

ANNEXURE A:

*Correspondence from Mossel Bay Municipality-
Tender award*



**MOSSSEL BAY MUNICIPALITY
MOSSSELBAAI MUNISIPALITEIT
UMASIPALA MOSSSEL BAYI**

In antwoord verwys na nommer
In reply quote number
Xa Uphendula chaza Le Nombolo

Tel, Imfonomfono: +27 (44) 606 5000
Fax, ifeksi: +27 (44) 606 5062
e-mail: admin@mosselbay.gov.za
web: www.mosselbay.gov.za

*2007 Rapport Dorp van die Jaar
2016 National Greenest Town
2017 Kwêla Town of the Year!*

15/4/14 N Saunders

31 July 2018

Messrs Mossel Bay Zipline Adventures (Pty) Ltd
7 Point Road
MOSSSEL BAY
6500

E-MAIL: mika@lutchmaninc.co.za

Dear Sirs

TENDER 115-17/18: ZIPLINE DEVELOPMENT PROPOSALS AT THE POINT AREA MOSSSEL BAY

This is to notify you that you are the preferred bidder for the abovementioned tender for the tendered amount of R414 000, including VAT per annum.

The annual escalation percentage will be based on the CPIX rate of South Africa as calculated and published by Stats SA calculated two (2) months prior to the applicable month of each year. Escalation will be applied on a yearly basis.

The CPIX plus the additional escalation below, will be applied on all rates of the successful bidder.

	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Additional escalation over and above the CPIX percentage	10%	10%	10%	10%	10%	10%	10%	10%	10%

The tender award is subject to the signing of a Service Level Agreement.

The proposed alternative Deltex cable is subject to the performance during the testing phase. A 1/2"-7x19 stainless steel cable will be required if this cable does not comply.

If you have any questions in this regard, please do not hesitate to contact Mr Niel Prins at telephone (044) 606-5110.

Yours faithfully

MANAGER: SUPPLY CHAIN MANAGEMENT

CC	Mr C Venter	: Mossel Bay Municipality
CC	Mr N Prins	: Mossel Bay Municipality
CC	Mr D Steyn	: Mossel Bay Municipality
CC	Ms M Smit	: Mossel Bay Municipality

ANNEXURE B:

*Completed NEMA Applicability Checklist, and
proof of submission to DEADP*



APPLICABILITY OF THE NEMA EIA REGULATIONS, 2014 (AS AMENDED)

Request for the Department to determine the applicability of the Environmental Impact Assessment Regulations, 2014 (as amended) in terms of Chapter 5 of the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA")

Form Number APP 07/2017

July 2017

(For official use only)	
DEA&DP Reference Number:	
EIA Reference Number:	
Date Received by Department:	
Date Received by Component:	

PROJECT TITLE

<i>Mossel Bay Zip-Lines at The Point</i>
<i>Mossel Bay Erven 2032 & 3794</i>

Note the following:

1. On 4 December 2014 the Minister of Water and Environmental Affairs promulgated regulations in terms of Chapter 5 of the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA"), viz, the Environmental Impact Assessment Amendment Regulations ("EIA Regulations"), 2014 (Government Notice No. R. 982, R. 983, R. 984, R. 985 in Government Gazette No. 38282 of 4 December 2014). These regulations came into effect on 8 December 2014. The EIA Regulations of 2014 as amended replace the EIA Regulations that were promulgated in 2010. Please ensure that the regulations and any amendments thereto are considered.
2. This checklist must be used to request the competent authority to determine the applicability of the EIA Regulations of 2014 (as amended) with respect to proposed development.
3. This checklist is current as of **July 2017**. It is the responsibility of the Proponent / Environmental Assessment Practitioner ("EAP") to ascertain whether subsequent versions of this checklist have been released by the competent authority.
4. The required information must be typed within the spaces provided in the checklist. The sizes of the spaces provided are not necessarily indicative of the amount of information to be provided. The spaces are in the form of a table that will expand itself as each space is filled with typing.
5. The use of "not applicable" in the checklist must be done with caution. Where it is used in respect of material information that is required by the competent authority for assessing the request, this will result in the request for additional information.
6. Incomplete checklists will result in a request for additional information.
7. Unless protected by law, all information contained in, and attached to this checklist, will become public information on receipt by the competent authority.
8. This checklist must be submitted to the competent authority at the postal address given below or by delivery thereof to the Registry Office of the Department. **No faxed or e-mailed checklists** will be accepted.
9. The competent authority will respond in writing and provide guidance on the process to be followed.
10. The contents of relevant Departmental Circulars must be taken into account when completing this checklist.
11. This **checklist is a guide** to the information that must be submitted. Any additional information, pictorial evidence or explanations prompted by the checklist must be submitted along with this checklist in order to ensure that the competent authority does not need to request additional information from you.
12. If this checklist relates to a Waste Management Licence, this checklist must be submitted for the attention of the Director: Waste Management (tel: 021 483 2756 and fax: 021 483 4425) at the same postal address as the Cape Town Office.

DEPARTMENTAL DETAILS

CAPE TOWN OFFICE: REGION 1 (City of Cape Town & West Coast District)	CAPE TOWN OFFICE: REGION 2 (Cape Winelands District & Overberg District)	GEORGE OFFICE: REGION 3 (Central Karoo District & Eden District)
Applications and requests for specific fee reference numbers must be sent to the following details: Department of Environmental Affairs and Development Planning Attention: Directorate: Development Management (Region 1) Private Bag X 9086 Cape Town, 8000 Registry Office 1st Floor Utilitas Building 1 Dorp Street, Cape Town Queries should be directed to the Directorate: Development Management (Region 1) at: Tel: (021) 483-5829 Fax (021) 483-4372	Applications and requests for specific fee reference numbers must be sent to the following details: Department of Environmental Affairs and Development Planning Attention: Directorate: Development Management (Region 2) Private Bag X 9086 Cape Town, 8000 Registry Office 1st Floor Utilitas Building 1 Dorp Street, Cape Town Queries should be directed to the Directorate: Development Management (Region 2) at: Tel: (021) 483-5842 Fax (021) 483-3633	Applications and requests for specific fee reference numbers must be sent to the following details: Department of Environmental Affairs and Development Planning Attention: Directorate: Development Management (Region 3) Private Bag X 6509 George, 6530 Registry Office 4th Floor, York Park Building 93 York Street George Queries should be directed to the Directorate: Development Management (Region 3) at: Tel: (044) 805-8600 Fax (044) 805 8650

View the Department's website at <https://www.westerncape.gov.za/eadp/your-resource-library> for the latest version of this document.

