

NOTICE OF LAND DEVELOPMENT APPLICATION IN THE STELLENBOSCH MUNICIPAL AREA

Application Ref: LU/13554

Application relating to:

Erf 2043 SHOP MS07, Eikestad Mall, Stellenbosch

Application Address:

29 Andringa Street, Shop MS07, Mill Square, Eikestad Mall, Stellenbosch 7600

Applicant:

Pulp Events (Pty) Ltd t/a Centraal Pub & Eatery: werner@pulpevents.co.za

Owner:

Eikestad Joint Venture (Eikestad Mall) Tel: 021 886 6267

Description of land development application:

Application in terms of Section 15(2)(G) of the Stellenbosch Municipal Land Use Planning By-Law (2015), for Consent Use to continue to use a portion of the building and existing quad area, currently zoned as a Mixed Use Zone with Consent Use (application required) for use as a "Pub" ("Pub" - defined by the Stellenbosch Municipality Zoning Scheme By-Law of 2019 as a "Place Of Entertainment").

Notice is hereby given in terms of the said by-law that the above-mentioned application has been submitted to the Stellenbosch Municipality for consideration. The application is available for inspection on the Planning Portal of the Stellenbosch Municipal Website for the duration of the public participation process at the following address:

<https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements>.

If the website or documents cannot be accessed, an electronic copy of the application can be requested from the Applicant.

Written comments, which should include the reference to the application, the name, contact details and physical address of the person who submits the comments, the reasons for the comments, and the interest of the person in the application, may be submitted in terms of Section 50 of the said by-law to the Applicant by e-mail as follows: Pulp Events (Pty) Ltd t/a Centraal, werner@pulpevents.co.za. By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant.

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of 8 October 2022.

For any enquiries on the application or the above requirements, or if you are unable to write and /or submit your comments as provided for, you may contact the Applicant for assistance at the e-mail address provided or telephonically at 076 617 0968 during normal office hours.



STELLENBOSCH

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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

DUPLICATE RECEIPT

Receipt M/c: DIR1 Duplicate Rec.No: 187078 Date: 15/12/2021

Local Authority: Stellenbosch Municipality

1 STB N 2500.00

12200103520000 07263 LU13554 ER

DIRECT 200103520000 LU13554 ERF2043

X100 Key:

X10 Key :

AMPTELIKE KWITANSIE / OFFICIAL RECEIPT

✉ 17, STELLENBOSCH 7599

☎ 021 808-8578 / 8547 / 8546

📠 021 886 7318

TAX INVOICE



STELLENBOSCH
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PO BOX 17, STELLENBOSCH, 7599
PLANNING & ECONOMIC DEVELOPMENT: PLANNING

DATE:	2021-12-15	DOCUMENT NO:	720474
ERF / FARM NO:	2043	CREATED BY:	Bulelwa Mdoda
LOCALITY:	Andringa Street, STELLENBOSCH	APPLICATION NO:	LU/LU/13554
OWNER'S NAME:	Pulp Events (Pty) Ltd	APPLICATION VAT NO:	4370300180
ADDRESS:	31 Herte Street Stellenbosch 7600	VAT NO:	4700102181
		APPLICANT:	Pulp Events (Pty) Ltd
		TEL NO:	0218839226

FEE DESCRIPTION	AMOUNT PER UNIT (R)	NUMBER OF UNITS	VOTE NUMBER	AMOUNT (R)
TEMPORARY DEPARTURE/OCCASIONAL USE OF LAND/CONSENT USE IN TERMS OF THE ZONING SCHEME/TECHNICAL APPROVAL/PERMISSION IN TERMS OF ZONING SCHEME/PERMISSION REQUIRED IN TERMS OF THE TITLE DEED: Submitted in urban and rural areas - Submitted in urban and rural areas, Per application per property	2500.00	1	20180711011476	2500.00

FILE NR: OUTGOING POST
 Erf 2043 Sib
 SCAN NR:
 COLLABORATOR NR:

STELLENBOSCH MUNICIPALITY
 PLANNING AND DEVELOPMENT SERVICES
 12 JAN 2022
RECEIVED

TOTAL AMOUNT PAYABLE	2500.00
VAT INCLUDED @ 15%	326.09

ALL TARIFFS INCLUDE 15% VAT FROM 1 JULY 2021 TO 30 JUNE 2022

CALCULATED BY

NAME:

SIGNATURE

DATE: 15/12/21

PAYMENTS MUST BE MADE AT THE APPLICABLE DISTRICT OFFICE
 CHEQUES TO BE MADE PAYABLE TO STELLENBOSCH MUNICIPALITY

APPLICANT TO RETURN THIS FORM TO THE ADVICE CENTRE FOR
 DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT

VERIFIED BY

NAME:

SIGNATURE

DATE:

BANKING DETAILS FOR EFT PAYMENT:

ACCOUNT HOLDER: Stellenbosch Municipality
 BANK: First National Bank (FNB)
 ACCOUNT NUMBER: 62869253684
 BRANCH CODE: 210554
 REFERENCE: LU/_____ and ERF/FARM_____

Please use both the Land Use Application number and the Erf/Farm number indicated on this invoice as a reference when making EFT payment.

0.00

0

0.00

LU/13554



PLANNING & ECONOMIC DEVELOPMENT

LAND USE APPLICATION COMPLIANCE CHECKLIST ITO S38 OF THE LAND USE PLANNING BYLAW, 2015				Date of Submission of Application	10-12-2021	
Erf / Erven/ Farm no	2043	Portion(s) if farm		Allotment Area	STELLENBOSCH	
Owner / Applicant	Werner De Swardt		Contact number	0766170968		
Email address	werner@pulpevents.co.za					
INDICATE WHICH OF THE FOLLOWING FORM PART OF THE DOCUMENTATION				ADMIN TO VERIFY ¹		PLANNER TO EVALUATE ²
				YES	NO	
1. Completed application form that is signed				✓		✓
2. Power of Attorney / Owners' Consent if the applicant is an agent and Company Resolution				✓		✓
3. Bondholders' consent						
4. Proof that applicant is authorized to act on behalf of an entity						
5. Proof of ownership or rights held in land						
6. Motivation based on criteria in s65				✗	✓	✓
7. SG diagram or General Plan						
8. Locality plan				✓		✓
9. Site development plan or plan showing the land development				✓		✓
10. Subdivision plan						
11. Permission for required servitude						
12. Title Deed				✓		✓
13. Conveyancer's certificate						
14. Feedback on Pre-application scrutiny				✓		✓
15. Minutes of Pre-consultation Meeting						
16. Consolidation plan						
17. Street name and numbering plan						

¹ Verification by Admin only of the documentation attached and completeness of application and not the correctness thereof.

² Technical evaluation by Planner of the documentation attached for completeness and correctness thereof.

INDICATE WHICH OF THE FOLLOWING FORM PART OF THE DOCUMENTATION		ADMIN TO VERIFY	PLANNER TO VERIFY
18. Land use plan / zoning plan			
19. Landscaping / tree plan			
20. Flood line plan			
21. Neighbours' consent			
22. HOA consent			
23. Assessments: EIA, HIA, TIA, TIS, MHIA, EA/ROD			
24. Services report			
25. Previous approvals			
26. Proof of failure of HOA			
27. Proof of lawful use right / zoning certificate			
28. Other documents Specify:			
VERIFIED & SIGNED BY ADMIN	NAME: BULELWA		
VERIFIED & SIGNED BY PLANNER	NAME: ROBERT		

Outstanding information (to be completed by Planner):

Detailed ~~Notice~~ to be provided indicating: ³⁰Opposition lines; if there will be live music; Number of patrons that will be accommodated etc

NOTES:

1. The documentation is not considered as a registered application until such time as it has been scrutinized, all outstanding information (if any) has been submitted and payment is reflected in Council's bank account, after Applicant has been requested by Admin to make payment.
2. Should it be found that the application is not complete, the Applicant will be notified of outstanding information [s41(1)(c)(ii)].
3. Once payment has been confirmed and the application has been registered, the Applicant will be notified of the complete application [s41(1)(c)(i)] and will receive instructions to advertise [s48(4)].
4. Should the outstanding information and/or payment of fees not be received, the applicant will be notified that the application will not proceed due to failure to submit required information [s41(4)].

Bulelwa Mdoda

From: pulpcinema@klick.co.za
Sent: 10 December 2021 02:01 PM
To: Landuse Applications
Cc: Robert Fooy; Bulelwa Mdoda; Errol Williams; Stiaan Carstens; Chrizelle Kriel
Subject: [EX] Land Use Application - Centraal Pub and Eatery
Attachments: Land Use Application.pdf; Site Plan.pdf; Layout Plan.pdf; Title Deed T55233_2011.pdf; Pre-application Scrutiny Feedback.pdf; Resolution authorising applicant.pdf; Owners and Bondholders Consent.pdf; Motivation re desirability.pdf

Dear All,

Please find attached Centraal's Land Use Application Form and necessary supporting documents, in respect of requesting Council consent, in accordance with the current zoning scheme for the Erf on which our business is situated, to allow us to continue to operate a Pub/ Tavern/ Restaurant on Erf 2043. The Erf is currently zoned for "General Business" with Pub/ Tavern as "Special Development" allowed with the consent of Council.

Please be assured of Centraal's eagerness to comply with the law and to be a complement to the community which we serve.

Kind regards,

Werner de Swardt
Pulp Events (Pty) Ltd, t/a Centraal Pub and Eatery
0766170968

Bulelwa Mdoda

From: Werner de Swardt <werner@pulpevents.co.za>
Sent: 14 December 2021 07:45 PM
To: Bulelwa Mdoda
Cc: Robert Fooy; Landuse Applications
Subject: [EX] Re: Outstanding Information: Erf 2043 Stellenbosch
Attachments: Motivation.pdf

Dear Bulelwa and Robert,

Please find attached a more comprehensive "Motivation" as directed by yourselves.

Kind regards

Werner de Swardt
Pulp Events (Pty) Ltd, t/a Centraal
0766170968

On 13 Dec 2021, at 10:54, Bulelwa Mdoda <Bulelwa.Mdoda@stellenbosch.gov.za> wrote:

Dear Werner;

The following must be submitted with your application:

Detailed motivation to be provided indicating operation times, if there will be live music, number of patrons that will be accommodated, etc.

