

ANNEXURE A.

Power of Attorney & Company Resolution

SPECIAL POWER OF ATTORNEY

I, LUCAS WILLEM VISAGIE,
(on behalf of MEDICLINIC PROPERTIES (PTY) LTD) 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:

CONSOLIDATION

on

PLETTENBERG BAY ERVEN 2320; 2321; 2322 & 8993

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.

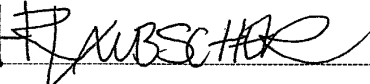
Signed at STELLENBOSCH on this 13TH day of FEBRUARY 2017

SIGNED:



In the presence of the undersigned witnesses:

AS WITNESSES:

1. 
2. 

MEDICLINIC PROPERTIES (PTY) LTD

(Reg No: 2006/003456/07)

EXTRACT

**FROM THE MINUTES OF A WRITTEN RESOLUTION TAKEN BY THE
BOARD OF DIRECTORS OF THE COMPANY ON 12 AUGUST 2016**

1. **GENERAL AUTHORITY: CONSOLIDATIONS / REZONING OF PROPERTIES**

RESOLVED:

THAT Mr L W Visagie or any director of the company hereby be authorised to sign any agreements, municipal forms, power of attorneys and any other relevant documents on behalf of the company in respect of the consolidation and rezoning of properties.

CERTIFIED AS A TRUE EXTRACT.



T A EDWARDS
Company Secretary

12 August 2016
DATE

ANNEXURE B.

Application Form



LAND USE PLANNING APPLICATION FORM

BITOU MUNICIPALITY: LAND USE PLANNING BY-LAW

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

PART A: APPLICANT DETAILS

First name(s)	MARIKE				
Surname	VREKEN				
South African Council for Planners (SACPLAN) registration number (if applicable)	1101				
Company name (if applicable)	MARIKE VREKEN TOWN PLANNERS CC				
Postal Address	PO BOX 2180				
	KNYSNA	Postal Code	6570		
Email	marike@vreken.co.za				
Tel	044 382 0420	Fax		C ell	0829275310

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

Registered owner(s)	MEDI-CLINIC PROPERTIES (PROPRIETARY) LIMITED No.2006/003456/07				
Physical address					
		Postal code			
E-mail					
Tel		Fax		C ell	

PART C: PROPERTY DETAILS (in accordance with title deed)

Erf 8993 Plettenberg Bay in the Bitou Municipality, Division Knysna, Province of the Western Cape			
Erf 2320 Plettenberg Bay in the Bitou Municipality, Division Knysna, Province of the Western Cape			
Erf 2321 Plettenberg Bay in the Bitou Municipality, Division Knysna, Province of the Western Cape			
Erf 2322 Plettenberg Bay in the Bitou Municipality, Division Knysna, Province of the Western Cape			
Physical Address	Plettenberg Bay Erven 2320, 2321, 2322 & 8993 are located north of Marine Way and south of Muller Street.		
GPS Coordinates	34° 3'11.17"S 23°21'53.68"E	Town/City	Plettenberg Bay

Current Zoning	Minor Business Zone	Extent	Erf 8993 - 1784m ² Erf 2320 - 973m ² Erf 2321 - 969m ² Erf 2322 - 963m ²	Are there existing buildings?	☒ Y	☐ N
Applicable Zoning Scheme	Plettenberg Bay Zoning Scheme		LUPO Scheme Regulations: Section 8			
Current Land Use	Erven 2320, 2321 & 2322 contain the Medi-Clinic Private Hospital. Erf 8993 is used for parking purposes for the Medi-Clinic Private Hospital.					
Title Deed number and date	T	T80318/2007				
Any restrictive conditions?	☒ Y	☐ N	If Yes, list condition(s)			
Are the restrictive conditions in favour of a third party(ies)?	☒ Y	☐ N	If Yes, list the party(ies)			
Have you informed the Bondholder of the application?	☒ Y	☐ N	Bondholders consent has been applied for and consent is provided.			
Any existing unauthorized buildings and/or land use on the subject property(ies)?	☒ Y	☐ N	If yes, is this application to legalize the building / land use?	☒ Y	☐ N	
Are there any pending court case(s) / order(s) relating to the subject property(ies)?	☒ Y	☐ N	Are there any land claim(s) registered on the subject property(ies)?	☒ Y	☐ N	

PART D: PRE-APPLICATION CONSULTATION

Has there been any pre-application consultation?	☒ Y	☐ N	If Yes, complete the information below and attach the minutes of the pre-application consultation.			
Official's name	Chris Schliemann	Reference Number	Mongezi Mdena 24 January 2017	Date of consultation	24 JANUARY 2017	

PART E: LAND USE PLANNING APPLICATIONS IN TERMS OF SECTION 15 (2) OF THE BITOU MUNICIPALITY: LAND USE PLANNING BY-LAW AND APPLICATION FEES PAYABLE

Tick	Section	Type of application
☒	2(a)	a rezoning of land;
☒	2(b)	a permanent departure from the development parameters of the zoning scheme;
☒	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;
☒	2(d)	a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;
☐	2(e)	a consolidation of land that is not exempted in terms of section 24;
☒	2(f)	a removal, suspension or amendment of restrictive conditions in respect of a land unit;
☒	2(g)	a permission required in terms of the zoning scheme;
☒	2(h)	an amendment, deletion or imposition of conditions in respect of an existing approval;
☒	2(i)	an extension of the validity period of an approval;
☒	2(j)	an approval of an overlay zone as contemplated in the zoning scheme;

✓	2(k)	an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;
✓	2(l)	a permission required in terms of a condition of approval;
✓	2(m)	a determination of a zoning;
✓	2(n)	a closure of a public place or part thereof;
✓	2(o)	a consent use contemplated in the zoning scheme;
✓	2(p)	an occasional use of land;
✓	2(q)	to disestablish a home owner's association;
✓	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;
✓	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.

Will you want to advertise upon Municipal Consent?	Y	N
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APPLICATION FEES ** (please note the following)

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

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

***** Relevant fees will be determined by Council, and an invoice will be sent to the applicant accordingly.**

PART F: DETAILS OF PROPOSAL

Complete description of proposed development / intent of application:

Plettenberg Bay Erven 2320, 2321, 2322 & 8993 are located in Marine Way, Plettenberg Bay. Medi-Clinic Plettenberg Bay is situated on these above-mentioned erven. The application area is located to the west of Marine Way Animal Hospital and north-west of the Dutch Reformed Church Marine Way Plettenberg Bay. The Plettenberg Bay CBD area is situated east of the application area.