IMPORTANT INFORMATION TO READ BEFORE COMPLETING THIS CHECKLIST

With regards to the applicability of the EIA Regulations, 2014 (as amended), note that:

- 1) The competent authority response is based on the information submitted by you;
- 2) It is an offence in terms of the EIA Regulations, 2014 (as amended) to provide incorrect or misleading information to the competent authority;
- 3) As such, the quality, correctness and detail of information submitted by you is extremely important;
- 4) It remains your responsibility to interrogate the specifics of your proposed development in order to report on the potential listed activities in this checklist;
- 5) Climate change considerations must always be taken into account with respect to any development proposal, particularly along the coast;
- 6) Any proposed development must always be designed in a water wise and conscious manner;
- 7) The social context of the proposed development must always be considered. This may include potential impacts of the proposed development on social issues such as HIV and Aids prevalence and on gender related concerns; and
- 8) The fact that your proposed development may not be listed in terms of the EIA Regulations, 2014 (as amended) does not absolve you from your general "duty of care" set out in Section 28(1) of the NEMA which states that "Every person who causes, has caused or may cause significant pollution or degradation of the environment must take reasonable measures to prevent such pollution or degradation from occurring, continuing or recurring, or, in so far as such harm to the environment is authorised by law or cannot reasonably be avoided or stopped, to minimise and rectify such pollution or degradation of the environment." (Note: When interpreting "duty of care" responsibility, cognisance must be taken of the principles of sustainability as contained in Section 2 of the NEMA).

1. BACKGROUND INFORMATION

Highlight the relevant Departmental Region for the proposed development	CAPE TOWN OFFICE: REGION 1 (City of Cape Town & West Coast District)	CAPE TOWN OFFICE: REGION 2 (Cape Winelands District & Overberg District)	GEORGE OFFICE: REGION 3 (Central Karoo District & Eden District)
Duplicate this section where there is more than one proponent	Mossel Bay Zipline Adventures		
Name of proponent:			
RSA Identity/ Passport Number:	-		
Name of contact person for proponent (if other):	Kalatmika Lutchman		
RSA Identity/ Passport Number:	8011260173082		
Company/ Trading name (if any):	Mossel Bay Zipline Adventures		
Company Registration Number:	2015/172579/07		
Postal address:	Po Box 2390, Mossel Bay, Western Cape,		
	Mossel Bay	Postal code: 6500	
Telephone:	(044) 333-0282	Cell: 082-454-6106	
E-mail:	mika@lutchmaninc.co.za	Fax: -	
Environmental Assessment Practitioner (EAP):	n/a		
EAP name:	-		
Postal address:	-		
	-	Postal code: -	
Telephone:	()	Cell: -	
E-mail:	-	Fax: -	
EAP Qualifications:	-		
EAP Registrations/Associations:	-		
Name of landowner:	Erf 20321: Mossel Bay Municipality Erf 3974: Mossel Bay Municipality		
Name of contact person for landowner (if other):	Mossel Bay Municipality Corporate Services Department		
Postal address:	Private Bag X29		
	Mossel Bay	Postal Code: 6500	
Telephone:	(044) 606 5005 (DIRECT)	Cell: -	
Name of Person in control of the land:	Mossel Bay Municipality Director Corporate		
Name of contact person for person in control of the land:	Edward Jantjies		
Postal address:	Private Bag x29		
	Mossel Bay,	Postal Code: 6500	
Telephone:	(044) 606 5005 (DIRECT)	Cell: -	
E-mail:	ejantjies@mosselbay.gov.za	Fax: -	

Note: In instances where there is more than one landowner or person in control of the land, a list of landowners/persons in control of the land, with their contact details, must be attached to the back of this form.

Municipality in whose area of jurisdiction the proposed activity will fall:	Mossel Bay Municipality
MAGISTERIAL DISTRICT:	Mossel Bay - Western Cape
Property location of all proposed sites:	Located at The Point, Mossel Bay. The departure platform is to be located directly south-east to the Point Hotel and the arrival platform is directly east of Van Riebeeck Sports Grounds.
Farm/Erf name(s) & number(s) (including portion) of all proposed sites:	Mossel Bay Erven 2032 & 3794,
Property size(s) (m²) of all proposed sites:	19.10455 ha 4.10938 ha
Development footprint size(s) in m²:	21.5m² 30m²

SG 21 Digit code(s) of all proposed sites:	2032: C05100070000203200000 3794: C05100070000379400000		
Coordinates of all proposed sites: Latitude (S)	ERF 2032-34°	11'	21.89"S
	ERF 3794-34°	11'	09.97"S
Longitude (E)	ERF 2032-22°	08'	58.42"E
	ERF 3794-22°	09'	33.42"E

Note: Coordinates must be provided in degrees, minutes and seconds using the Hartebeesthoek94 WGS84 co-ordinate system. Where numerous properties/sites are involved (e.g. linear activities), you may attach a list of property descriptions and street addresses to this form.

Street address of all proposed sites:	Erf 3794: Point Road, Mossel Bay, 6506. Erf 2032: Bruns Street, Linkside, Mossel Bay, 6500		
Magisterial District or Town:	Mossel Bay		
Closest City/Town:	Mossel Bay	Distance	0(km)
Current zoning of all proposed sites and the date the current zoning was obtained:	Mossel Bay Erf 2032: 'Open Space Zone III (OSZIII)' Mossel Bay Erf 3794: 'Business Zone I (BZI)'		

Note: In instances where more than one zoning is applicable, attach a list or map of the properties, that indicates their respective zoning, to this form.

Is a rezoning application required?		YES	NO
Is a consent use application required?		YES	NO
Locality map:	A locality map must be attached to this checklist as an Appendix. The scale of the locality map must be at least 1:50 000. For linear activities of more than 25 kilometres, a smaller scale e.g. 1:250 000 can be used. The scale must be indicated on the map. The map must include the following: • an accurate indication of the project site position as well as the positions of the alternative sites, if any; • road names or numbers of all the major roads as well as the roads that provide access to the site(s) • a north arrow; • a legend; • the prevailing wind direction; and • GPS co-ordinates of the boundary of the property or properties (as well as the GPS co-ordinates of the development footprint), or the route corridor for linear activities. The coordinates must be in degrees, minutes and seconds.		

2. DETAILS OF CURRENT ACTIVITIES

2.1 Do you have any existing approvals for existing development? If yes, provide complete details of all approvals and attach a copy/ies herewith.	YES	NO
n/a		
2.2 Have any activities physically commenced on the site/s?	YES	NO
2.3 List the date of commencement of these activities (dd/mm/yy).		
n/a		
2.4 Describe the commencement of these activities clearly.		
Construction of an arrival and departure platform. The departure platform will be situated on Mossel Bay Erf 2032. The arrival platform will be situated on Mossel Bay Erf 3794 (refer to attached plans). These platforms will be connected with a 1km cable over the Indian Ocean, to be used as a zip line for recreational purposes.		
2.5 Clearly describe the current state of the site/s/route (This must be supported by recent photographs).		
Erf 20321 is vacant and characterised by steep rocky mountain slopes. The portion proposed for the departure platform is to be located on a portion of flat, disturbed land, that is due to the hiking trail adjacent.		
Mossel Bay Erf 3794 contain various land uses. The portion that is proposed for the arrival platform, is a portion of flat, disturbed land on the existing paved area.		