<image001.png> *Kind regards,*
Bulelwa Mdoda
Land Use Management
Planning & Economic Development

T: +27 21 808 8690 : F +27 21 886 6899
3rd Floor, Eikestad Mall, Andringa Street,
Stellenbosch
www.stellenbosch.gov.za

<image002.png><image003.png>

Disclaimer and confidentiality note: The legal status of this communication is governed by the terms and conditions published at the following link:
http://www.stellenbosch.gov.za/main_pages/disclaimerpage.htm

<1.jpg>

For official COVID-19 advice, updates and queries:

- National Hotline 0800 029 999

Motivation pertaining to the type of establishment and the need and desirability of the proposal:

Description of the Premises

Erf 2043, Shop MS/07, Mill Square, Eikestad Mall, Andringa Street, Stellenbosch. The premises is situated in a courtyard called Mill Square, surrounded by office blocks and retail businesses, and accessible via a 20m long walkway from the nearest street, Andringa Street.

The premises consists of a double story building with an exclusive-use outside area covered by a permanent stretch tent. There are 3 big trees in the courtyard that extends above the stretch tent. Total inside floor space is 200m² and outside-courtyard space also 200m².

Description of the Business

Centraal is a restaurant and coffee shop in the mornings and early afternoons and a bar and street-style eatery in the evenings.

During the day we offer a breakfast menu and coffees and provide fast free Wifi to our clients.

In the evenings we operate as a bar. We have an upstairs bar and a downstairs bar and clients can enjoy drinks inside, upstairs or downstairs, or in the covered courtyard.

Music-wise, we offer very soft volume "coffee-shop type" music during the mornings and early afternoons; and from 17h00 we offer more upbeat music throughout the venue. We do not offer live music, but our music is amplified. In this regard we are working with Mr. Martin Van As, Air Quality & Noise Control Officer of Stellenbosch Municipality, and have appointed an Audio Engineer, Sphere Acoustic Consultants, to set up our music system to be compliant with noise regulations.

Centraal Pub and Eatery is a classy, clean, high end establishment. Centraal is well known as a safe, respectable and upmarket venue. We serve the community well and we have a very good working relationship with the relevant authorities, our landlord and our neighbours.

Operating Hours

Centraal operates as a restaurant/ coffee shop between 07h00 and 16h00 daily; and as a bar and street-style eatery from 17h00 until 01h00 Monday to Saturday; and 17h00 until 23h00 on Sundays. In line with our On Consumption Liquor License we only sell alcohol between 10h00 and 00h00 daily.

Relevant Covid regulations are followed regarding earlier closing times.

Number of Patrons

The Stellenbosch Fire Department has issued Centraal with a Population Certificate for 315 people.

However, in terms of an agreement reached with our immediate neighbours we will only allow 100 people into our venue before 17h00, 150 people between 17h00 and

18h00 and more patrons only after 18h00. Centraal adheres to Covid regulations and currently, under Lockdown Lvl 1, we only allow 150 patrons as a maximum.

Licenses and Certificates Granted

On consumption Liquor License
Occupational Certificate
Fire Safety Certificate,
Health Certificate,
Population Certificate,

From: Robert Fooy Robert.Fooy@ Stellenbosch.gov.za 
Subject: RE: [EX] Pre-application Scrutiny: Alleged Land Use Contravention - Centraal Pub and Eatery - ERF 2043
STELLENBOSCH
Date: 23 November 2021 at 16:42
To: pulpcinema@klick.co.za
Cc: Bulelwa Mdoda Bulelwa.Mdoda@ Stellenbosch.gov.za



Afternoon

Please submit the formal Land Use application for a **Place of Entertainment**

Below is the short cut to the relevant application form.

<https://Stellenbosch.gov.za/download/land-use-application-form/>

Please note that the application needs to be advertised to the surrounding affected property owner for comment.

Once the land use application has been submitted with the relevant attachments you will be provided with an advertising instruction.



Kind regards,

Robert Fooy

Senior Town Planner: Land Use Management
Department: Planning & Economic Development

T: +27 21 808 8680

Email: robert.fooy@Stellenbosch.gov.za

3rd Floor, Stellenbosch Mall
Aandringa Street, Stellenbosch, 7600
www.Stellenbosch.gov.za



www.facebook.com/Stellenboschmunicipality
twitter.com/StellMun



For official COVID-19 advice, updates and queries:

- National Hotline 0800 029 999
- Provincial Hotline 021 9284102
- WhatsApp 0600 123 456

Stay alert, stay updated and stay safe.



STELLENBOSCH

About Stellenbosch Municipality

Our mission is to deliver cost-effective services that will provide the most enabling environment for civil and corporate citizens.

Our head office is at Town House Complex, Plein Street, Stellenbosch, 7600, South Africa.

For more information about Stellenbosch Municipality, please call +2721-808-8111, or visit www.stellenbosch.gov.za

Disclaimer:

The information contained in this communication from robert.fooy@stellenbosch.gov.za sent at 2021-11-23 16:42:21 is confidential and may be legally privileged. It is intended solely for use by pulpcinema@klick.co.za and others authorized to receive it. If you are not pulpcinema@klick.co.za you are hereby notified that any disclosure, copying, distribution or taking action in reliance of the contents of this information is strictly prohibited and may be unlawful. Powered by IOCO

From: Chrizelle Kriel <Chrizelle.Kriel@stellenbosch.gov.za>

Sent: Monday, 22 November 2021 13:38

To: Robert Fooy <Robert.Fooy@stellenbosch.gov.za>

Cc: Bulelwa Mdoda <Bulelwa.Mdoda@stellenbosch.gov.za>

Subject: Fw: [EX] Pre-application Scrutiny: Alleged Land Use Contravention - Centraal Pub and Eatery - ERF 2043 STELLENBOSCH

Hi, please attend to this pre-application and provide written feedback to the applicant.

Thank you

From: Landuse Applications <Landuse.Applications@stellenbosch.gov.za>

Sent: Thursday, November 18, 2021 16:33

To: 'pulpcinema@klick.co.za' <pulpcinema@klick.co.za>; Chrizelle Kriel <Chrizelle.Kriel@stellenbosch.gov.za>

Cc: Bulelwa Mdoda <Bulelwa.Mdoda@stellenbosch.gov.za>

Subject: FW: [EX] Pre-application Scrutiny: Alleged Land Use Contravention - Centraal Pub and Eatery - ERF 2043 STELLENBOSCH

Good day Werner

I trust that you are well.

I hereby acknowledge receipt of your pre-application submission for Erf 2043 Stellenbosch.

Your application will be allocated to a planner for scrutiny.

Feedback will be provided to you in due course.



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DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT

www.stellenbosch.gov.za/planning-portal/

SUBMIT COMPLETED FORM TO landuse.applications@stellenbosch.gov.za

LAND USE PLANNING APPLICATION FORM

(Section 15 of the Stellenbosch Municipal Land Use Planning By-Law (2015) and other relevant legislation)

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

PART A: APPLICANT DETAILS

First name(s)	Werner					
Surname	De Swardt					
Company name (if applicable)	Pulp Events Pty Ltd, t/a Centraal Pub and Eatery					
Postal Address	31 Herte Street, Stellenbosch				Postal Code	7600
	Email					werner@pulpevents.co.za
Tel	021 883 9226	Fax		Cell	076 617 0968	

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

Registered owner(s)	Attacq Retail Fund (Pty) Ltd, and Key Capital Property Holdings (Pty) Ltd, T/A Eikestad Joint Venture					
Physical address	43 Andringa Str, 2nd Floor, Stellenbosch, 7600				Postal code	7600
	E-mail					andre@eikestadmall.co.za
Tel	021 886 6267	Fax		Cell	082 353 2229	

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

Erf / Erven / Farm No.	2043	Portion(s) if Farm		Allotment area	
Physical Address	Mill Square, Eikestad Mall, Andringa Street, Stellenbosch				
	Current Zoning	Mixed-Use Zone	Extent	988 m ² / ha	Are there existing buildings?
Applicable Zoning Scheme	Special development (Pub/tavern – Place of Entertainment) allowed with consent of Council				

Current Land Use	Retail, services, offices, restaurants									
Title Deed number and date	T	55233/2011								
Attached Conveyance's Certificate		N	Any Restrictions to the Attached Conveyance's Certificate? If yes, please list condition(s) as per certificate.							
Are the restrictive conditions in favour of a third party(ies)?		N	If Yes, list the party(ies):							
Is the property encumbered by a bond?	Y		If Yes, list the bondholder(s): Attacq Retail Fund (Pty) Ltd, and Key Capital Property Holdings (Pty) Ltd							
Is the property owned by Council?		N	If Yes, kindly <u>attach a power of attorney</u> from the Manager Property Management							
Is the building located within the historical core?	Y		Is the building older than 60 years?	Y		Is the application triggered by the National Heritage Resources Act, 1999 (Act 25 of 1999) ¹	N	If Yes, kindly indicate which section are triggered and attached the relevant permit if applicable.		
Any existing unauthorized land use on the subject property(ies)?	Y					If yes, is this application to legalize the land use ² ?	Y			
Are there any pending court case(s) / order(s) relating to the subject property(ies)?					N	Are there any land claim(s) registered on the subject property(ies)?				N
PART D: PRE-APPLICATION CONSULTATION										
Has there been any pre-application consultation?		N	If Yes, please attach the minutes of the pre-application consultation.							
Has the pre-application scrutiny form been submitted?	Y		Attached the written feedback received.							
PART E: LAND USE PLANNING APPLICATIONS AND APPLICATION FEES PAYABLE										
APPLICATIONS IN TERMS OF SECTION 15 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015)										
Tick	Type of application: Cost are obtainable from the Council Approved tariffs									
	15(2)(a) rezoning of Land									
	15(2)(b) a permanent departure from the development parameters of the zoning scheme									
	15(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									
	15(2)(d) a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement									
	15(2)(e) a consolidation of land that is not exempted in terms of section 24									
	15(2)(f) a removal, suspension or amendment of restrictive conditions in respect of a land unit									
	15(2)(g) a permission required in terms of the zoning scheme									

¹ All applications triggered by section 38(1)(a) - (e) in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999) may not be processed without a permit issued by the relevant department

² No application may be submitted to legalize unauthorised building work and or land use on the property if a notice has been served in terms of Section 87(2)(a), and until such time a Section 91 Compliance Certificate have been issued in terms of the Stellenbosch Land Use Planning By-law (2015)

	15(2)(h) an amendment, deletion or imposition of conditions in respect of an existing approval
	15(2)(i) an extension of the validity period of an approval
	15(2)(j) an approval of an overlay zone as contemplated in the zoning scheme
	15(2)(k) an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram
	15(2)(l) a permission required in terms of a condition of approval
	15(2)(m) a determination of a zoning
	15(2)(n) a closure of a public place or part thereof
X	15(2)(o) a consent use contemplated in the zoning scheme
	15(2)(p) an occasional use of land
	15(2)(q) to disestablish a home owner's association
	15(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
	15(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
	15(2)(6) when the Municipality on its own initiative intends to conduct land development or an activity
	15(2)(l) amendment of Site Development Plan
	15(2)(l) Compilation / Establishment of a Home Owners Association Constitution / Design Guidelines