Medi-Clinic Plettenberg Bay is a private hospital, which is owned by Medi-Clinic Properties. Medi-Clinic Properties wishes to consolidate their four properties in order to construct a new theatre on Erf 8993 that will be attached to the existing structure on Erf 2322. The hospital is currently laid across four properties, the client wishes to consolidate the four erven into one, so that the hospital is on a single property. No further development, except for the new theatre is envisaged at this stage.

In order to have the existing hospital on one consolidated property, it is necessary to consolidate the four erven.

- The consolidation of Plettenberg Bay Erven 2320, 2321, 2322 & 8993 to create a new property of 4673.3m² in extent, in terms of Section 15(2) (e) of the Bitou Municipality Land Use Planning By-Law.

PART G: ATTACHMENTS AND SUPPORTING INFORMATION AND DOCUMENTATION FOR LAND USE PLANNING APPLICATION [section 15(2)(a) to (s) of the Bitou Municipality Land Use Planning By- Law]

Complete the following checklist and attach all the information and documentation relevant to the proposal. Failure to submit all information and documentation required will result in the application being deemed incomplete. It will not be considered complete until all required information and documentation have been submitted.

Required minimum documentation required in terms of section 38(1) of said legislation

Y	N/A	Written motivation	Y	N/A	S.G. diagram / General plan extract
Y	N/A	Locality plan	Y	N/A	Site development plan or conceptual layout plan
Y	N/A	Proposed subdivision plan	Y	N/A	Proof of agreement or permission for required servitude
Y	N/A	Conveyancer's certificate	Y	N/A	Minutes of pre-application consultation meeting (if applicable)

Supporting information and documentation:

Y	N	N/A	Consolidation plan	Y	N	N/A	Land use plan / Zoning plan
Y	N	N/A	Street name and numbering plan	Y	N	N/A	1 : 50 / 1:100 Flood line determination (plan / report)
Y	N	N/A	Landscaping (if applicable)	Y	N	N/A	Home Owners' Association consent
Y	N	N/A	Abutting owner's comment	Y	N	N/A	Services Report or indication of all municipal services / registered servitudes
Y	N	N/A	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD) (strikethrough irrelevant)	Y	N	N/A	Proof of failure of Home owner's association
Y	N	N/A	Copy of any previous approval	Y	N	N/A	Any additional documents or information required as listed in the pre-application consultation form / minutes
Y	N	N/A	Proof of lawful use right	Y	N	N/A	Other (specify)
Y	N	N/A	Required number of documentation copies (<u>2 Hard Copies, 8 CD's, additional digital copies could be required</u>)				

PART H: AUTHORISATION(S) OBTAINED IN TERMS OF OTHER LEGISLATION

Y	N	National Heritage Resources Act, 1999 (Act 25 of 1999)	Y	N	Specific Environmental Management Act(s) (SEMA)
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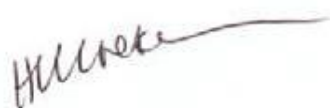
Y	N	National Environmental Management Act, 1998 (Act 107 of 1998)				(e.g. Environmental Conservation Act, 1989 (Act 73 of 1989), National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004), National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008), National Environmental Management: Waste Act, 2008 (Act 59 of 2008), National Water Act, 1998 (Act 36 of 1998) (strikethrough irrelevant)
Y	N	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)				
Y	N	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA)				
Y	N	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations				
Y	N	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)	Y	N		Other (specify)
Y	N	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc.				
Y	N	If required, do you want to follow an integrated application procedure in terms of section 44(1) of Bitou Municipality: Land Use Planning By-Law ? If yes, please attach motivation.				

SECTION I: DECLARATION

I hereby wish to confirm the following :

1. That the information contained in this application form and accompanying documentation is complete and correct.
2. I'm aware that it is an offense in terms of section [86\(1\)](#) 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, by Bitou Municipality: Land Use Planning By-Law 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.

Applicant's signature:



Date:

2017-02-22

Full name: Hendrika Marike Vreken

Professional capacity: Professional Town Planner

SACPLAN registration number: 1101

FOR OFFICE USE ONLY

Date received:

Received by:

Municipal Stamp

Municipal Stamp

ANNEXURES

The following Annexures are attached for the applicant's information.

Please do not submit these Annexures with the application form.

Annexure A: Minimum requirements matrix

Annexure B: Land use planning application submission and protocol

Annexure C: Land use planning application workflow

ANNEXURE C.

Title Deed

224

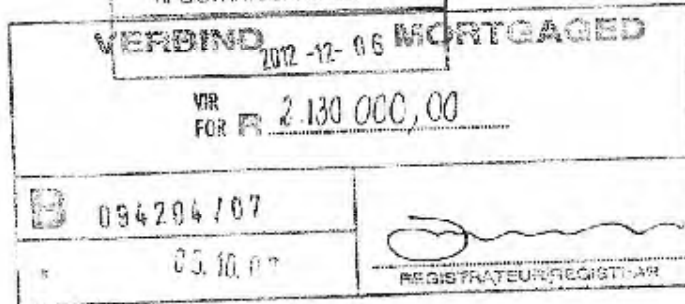
Oosthuizen & Company
1st Floor Middehuizen Building
304 Main Street
Paarl
7620

Handriks
151 Marais Müller Yekise

Prepared by me



H. de Waal
CONVEYANCER
M DE WAAL
T L KRIEL



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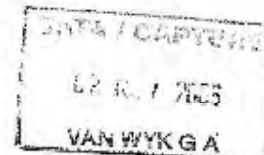
DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

~~MEYER-DE-WAAL~~ TERTIA LIZETTE KRIEL

appeared before me, REGISTRAR OF DEEDS, at CAPE TOWN, the said appearer being duly authorised thereto by a Power of Attorney which said Power of Attorney was signed at Stellenbosch on 4 July 2007 granted to him by

MEDI-CLINIC LIMITED
No. 1969/009218/06



NO ENDORSEMENTS KYK ELADSY C1
FOR ENDORSEMENTS SEE PAGE

And the appearer declared that his said principal had, on 29 June 2007, truly and legally sold by Private Treaty, and that he, the said Appearer, in his capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

MEDI-CLINIC PROPERTIES (PROPRIETARY) LIMITED
No. 2006/003456/07

its Successors in Title or assigns,

1. **ERF 8993 PLETTENBERG BAY**
BITOU MUNICIPALITY
DIVISION KNYSNA
WESTERN CAPE PROVINCE;

IN EXTENT 1784 (ONE THOUSAND SEVEN HUNDRED AND EIGHTY FOUR) SQUARE METRES

FIRST TRANSFERRED by Deed of Transfer No. T45912/2003 with General Plan No. 4994/2001 relating thereto and **HELD** by Deed of Transfer No. T8062/2006

A. SUBJECT to the condition referred to in Deed of Transfer No. T11539/1934.

B. SUBJECT FURTHER to the condition referred to in the following endorsement dated 21st June 1955 on Deed of Partition Transfer No. T12801/1953, namely:

"REGISTRATION OF SERVITUDE NO 335/55

The within described land is subject to servitudes of Aqueduct & Right of Access in terms of an Order of the Water Court (Water Court District No. 4) dated 13 December 1954 as will more fully appear on reference to the copy of the said Order annexed hereto."