2.6 Describe the existing vegetation/ground cover.
According to Cape Farm Mapper Biome: Marine Habitat: Littoral Vegetation Variant: Gouritz Littoral Vegetation
The platform on Erf 2032 is proposed on the disturbed portion of land due to hiking trail adjacent. The platform on Erf 3794 is proposed on the existing paved area.
2.7 Describe the ground slope, drainage and any on-site watercourses/wetlands.
The topography of both properties southern sections characterised by undulating slopes. both properties have very steep slopes, with gradients steeper than 1:4. However, the section proposed for the platform on erf 2032 is on a flat section that has been disturbed by the hikers using the existing hiking trail and the platform on Erf 3794 is to be constructed on the existing paved area. No on-site watercourses, wetlands or any water features are present.
2.8 Describe the proximity to the high-water mark of the sea or any watercourses.
The departure platform is more than 100m from the HWM of the sea.
The arrival platform is within 100m from the HWM of the sea. Refer to the attached plan, indicating the 100m from the HWM.
2.9 Have any ad hoc setback lines in terms of the NEMA EIA Regulations, 2014 (as amended) been adopted by the competent authority for the subject site/s/route? (If yes, copies MUST be attached to the checklist).
Explain:
No
2.10 Have any Directives under Section 30A of the NEMA (as amended) been issued by the competent authority for the subject site/s/route? (If yes, copies MUST be attached to the checklist).
Explain:
No ad hoc setback lines have been adopted by the competent authority for the subject sites.

3. PROJECT DESCRIPTION FOR THE PROPOSED DEVELOPMENT

3.1 Is the proposed development:		
3.1.1 a linear activity?	YES	NO
3.1.2 an activity directly related to prospecting or exploration of a mineral and petroleum resource or extraction and primary processing of a mineral resource?	YES	NO
3.1.3 a strategic integrated project (SIP) as contemplated in the Infrastructure Development Act, 2014 (Act No. 23 of 2014)?	YES	NO
3.2 Provide a detailed description of the proposed development, its associated infrastructure, and the availability of bulk services. A clear, accurate and comprehensive description will prevent any requests for additional information by the competent authority. Include information on all capacities, areas, volumes, heights, lengths, etc.		
Zipline transportation system for recreational purposes consisting of a 1km long cable over the Indian Ocean. The departure/launch platform will be situated on Mossel Bay Erf 2032 at an elevation of approximately 102.3m, and more than 100m from the HWM.		
The arrival platform will be situated on Mossel Bay Erf 3794 at an elevation of approximately 6.08m (see attached plans for arrival & departure platform plans & details). the maximum excavation for the proposed departure platform will be 4.5m ³ and no excavation for the arrival platform. approximately 7.5m ² of vegetation will be removed at the departure platform and no vegetation at the arrival platform. No municipal services will be required for the proposed development.		
3.2.1 Does the proposed development entail the expansion or changes to an existing facility or the construction of a new facility? Explain.		
No		
3.2.2 Does the proposed development entail the expansion of an existing development footprint or the "like for like replacement" of anything existing? Explain.		
No		
3.2.3 What is the total area (m²) of land to be physically cleared for the proposed development (including associated infrastructure)? Provide clear details of the required footprint.		
Erf 3794 arrival platform: 21.2m ² / Erf 2032 departure platform: 30m ² . No excavation will necessary for the arrival platform and a maximum of 4.5m ² for the departure platform. <u>Note that the departure platform is not within 100m from the HWM.</u>		

3.2.4 Specifically list any dangerous goods (e.g. but not limited to chemicals/hazardous substances) and volumes thereof that will be stored on the site during development or operational activities.
n/a
3.2.5. Does the site/s/route form part of a Critical Biodiversity Area or contain any indigenous vegetation? Explain
CBA: Erf 2032: CBA: terrestrial (no CBA on the proposed area for the platform) Both sites do contain indigenous vegetation as per <i>Cape Farm Mapper ver 2.1.0.4</i> , but the area for the proposed arrival platform is already paved on Erf 3794 and disturbed on Erf 2032.

3.3 Waste, effluent and emission management

3.3.1 Solid waste management

(i) Will the activity produce any solid waste (including rubble/sewage) during the construction or operational phases?	YES	NO	UNCERTAIN
(ii) If YES or UNCERTAIN, explain.			
n/a			
(iii) If YES, will it feed into a municipal waste stream?	YES	NO	UNCERTAIN
(iv) If NO to (iii) above, describe how each will be treated / disposed of.			
Both sites are serviced by Mossel Bay Municipality. Normal waste will be disposed of as part of the municipal waste collection services.			

3.3.2 Effluent

(i) Will the activity produce any effluent?	YES	NO	UNCERTAIN
(ii) If YES or UNCERTAIN, explain.			
n/a			
(iii) If YES, will the effluent be treated and/or disposed of into a municipal system?	YES	NO	UNCERTAIN
(iv) If NO to (iii) above, describe how it will be treated and/or disposed of:			
n/a			

3.3.3 Emissions into the atmosphere

(i) Will the activity produce emissions that will be vented into the atmosphere?	YES	NO	UNCERTAIN
(ii) If YES or UNCERTAIN, explain. Describe the emissions in terms of type and concentration and how it will be treated/mitigated prior to venting:			
n/a			

3.4 Water Use

Please indicate the source(s) of water for the proposed development by highlighting the appropriate box (es)

☒ Municipal	☐ Water board	☐ Groundwater	☐ River, Stream, Dam or Lake	☐ Other	The activity will not use water
3.4.1 Please explain your selection above.					
No water will be used for the proposed operation.					

3.4.2 The volume of water required per month is:		0m ³
Please provide proof of assurance of water supply (eg. Letter of confirmation from the municipality / water board/ yield of borehole).		

3.5 Power Supply

3.5.1 Please indicate the source of power supply eg. Municipality / Eskom / Renewable energy source/ Self
n/a
3.5.2 Explain clearly how power will be generated/transmitted/distributed?
n/a

3.6 Land use description

3.6.1 Describe the current land use of the proposed site(s) for the proposed development.
Erf 2032: Vacant – St Blaize Hiking Trail Erf 3794: 'Ponto Grille & Carvery' Restaurant, 'Big Blu' Restaurant, 'Die Poort' Tidal Pools, 'Oppipunt' Coffee Shop, 'The Shark Lab' Aquarium, 'Ice Cream World' Ice Cream Shop, 'Serengeti Foods' Fast Food Restaurant.
3.6.2 Describe all the surrounding land uses.
Erf 2032: Van Riebeeek Sports grounds(west), Residential (north), 'Cape St Blaize' Lighthouse Complex (north-east). Erf 3794: 'PLAY@POINT' Theme park (north), 'Die Punt Caravan Park'(north), 'Milkwood Primary School' (north-west).

3.7 Public Participation Processes

Has any form of public participation already been conducted with respect to the proposed development?	YES	NO
Explain and attach proof (including any comments received and responses thereto) if yes.		
n/a		

4. LIST THE POTENTIAL LISTED ACTIVITIES THAT YOU REGARD MAY BE APPLICABLE TO THE PROPOSED DEVELOPMENT

All activities listed in LN1, 2, and 3 that are associated with the proposed development must be provided below.