OTHER APPLICATIONS

	Deviation from Council Policies/By-laws	R
	Consent / Permission required in terms of a title deed	R
	Technical approval in terms of the Zoning Scheme Bylaw, 2019	R
	Other (specify): _____	R
TOTAL A:		R

PRESCRIBED NOTICE AND FEES (for completion and use by official)**

Tick	Notification of application in media	Type of application	Cost
	SERVING OF NOTICES	Delivering by hand; registered post; electronic communication methods	R
	PUBLICATION OF NOTICES	Local Newspaper(s); <i>Provincial Gazette</i> ; site notice; Municipality's website	R
	ADDITIONAL PUBLICATION OF NOTICES	Site notice, public meeting, local radio station, Municipality's website, letters of consent or objection	R
	NOTICE OF DECISION	<i>Provincial Gazette</i>	R
	INTEGRATED PROCEDURES	T.B.C	R
TOTAL B:			R
TOTAL APPLICATION FEES* (TOTAL A + B)			R

* The complete application should first be submitted without the payment of any applicable application fees. Only when satisfied that a complete and accurate application has been submitted, will a proforma invoice be submitted to the applicant with payment instructions. Application fees that are paid to the Municipality are non-refundable and once proof of payment is received, the application will be regarded as duly submitted.

**All indigent residents who are registered as such with the Municipality and with proof submitted together with application will be exempted from applicable fees for Permanent Departure applications including but not limited to building lines, coverage, height, bulk, parking. Contact: Indigent.office@stellenbosch.gov.za or 021 808 8501 or 021 808 8579

*** The applicant is liable for the cost of publishing and serving notice of an application. Additional fees may become applicable and the applicant will be informed accordingly.

BANKING DETAILS

Account Holder Name: Stellenbosch Municipality
 Bank: FIRST NATIONAL BANK (FNB)
 Branch no.: 210554
 Account no.: 62869253684
 Payment reference: LU/ _____ and ERF/FARM _____
Please use both the Land Use Application number and the Erf/Farm number indicated on the invoice as a reference when making EFT payment

DETAILS FOR INVOICE

Name & Surname/Company name (details of party responsible for payment)	Pulp Events Pty Ltd
Postal Address	31 Herte Street, Stellenbosch, 7600
Vat Number (where applicable)	4370300180

PART F: DETAILS OF PROPOSAL

Building line encroachment	Street		From	m	To	m
	Street		From	m	To	m
	Side		From	m	To	m
	Side		From	m	To	m
	Aggregate side		From	m	To	m
	Rear		From	m	To	m
Exceeding permissible site coverage		From	%	To	%	
Exceeding maximum permitted bulk / floor factor / no of habitable rooms		From		To		
Exceeding height restriction		From	m	To	m	
Exceeding maximum story height		From	m	To	m	
Consent/Conditional Use/Special Development						
To permit.....Pulp Events Pty Ltd, t/a Centraal Pub and Eatery in terms of Section 15(2)(o).....of the.....Stellenbosch.....Zoning Scheme Regulations						
Other (please specify)	_____ _____ _____					

Brief description of intent of application:

Pulp Events Pty Ltd seek consent use from Council to allow it to continue to operate a Pub and Restaurant, called Centraal Pub & Eatery, on the Mixed-Use Zoned premises. Since "Pub" is defined by the act as a "place of entertainment" we specifically request consent from council to operate as a Place of

		Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD)			
	N/A	Copy of original approval and conditions of approval		N/A	Proof of failure of Home owner's association
	N/A	Proof of lawful use right		N/A	Any additional documents or information required as listed in the pre-application consultation form / minutes
	N/A	Required number of documentation copies		N/A	Other (specify)

PART H: AUTHORISATION(S) SUBJECT TO OR BEING CONSIDERED IN TERMS OF OTHER LEGISLATION

N/A	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc.	Specific Environmental Management Act(s) (SEMA) (e.g. Environmental Conservation Act, 1989 (Act 73 of 1989)
		N/A National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004)
N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)	N/A National Environmental Management: Waste Act, 2008 (Act 59 of 2008)
N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)	N/A National Water Act, 1998 (Act 36 of 1998)
N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations	N/A Other (specify)
N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)	
N	Do you want to follow an integrated application procedure in terms of section 44(1) of the Stellenbosch 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)(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 that a copy of the relevant power of attorney or consent is 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. 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.
6. I confirm that I have made known all information relating to possible Land / Restitution Claims against the application property.
7. It is the owner's responsibility to ensure that approval is not sought for a building or land use which will be in conflict with any applicable law.

Written motivation pertaining to the need and desirability of the proposal:

Pulp Events Pty Ltd operates a Pub and Restaurant, called Centraal Pub & Eatery, on the Erf 2043. We have always been under the impression that we adhered to all rules and regulations in order to open and operate this type of business, inter alia based on:

- approval of our Liquor License application (and all the intense scrutiny that goes with getting approval),
- approval of our building plans by Stellenbosch Municipality Council,
- having been issued an Occupational Certificate,
- having been issued a Fire Certificate,
- having been issued a Health Certificate,
- having been issued a Population Certificate,
- having received consent of the landlord of the property.

It has never been our intention to contravene any municipal law and we were always honest and clear in specifying the proposed business as "Pub and Restaurant" and submitting the correct relevant documentation in support when applying for all the above permissions and certifications.

There are currently a shortage of bars/ eateries in Stellenbosch CBD area judged by the demand queues of people that wish to not only visit our establishment, but also basically all the other similar establishments in the CBD area of Stellenbosch. The demand clearly far exceeds the offerings.

Centraal Pub and Eatery is a classy, clean, high end establishment where there has never been any serious alcohol related incidents since we opened doors in March of 2021. Centraal is well known as a safe, respectable and upmarket venue. We serve the community well and we have a very good working relationship with the relevant authorities, our landlord and our neighbours.

Please be assured of Centraal's eagerness to always comply with the law and to be a complement to the community which we serve.

PULP EVENTS (PTY) LTD
Registration Number: 2018 / 252248 / 07

RESOLUTION OF THE DIRECTORS OF THE COMPANY

RESOLVED that WERNER DE SWARDT, in his capacity as DIRECTOR AND SOLE MEMBER, is authorised to act on behalf of the Company with regards to submitting a Land Use Application with the Stellenbosch Municipality to allow Cetraal Pub and Eatery to continue to operate as a "Pub and Restaurant" from its existing premises.

RESOLVED on 2 December 2021 at Stellenbosch.

Signature:

Capacity: Sole Member

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1. ■

41

Edward Nathan Sonnenbergs PO
Box 2293 Cape Tov 8Q£

Prepared by me

N.O.P.

MORTGAGED	
POn MT.".....	000,00
B 000028947 2011	<i>[Signature]</i>
03 OCT 2011	REGISTRATEUR/REGISTRAR

[Signature]
CONVEYANCER
HERBERTJD

rR ENDOSSEMENTE KYK
BLADSV FOR ENDORSEMENTS
SEE PAGE—

00 0QS5233
/ W

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

ANTON LUTHER POSTHUMUS

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 20 May 2011 granted to him by

EIKESTAD MALL (PROPRIETARY) LIMITED
Registration Number 2006/037145/07

DATA V
VERIFY
id novam

-14-

ONE-FIFTH (1/5) share of PARA 1-8

GETRANSPORTEER AAN		TRANSFERRED TO	
KEY CAPITAL PROPERTY HOLDINGS PTD			
REBTANT/REMANDEE			
T 000055234		11/2011	
03 OCT 2011		REGISTRAR/REGISTRAR	

SB1TIRKAAT VAN GmEGISTRERDE TITL UITG^HK
centrRGate of feosnsRHD TITLE ISSUED
JIB! TAUT! J

T 000/^35/201

Q3 kuki: .

SIFITHKAAT VAN GE&3IST&3ISIROE L UITGEREIK
CERTCATI OF REGISTERED TITLE ISSUED

Thi prSE VAN
w rLsr / GT OF

REMANER	
T	IN ERROR
REGISTRATEUR/REGISTRAR	

SERTIFIKAAT VAN VERENIGDE TITEL UITGEREIK
CERTIFICATE OF CONSOLIDATED TITLE ISSUED

NOU BEKEND AS
NOW KNOWN AS

11203	
T 17	NOT REGISTERED WITH
REGISTRATEUR/REGISTRAR	

And the appearer declared that his said principal had, on 9 September 2010, 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:

ABACUS PROPERTY HOLDINGS (PROPRIETARY) LIMITED
Registration Number 2008/021582/07

or its Successors in Title or assigns, In full and free property

1. REMAINDER ERF 2043 STELLENBOSCH
IN THE MUNICIPALITY AND DIVISION OF STELLENBOSCH PROVINCE
WESTERN CAPE

IN EXTENT 988 (NINE HUNDRED AND EIGHTY EIGHT) SQUARE METRES

FIRST TRANSFERRED by Deed of Transfer No. T39/1843 dated 8 August 1843 with
Substitution Diagram No. 3623/2009 relating thereto and held by Deed of Transfer No
T2S13/2010.

SUBJECT to the conditions referred to in Deed of Transfer No. T10159 dated 10 October
1918.

2. ERF 2045 STELLENBOSCH /
IN THE MUNICIPALITY AND DIVISION OF STELLENBOSCH PROVINCE
WESTERN CAPE

IN EXTENT 662 (SIX HUNDRED AND SIXTY TWO) SQUARE METRES

" FIRST TRANSFERRED by Deed of Transfer No. T103 dated 16* May 1823 • / with
Substitution Diagram No. 3624/2009 relating thereto and held by Deed of Transfer No.
T2813/2010.

SUBJECT to the conditions referred to in Deed of Transfer No. T939 dated 2 March 1900.

M

3. REMAINDER ERF 2046 STELLENBOSCH f
IN THE MUNICIPALITY AND DIVISION OF STELLENBOSCH PROVINCE
WESTERN CAPE

IN EXTENT 142 (ONE HUNDRED AND FORTY TWO) SQUARE METRES

FIRST TRANSFERRED by Deed of Transfer Nc\$T120 daled 6 September 1839 with
Substitution Diagram No. 3625/2009 relating thereto and held by Deed of Transfer No.
T2813/2010.