C. SUBJECT FURTHER to the conditions referred to in the following endorsement dated 25th July 1957 on Deed of Transfer No. T7993/1957, namely:

"Conditions imposed under Act 21/1940 — The Remainder of Portion 14 (A Portion of Lot No 6) of the farm Welkom, measuring 4,1178 morgen held hereunder is subject to conditions imposed under Act 21/1940 which read as set out in annexure hereto marked "A" vide S.G. Caveat 7/1957 filed with Transfer 7992/57 and application with counterpart"

the conditions contained in the said Annexure "A" being the following:

1. The land shall be used for residential and agricultural purposes only and no store or place of business or industry whatsoever may be opened or conducted on the land without the written approval of the Controlling Authority as defined in Act No. 21 of 1940.

Tuk

D. SUBJECT FURTHER to the following conditions imposed by the Administrator in terms of Section 9 of Ordinance No 33 of 1934 and contained in Deed of Partition Transfer No. T8705/1982, namely:

1. The owner of this erf shall, without compensation be obliged to allow gas mains, electricity, telephone and television cables and/or wires and main and/or other water pipes and the sewage and drainage, including stormwater of any other erf or even inside or outside this township to be conveyed across this erf, if deemed necessary by the local or any other statutory authority and in such manner and position as may from time to time be reasonably required. This shall include the right of access to the erf at any reasonable time for the purpose of construction, altering, removing or inspecting any works connected with the above.
2. The owner of this erf shall be obliged, without compensation to receive such material or permit such excavation on the erf, as may be required to allow use of the full width of the street and provide a safe and proper slope to its bank owing to difference between the levels of the street as finally constructed and the erf, unless he elects to build retaining walls to the satisfaction of and within a period to be determined by the local authority.

E. BY VIRTUE of Notarial Deed of Servitude No. K1047/1997S dated 16 September 1997 the within mentioned property is subject to a general services servitude route 1 metre wide represented by the line AB on Diagram SG No. 6129/1996 in favour of the Greater Plettenberg Bay Transitional Local Council. As will more fully appear from the said Notarial Deed and contained in Deed of Transfer No. T59024/1984.

Now 1m wide
Endo: Pg 12

The centre line of such general services servitude of 5 metres wide which is depicted by the broken line xy on General Plan No. 4994/2001.

2. **ERF 2320 PLETTENBERG BAY**
BITOU MUNICIPALITY
DIVISION KNYSNA
WESTERN CAPE PROVINCE;

IN EXTENT 973 (NINE HUNDRED AND SEVENTY THREE) SQUARE METRES

FIRST TRANSFERRED by Deed of Transfer No. T62961/2001 with Diagram No. SG 5230/1969 annexed thereto and held by Deed of Transfer No. T8062/2006.

A. SUBJECT to the conditions referred to in Deed of Transfer No. T11539/1934.

B. SUBJECT FURTHER to the terms of a servitude referred to in an endorsement dated 21st June 1955, on Deed of Partition Transfer No. T12081/1953, which endorsement reads as follows:

Cancelled
Endo-Pg11

Cancelled
Endo-Pg11

"REGISTRATION OF SERVITUDE NO 335/55

The within described land is subject to a servitude of Aqueduct & Right of Access in terms of an Order of the Water Court (Water Court District No. 4) dated 13-12-1954 as will more fully appear on reference to the copy of the said Order annexed hereto."

- C. SUBJECT FURTHER** to the following conditions in terms of Ordinance 33 of 1934 newly imposed by the Administrator of the Cape Province when approving the said sub-division, as will more fully appear from Deed of Transfer No. T62961/2001, namely:
- (a) The owner of this erf shall without compensation be obliged to allow electricity cables and/or wires and main and/or other waterpipes and the sewage and drainage, including stormwater of any other erf or even to be conveyed across this erf, if deemed necessary by the local authority and in such manner and position as may from time to time be reasonably required. This shall include the right of access to the erf at any reasonable time for the purpose of constructing, altering, removing or inspecting any works connected with the above.
 - (b) The owner of this erf shall be obliged, without compensation to receive such material or permit such excavation on the erf, as may be required to allow use of the full width of the street and provide a safe and proper slope to its bank owing to difference between the levels of the street as finally constructed and the erf, unless he elects to build retaining walls to the satisfaction of and within a period to be determined by the local authority.

3. ERF 2321 PLETTENBERG BAY
BITOU MUNICIPALITY
DIVISION KNYSNA
WESTERN CAPE PROVINCE;

IN EXTENT 969 (NINE HUNDRED AND SIXTY NINE) SQUARE METRES

FIRST TRANSFERRED by Deed of Transfer No. T62961/2001 with Diagram No. SG 5231/1969 annexed thereto and HELD by Deed of Transfer no. T8062/2006.

- A. SUBJECT** to the conditions referred to in Deed of Transfer No. T11539/1934.
- B. SUBJECT FURTHER** to the terms of a servitude referred to in an endorsement dated 21st June 1955 on Deed of Partition Transfer No. T12081/1953, which said condition is more fully set out in paragraph 2B above.
- C. SUBJECT FURTHER** to the following conditions in terms of Ordinance 33 of 1934 newly imposed by the Administrator of the Cape Province when approving the said sub-division, as will more fully appear from Deed of Transfer No. T62961/2001, which said condition is more fully set out in paragraph 2C above.

Full

4. ERF 2322 PLETTENBERG BAY
BITOU MUNICIPALITY
DIVISION KNYSNA
WESTERN CAPE PROVINCE;
- IN EXTENT 963 (NINE HUNDRED AND SIXTY THREE) SQUARE METRES
- FIRST TRANSFERRED by Deed of Transfer No. T62961/2001 with Diagram No. SG 5232/1989 annexed thereto and HELD by Deed of Transfer No. T8062/2006.
- A. **SUBJECT** to the conditions referred to in Deed of Transfer No. T11539/1934.
- B. **SUBJECT FURTHER** to the terms of a servitude referred to in an endorsement dated 21st June 1955 on Deed of Partition Transfer No. T12081/1953, which said condition is more fully set out in paragraph 2B above.
- C. **SUBJECT FURTHER** to the following conditions in terms of Ordinance 33 of 1934 newly imposed by the Administrator of the Cape Province when approving the said sub-division, as will more fully appear from Deed of Transfer No. T62961/2001, which said condition is more fully set out in paragraph 2C above.

