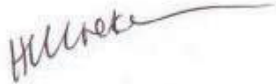
- The following documentation must be attached to this application form (tick the relevant square).
- Please provide reasons if any of the documents listed below have been omitted.
- The Municipality may request any other information deemed necessary for the purpose of this application.
- Incomplete applications will not be accepted by the Municipality.

Information and documentation required:	Y	N	If not attached, please provide reasons:
Locality plan	☒	☐	
Layout Plan of proposal	☒	☐	
Full copy of the title deed	☒	☐	
Other (Specify):	☐	☐	

SECTION F: DECLARATION

I hereby confirm that the information contained in this pre-application form and accompanying documentation is complete and correct.

Applicant's signature: _____



Date: _____

24 June 2015

Full name: _____

HENDRIKA MARIA VREKEN

FOR OFFICE USE ONLY

Municipal Stamp

Received by: _____

Marike Vreken

From: O. Louw <olouw@mosselbay.gov.za>
Sent: 26 June 2015 08:36 AM
To: 'Marike Vreken'
Cc: ekruger@mosselbay.gov.za
Subject: RE: Mosselbaai - gedeelte van Erf 15387

Goeie more Marike

Ek het met Eddie bespreek en dit sal goed wees as die voorgestelde eiendom dieselfde sonering as die woonstelle het. Elke motorhuis wat op 'n deeltitel basis aan 'n woonstel eienaar verkoop word moet egter gekoppel word aan 'n woonstel eenheid.

Die casino se sonering is Sakesone.

Groete
Olga

From: Marike Vreken [<mailto:marike@vreken.co.za>]
Sent: 24 June 2015 06:14 PM
To: olouw@mosselbay.gov.za
Subject: Mosselbaai - gedeelte van Erf 15387

Goeie dag Olga,

Hoop jy kan my help:

Pinnacle Point het ons genader vir advies.

Hulle onderhandel met die casino om 'n gedeelte van die casino se grond te koop, onderverdeel en konsolideer met Pinnacle Point (sien die gedeelte gemerk in rooi op die aangehegte kaart).

Hulle wil garages bou vir die Pinnacle Point woonstelle wat tans geen garages het nie. Hulle wil dan die garages op 'n deeltitel basis aan die woonstel eienaars verkoop.

Sal hulle dan die casino se gedeelte grond wat hulle koop hersoneer na private oop ruimte, of wat stel jy voor?

Jou terugvoer sal waardeer word. Ek is môre op die pad, maar Marius sal jou 'n lui probeer gee om te bespreek.

Groete,
Marike

Sent from Samsung tablet

Mossel Bay Municipality email disclaimer: <http://www.mosselbay.gov.za/disclaimer.htm> Mossel Bay