Activity No(s):	Provide the relevant Basic Assessment Listed Activity(ies) as set out in the EIA Regulations Listing Notice 1 of 2014 (GN No. R. 983 as amended)	Applicability
17	Development within a distance of 100 metres inland of the high-water mark of the sea in respect of buildings of 50 square metres or more	<i>Not applicable, as only the arrival platform is within 100m from the HWM, and the development will be 30m² (i.e. less than 50m²)</i>
19A	The infilling or depositing of any material of more than 5 cubic metres into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock of more than 5 cubic metres from (ii) the littoral active zone, an estuary or a distance of 100 metres inland of the highwater mark of the sea or an estuary, whichever distance is the greater.	<i>Not applicable, as only the arrival platform is within 100m from the HWM, and the excavation / infilling will only be 4.5m³ maximum.</i>
Activity No(s):	Provide the relevant Basic Assessment Listed Activity(ies) as set out in the EIA Regulations Listing Notice 3 of 2014 (GN No. R. 985 as amended)	Applicability
12	The clearance of an area of 300 square metres or more of indigenous vegetation - within any critically endangered or endangered ecosystem listed in terms of section 52 of the NEMBA or prior to the publication of such a list, within an area that has been identified; - within Critical Biodiversity Areas identified in Bioregional Plan - Within the Littoral Active Zone or 100 metres inland from high water mark of the sea or an estuarine functional zone, whichever distance is the greater, excluding where such removal will occur behind the development setback line on Erven in Urban Area.	<i>Not applicable, as less than 300m² will be cleared.</i>

14	The development of infrastructure or structures with a physical footprint of 10 square metres or more where such development occurs, within 32 metres of a watercourse, measured from the edge of a watercourse.	<i>Not applicable, as there is no watercourse nearby.</i>
15	The transformation of land bigger than 1000 square metres in size, to residential, retail, commercial, industrial or institutional use, where, such land was zoned open space, conservation or had an equivalent zoning, on or after 02 August 2010.	<i>Not applicable, as transformation is less than 1000m².</i>
Activity No(s):	Provide the relevant Scoping and EIR Listed Activity(ies) as set out in the EIA Regulations Listing Notice 2 of 2014 (GN No. R. 984 as amended)	

5. OTHER APPLICATIONS

5.1 Intended Applications in terms of the National Environmental Management Act ("NEMA") & Specific Environmental Management Acts ("SEMA's")

5.1.1 Does the proposed development require an application for a waste management license in terms of the National Environmental Management: Waste Act, 2008 (Act No. 59 of 2008)?	YES	NO
If yes, explain: n/a		
5.1.2 Does the proposed development require an application for a water use license in terms of the National Water Act, 1998 (Act No. 36 of 1998)?	YES	NO
If yes, explain: n/a		
5.1.3 Does the proposed development require an application for an Atmospheric Emissions License in terms of the National Environmental Management: Air Quality Act, 2004 (Act No. 39 of 2004)?	YES	NO
If yes, explain: n/a		
5.1.4 Does the proposed development require a Heritage permit:	YES	NO
Explain: n/a		
5.1.5 Does the proposed development require an application in terms of the National Environmental Management: Integrated Coastal Management Act (NEM: ICMA)?	YES	NO
If yes, explain: The proposed activity does not trigger any listing notices and is consistent with Section 17 of the NEM: ICMA 2008.		
5.1.5.1 Will the proposed development lie within coastal public property, the coastal protection zone, or coastal access land as defined in terms of the NEM: ICMA, 2008?	YES	NO
Explain: <i>The coastal protection zone:</i> - Consists of a continuous strip of land, starting from the HWM and extending 100 metres inland in developed urban areas zoned as residential, commercial, or public open space. Both properties will be deemed to be a coastal protection zone as per the definition. The proposed activity is consistent with section 17 of the NEM: ICMA 2008 – the purpose for which a coastal access protection zone is established.		

5.1.5.2 If yes, has an application been submitted to the relevant competent authority?	YES	NO
If yes, provide more details of the application submitted in terms of the NEM: ICMA: N/A No application submitted.		

5.2 Intended Applications in terms of other legislation

Is any permission, licence or other approval required in terms of any other legislation?	YES	NO
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If yes, please complete the table below:

Type of approval required (List the applicable legislation & approval required):	Name of the authority responsible for administering the applicable legislation	Application submitted (Yes / No)	Status of application (e.g. pending/ granted/ refused)
Consent use for a "tourist facility" in terms of the Mossel Bay Municipality By-Law on Municipal Land Use Planning, 2015.	Mossel Bay Municipality	No	No application has been submitted yet.

6. PLANNING CONTEXT

6.1 Is the proposed development permitted in terms of the property's existing land use rights?		YES	NO
please explain:			
Erf No	Existing Land Use Rights / Zoning	Allowed Land Use	Is it allowed?
Erf 2032	Open Space Zone III (OSZIII)	nature conservation area" means the use and management of land with the objective of preserving the natural biophysical characteristics of that land, including the fauna and flora, but does not include tourist accommodation or agriculture.	Consent use application required to allow a 'tourist facility'
Erf 3794	Business Zone I (BZI)	business premises" mean a property from which business is conducted and includes a shop, big box retail, supermarket, restaurant, sale of alcoholic beverages, plant nursery, office, funeral parlour, financial institution and building for similar uses, place of assembly, place of leisure, hotel, conference facility, rooftop base telecommunication station, and multiple parking garage. also includes the following land uses above ground floor: (i) flats; (ii) caretaker's quarters; (iii) backpackers' lodge; (iv) youth hostel;	Yes – because it is in line with the definition of 'place of leisure'

		(v) boarding houses; and (c) does not include an industry, noxious trade, or risk activity.	
6.2 Will the proposed development be aligned with the following:			
The Provincial Spatial Development Framework (PSDF)?		YES	NO
please explain: The WCSDF is a provincial scale spatial policy document. The proposal is consistent with the PSDF as it is a recreational activity that is located inside the urban edge of Mossel Bay. The proposal will not impact the spatial structure of the province in any way whatsoever, however, the proposal is in not in contrast with any of the policies set out, in fact, it is directly aligned with Policy R2: <i>Safeguard inland and coastal water resources and manage the sustainable use of water inland water and policy</i>, Policy R5: <i>Protect & manage all provincial landscape & scenic assets of the act. the development on the property will enhance tourism potential, contribute to the sense of place of the area and has a visual impact (landscape character).</i>			
Does the proposal fall within an urban edge (as defined or adopted by the competent authority, the DEA&DP) including the Interim Urban Edge (as defined by this Department on 5 March 2012) or the edge of the built environment for the area?		YES	NO
please explain: NEMA defines "urban areas" as: "areas situated within the urban edge (as defined or adopted by the competent authority), or in instances where no urban edge or boundary has been defined or adopted, it refers to areas situated within the edge of built-up areas" - The proposed arrival platform is inside the urban edge of the Mossel Bay SDF and the "urban area" as defined by NEMA. - The proposed departure platform is inside the urban edge of the Mossel Bay SDF, but outside the "urban area" as defined by NEMA.			
The Integrated Development Plan of the Local Municipality?		YES	NO
PLEASE EXPLAIN: the subject properties are situated in Ward 8 of the Mossel Bay Municipality. The IDP identified certain weaknesses for the Ward and these include: - Limited Entertainment - Lack of Tourism Adventure activities; The proposed Zipline will address these needs identified for Ward 8. The IDP identified the following tourism needs for Ward 8: - Upgrading of Point Area as Tourism icon of Town; - Tourism development (events & festivals) The proposal is also directly aligned with key performance area: Economic development and tourism. It is clear that the proposal is in line with the requirements, vision and direction Mossel Bay Municipality wants to move into. the proposal aims to strengthen the tourism sector and the economy.			
The Spatial Development Framework of the Local Municipality?		YES	NO
Please explain: The Spatial Vision of the municipality is to create a long-term, sustainable land use pattern that: - Conserves Mossel Bay Municipality's significant rural resources for the biodiversity conservation of its rivers, wetlands, estuaries and coastline, natural vegetation, scenic landscapes, and extensive and intensive agriculture resources to support rural tourism and agricultural economic growth and employment creation. The Municipality places a greater focus on leveraging its history, heritage and sense of place. According to the Mossel Bay Municipality Spatial Development Framework (SDF). - The application area is located inside the urban edge and is therefore suitable for development.			