5. ERF 8996 PLETTENBERG BAY
BITOU MUNICIPALITY
DIVISION KNYSNA
WESTERN CAPE PROVINCE;
- IN EXTENT 191 (ONE HUNDRED AND NINETY ONE) SQUARE METRES
- FIRST TRANSFERRED by Deed of Transfer No. T9150/2002 with General Plan SG No. 4924/2001 relating thereto and HELD by Deed of Transfer No. T4498/2006.
- A. **SUBJECT** to the condition referred to in Deed of Transfer No. T11539/1934.
- B. **SUBJECT FURTHER** to the condition referred to in the following endorsement dated 21st June 1955 on the said Deed of Partition Transfer No. 12801/1953 namely-
- "REGISTRATION OF SERVITUDE NO. 335/55
- The within described land is subject to servitudes of Aqueduct & Right of Access in terms of an Order of the Water Court (Water Court District No. 4) dated 13 December 1954 as will more fully appear on reference to the copy of said Order annexed hereto."
- C. **SUBJECT FURTHER** to the conditions referred to in the following endorsement dated 25th July 1957 on the said Deed of Transfer No. 7993/1957 namely-

Erf 8996 not included in the proposed consolidation of 8663, 2320, 2321, 2322.

AND, it has already been consolidated to produce Erf 12705

GhosiConvey 9.4.2.4

TUK

"Conditions imposed under Act 21/1940 – The Remainder of Portion 14 (A portion of Lot No. 6) of the farm Welkom measuring 4,1178 morgen held hereunder is subject to conditions imposed under Act 21/1940 which read as set out in the annexure hereto marked "A" vide S.G. Caveat 7/1957 filed with Transfer 7992/57 and application with counterpart",

the conditions contained in the said Annexure "A" being the following:

1. The land may not be subdivided nor may any share in it or portion of it be sold, leased or disposed of in any way without the written approval of the Controlling Authority as defined in Act No. 21 of 1940.
2. Not more than one dwelling house together with such outbuildings as are ordinarily required to be used in connection therewith shall be erected on the land except with the written approval of the Controlling Authority as defined in Act No. 21 of 1940.
3. The land shall be used for residential and agricultural purposes only and no store or place of business or industry whatsoever may be opened or conducted on the land without the written approval of the Controlling Authority as defined in Act No. 21 of 1940.
4. No building or any structure whatsoever shall be erected within a distance of 94,48 metres from the centre line of the Formosa divisional road (No. 13) with the written approval of the Controlling Authority as defined in Act No. 21 of 1940.

D. SUBJECT FURTHER to the following conditions imposed by the Administrator in terms of Section 9 of Ordinance 33 of 1934 and contained in Deed of Partition Transfer No. T8703/1982 namely-

1. The owner of this erf shall, without compensation be obliged to allow gas mains, electricity, telephone and television cables and/or wires and main and/or other water pipes and the sewage and drainage, including storm water of any other erf or erven inside or outside this township to be conveyed across this erf, if deemed necessary by the local authority or any statutory authority and in such manner and position as may from time to time be reasonably acquired. This shall include the right of access of the erf at any reasonable time for the purpose of construction, altering, removing or inspecting any works connected with the above.
2. The owner of this erf shall be obliged, without compensation to receive such material or permit such excavation on the erf, as may be required to allow use of the full width of the street and provide a safe and proper slope to its bank owing to difference between the levels of the street as finally constructed and the erf, unless he elects to build retaining walls to the satisfaction of and within a period to be determined by the local authority.

F. SUBJECT FURTHER to the following conditions contained in Deed of Transfer No. T9150/2002 imposed by the Transferor:

1. The owner of the Property shall not be entitled to sell, donate, exchange, transfer or, in any other manner, alienate the Property or, in the case of the owner being a Company, Close Corporation or Trust, to sell, donate, exchange or in any other manner alienate any of the shares or member's interest or interest in such Company, Close Corporation or Trust, without the prior written consent of:
 - 1.1 The Plettenberg Bay Comfort Village Homeowners' Association, a company incorporated under Section 21 of the Companies Act 1973, which consent shall not be unreasonably withheld, provided there has been compliance with the provision of the Rules and Regulations of the Association and until the owner of the Property has commenced with the erection of buildings on the Property to the reasonable satisfaction of the Association, within 3 (three) months of registration of the Property into his name, and has completed all improvements on the Property within 12 (twelve) months of the registration of the Property into his name, or within such extended period as the Association at its sole discretion may allow in writing.
2. The owner of the Property shall automatically upon transfer of the Property into his name become and shall remain a B-Class Member of the Association and be subject to its Memorandum and Articles of Association and the Rules and Regulations issued by the Association until he ceases to be an owner as aforesaid. The Property shall not be transferred to any person who has not bound himself in writing to the satisfaction of the Association to become a member of the Association on registration of transfer of the Property in his name.

AND SUBJECT FURTHER to such conditions as are mentioned or referred to in the aforesaid Deeds.

WHEREFORE the said Appearer, renouncing all right and title which the said

MEDI-CLINIC LIMITED
No. 1969/009218/06

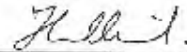
heretofore had to the premises, did in consequence also acknowledge it to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

MEDI-CLINIC PROPERTIES (PROPRIETARY) LIMITED
No. 2006/003456/07

or its Successors in Title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R2 370 000,00 (TWO MILLION THREE HUNDRED AND SEVENTY THOUSAND RAND).

IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the Registrar of Deeds at Cape Town
on 5 OCTOBER 2007



q.q.

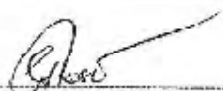
In my presence


REGISTRAR OF DEEDS

→ Name changed: MEDICLINIC PROPERTIES (PTY) LTD

Pg. 9.

T 80318 / 2007

DIE NAAM VAN DIE		THE NAME OF THE	
TRANSFeree			
IS VERANDER NA		HAS BEEN CHANGED TO	
MEDICLINIC PROPERTIES PROPRIETARY LIMITED REGISTRATION NUMBER 2006/003456/07			
BC 000056025 / 2012		 REGISTRAR OF DEEDS	
2012-12-06			

W.D.P.

VERBIND		MORTGAGED	
VIR FOR R 17 500 000 000.00			
314161/2012		 REGISTRAR	
2012-12-06			

Will obtain consent from bondholders (Rand Merchant Bank).