SUBJECT to the conditions referred to in Deed of Transfer No. T939 dated 2 March 1900.

4. ERF 2048 STELLENBOSCH ✓
IN THE MUNICIPALITY AND DIVISION OF STELLENBOSCH PROVINCE
WESTERN CAPE

IN EXTENT 13 (THIRTEEN) SQUARE METRES

FIRST TRANSFERRED by Deed of Transfer No. T9125 dated 29th October 1897 with a
Diagram relating thereto and held by Deed of Transfer No. T2813SQ10

SUBJECT to the conditions referred to in Deed of Transfer No. T939 dated 2 March 1900.

5. ERF 4803 STELLENBOSCH ✓
IN THE MUNICIPALITY AND DIVISION OF STELLENBOSCH PROVINCE
WESTERN CAPE

IN EXTENT 632 (SIX HUNDRED AND THIRTY TWO) SQUARE METRES

FIRST REGISTERED by Certificate of Consolidated Title No. T6104/1985 with Substitution
Diagram No. 3627/2009 relating thereto and held by Deed of Transfer No. T2813/2010.

SUBJECT TO THE FOLLOWING CONDITIONS:

- I. NOT SUBJECT to condition I on page 4 of Deed of Transfer No. T2813/2010, by virtue of Section 53 of the Mining Title's Registration Amendment Act 24 of 2003.
- It. INSOFAR as the figures g j D h and f g Si E Gn=Substitution Diagram No. 3627/2009 are concerned:

SUBJECT to the conditions referred to in Deed of Transfer No. T6928/1903.

ERF 4282 STELLENBOSCH
IN THE MUNICIPALITY AND DIVISION OF STELLENBOSCH
PROVINCE WESTERN CAPE

IN EXTENT 2674 (TWO THOUSAND SIX HUNDRED AND SEVENTY FOUR) SQUARE METRES

FIRST REGISTERED by Certificate of Consolidated Title T22928/1967 with Diagram S.G. 1853/67 relating thereto and held by Deed of Transfer No. T47651/2008.

THIS PROPERTY IS TRANSFERRED -

- (a) Insofar as that portion of the land represented by the figure R.S.T.H. depicted on Diagram No. 1853/67 annexed to Deed of Transfer No. T57526/1994 to the conditions referred to in Deed of Transfer No. 16208 dated 19th November 1920 and to the following special conditions contained therein reading as follows:

1. The said DANIEL SEGALL and EDWARD LURIE and their Successors in Title shall have the right at all reasonable times to come on to the said Lot A portion of land transferred to A.F. De Vhliers on the 15 February 1894, for the purpose of cleaning, repairing, renovating, rebuilding, painting and whitewashing the wall and buildings on the Remainder of the property transferred to A.F. De Vhliers on 15 February 1894.

2. The said ARTHUR RICHARD WHITE and his Successors in Title shall be responsible for all damage done to the wall near, the Western Boundary of the Seller's property adjoining the said Lot A by any person, animal or vehicle coming on or crossing the property of the said ARTHUR RICHARD WHITE and his Successors in Title but shall not be responsible for any damage by Act of God or any damage done to the Eastern side of the said wall. The aforesaid conditions shall be in favour of the said DANIEL HERMAN SEGALL and EDWARD LURIE and their Successors in Title owners of the Remaining Extent of the lane transferred to A.F. DE VILLIERS on 15 February 1894, and shall be binding upon the said ARTHUR RICHARD WHITE and his Successors in Title owners of lot A aforesaid.

- (b) Insofar as that portion of the land represented by the figure K.L.M.J. depicted on Diagram N0-H853/67 annexed to Deed of Transfer No. T57526/1994 to the conditions referred to in Deed of Transfer No. 637 dated 21 January 1920.
- (c) Insofar as that portion of the land represented by the figure N.O.P.Q.M.L.K. depicted on Diagram 1853/67 annexed to Deed of Transfer No. T57526/1994 to the conditions referred to in Deed of Transfer No. 637 dated 21 January 1920.
- (d) Insofar as that portion of the land represented by the figure V.W.U.S.R.Q.P.O.N depicted on Diagram 1853/67 annexed to Deed of Transfer No. T57526/1994 to the conditions referred to in Deed of Transfer No. 637 dated 21 January 1920.
- (e) Insofar as that portion of the land represented by the figure X.U.V.W. depicted on Diagram 1853/67 annexed to Deed of Transfer No. T57526/1994 to the conditions referred to in Deed of Transfer No. 637 dated 21 January 1920.
- (f) Insofar as that portion of the land represented by the figure Y.Z.A¹ C¹ X. depicted on diagram 1853/67 annexed to Deed of Transfer No. T57526/1994 to the conditions referred to in Deed of Transfer No. 637 dated 21 January 1920.

- £g) Insofar as that portion of the land represented by the figure A.B. A' Z.Y. depicted on Diagram 1853/678 annexed to Deed of Transfer No. 57526/1994 to the conditions referred to in Deed of Transfer No. 637 dated 21 January 1920.
- (h) Insofar as that portion of the land represented by the figure CD. D.' B.' depicted on Diagram 1853/67 annexed to Deed of Transfer No. T57526/1994 to the conditions referred to in Deed of Transfer No. 637 dated 21 January 1920.
- (i) Insofar as that portion of the land represented by the figure B.' D.' E.C.' depicted on Diagram 1853/67 annexed to Deed of Transfer No. T57526/1994 to the conditions referred to in Deed of Transfer No. 637 dated 21 January 1920. -
- fj) Insofar as that portion of the land represented by the figure F.G.H.T. C.' depicted on Diagram 1853/67 annexed to Deed of Transfer No. T57526/1994 to the conditions referred to in Deed of Transfer No. 637 dated 21 January 1920.

ERF 7165 STELLENBOSCH
IN THE MUNICIPALITY AND DIVISION OF STELLENBOSCH PROVINCE
WESTERN CAPE

IN EXTENT 3127 (THREE THOUSAND ONE HUNDRED AND TWENTY SEVEN)
SQUARE METRES

FIRST REGISTERED by Certificate of Consolidated Title No. T35322/1983 with Diagram S.G. 6904/1981 annexed thereto and held by Deed of Transfer No. T47651/2008

THIS PROPERTY IS TRANSFERRED:

- i. Insofar as the figure ABmnopqrstuvwL on said Diagram No. 6904/1981 is concerned.

SUBJECT to the conditions referred to in Certificate of Amended Title on Consolidated No. 213 dated 13 January 1939.

- II. Insofar as the figure EFGHxqpon on said Diagram 6904/1981 is concerned.

SUBJECT to the conditions referred to in Deed of Transfer No. 5469 dated 10 July 1912.

- III. Insofar as the figure wvutrsxJK on said Diagram No. 6904/1981 is concerned.

SUBJECT to the conditions, referred to in Certificate of Registered Title No. 214 dated 13 January 1939.

- IV. Insofar as the figure CDnm on said Diagram 6904/1981 is concerned.

SUBJECT to the conditions contained in Deed of Transfer No. 404 dated 15 October 1880.

ERF 6088 STELLENBOSCH
IN THE MUNICIPALITY AND DIVISION OF STELLENBOSCH PROVINCE
WESTERN CAPE

IN EXTENT 9032 (NINE THOUSAND AND THIRTY TWO) SQUARE METRES

FIRST REGISTERED by Certificate of Registered Title No. T39604/1974 with Diagram SG 5871/73 annexed thereto and held by Deed of Transfer No. T47651/2008.

THE PROPERTY IS TRANSFERRED:

- I. "Ten aansien van die figuur A B O D E ' middel van Brandgang F' G H J O P soos aangedui op Kaart No. 5871/73;

A. ONDERHEWIG ten aansien van die figuur **A** B C P soos aangedui op Kaart No. 5871/73, aan die voorwaardes, waarna verwys word in Transportakte gedateer 31 August 1912, No 7012.

8. ONDERHEWIG VERDER ten aansien van die figuur P C d b a o soos aangedui op Kaart No 5871V?3:

1. Ten aansien van die figuur Kcedba soos aangedui op Kaart No. 11110/71 geheg aan Sertifikaat van Verenigde Titel gedateer 6 Maart 1973, No. 5713:-

(i) aan die voorwaardes waarna verwys word in Transportakte gedateer 22 Februarie 1947, No. 2815;

(ii) aan die voorwaardes waarna verwys word in die aantekening gedateer 29 Junie 1945 aangeteken op Sertifikaat van Gewysigde Titel by Vereniging gedateer 5 Oktober 1944, No. 14022, wat soos volg lui -

"REGISTRATION OF SERVITUDE

By Deed of Transfer 8546/1945 dated 29/6/1945 the common passage marked b,a,t,u on the Diagram annexed thereto shall be common to the property hereby conveyed and to the remaining Extent of the property held hereunder as will more fully appear on reference to the said Deed and Diagram annexed."

C. ONDERHEWIG VERDER ten aansien van die figuur a b y j m n o P D E ¹ Waterloo F' F G H J soos aangedui op Kaart No. 5871/73:

1. in soverre dit betref die figuur L F G H J K' Waterloo X Waterloo L op Kaart No. 5466/59 geheg aan Sertifikaat van Verenigde Titel gedateer 26 Augustus 1960, No. 13399, aan die voorwaardes waarna verwys word in Transportakte gedateer 19 Junie 1913, No. 4734;

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2. insoverre dit betref die figuur A B C D E M N O A soos aangedui op gesegde Kaart No. 5466/59;- ;
- (i) aan die voorwaardes waarna verwys word in Transportakte gedateer 18 November 1946, No. 19951;
- (ii) GEREKTIG op die serwitut waarna verwys word in die aantekeninggedateer 29-Junie 1945 aangeteken op Sertifikaat van Gewystgde Titel by Vereniging gedateer 5 Oktober 1944, No... 14022, welke aantekening soos volg lees:
- "By Deed of Transfer No. T8546/1945 dated 26/6/1945 the common passage marked b,a t,u on the Diagram annexed thereto, shall be common to the property Ihemfey conveyed and to the Remaining Extent of the Property held hereunder as will more fully appear on reference to the said Deed and Diagram annexed."