- The portion proposed for the launch/departure ramp is earmarked as an area to 'protect open space network' and the area for the proposed arrival ramp falls within the coastal protection zone where no excavation or removal of vegetation is to take place. - The proposal is in line with the spatial vision as per the SDF as the natural area will be preserved. - The scenic views and natural area are key to the purpose of the proposal and aim to remain in a natural state. The only structures to be erected is the 2 platforms. The departure platform is to be 21.5m² & the arrival platform is to be 30m². - The proposal supports rural/open space tourism (as per demarcation in SDF which is conservation) This proposal is directly aligned with this guideline as it provides tourism opportunities on an open space property while also preserving the natural features and ambiance of the area. It can, therefore, be concluded that the proposed used is in line spatial vision of the area and the greater Mossel Bay area and is consistent with the Mossel Bay SDF 2018.		
An Environmental Management Framework (EMF)?	YES	N/A
Please explain: It is recommended that the Provincial Minister of Local Government: Environmental Affairs and Development Planning and the National Minister of Environmental Affairs approve the Council adopted Mossel Bay Municipal Spatial Development Framework, 2017 (MSDF) as an Environmental Management Framework (EMF) in terms of section in terms of section 24(3) of the National Environmental Management Act, 107 of 1998, read together with the requirements of the Environmental Management Framework Regulations, 2010.		
Any other Plans	YES	NO
Please explain: n/a		
6.3 Are any amendments of any of the above-mentioned required?	YES	NO
Please explain: n/a - In line with applicable policies.		

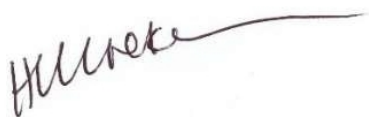
7. DECLARATIONS

7.1 THE PROPONENT

Note: Duplicate this section where there is more than one proponent.

I**HENDRIKA MARIA VREKEN**..... ID number.....**7502030110082**.....,
in my **personal capacity** or **duly authorised thereto by** (please circle the applicable option)
..... **MOSSEL BAY ZIPLINE** (name of legal entity) hereby
declare/affirm that all the information submitted or to be submitted as part of this checklist is true
and correct, and that I:

- am fully aware of my responsibilities in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA"), the Environmental Impact Assessment Regulations, 2014 ("EIA Regulations") (as amended) and any relevant Specific Environmental Management Act and that failure to comply with these requirements may constitute an offence in terms of relevant environmental legislation;
- will provide the environmental assessment practitioner and any specialist appointed, where applicable, and the competent authority, with access to all information at my disposal that is relevant to this checklist;
- will be responsible for the costs incurred in complying with the NEMA EIA Regulations, 2014 (as amended) and any other legislation including but not limited to –
 - costs in respect of any fee prescribed by the Minister or MEC in respect of relevant regulations;
- hereby indemnify, the government of the Republic, the competent authority and all its officers, agents and employees, from any liability arising out of the content of any report, any procedure or any action related to this checklist, for which I or my environmental assessment practitioner is responsible in terms of the NEMA EIA Regulations, 2014 (as amended) and any Specific Environmental Management Act; and
- will not hold the competent authority responsible for any costs that may be incurred by myself in proceeding with a listed activity prior to obtaining the relevant approvals.



Signature of the applicant:

Marika Vreken Town Planners CC

Name of company:

16 October 2018

Date:

7.2 THE ENVIRONMENTAL ASSESSMENT PRACTITIONER (EAP) (WHERE APPLICABLE)

Not Applicable

I _____, EAP registration number: _____
as the appointed environmental assessment practitioner ("EAP") hereby declare/affirm, the correctness of the information provided or to be provided as part of this checklist, and, that I:

- regard the information contained in this checklist to be true and correct;
- am fully aware of my responsibilities in terms of the National Environmental Management Act of 1998 ("NEMA") (Act No. 107 of 1998), the Environmental Impact Assessment Regulations, 2014 ("EIA Regulations") in terms of NEMA (Government Notice No. R. 982 of 4 December 2014 refers), and the relevant specific environmental management Acts, and that failure to comply with these requirements may constitute an offence in terms of the environmental legislation;
- am fully aware that the Department's determination of the applicability of the EIA Regulations, 2014 is based on information provided by me;
- will provide the competent authority with all information requested and access to all information at my disposal that is relevant to this request;
- hereby indemnify, the government of the Republic, the competent authority and all its officers, agents and employees, from any liability arising out of, *inter alia*, any loss or damage to property or person as a consequence of any development within the development setback area as adopted by the competent authority;
- am aware that the response from the competent authority, to this request, is specific to the EIA Regulations, 2014 and does not exempt me from my legal obligations in terms of any other applicable legislation; and
- am aware that a false declaration is an offence in terms of regulation 48(1)(a) GN No. R. 982.

Not Applicable

Signature of the environmental assessment practitioner: _____

Name of company:

Date:



Marike Vreken Town Planners CC

21 Trotter Street | P.O. Box 2180 | KNYSNA | 6570

☎ 044 382 0420 | 📠 086 459 2987

info@vreken.co.za | www.vreken.co.za

Our Ref: Pr18/53b01

16 October 2018

Your Ref:

BY E-MAIL: danie.swanepoel@westerncape.gov.za

The Director: Environmental Impact Assessment
Department Environmental Affairs and Development Planning
Directorate Development Management, Region 3 (George)
Private Bag X6509
George
6530

FOR ATTENTION: MR D SWANEPOEL

Dear Sir,

PROPOSED NEW ZIP LINE FOR MOSSEL BAY – MOSSEL BAY ERVEN 2032 & 3974

Please see attached NEMA Checklist form for your further attention.

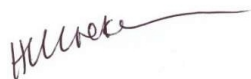
After careful consideration of all listing notices, we believe that the proposed new Zipline for Mossel Bay does not trigger any "Listed Activities" that require Environmental Authorisation.