VIR ENDORSEMENT FOR R 100000000.00
FOR ENDORSEMENT'S SEE PAGE 10

~~PAR 1~~Reference metres in and ~~para~~ Condition 1. e

The centre line of such general
 services servitude of 1 metre
 wide which is depicted by the
 broken line on General Plan
 NO. 4996/2000

PARA 5.

Condition C₁, C₂ and C₄

To be deleted

0000029860 / 2016	
02 JUN 2016	

NR 000000000000 KVA BLADSY
 NR 000000000000 SEE PAGE 11

~~PAR 5~~

SERTIFIKAT VAN VERENIGDE TI.
 CERTIFICATE OF CONSOLIDATED TITLE DEED

HOU BEKEND AS
 NOW KNOWN AS Erf 10705 Plettenbergbaai
 mees 4259 m²

T 000031208 / 2016	
02 JUN 2016	REGISTRAR/REGISTRAR

11

PARA 2 AND 5.

Condition B

TO BE OMITTED NOT SUBJECT
TO BY REASON OF SITUATION

BO 000029859/2016

02 JUN 2016

1

T 80318 / 2007

PARA 1Endorsement in terms of Section 3(1)(v) Deeds Registration Act 47/37

By virtue of above section the within mentioned properties in condition E on page 3 in respect of second part of condition has been amended to read as follows;

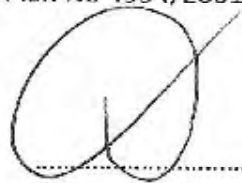
"The centre line of such general services servitude of 1 metre wide which is depicted by the broken line x y on General Plan No 4994/2001 vide I-1270/2016 LG.

000029858 / 2016

Filed with BC

Deeds Registry

Cape Town 02 JUN 2016



Registrar of Deeds

T 80318 / 2007

PARA 5ENDORSEMENTT80318/2007

By virtue of Notarial Deed of Cancellation K.....S dated 11th day of
 December 2015 servitude set out in condition F of paragraph 5 relating to
 within mentioned property on page 6 and 7 is hereby cancelled.

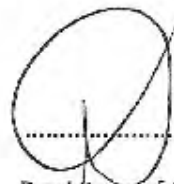
As will more fully appear from said Notarial Deed

Deeds Office

Cape Town

Date

02 JUN 2016


 Registrar of Deeds

✓

ANNEXURE D.

General Plan & Copies of S.G. Diagrams

KANTORRAGKRIJF

OFFICE COPY

S.G. No.

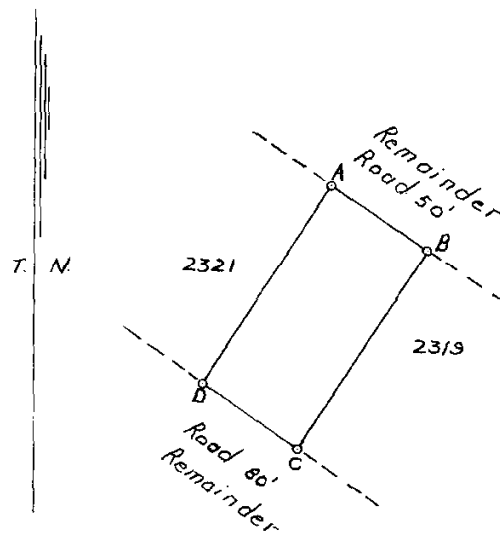
5 2 3 0 / 6 9

Approved

H.B. Latt
 Surveyor-General
 25-9-1969.

	SIDES Cape Feet	ANGLES OF DIRECTION	CO-ORDINATES	
			Y System	Lo = 23° X
			- 100000.00	+11950000.00
AB	69.00	305.10.00	A - 7254.94	+ 21560.44
BC	143.04	33.20.50	B - 7311.35	+ 21600.18
CD	68.62	125.38.20	C - 7232.72	+ 21719.67
DA	142.49	213.11.10	D - 7176.95	+ 21679.69

Description of Beacons

A.B.C.D..... $\frac{1}{2}$ " iron peg.

Scale: 1:1200

The figure A B C D

represents

9817 square feet

of land, being

ERF 2320 a portion of ERF 2096 PLETTENBERG BAYsituate in the Municipality of Plettenberg Bay and

Administrative District

of Knysna

Province of Cape of Good Hope.

Surveyed in June 1969

by me,

J.P. Rawson

Land Surveyor

This diagram is annexed to

No.
dated
i.f.o.T62961/2001

The original diagram is

No. 5475/1943 annexed to
 Transfer/Grant
 No. 1957 - 160 - 7992.

File No. 513178S.R. No. E 1420/69

Comp. AM-LBA /252.

Registrar of Deeds

C
B
S

Approved in terms of	Conditions.
Sect. 9 Ord. 33 1834	With ☒ Without ☐
Sect. 186 Ord. 15 1832	
Sect. 26 Act 88 1807	
Ref. AF 56/4/51.	
Authority.....	
Date... 15-11-1968 & 12-2-1969.	
<i>H.B. Liatt</i>	for Surveyor-General

OFFICE COPY

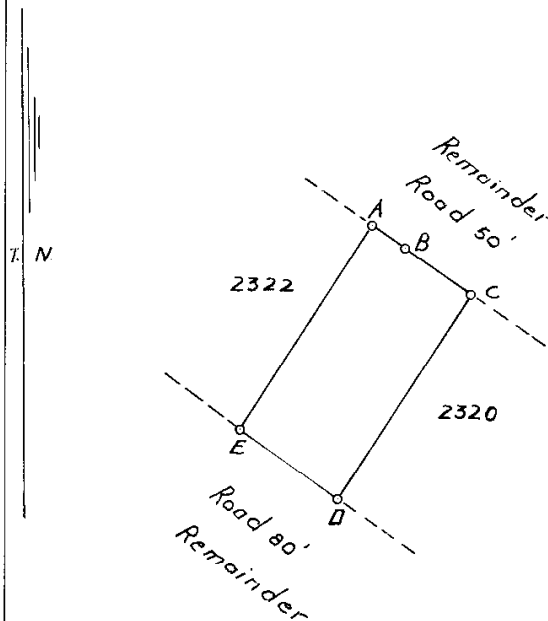
S.G. No.