D. ONDERHEWIG VERDER ten aansien van die figure d e f g h j y soos aangedui op Kaart No. 5871/73:

1. in soverre dit die hele eiendom hierdeur getranspoteer (Erf 2040 Stetienbosch) betref, aan die voorwaardes waarna verwys word in Transportakte gedateer 21 Junie 1957, No. 8435;
2. In soverre dit die figuur r,c,d,g,p soos aangedui op Kaart No. 998/44 geheg aan Transportakte gedateer 29 Junie 1945, No. 8546 betref, aan en met die voordeel van die voorwaarde verwys word in die aanetekening gedateer 27 Oktober 1936, aangeteken op Transportakte gedateer 12 Junie 1908, No. 5097, welke aantekening soos volg lees:

"By Deed of Transfer 10591 dated this day the walls along the line a-b and c-d shown on diagram of the property thereby transferred shall be party walls common to the said property and to the Remainder held hereunder as will more fully appear on reference to the said Deed of Transfer."



ONDERHEWIG VERDER ten aansien van die-figuur j h g f P o n m soos aangedui op Kaart No. 5871/73:-- .

1. Ten aansien van die figuur jghfponm soos aangedui op gesegde Kaart No. 11110/71 geheg aan gesegde Sertifikaat van Verenigde Titel No 5713/1973:

- (i) aan die voorwaardes waarna verwys word "n Transportakte gedateer 12 Junie 1906, No. 5097;
- fii) aan en GBREGTIG op die voordeel van dte volgende voorwaardegenome in Transportakte gedateer 27 October 1936, No. 10591, naamlik:-

That ihe walls along the lines a-b and c-d on the ■diagram of the property hereby transferred shall party - walls common to the said property and the Remaining Extent held by the Appearer's Constituent under Deed of Transfer dated 12th June 1906, No. 5097."

- (iii) aan die terme van die serwituut waarna verwys word in die aantekening gedateer 29 November 1937 aangeteken op Transportakte gedateer 27 Oktober 1936, No. 10591, naamlik:-

"8y Notarial Deed dated 29th May 1937, the Municipality of Stellenbosch has been given the right to construct storm water drain over property hereby conveyed together with right of access thereto, as will more fuily appear on reference to the copy annexed hereto."

- (iv) Aan die terms van die serwituut waarna verwys word in die aantekening gedateer 28 Mei 1945 aangeteken op gesegde Transportakte No. 10591/1936, naamlik:-

"By Notarial Deed No. 145 dated =19.5.1945 a restrictive building condition has been imposed against the owner of the land held by Deed of Transfer 14022/1944 in favour of the owner of the land held hereunder, subject to conditions as will more fully appear on reference to copy of the said Notarial Deed herewith."

Ten aansien van die figuur f' g' h' j' k' l' m' n' o' p' soos aangedui op Kaart No. 5871/73, onderhewig aan die voorwaardes waarna verwys word in Sertifikaat van Gewysigde Titel gedateer 31 Desember 1937, No. 14141.

Ten aansien van die figuur g' h' j' k' l' binne-wal van voor l' k' j' h' en f' p' o' n' m' M N soos aangedui op Kaart No. 5871/73:

- A. onderhewig aan die voorwaardes waarna verwys word in Transportakte gedateer 22 November 1962, No. 17251;
- B. in;soverre dit betrekking het op komponente 1 en 2 aangedui op Kaart No. 4125/1936 geheg aan Sertifikaat van gewysigde Titel gedateer Desember 1937, No 14142, onderhewig aan die voorwaardes waarna verwys word in Transportakte gedateer 22 Desember 1922, No. 11446, en aan die volgende spesiale voorwaarde daarin genoem:

"that the Municipality of Stellenbosch and its employees shall have the right of access to the said land for the purpose of cleaning and repairing the existing water furrow commonly called the Brandgang sluit and for the said purpose to use 0.94 metres of land on each side of said furrow or Brandgang sluit."

- C. in soverre dit betrekking het op die hele eiendom hierdeur g et ran sport eer, aan die serwituut waarna verwys word in die aantekening gedateer 31 Desember 1937 op gesegde Sertifikaat van Gewysigde Title No. 14142/1937, welke aantekening soos volg lees:

"By Deed of Transfer No. 14143 dated 31.12.1937 the right has been granted to the Municipality of Steilenboseh to use a right of way 0.94 metres wide on either side of the Brandgang Furrow to beacons c & k as indicated on the diagram & faereunto annexed, subject to conditions as will more fully appear on reference to the said Deed of Transfer."

Ten aansien van die hele eiendortittierkragtens getranspoteer:

A. Onderhewig verder aan die-terme van die endossment gedateer 25 November 1974 aangebring op Sertifikaat van Verenigde Titel Nr. T39604/1974, wat as votg--lees:

"Kragtens Notariele Akte van Serwituut No. K810/1974 gedateer 23 Oktober 1974 is.,die binnegemeide eiendom gehou hieronder, onderhewig aan 'n serwituut van reg 2,7meters wyd ten gunstse van dieMumsipaliteit van Steilenbosch. Die suidelike kant waarv:aFi; aangedui is op Kaart 5871/73 aangeheg by T39604/1974 deurfiie lyn M L en onderhewig aan die voorwaardes soos daarin uitgesit met bykomend en wedekerige regte. Soos meer voliedig sal blyk uit gesegde Notariele Akte."

~R. By virtue of Notarial Deed of Servitude No. K1426/2004 S , a portion of the within mentioned property, 0,13 metres wide, the South Eastern boundary of which is represented by the line AB on Diagram S.G. No. D600/2004, is subject to the right of use in favour of ERF 2056 STELLENBOSCH measuring 338 square and held by Deed of Transfer No. T21705/1982, with ancillary rights, as will more fully appear fro the said Notarial Deed.

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

EIKESTAD MALL (PROPRIETARY) LIMITED
Registration Number 2006/037145/07

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

ABACUS PROPERTY HOLDINGS (PROPRIETARY) LIMITED Registration
Number 2008/021582/07

or its Successors in Title or assigns, now, then 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 R58 860 851,00 (FIFTY EIGHT MILLION EIGHT HUNDRED AND SIXTY THOUSAND EIGHT HUNDRED AND FIFTY ONE 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.

Town on

03 OCT 2011

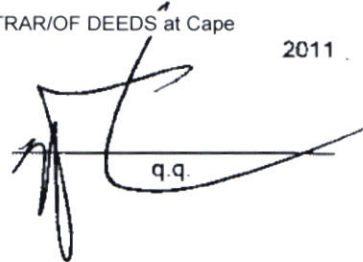
THUS DONE and EXECUTED at the Office of the REGISTRAR/OF DEEDS at Cape

2011

In my presence



REGISTRAR OF DEEDS



q.q.

DEED OF SUBSTITUTION

I, the undersigned,

LEE-ANN HOPLEY

duly admitted conveyancer, duly authorized by a Power of Attorney -affordingme the power of substitution, signed
at CAPE TOWN on 20 MAY 2011 by

EIKESTAD MALL (PROPRIETARY) LIMITED
Registration Number 2006/037145/07

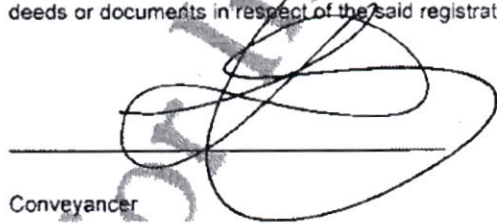
authorizing myself to register the transfer of the below mentioned properties, namely:

REMAINDER ERF 2043 STELLENBOSCH, ERF-204S STELLENBOSCH, REMAINDER ERF 2046
STELLENBOSCH, ERF 2048 STELLENBOSCH, ERF 4803 STELLENBOSCH, ERF 4282 STELLENBOSCH, ERF
7365 STELLENBOSCH, ERF6083 STELLENBOSCH, To

ABACUS PROPERTY HOLDINGS (PROPRIETARY) LIMITED Registration
Number 2008/021532/07

hereby appoint

to appear before the Registrar of Deeds at Cape Town and there and then to sign and execute all necessary
deeds or documents in respect of the said registration.



Conveyancer

LEE-ANN HOPLEY


Adelene **Posthumus** or Anton Luther Posthumus

41

Edward Nathan Sonnenbergs
PO Box 2293
Cape Town

L13-14
①

Prepared by me


CONVEYANCER
HERBERT JD

POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

CORNELIUS NAUDE HOWARD
duly authorised hereto by a resolution of the Directors of
EIKESTAD MALL (PROPRIETARY) LIMITED Registration N urn
ber2006/037145/07

do hereby nominate and appoint Allison Claire Alexander or Jean Dorothy Herbert or Magdalena van der Westhuizen or Lee-Ann Fiona Hopley or Arno Watson or Marais Hoon or Carla-Batt m Shelley Ann Mackay-Davidson

with power of substitution to be my true and lawful Attorney and Agent in my name, place and stead to appear at the Office of the REGISTRAR OF DEEDS at Cape Town or any other competent official in the Republic of South Africa and then and there to act as my Attorney and Agent and to pass transfer to:

ABACUS PROPERTY HOLDINGS (PROPRIETARY) LIMITED Registration
Number 2008/021582/07

the property described as:

1. **REMAINDER ERF 2043 STELLENBOSCH**
IN THE MUNICIPALITY AND DIVISION OF STELLENBOSCH
PROVINCE WESTERN CAPE

IN EXTENT 988 (NINE HUNDRED AND EIGHTY EIGHT) SQUARE METRES

HELD BY Deed of Transfer T2813/2010



GhostConvey 13.2.7.4

2. **ERF 2045 STELLENBOSCH ^**
IN THE MUNICIPALITY AND DIVISION OF STELLENBOSCH
PROVINCE WESTERN CAPE

IN EXTENT 662 (SIX HUNDRED AND SIXTY TWO) SQUARE METRES HELD BY
Deed of Transfer Number T2813/2010

3. **REMAINDER ERF 2046 STELLENBOSCH**
IN THE MUNICIPALITY AND DIVISION OF STELLENBOSCH PROVINCE
WESTERN CAPE

IN EXTENT 142 (ONE HUNDRED AND FORTY TWO) SQUARE METRES

HELD BY Deed of Transfer Number T2813/2010

4. **ERF 2048 STELLENBOSCH**
IN THE MUNICIPALITY AND DIVISION OF STELLENBOSCH
PROVINCE WESTERN GAPE

IN EXTENT 13 (THIRTEEN) SQUARE METRES HELD

BY Deed of Transfer Number T2813/2010

5. **ERF 4803 STELLENBOSCH**
IN THE MUNICIPALITY AND DIVISION OF STELLENBOSCH PROVINCE
WESTERN CAPE

IN EXTENT 632 (SIX HUNDRED AND THIRTY TWO) SQUARE METRES HELD BY
Deed of Transfer Number T2813/2010

6. **ERF 4282 STELLENBOSCH**
IN THE MUNICIPALITY AND DIVISION OF STELLENBOSCH PROVINCE
WESTERN CAPE

IN EXTENT 2674 (TWO THOUSAND SIX HUNDRED AND SEVENTY FOUR)
SQUARE METRES

HELD BY Deed of Transfer Number T47651/2008

7. **ERF 7365 STELLENBOSCH**
IN THE MUNICIPALITY AND DIVISION OF STELLENBOSCH PROVINCE
WESTERN CAPE
- IN EXTENT 3127 (THREE THOUSAND ONE HUNDRED AND TWENTY SEVEN)**
SQUARE METRES
- HELD BY Deed of Transfer Number T47651/2008**
-
8. **ERF 6083 STELLENBOSCH** ✓
IN THE MUNICIPALITY AND DIVISION OF STELLENBOSCH PROVINCE
WESTERN CAPE
- IN EXTENT 9032 (NINE THOUSAND AND THIRTY TWO) SQUARE METRES**
- HELD BY Deed of Transfer Number T47651/2008**

the said property having been sold by me on 9 September 2010, to the said transferee/s for the sum of R58 860 851,00 (Fifty Eight Million Eight Hundred and Sixty Thousand Eight Hundred and Frfty One Rand)

and further.cede and transfer the said property in full and free property to the said Transferee; to renounce all right, title and interest which the Transferor heretofore had in and to the said property, and generally, for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, to all intents and purposes, as the Transferor might or could do if personally present and acting therein; hereby ratifying, allowing and confirming all and whatsoever the said Agent/s shall lawfully do or cause to be done in the premises by virtue of these presents.