We herewith attach the following Annexures, and await your written confirmation that the proposal does not trigger the need for Environmental Authorisation:

- Annexure A.** Completed NEMA Checklist Form
- Annexure B.** Locality Plan
- Annexure C.** Site Development Plan
- Annexure D.** Structural Engineering Plans
- Annexure E.** Zoning Certificates
- Annexure F.** Proof of Ownership
- Annexure G.** SG Diagrams

We trust the above is in order. Please do not hesitate to contact the writer, if you require any additional information in this regard.

Kind regards,

A handwritten signature in dark ink, appearing to read 'Marike', followed by a long, horizontal, slightly wavy line.

MARIKE VREKEN

Pr. PIn1101M SAPI 10233

dale@vreken.co.za

From: dale@vreken.co.za
Sent: Tuesday, 16 October 2018 2:42 PM
To: 'Danie.Swanepoel@westerncape.gov.za'
Cc: 'info@vreken.co.za'; 'marike@vreken.co.za'; 'Mika Lutchman'; 'Roux, Jaco'
Subject: Mossel Bay Zip line_NEMA-Applicability Checklist
Attachments: Pr1853b01 - DEADP NEMA Checklist.pdf; Annexure A_NEMA Applicability Checklist.pdf

Good afternoon,

Please find attached the above-mentioned. A hard copy with all the annexures will be hand delivered tomorrow by Marike Vreken.

Kind Regards
Dale

	Dale Bastian C/8341/2017 Marike Vreken Town Planners CC PO Box 2180, Knysna, 6570 tel. +27 (0)44 382 0420 fax. +27 (0)44 382 0438 www.vreken.co.za
--	--



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ANNEXURE C:

*Signed Power of Attorney & Company
Resolution*

SPECIAL POWER OF ATTORNEY

I, the undersigned,

Carel Venter in my capacity as Director: Planning & Integrated Services duly authorised hereto in Terms of Delegation of powers 4.17.19 in terms of Council Resolution E223-09/2018 dated 27 September 2018

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:

CONSENT USE

on

MOSSEL BAY ERVEN 2032 & 3794

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 Mossel Bay on this 06 day of November 2018

SIGNED:

SIGNED:

SIGNED:

In the presence of the undersigned witnesses:

AS WITNESSES:

1.

H Bailey

2.

[Signature]

ANNEXURE D:

Application Form



MOSSSEL 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 MOSSSEL 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)	MARIKE		
Surname	VREKEN		
South African Council for Planners (SACPLAN) registration number (if applicable)	1101		
Company name (if applicable)	MARIKE VREKEN URBAN & ENVIRONMENTS PLANNERS		
Postal Address	21 TROTTER STREET		
	KNYSNA	Postal Code	6570
Email	info@vreken.co.za		
Tel	044 382 0420	Cell	082 927 5310

PART B: LAND USE PLANNING PRE-APPLICATION CONSULTATION

Has there been a pre-application consultation?	Y ☒	N ☐	If yes, attach the minutes of the pre-application consultation.
--	--	-------------------------------	---

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
Mossel Bay Erf 2032	Point Road, The Point, Mossel Bay	Mossel Bay Municipality	Open Space Zone III (OSZIII)	Vacant	19.10455ha

PART D: DETAILS OF PROPOSAL

Brief description of proposal **only** (Attach a detailed written motivation*):

- Zipline Recreational facility: Launch platform on Erf 2032 & Arrival Platform on Erf 3794 (No land Use application required).
- Consent use in terms of Section 15(2)(o) of Mosel Bay Municipality By-law on Municipal Land Use Planning, 2015 to allow a Zipline system consisting of a launch platform on Mossel Bay Erf 2032, an arrival platform on Mossel Bay Erf 3794 and a 1km long cable stretching over the Indian Ocean.
- Occasional use of land in terms of Section 15(2)(p) of Mosel Bay Municipality By-law on Municipal Land Use Planning, 2015 to allow a Zipline system consisting of a launch platform on Mossel Bay Erf 2032, an arrival platform on Mossel Bay Erf 3794 and a 1km long cable stretching over the Indian Ocean.

***A written motivation for an application should be based on the criteria referred to in section 65 of the said legislation, namely:**

- 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).
- Investigations carried out in terms of other laws that are relevant to the consideration of the application.
- The impact of the proposed land development on municipal engineering services including influence on traffic and/or parking of the area.
- Applicable policies of the Municipality that guide decision making.
- Applicable provisions of the zoning scheme.
- 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.
- Policies, principles and planning and development norms and criteria set by the National and Provincial Government.
- 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).

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;	R2097.00
☐	2(b) permanent departure from the development parameters of the zoning scheme;	R1523.00 (R 766.00 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;	R1154.00 (R 953.00 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;	R1523.00 (+ R64 / erf above 10 erven)
☐	2(e) consolidation of land that is not exempted in terms of section 24;	R1523.00
☐	2(f) removal, suspension or amendment of restrictive conditions in respect of a land unit;	R2097.00
☐	2(g) permission required in terms of the zoning scheme;	R721.00
☐	2(h) amendment, deletion or imposition of conditions in respect of an existing approval;	R2106.00
☐	2(i) extension of the validity period of an approval;	R1053.00
☐	2(j) approval of an overlay zone as contemplated in the zoning scheme;	R0-00
☐	2(k) amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;	R2886.00
☐	2(l) permission required in terms of a condition of approval;	R721.00
☐	2(m) determination of a zoning;	R1200.00
☐	2(n) closure of a public place or part thereof;	R1200.00
X	2(o) consent use contemplated in the zoning scheme;	R1200.00 (R953.00 for house shop application)
☐	2(p) occasional use of land;	R595.00
☐	2(q) disestablish a home owner's association;	R595.00
☐	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;	R1200.00
☐	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.	R595.00
<i>*Fees to be determined for financial year 2017/2018</i>		TOTAL: R1200.00

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	
☐	☒	Full copy of the title deed
☒	☐	S.G. diagram / General plan extract (download at: http://csg.dla.gov.za/esio/searchindex.htm)
☐	☒	Bondholder's consent (if applicable)
☐	☒	Conveyancer's certificate (if applicable)
☐	☒	Home owner's association consent / proof of failure of Home owner's association (if applicable)
☐	☒	Any additional documents or information identified in the pre-application consultation minutes (if applicable)
☐	☒	Proof of lawful use right (if applicable)
☐	☒	Copy of original approval letter (if applicable)
☐	☒	Other

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:

02/11/2018

Full name:

Marike Hendrika Vreken

FOR OFFICE USE ONLY

Municipal Stamp

Received by:

ANNEXURE E:

Copy of Windeed search - Mossel Bay Erf 2032

Deeds Office Property

MOSSEL BAY, 2032, 0 (REMAINING EXTENT) (CAPE TOWN)

GENERAL INFORMATION

Deeds Office CAPE TOWN
Date Requested 2018/11/01 11:48
Information Source DEEDS OFFICE
Reference PR18/53



PROPERTY INFORMATION

Property Type ERF
Erf Number 2032
Portion Number 0 (REMAINING EXTENT)
Township MOSSEL BAY
Local Authority MOSSEL BAY MUN
Registration Division MOSSEL BAY RD
Province WESTERN CAPE
Diagram Deed G66/1944
Extent 18.0107H
Previous Description -
LPI Code C05100070000203200000