5 2 3 1/69

Approved

J. R. Latt
 Surveyor-General
 25.9.1969.

SIDES Cape Feet		ANGLES OF DIRECTION	CO-ORDINATES		
			Y	System	Lo = 23° X
AB	22.93	304.17.10	A	- 100000.00	+11950000.00
BC	46.07	305.10.00	B	- 7198.34	+ 21521.00
CD	142.49	33.11.10	C	- 7217.28	+ 21533.91
DE	68.62	125.38.20	D	- 7254.94	+ 21560.44
EA	141.58	213.01.20	E	- 7176.95	+ 21679.69
				- 7121.18	+ 21639.71

Description of BeaconsA.B.C.D.E..... $\frac{1}{2}$ " iron peg.Scale: 1:1200The figure A B C D E

represents

9774 square feet

of land, being

ERF 2321 a portion of ERF 2096 PLETTENBERG BAYsituate in the Municipality of Plettenberg Bay and

Administrative District

of Knysna

Province of Cape of Good Hope.

Surveyed in June 1969

by me,

J. R. Latt

Land Surveyor

This diagram is annexed to

The original diagram is

File No. 513178No. T62961/2001

dated

No. 5475/1943 annexed to

S.R. No. E1420/69

i.f.o.

Transfer/Grant

Comp. AM-1BA /Z 52.

No. 1957 - 160 - 7992.

Registrar of Deeds

(COLOUR COPY)

C
S

Approved in terms of	Conditions.
Sec. 9 - CS 1034	With ☒ Without ☐
Sec. 10 - CS 1035	
Sec. 11 - CS 1036	
Sec. 12 - CS 1037	
For AF 56/4/51.	
Attest	
15-11-1968 & 12 -2-1969.	
<i>H.B. Leatt</i>	for Surveyor-General

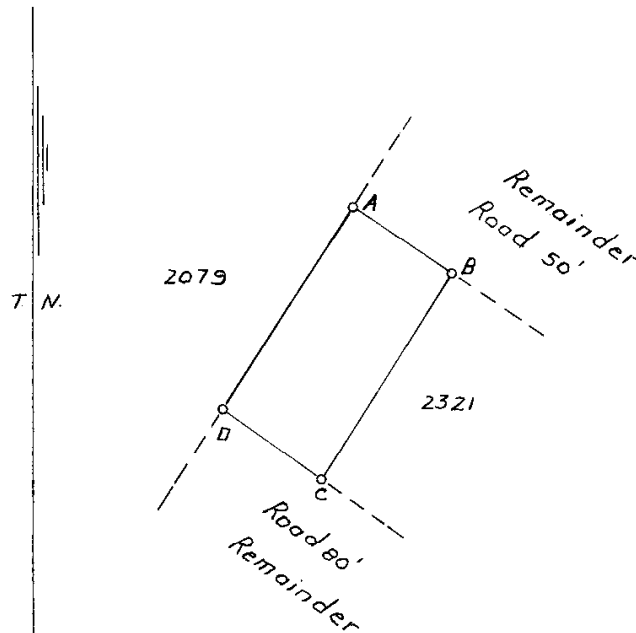
OFFICE COPY
S.G. No.

5 2 3 2 / 69

Approved

H.B. Latt
Surveyor-General
25-9-1969.

	SIDES Cape Feet	ANGLES OF DIRECTION	CO-ORDINATES	
			Y System Lo = 23°	X
AB	69.05	304.17.10	A - 100000.00	+11950000.00
BC	141.58	33.01.20	B - 7141.29	+ 21482.10
CD	69.00	125.38.20	C - 7198.34	+ 21521.00
DA	139.95	212.58.40	D - 7121.18	+ 21639.71
				+ 21599.50

Description of BeaconsA.B.C.D..... $\frac{1}{2}$ " iron peg.Scale: 1:1200The figure A B C D

represents

9710 square feet

of land, being

ERF 2322 a portion of ERF 2096 PLETTENBERG BAYsituate in the Municipality of Plettenberg Bay and

Administrative District

of Knysna

Province of Cape of Good Hope.

Surveyed in June 1969

by me,

J.P. Rawson

Land Surveyor

This diagram is annexed to

The original diagram is

File No. 5\13178No. T62961/2001No. 5475/1943 annexed to
Transfer/GrantS.R. No. E1420\69

dated

No. 1957 - 160 - 7992.

Comp. AM-1BA /Z52.

i.f.o.

Registrar of Deeds

C
S

AF 56/4/51.	✓
15-11-1968 & 12/2/1969.	
<u>H.B. Latt.</u>	Surveyor-General

PLETTENBERG BAY ALLOTMENT AREA)
GENERAL PLAN NO. 1994/2001

OF SUBDIVISION OF
ERP 2068 PLETTENBERG BAY
(NAT. TRUST LANDS) IN THE
MUNICIPALITY OF PLETTENBERG BAY
ADMINISTRATIVE DISTRICT OF BUSHA
PROVINCE OF THE REPUBLIC OF SOUTH AFRICA

SCALE 1:400

NOTE:
UNLESS OTHERWISE STATED ALL DIMENSIONS ARE IN METRES.

1:1000

1:1000

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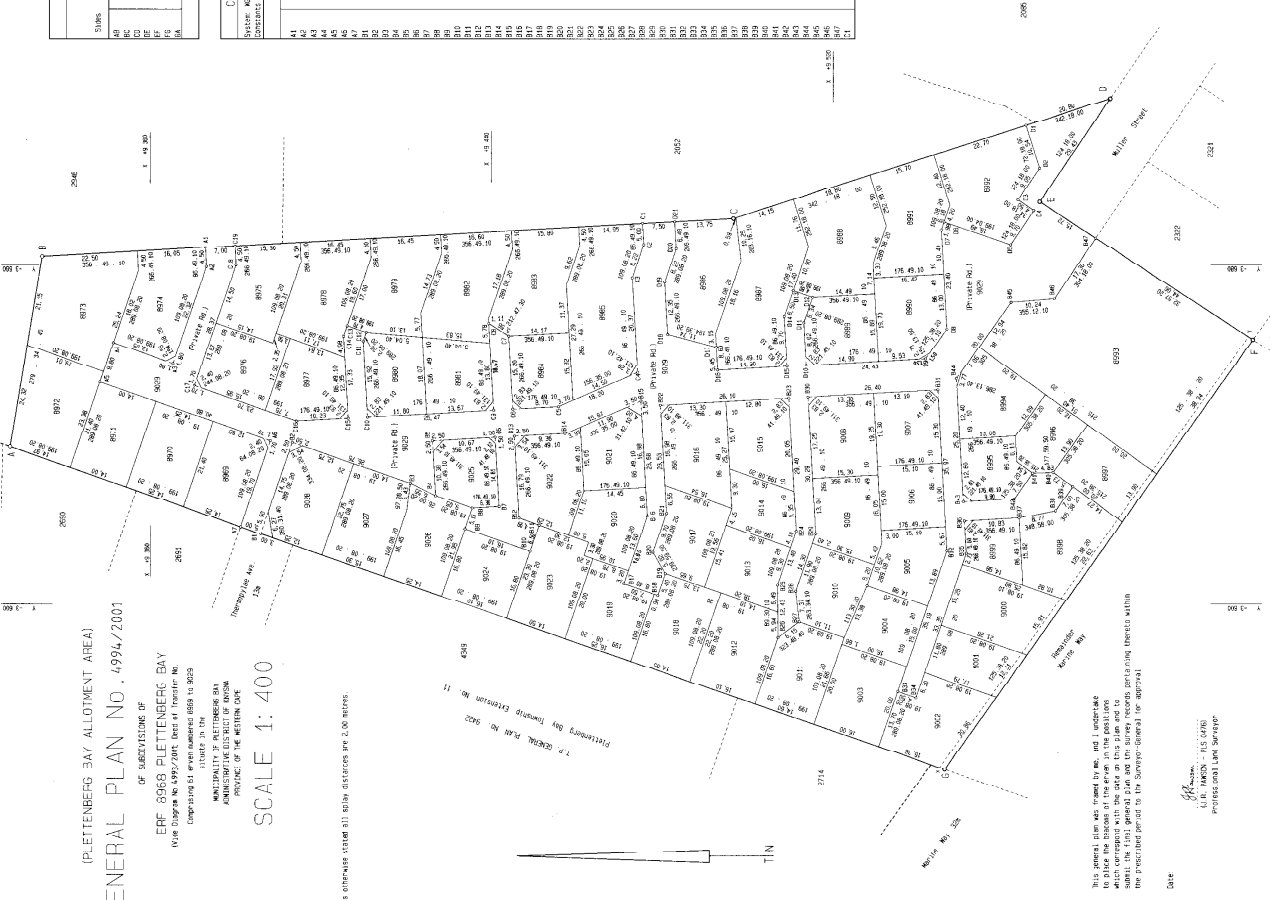
1:1000