Signed at
in the presence of the undersigned witnesses.

AS WITNESSES :

1. W. K. ... ✓
2. ... ✓

✓
Antawan
On behalf of EIKESTAD MALL
(PROPRIETARY) LIMITED



RECEIPT

TRANSFER DUTY
VALUE-ADDED TAX

2 B

753

Declaration by transferor and transferee where a transaction is subject to VAT and exempt ; from Transfer Duty in terms of section 9(15) of the Transfer Duty Act.

Transfer Duty Act, 1949 and Value-Added Tax Act, 1991

Reference: Our Invoice; 934912

Details of seller(s) or transferor(s)

Full name: [REDACTED] Identity/Trust/CCIC company reference number

[REDACTED] nriZi 11 lol-lolo

Mum Ber: If you are a VAT Vendor, state your VAT [REDACTED] If you are not registered for Income Tax, [R£] state your annual income from all sources

M 1 A

Registration Number
Marital Status
Spouse name
Marital Notes

ABACU PROPERTY HOLDINGS PROPRIETARY LTD

Details of purchaser(s) / Transferee(s)

Full name: [REDACTED] state your VAT [REDACTED] registration Number [REDACTED] Marital Status Spouse name Marital Notes [REDACTED] Income tax reference number state your annual income from all sources

Property Details (As per Deeds registry)

Description of Property (as per deeds registry)

Nature of property

REMAINDER OF 2043 STELLENBOSCH IN THE MUNICIPALITY AND DIVISION OF STELLENBOSCH PROVINCE WESTERN CAPE EXTENT 988 (ONE HUNDRED AND EIGHTY EIGHT) SQUARE METERS

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MINI

Postal Code 7100

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DDENDU M

Details of purchase transaction

Date of transaction [REDACTED] BOL/SHt by A

JIVJAJJEJ IIRJEJ AJTYI

Total Consideration [REDACTED]

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41

Edward Nathan Sonnenbergs
PO Box 2293
Cape Town 8000

Prepared by me

CONVEYANCER
HERBERTJD

POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

WILLEM JACOBUS «ENDAAL
duly authorised hereto by a resolution of the Directors of EIKESTAD MALL
(PROPRIETARY) LIMITED Registration Number 2006/037145/07

do hereby nominate as my joint and several Attorneys and Agents
Allison Claire Alexander or Jean Dorothy Herbert or Magdalena van der
Waar or Lee-Ann Fiona Hopley or Amo Watson or Manas Hoon or Stelley Ann Mackay-Davidson

with power of substitution to be my true and lawful Attorney and Agent in my name, place and stead to
appear at the Office of the REGISTRAR OF DEEDS at Cape Town or any other competent official in the
Republic of South Africa and then and there to act as my Attorney and Agent and to pass transfer to

ABACUS PROPERTY HOLDINGS (PROPRIETARY) LIMITED Registration Number
2008/021582/07

ins property described as:

1, ERF 4803 STELLENBOSCH
IN THE MUNICIPALITY AND DIVISION OF STELLENBOSCH PROVINCE WESTERN
CAPE

IN EXTENT: 632 (SIX HUNDRED AND THIRTY TWO) SQUARE METRES

HELD BY Deed of Transfer Number T2813/2010

GhostConvey 13.0.4.1

(3) 

CLEARANCE CERTIFICATE STELLENBOSCH
MUNICIPALITY Authority is hereby granted in terms of
Section 118 of The Local Government: Municipal Systems
Act, 2000 (32/2000) for the registration of the transfer of the
property mentioned herein.

, ^ ^ ^ M

""DATE""

This clearance

.....
DIRECTOR: FINANCE

REMAINDER ERF 2043 STELLENBOSCH
IN THE MUNICIPALITY AND DIVISION OF STELLENBOSCH
PROVINCE WESTERN CAPE

IN EXTENT: 988 (NINE HUNDRED AND EIGHTY EIGHT) SQUARE METRES

HELD BY Deed of Transfer Number T2813/201D

ERF 2045 STELLENBOSCH
IN THE MUNICIPALITY AND DIVISION OF STELLENBOSCH PROVINCE WESTERN
CAPE

IN EXTENT: 662 (SIX HUNDRED AND SIXTY TWO) SQUARE METRES HELD BY Deed of

Transfer Number T2813/201J

REMAINDER ERF 204S STELLENBOSCH
IN THE MUNICIPALITY AND DIVISION OF STELLENBOSCH
PROVINCE WESTERN CAPE

IN EXTENT: 142 (ONE HUNDRED AND FORTY TWO) SQUARE METRES

HELD BY Deed of Transfer Number T2813/2010

ERF 2048 STELLENBOSCH
IN THE MUNICIPALITY AND DIVISION OF STELLENBOSCH PROVINCE
WESTERN CAPE

IN EXTENT: 13 (THIRTEEN) SQUARE METRES

HELD BY Deed of Transfer Number T2813/2010

ERF 7365 STELLENBOSCH
IN THE MUNICIPALITY AND DIVISION OF STELLENBOSCH PROVINCE WESTERN
CAPE

IN EXTENT: 3 127 (THREE THOUSAND ONE HUNDRED AND TWENTY SEVEN) SQUARE
METRES

HELD BY Deed of Transfer Number T47651/2008

CLEARANCE CERTIFICATE STELLENBOSCH

MUNICIPALITY

Authority is hereby granted in terms of Section 118 of The
Local Government: Municipal Systems Act, 2000 (31/30M
for the registration of the transfer of the property
mentioned herein.

This clearance is given to **M. J. H.**

DIRECT OR: FINANCE DATE

7. ERF 4282 STELLENBOSCH
IN THE MUNICIPALITY AND DIVISION OF STELLENBOSCH PROVINCE
WESTERN CAPE

IN EXTENT: 2674 (TWO THOUSAND SIX HUNDRED AND SEVENTY FOUR) SQUARE
METRES

HELD BY Deed of Transfer Number T4755/2008

8. ERF 6083 STELLENBOSCH
IN THE MUNICIPALITY AND DIVISION OF STELLENBOSCH PROVINCE WESTERN
CAPE

IN EXTENT: 9 032 (NINE THOUSAND AND THIRTY TWO) SQUARE METRES

HELD BY Deed of Transfer Number T47651/2008

the said property having been sold by me on 9 September 2010, to the said transferee/s for the sum of R

and further cede and ten :sler the said property in full and free property to the said Transferee to
renounce all right, title and interest which the Transferor heretofore had in and to the said property, and
generally, for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be
requisite; as fully and effectually, to all intents and purposes, as the Transferor might or could do if
personally present and acting in person, hereby ratifying, allowing and confirming all and whatsoever the
said Agent/a shall lawfully do or cause to be done in the premises by virtue of these presents.

Signed at Cape Town on

in the presence of the undersigned witnesses

AS WITNESSES :

On behalf of EIKESTAD WALL
(PROPRIETARY) LIMITED

GhosiConvey
13-B.17

Authority is hereby granted in terms of Section 118 of the
Municipal Systems Act, 1955 (Act No. 31 of 1955) for
the registration of the transfer of the property mentioned
herein.

id 10(1)

ThitKI sraiKP.isvalliJuntillJ.

DI ECTOK^nWANCE

DATE - -

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NOTE TO EXAMINER

Re : Erven 6083 & 7365 Stellenbosch

Condition 2 V on page 4 of Deed of Transfer No. T47651/2008 and condition 3 IV on page 8 of Deed of Transfer No. T47651/2008 reading as follows .

"By Notarial Deed No. K164/1987(S) dated 25 2 1987 the within menferled property is ;


- (1) SUBJECT to a servitude right of passage way depleted;by the figures a'b'c'd' on Diagram 6904/1981 annexed to Certificate of Consolidated Title T35322;-983 in favour of Erf 6083 Stellenbosch held by Deed of Transfer No. T39604/1974 with ancillary rigfe.
- (2) ENTITLED to a servitude .of passage way depicted by the letters A B C D E F G H J.K.L.M N P Q.R.S.T.U V.W.XIY.Z.A'B'C'D'E'F'G'H'J'K'L'M'N'P'Q'on Diagram No. 4598/1987 annexed to the said Notarial Deed over Erf 6083 Stellenbosch held by Deed of Transfer No. T39604/1974 with ancillary rights. .

As will more fully appear from the said "Notarial Deed." (hereinafter referred to as "the condition")

The condition is not applicable and. when Elkestad Mall (Pty) Ltd took transfer of erven 6083 and 7365 Stellenbosch the title deed, beiRgiDeed of Transfer No. T47651/2008 should have been endorsed by the Deeds office at that time; to the effect that the said condition is cancelled by merger, as both Erf 6083 and Erf 7365 Stellenbosch were;owned by the same person/entity.

This oversight has been, discussed with Mr Peter Freeman and Mr Francois Wannenberg and, given that the holding title (Deetf. of Transfer No. T47651/2008) is being lodged and dealt with in this batch and will in any event be microfilmed, the ^appropriate endorsement can be placed on the said deed during the examination process

Please therefore ensure that the appropriate endorsement is placed on Deed of Transfer No. T47651/2008 to the effect that the condition reading as aforesaid is cancelled by merger as both the dominant and servient tenements are owned by the same owner.