OWNER INFORMATION

Owner 1 of 1

Company Type UNKNOWN
Name ** FOR INFO REFER TO REGISTRAR OF DEEDS **
Registration Number
Title Deed
Registration Date -
Purchase Price (R) -
Purchase Date -
Share
Microfilm Reference
Multiple Properties NO
Multiple Owners NO

ENDORSEMENTS (3)

#	Document	Institution	Amount (R)	Microfilm
1	VA1000/1985-97/1963G	MUN MOSSEL BAY	UNKNOWN	
2	VA272/92-97/63G	-	UNKNOWN	
3	VA703/95-97/63G	-	UNKNOWN	

HISTORIC DOCUMENTS (1)

#	Document	Owner	Amount (R)	Microfilm
1	G97/1963	MUN MOSSEL BAY	UNKNOWN	2004 0125 0057

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ANNEXURE F:

Surveyor General Diagram No 203-43-Erf 2032

Approved

2011-11-11

SIDE	CHORD	ANGLE	COORDINATES
AB	109.4-07.1	78 54 30	1-557.4-12
BC	78.3-46.8	128 19 0	1-558.6-25
CD	138.0-31.4	156 40 30	1-559.8-38
DE	78.4-46.0	120 24 30	1-560.0-51
EF	48.4-94.4	168 18 30	1-561.2-64
FG	38.7-81.7	208 3 10	1-562.4-77
GA	48.4-94.4	168 18 30	1-563.6-90
HA	81.0-39.2	108 3 10	1-564.8-103

MOSSSEL BAY TOWN COMMONAGE



Scale 1" = 320' Feet

The figure ABCDEFG high water mark represents 32.5681 Meters

of land being

LOT MB RAIL 1

Situate in the Municipality of MOSSSEL BAY

situate in the Division of MOSSSEL BAY

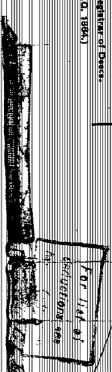
Province of Cape of Good

Surveyed by [Name] from survey made in May 1906 by [Name] and [Name] under the

This document is submitted to the [Name] dated 18-7-1906 in favor of [Name] of the Union of S.A.

Register of Deeds

101-2-301B-1880-2001 (R.O. 1906)



11/1001
M100

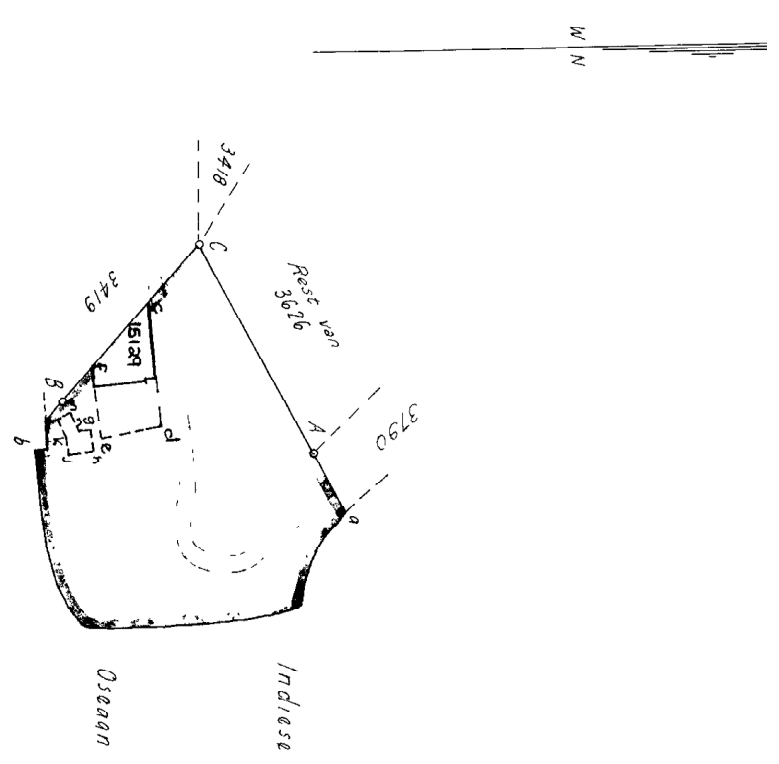
The following deductions have been made from this diagram.						
Quantity Min. to Max.	Disg. No.	1 - 100 - 1000	1000 - 2000	2000 - 3000	3000 - 4000	4000 - 5000
5063749	37081949	Ref. No. 3419	16069	105	166422246	166422246
5266632688157	End. 3727	62400			166422246	166422246
53066577004137	257-3704	2400			166422246	166422246
535778018831149	"10197	1436718			166422246	166422246

ANNEXURE G:

*Surveyor General Diagram No 7093-57-
Erf3794*

CH 561 - 9 242 36 20-0 + 412 70 + 9 014 20 W.A.R.
 A0 242 36 20-0
 811 311 53 20
duBois
 Landmeter-Generaal.

4 34' ystergryp in bet' nader
 L.R. hierantige bet' baken met ystergryp op reis vas
 - C 500stiaaf 1' heeg



Die figuur 4 a heegwaternet b c
 2 0200 41 d k.
 stel voor 2 1700 107
 grond, synde

ERF 3794 1/2 gedeelte van erf 2032 1/2 Moscobani

gelei in die Afdeling en Lunsjpalen: Messie booi Provincie Kaap die Goeie Hoop

Opgeneet in Julie 1956 deur my K. J. de Louw
 Landmeter.

Hierdie kaart is gelyk aan Die oorspronklike kaart is 100
 Grondbrief 97/63 No 203/1943 gehag aan M.S. No. E. 1
 C/B 66/1944 44-768/2-23
 S

11008

3794

STREEK RECORD	STREEK RECORD	STREEK RECORD	STREEK RECORD	STREEK RECORD	STREEK RECORD	RECORD
E3030/98	7136/1998	Erf 15129	678	14279/99	OH	

STREEK RECORD	STREEK RECORD	STREEK RECORD	STREEK RECORD	STREEK RECORD	RECORD
E1407/91	4315/91	Die figuur ghyklnn stel in Huurkontrakgebied voor	560/92	WF	
E1407/91	4316/91	Die figuur cdef stel in Huurkontrakgebied voor.	560/92	WF	

~~E3100/96 7913/96~~

~~E3100/96 7914/96~~

8

ANNEXURE H:

*Pre-Application meeting minutes dated 23
October 2018*

dale@vrekco.za

From: Truter, Danielle <dtruter@mosselbay.gov.za>
Sent: Tuesday, 23 October 2018 9:35 AM
To: dale@vrekco.za
Subject: RE: Mossel Bay Erf 2032 - pre-application
Attachments: B. Land Use Planning Application Form.docx

Good day

Pre-application for Consent Use on Erf 2032, Mossel Bay

Your pre-application received on 18th October 2018 refers.

Your proposal was discussed by the Town Planning Section of the Municipality on 19th October 2018 and based on the available information it was decided that a Pre-application Consultation is not required in terms of Section 37 of the Mossel Bay Municipality By-law on Municipal Land Use Planning, 2015.