1:1000

1:1000

1:1000

1:1000



DATA		CO-ORDINATES	
Station	Direction	System No. 23 Y metres X	System No. 23 Y metres X
101	101.00	101.00	101.00
102	102.00	102.00	102.00
103	103.00	103.00	103.00
104	104.00	104.00	104.00
105	105.00	105.00	105.00
106	106.00	106.00	106.00
107	107.00	107.00	107.00
108	108.00	108.00	108.00
109	109.00	109.00	109.00
110	110.00	110.00	110.00

CO-ORDINATES		CO-ORDINATES	
System No. 23 Y metres X	System No. 23 Y metres X	System No. 23 Y metres X	System No. 23 Y metres X
101.00	101.00	101.00	101.00
102.00	102.00	102.00	102.00
103.00	103.00	103.00	103.00
104.00	104.00	104.00	104.00
105.00	105.00	105.00	105.00
106.00	106.00	106.00	106.00
107.00	107.00	107.00	107.00
108.00	108.00	108.00	108.00
109.00	109.00	109.00	109.00
110.00	110.00	110.00	110.00

CO-ORDINATES		CO-ORDINATES	
System No. 23 Y metres X	System No. 23 Y metres X	System No. 23 Y metres X	System No. 23 Y metres X
101.00	101.00	101.00	101.00
102.00	102.00	102.00	102.00
103.00	103.00	103.00	103.00
104.00	104.00	104.00	104.00
105.00	105.00	105.00	105.00
106.00	106.00	106.00	106.00
107.00	107.00	107.00	107.00
108.00	108.00	108.00	108.00
109.00	109.00	109.00	109.00
110.00	110.00	110.00	110.00

CO-ORDINATES		CO-ORDINATES	
System No. 23 Y metres X	System No. 23 Y metres X	System No. 23 Y metres X	System No. 23 Y metres X
101.00	101.00	101.00	101.00
102.00	102.00	102.00	102.00
103.00	103.00	103.00	103.00
104.00	104.00	104.00	104.00
105.00	105.00	105.00	105.00
106.00	106.00	106.00	106.00
107.00	107.00	107.00	107.00
108.00	108.00	108.00	108.00
109.00	109.00	109.00	109.00
110.00	110.00	110.00	110.00

CO-ORDINATES		CO-ORDINATES	
System No. 23 Y metres X	System No. 23 Y metres X	System No. 23 Y metres X	System No. 23 Y metres X
101.00	101.00	101.00	101.00
102.00	102.00	102.00	102.00
103.00	103.00	103.00	103.00
104.00	104.00	104.00	104.00
105.00	105.00	105.00	105.00
106.00	106.00	106.00	106.00
107.00	107.00	107.00	107.00
108.00	108.00	108.00	108.00
109.00	109.00	109.00	109.00
110.00	110.00	110.00	110.00

SS 10/09/2001		SHEET 1 OF 2 SHEETS	
Author	SS 10/09/2001	Drawn	SS 10/09/2001
Checked	SS 10/09/2001	Reviewed	SS 10/09/2001
Date	10/09/2001	Scale	1:400
Project	SS 10/09/2001	Sheet	1 of 2
Ref	SS 10/09/2001	Section	101

AREAS		AREAS	
System No. 23 Y metres X	System No. 23 Y metres X	System No. 23 Y metres X	System No. 23 Y metres X
101.00	101.00	101.00	101.00
102.00	102.00	102.00	102.00
103.00	103.00	103.00	103.00
104.00	104.00	104.00	104.00
105.00	105.00	105.00	105.00
106.00	106.00	106.00	106.00
107.00	107.00	107.00	107.00
108.00	108.00	108.00	108.00
109.00	109.00	109.00	109.00
110.00	110.00	110.00	110.00

AREAS		AREAS	
System No. 23 Y metres X	System No. 23 Y metres X	System No. 23 Y metres X	System No. 23 Y metres X
101.00	101.00	101.00	101.00
102.00	102.00	102.00	102.00
103.00	103.00	103.00	103.00
104.00	104.00	104.00	104.00
105.00	105.00	105.00	105.00
106.00	106.00	106.00	106.00
107.00	107.00	107.00	107.00
108.00	108.00	108.00	108.00
109.00	109.00	109.00	109.00
110.00	110.00	110.00	110.00

AREAS		AREAS	
System No. 23 Y metres X	System No. 23 Y metres X	System No. 23 Y metres X	System No. 23 Y metres X
101.00	101.00	101.00	101.00
102.00	102.00	102.00	102.00
103.00	103.00	103.00	103.00
104.00	104.00	104.00	104.00
105.00	105.00	105.00	105.00
106.00	106.00	106.00	106.00
107.00	107.00	107.00	107.00
108.00	108.00	108.00	108.00
109.00	109.00	109.00	109.00
110.00	110.00	110.00	110.00

AREAS		AREAS	
System No. 23 Y metres X	System No. 23 Y metres X	System No. 23 Y metres X	System No. 23 Y metres X
101.00	101.00	101.00	101.00
102.00	102.00	10	

1002/7667

5

ANNEXURE E.