CONVEYANCER

HERBERT JD

6

Conveyancer's Certificate

I, the undersigned,

JEAN DOROTHY HERBERT

hereby certify that the following interdicts namely -

- 1 19035/2009 LG in respect of Remainder Erf 2043 Stellenbosch and relating to Diagram SG No 3623/2009; and
- 2 19036/2009 LG in respect of Remainder.Erf 2045 Stellenbosch and relating to Diagram SG No. 3624/2009, and
- 3 19037/2009 LG in respect of Remainder Erf 2046 Stellenbosch and relating to Diagram SG No. 3625/2009
4. 19039/2009 LG in respect of Remainder Erf 4803 Stellenbosch and relating to Diagram SG No 3627/2009; and

have all been complied with, in that each of the substituted Diagrams (viz 3623/2009, 3624/2009, 3625/2009 and 3627/2009) are referred to in each of the extending clauses of the aforesaid erven respectively.

SIGNED AT Capetown on this 6th day of September 2011

D HERBERT

6

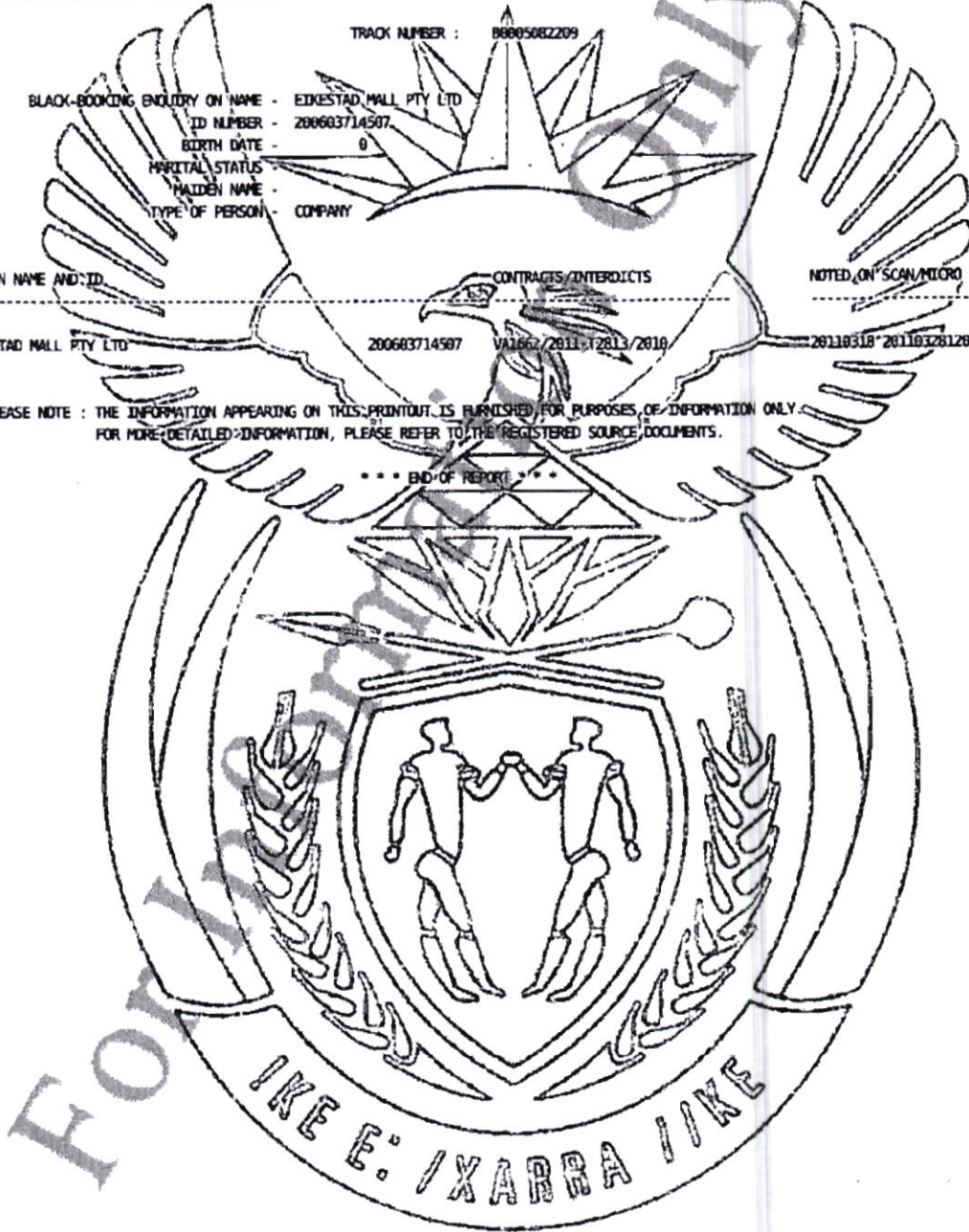
TRACK NUMBER : B6805082209

BLACK-BOOKING ENQUIRY ON NAME - EDKESTAD MALL PTY LTD
ID NUMBER - 200603714507
BIRTH DATE - 0
MARRITAL STATUS -
MADEN NAME -
TYPE OF PERSON - COMPANY

PERSON NAME AND ID	CONTRACTS/INTERDICTIONS	NOTED ON SCAN/MICRO REF
EDKESTAD MALL PTY LTD	200603714507 VA1662/2011, T2813/2010	20110318, 20110328, 120059

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FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

*** END OF REPORT ***



7

FULL NAME & SHARE Uni pOWILK REF lei22126116328123147
FJKESTADMAILPTYLTD ■ v s

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PROD DEEDS REGISTRATION SYSTEM - CAPE TOWN DATE : 20110916 TIME : 11:28:49.2 PAGE : 5
PREPARED BY : DRS08033 BERGHOFF DEBRA

PROVINCE (M^AN^A
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DIAOW1 CCKI IC^ATS164/1385
CLEARANCE _^STB^1B(SCHML)

TRACK NUMBER : 8888582289

B
4883
STELLE BOSCH
STELLE BOSCH RD

EASTERN CAPE

INTERDICTS
1-9939/290916

B158V291S
VA1662/2011 FROM
4802,2044,3392

I^rBLpWS SHARE
JNEDH»K LTD^

CASE NUMBER CASE DATE/TITLE NR

AMOUNT
R180000000.00

O/P/A

SCAN/MICRO REF
20110916161218
20110916120059

NOTED ON
20090907

MDD
0122
0318

(Mm)DETAILS

FURCKDATE mjm-ireASOH^0/PWcB^ITITY
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TITLE DEED

^2W0625^Ar3^e00e8:e3^m^?^A O

I^PROPBTQ R' - I

** EFC OF. REPORT ***

** PLEASE NOTE

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DEEDS mSTBATION SY5TB1 - CAPE TOW
PREPARED BY : DR5BBWB^BfIOCFf DEHM

DATE : 20110915 TIME : 11:20:49.1 PAGE : 4

TRACK NUMBER : 80005082209

PROPERTY DETAILS (XW FOR PORTION B
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PROVINCE f^A^ESTHS< CAPE PREV
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EXTENT \ ^B^

CLEMANCE ^A^SJEIleeOSCH MUH'

NO INTERDICTS

DOCUMENTS
B1585/2010
VA1662/2011

HOLDER & SHARE
NEBANK LTD
T2813/2010

AMOUNT
R100000000.00

OPIA S^WUCRO REF HMDD
201KW8716121B 0122
2fIM32S120S6S 0318

mm, DETAILS

FULL NAME & SHARE
E3KESTAD HALL PTY LTD

PURCH DATE AMOUNT / REASON O/P/A IDENTITY TITLE DEED
28088625 R34000000.00 280883714507 T2813/2010

HMDD MICROFILM REF
0122 20110328120147

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PROPERTY

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PROD DEEDS REGISTRATION SY5T&1 - CAPE
TO*
PRFPWH.I BY : DRS88063 - BERSOFT DESW

DATE 28110916 TOTE : U:21EH.3 FAOE

TRACK NUMBS! A
B89BS3822B9

PROPERTY DETAILS PRINT FOR PORTION 8 U ERF, NO 11
TCWSHP STELLENBOSCH

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v^ ^2674;SCH CLSWANCE r^5;-^_
^STELLENBOSCH MUN

MJ DmSDICTS

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MULTIPLE »MER P JWtmEIF«3PEKTY--A - MULTIPLE OWER-AND PROPERTY n

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REG DIV STELLENBOSCH RD
WESTERN CAPE

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FHGM-281B-2012S200					
6 FHH-2elB-2019M281					

a*ei DETAILS

FULL FIVE S, SHARE
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0716 26088812129733

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PROD DEEDS REGISTRATION SYSTEM - CAPE DATE: 20H89a, TM: 11:21:84.8 PAGE:

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PREPARED BY: CRSORHR, 12 Rm/On/ DMIRA

TRACK NUMBER: 8805062289

PROPERTY DETAILS HOBT FOR PORTION 0 11
ERF rp

3
STELLEBOSCH
REG DIV STELLEBOSCH RD

PROVINCE f PREV DESCRIPTION
DTAOWH DEED ■ M^^39OT4/B74 EXTENT
1^96^501 CLEARANCE
^^^STELLEBOSCH HH^

MO IKTT5DICT5

DOCUMENTS
B45640/2008
K14Z6/2004S
K1E4/1S87S
KB1B/1974S
ERF-5136.2058.R/E-2e

HOLDER/S SHARE
NETBANK LTD

AMOUNT
R1,000,000,00

O/P/A

SCAN/MICRO REF MDD
29888612104425 8716
2005 0488 1253 1224
1992 0479 3665

OVHFR

FULL NAME S, SHARE
EKESTAD HALL PTY
"1 TD

PURCH DATE AMOUNT/REASON O/P/A IDENTITY
20070801 R236600000.00 P 200663714507

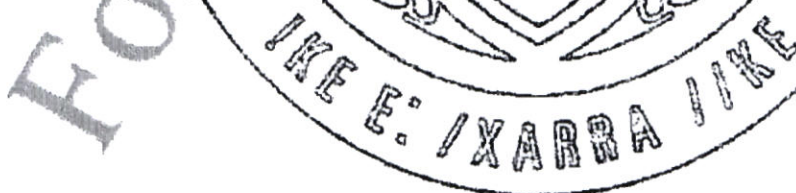
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747651/2908 8716 29088612128733

O/P/A - O-J rj|JLTIPLE awt S

MULTIPLE PROPERTY A MULTIPLE OWNER AND PROPERTY

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FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

*** END OF REPORT ***



PROPERTY DETAILS "PJUM FOR PORTION B
ERF NO 7365

REG OK STHXESSorRD

PROVINCE
PREV DESCRIPTION
DIAGRAM DEED **N05A** T35322/1983
EXTBJT **V** **AA**3127,SCW
CLEARANCE **STELLENBOSCH MR**

NO DTTJDICTS (A,A,~S>

DOCUMENTS
B45649/208B
K161/1S875

HOLDER & SHARE
NEDBANK LTD

O/P/A SCAW5HCR0 REF WED
B*m**OOOB* **2B88B81210***425 0716

O@mDETAILS

FULL NAME & SHARE
E3KESTH) HALL PTY
LTD

f-PRm^G^M^ASON^O/p/A-

TEOnTTY-S^S^LE DEED
A260683714507 T47651/2685

\ MUX IffIOWIIM REF
lo?IE 29088812120733

20073661

O/P/A - 0-JMULTIPLE CWJER P jMETmEPROPERTY-A * MULTIPLE OIMER-AND PROPERTY

PLEASE REFER TO THE REGISTERED SOURCE

D00WEBTS\ REPORT ***

PLEASE NOTE : THE INFORMATION AmTRING.ON THIS PRINTOUT ISjffRNISHHffIJR PURPOSES OFFINFORMATION ONLY.