However, the following concerns were raised during the discussion:

1. *The proposed location of the Zipline launch platform as indicated on attached plan is not located on Erf 2032, Mossel Bay which is Municipal property.*
2. *The application can only be made on the Municipal owned property.*

Please address abovementioned concerns if you decide to continue to submit the formal land use planning application.

Attached please find a copy of the application form.

Please do not hesitate to contact this office for any inquiries.

Please note that any information in this email is not an indication of the outcome of the decision should you wish to continue with the land use application process.

Kind regards



Danielle Truter

Senior Clerk (Planning - Land Use Regulator)

Mossel Bay Municipality / Mosselbaai Munisipaliteit

101 Marsh Str, Mossel Bay / Marshstr 101, Mosselbaai

Email/E-pos: dtruter@mosselbay.gov.za

Web: www.mosselbay.gov.za

Tel: +27 44 606-5000

Ext/Uitbr: 6290

Print this email only if necessary. Go Green / Druk hierdie e-pos net as dit noodsaaklik is. Gaan Groen.

From: dale@vrekco.za <dale@vrekco.za>
Sent: Monday, October 22, 2018 9:41 AM
To: Truter, Danielle <dtruter@mosselbay.gov.za>

Cc: Louw, Olga <olouw@mosselbay.gov.za>; Le Roux, Ruan <rleroux@mosselbay.gov.za>; marike@vreken.co.za; 'Bianca Lotz' <info@vreken.co.za>; 'Hans ' <hans@vreken.co.za>
Subject: RE: Mossel Bay Erf 2032 - pre-application

Good morning Danielle,

Can you please confirm that the attached pre-application has been received by your office and that everything is in order.

Please do not hesitate to contact us should you require any additional information.

Kind Regards
Dale

	Dale Bastian C/8341/2017 Marike Vreken Town Planners CC PO Box 2180, Knysna, 6570 tel. +27 (0)44 382 0420 fax. +27 (0)44 382 0438 www.vreken.co.za
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From: Hans <hans@vreken.co.za>
Sent: Wednesday, 17 October 2018 12:05 PM
To: 'Truter, Danielle' <dtruter@mosselbay.gov.za>
Cc: 'Louw, Olga' <olouw@mosselbay.gov.za>; 'Le Roux, Ruan' <rleroux@mosselbay.gov.za>; marike@vreken.co.za; dale@vreken.co.za; 'Bianca Lotz' <info@vreken.co.za>
Subject: Mossel Bay Erf 2032 - pre-application

Hi Dannielle,

Please see attached completed pre-application for Mossel Bay Erf 2032, proposed consent use application.

Kind Regards

Hans

Stads & Omgewingsbeplanners  Marike Vreken Urban & Environmental Planners	Hans Labuschagne Marike Vreken Town Planners CC PO Box 2180, Knysna, 6570 tel. +27 (0)44 382 0420 fax. +27 (0)44 382 0438 www.vreken.co.za
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Mossel Bay Municipality email disclaimer:
<http://www.mosselbay.gov.za/disclaimer.htm>

Mossel Bay Municipality,
101 Marsh Street,
Mossel Bay,
6506,
South Africa

Tel: +27 44 606 5000

www.mosselbay.gov.za

ANNEXURE I:

Zoning Certificate Mossel Bay Erf 2032



MOSSSEL BAY MUNICIPALITY
MOSSSELBAAI MUNISIPALITEIT
UMASIPALA MOSSSEL BAYI

In antwoord verwys na nommer
In reply quote number
Xa Uphendula chaza Le Nombolo

Tel, Imfonomfono: +27 (44) 606 5000
Fax, ifeksi: +27 (44) 606 5062
e-mail: admin@mosselbay.gov.za
web: www.mosselbay.gov.za

2007 Rapport Dory van die Jaar
2016 National Greenest Town
2017 Kwêla Town of the Year!

2018/10/16

ZONING CERTIFICATE

Extract from the *Mossel Bay Municipality: Integrated Zoning Scheme By-Law, 2018*
in respect of

ERF 2032 - MOSSSEL BAY

ZONING: OSZIII - OPEN SPACE ZONE III
Primary use: NATURE CONSERVATION AREA

Consent uses (only permitted with the Municipality's approval):

ENVIRONMENTAL FACILITIES, FREESTANDING BASE TELECOMMUNICATION
STATION, HARVESTING OF NATURAL RESOURCES, ROOFTOP BASE TELECOMMUNICATION
STATION, TOURIST FACILITIES, UTILITY SERVICE

This certificate must not be construed as authorizing the owner to use the erf in any manner which is contrary to any restrictive title conditions or any Legislation.

Yours faithfully

DIRECTOR: PLANNING & INTEGRATED SERVICES

Note:

Although every effort is made to ensure that the information contained herein is accurate and up to date, the Mossel Bay Municipality disclaims any and all liability in respect of any direct, indirect or consequential loss, damage or cost caused or arising from the information contained in this zoning certificate.

101 Marshstraat | Street | Sitalato 101
Privaatsak | Private Bag | Ingxowa Yeposi Ngu X29
Mosselbaai | Mossel Bay | Bayi 6500

ANNEXURE J:

Zoning Certificate Mossel Bay Erf 3794



**MOSSEL BAY MUNICIPALITY
MOSSELBAAI MUNISIPALITEIT
UMASIPALA MOSSEL BAYI**

In antwoord verwys na nommer
In reply quote number
Xa Uphendula chaza Le Nombolo

Tel, Imfonomfono: +27 (44) 606 5000
Fax, ifeksi: +27 (44) 606 5062
e-mail: admin@mosselbay.gov.za
web: www.mosselbay.gov.za

*2007 Rapport Dorp van die Jaar
2016 National Greenest Town
2017 Kwêla Town of the Year!*

2018/10/16

ZONING CERTIFICATE

Extract from the *Mossel Bay Municipality: Integrated Zoning Scheme By-Law, 2018*
in respect of

ERF 3794 - MOSSEL BAY

ZONING: BZI - BUSINESS ZONE I
Primary use: BUSINESS PREMISES

Consent uses (only permitted with the Municipality's approval):

ADULT ENTERTAINMENT, ADULT SERVICES, ADULT SHOP, FREESTANDING BASE
TELECOMMUNICATION STATION, GAMBLING PLACE, HELICOPTER LANDING PAD, MOTOR
REPAIR GARAGE, OPEN AIR MOTOR VEHICLE DISPLAY, PLACE OF ENTERTAINMENT, PLACE
OF INSTRUCTION, PLACE OF WORSHIP, RENEWABLE ENERGY STRUCTURE, TRANSPORT
USE, WAREHOUSE

This certificate must not be construed as authorizing the owner to use the erf in any manner which is contrary to
any restrictive title conditions or any Legislation.

Yours faithfully

DIRECTOR: PLANNING & INTEGRATED SERVICES

Note:

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disclaims any and all liability in respect of any direct, indirect or consequential loss, damage or cost caused or arising from the
information contained in this zoning certificate.

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