Zoning Certificates



Our Ref: 18/ 2320, 2321, 2322 and 8993/ PB

Enquiries: Miss S Mbasa: Assistant Town Planner (044- 5013270)

19 December 2008

Plettenberg Bay Medi-Clinic
P.O Box 1495
PLETTENBERG BAY
6600

Sir/ Madam

ERF 2320, 2321, 2322 AND 8993 PLETTENBERG BAY: ZONING CERTIFICATE

With reference to your letter regarding the above dated 6 November 2008, it is hereby confirmed that in terms of our records Erf 2320, 2321 and 2322, Plettenberg Bay is zoned for Minor Business in accordance with the provisions of the Zoning Scheme Regulations promulgated in terms of Section 8 of the Land Use Planning Ordinance (Ord. 15 of 1985), while Erf 8993, Plettenberg Bay is reserved for the provision of parking for the hospital situated on Erf 2320, 2321, 2322.

Yours faithfully


L.M.R. NGOQO
MUNICIPAL MANAGER

ANNEXURE F.

Pre-application Meeting Minutes

PRE APPLICATION SCOPING: BITOU MUNICIPALITY
PLETTENBERG BAY ERVEN 2320, 2321, 2322 8993 – PROPOSED CONSOLIDATION
24 JANUARY 2017

Pre application Consultation

No meeting was held – Bitou Municipality was consulted via e-mail and telephonic discussions.

1. Persons Involved

Marike Vreken (MV)

Mongezi Mdena (MM)

2. Discussion Points

- 2.1. MV had telephone conversation with MM regarding the proposal.
- 2.2. MM stated that it was not necessary to arrange a pre-application consultation, and that it could be discussed over a telephone conversation.
- 2.3. MV explained the proposal to MM, that the client of Plettenberg Bay Erven 2320, 2321, 2322 8993 wishes to consolidate their four properties in order to construct a new theatre on Erf 8993 that will be attached to the existing structure on Erf 2322. Medi-Clinic Plettenberg Bay is situated on these above-mentioned erven.
- 2.4. MM had no direct concerns regarding the proposal and supported the proposal in principal.
- 2.5. MM mentioned that advertising (notice letter) will only be necessary to the neighbouring property owners, and that it will not be necessary to publish the advert in local newspapers.
- 2.6. MM reminded MV to investigate the title deed for title deed restrictions.

ANNEXURE G.

Bondholders Consent

1. Merchant Place Cnr Fredman Dr & Rivonia Rd Sandton 2196
PO Box 760273 Sandton 2146 South Africa
Switchboard +27 11 282-8000
Facsimile +27 11 282-9008
www.rmb.co.za

Reg. No. 1929001229/05
An Authorised Financial Services Provider



To: Mediclinic Proprietary Limited &
Mediclinic Southern Africa Proprietary Limited
Mediclinic Offices
Strand Road
Stellenbosch
7600
Attention: Braam Joubert

8 March 2017

Dear Sirs

MEDICLINIC PLETTENBERG BAY - LENDERS' CONSENT LETTER

1. We refer to the Amendment and Restatement Senior Term and Preference Share Facilities Agreement entered into on or about 20 May 2016 (as amended) (the Facilities Agreement) between, *inter alia*, FirstRand Bank Limited (acting through its Rand Merchant Bank division), The Standard Bank of South Africa Limited (acting through its Corporate and Investment Banking division) and Absa Bank Limited (acting through its Absa Capital division) (as original lenders) (collectively, the Original Back-to-Back Lenders), RMB (in its capacity as facility agent) (the Facility Agent), Monte Rosa Financing SPV Proprietary Limited (RF), Mediclinic Investments Proprietary Limited, Mediclinic Southern Africa Proprietary Limited (MCSA), Mediclinic Properties Proprietary Limited, Mediclinic Finance Corporation Proprietary Limited, Mediclinic Proprietary Limited and the companies named in 3 of Schedule 1 of the Facilities Agreement (as original guarantors).
2. Unless otherwise defined herein, capitalised terms used in this letter shall have the same meanings as set forth in the Facilities Agreement.
3. We refer to the attached request (referenced as Annexure A), in terms of which Mediclinic Proprietary Limited requires the Finance Parties to consent to the request contained in Annexure A.
4. The Facility Agent hereby confirms that the Finance Parties have consented to the consolidation of the following erven, subject to the conditions listed below:
 - Erf 2320 Plettenberg Bay;
 - Erf 2321 Plettenberg Bay;
 - Erf 2322 Plettenberg Bay; and
 - Erf 8993 Plettenberg Bay

Directors: L.L. Dippenaar (Chairman), S.E. Naassene (Chief Executive Officer), V.W. Dettell, J.J.H. Bester, J.P. Burger, L. Gause, P.M. Goss, P.K. Harris, W.R. Jordaan, E.G. Maseko-Sebishe,
R.K. Soole, B.J. van der Ross, H.J. van Gansling, Company Secretary: B.W. Unger

RMB Divisional Board: P.K. Harris (Chairman), A.P. Pullinger (Chief Executive Officer), M.G. Field (Chief Financial Officer), P.R. Goni (Chief Operating Officer), M.E. Oberholster (Chief Investment Officer),
J.P. Burger, D.J.A. Craig, L.L. Dippenaar, D.A. Frankel, P.M. Goss, R.P. Goss, S.E. Naassene, A. Peckold, M.W. Pienaar, P. Pienaar, R. Pienaar, R.K. Soole

2309012/03



Conditions to consolidation as follows:

- the simultaneous registration of a mortgage bond over the consolidated erven when the consolidation is effected;
- the assurance that any mortgage bond over the security be unaffected post the consolidation (the amount of the mortgage bond to be at least the sum of the existing mortgage bonds currently registered over the individual erven); and
- an amendment to the CTA or an amendment letter which will be a Finance Document to reflect the above change in the security position.

5. This letter is designated as a Finance Document.

6. This letter shall be governed by South African law.

Yours faithfully

For and on behalf of
FirstRand Bank Limited (acting through
its Rand Merchant Bank division) (as Facility Agent)

For and on behalf of
FirstRand Bank Limited (acting through
its Rand Merchant Bank division) (as Facility Agent)

We agree to the above

For and on behalf of
Mediclinic Southern Africa Proprietary Limited (in its capacity as Obligor's Agent)

For and on behalf of
Mediclinic Proprietary Limited