FOR MORE, DETAILED StaMfel,

***** JAS <<<TM&K



PROD DEEDS REGISTRATION SYSTEM - CAPE
TO*

PREPARED BY : DRS68003 - BEBCHOFF
DEBRA
DATE : Wm BTVE 11:28:48.4 PAGE :

TRACK NUMBER : 80005082209

PROPERTY DEEDS: PRINT FOR 8 (R/E)
PORTION 2043

TOWNSHIP STELLENBOSCH
REG DIV STELLENBOSCH RD

PROVINCE / N X WSTBWY
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EXTENT 'W'^^SSa^SqH
CLEARANCE STELLSHBCH MUN

INTERDICTS
I-9035/2009LG

CASE NUMBER CASE DATE/TITLE NR

NOTED ON
20090907

DOCUMENTS
B1585/2010
VA1662/2011

HOLDER & SHARE
NEEDBANK LTD
T2813/2010

AMOUNT
R10000000.00

O/P/A

SCAN/MICRO REF
20100407161218
20110328120059

MMD
0122
8318

OWNER DETAILS

FULL NAME & SHARE
EDKSTAD MALL PTY LTD

PURCH DATE AMOUNT/REASON O/P/A IDENTITY
20080625 R3480000.00 P
200603714507

TITLE DEED
T2813/2010

MMD MICROFILM REF
0122 20110328120147

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

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*** END OF REPORT ***

Approval of Debra Bechhoff 16/03/2009

FOI

IK E: /XARRA /IK E

Handwritten initials or mark at the top of the page.

PROD DEEDS REGISTRATION SYSTEM - CAPE

TO*
PREPARED BY: mSO8003*ESMICFF DEBRA

TOWNSHIP STELLENBOSCH
REG DIV STELLENBOSCH RD

PROPERTY DETAILS PRINT KH PORTION

f m i f 206

PROVINCE ~~WESTERN CAPE~~ WESTERN CAPE
PREV DESCRIPTION DIACRAM

DEED-NO* 1103/5823

EXTENT 99LG
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DOCUMENTS
B1585/2010
VA1662/2011

CASE NUMBER

CASE DATE/TITLE NR

? NOTED ON
20090907

HOLDER/S SHARE
NEDBANK LTD
T2813/2010

AMOUNT
R100000000.00

O/P/A

SCAN/MICRO REF MFD
20100407161218 0122
20110328120059 0318

OWNER DETAILS

FULL NAME & SHARE
EIKSTAD MALL PTY LTD

PURCH DATE/ AMOUNT/REASON O/P/A IDENTITY TITLE DEED
20080625 R34000000.00 P 200603714507 T2813/2010

MFD MICROFILM REF
0122 20110328120147

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

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*** END OF REPORT ***

Handwritten signature: *approved of Debra M. ... 2009*
Circular stamp: **KE F. / XARRA / KE**

DATE: 20LUB16 TIME: 11:20 49.1
PAGE:

K M 4

144

TRACK NUMBER 88005082269

PROPERTY DETAILS PRINT POR PORNON B (R/E)
ERF NO 2046
TOWNSHIP STELLENBOSCH
REG DIV NOT AVAILABLE

PROVINCE PBEV WESTERN CAPE
DESCRTEmpN DIAOWM
DEED-NO/EXTENT \ T128/9/839
JAZ SQM
CLEARAN STELLENBOSCH MUN

INTERDICTS I-9037/2009LG

DOCUMENTS B1585/2010
VA1662/2011

HOLDER & SHARE NEDEBANK LTD
T2813/2010

AMOUNT R100000000.00

O/P/A SCAN/MICRO REF MMD
20100407161218 0122
20110328120059 0318

CASE NUMBER CASE DATE/TITLE NR NOTED ON
28090987

OWNER DETAILS

FULL NAME & SHARE EDKSTAD MALL PTY LTD

PURCH DATE AMOUNT/REASON O/P/A IDENTITY TITLE DEED MMD MICROFILM REF
20080625 R34800000.00 P 200603714507 T2813/2010 0122 20110328120147

* O/P/A - 0 - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

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

*** END OF REPORT ***

Approval of document No. 28625/2009

IK'E E: IXABRA IK'E

Site Plan



Erf 2043



Office AW 202 B | 2nd floor | 43 Andringa Street | Stellenbosch | 7600
TEL: +27 (0)21 886 6267 FAX: +27 (0)21 883 9760



www.eikestadmall.co.za



EikestadMall



eikestadmall

PULP EVENTS PROPRIETARY LIMITED

Trading as Centraal- Die Shed
Shop MS07, Mill Square
Eikestad Mall
43 Andringa Street
Stellenbosch
7600
Email: werner@pulpevents.co.za

03 December 2021

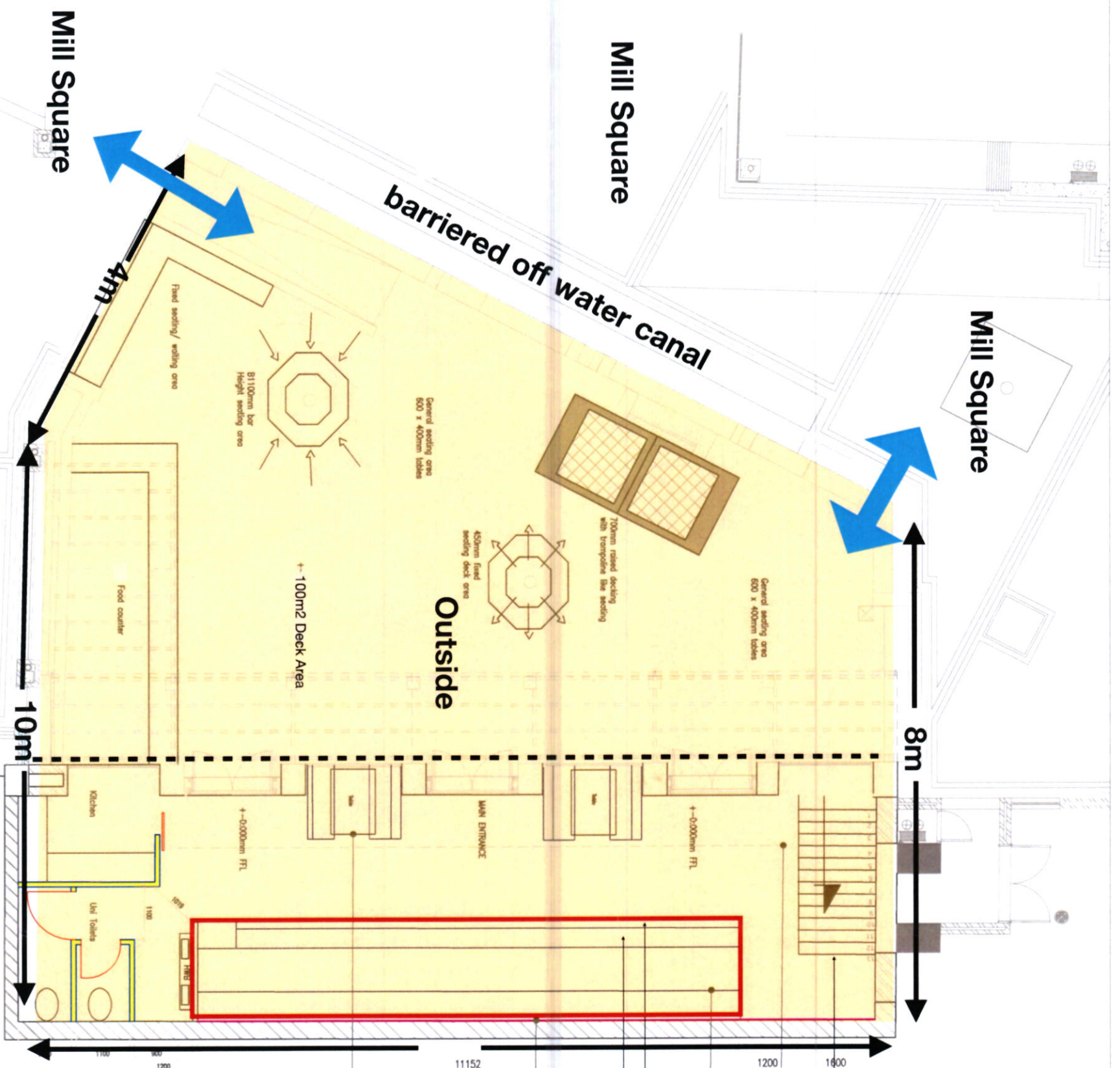
Dear Sir

LAND USE CONSENT APPLICATION BY CENTRAAL – DIE SHED REGARDING ERF 2043, STELLENBOSCH

1. We refer to the agreement of lease between Attacq Retail Fund Proprietary Limited, registration number: 2008/021582/07 and Key Capital Holdings Proprietary Limited, registration number: 2010/013490/07 t/a Eikestad JV ("the Landlord") and Pulp Events Proprietary Limited t/a Centraal – Die Shed, registration number: 2018/252248/07 ("the Tenant") in respect of shop MS07, Mill Square, Eikestad Mall, 43 Andringa Street, Stellenbosch, 7600 ("the Leased Premises") for period 01 January 2020 to 31 December 2024.
2. We consent to the Tenant applying for consent to use the Leased Premises as a place of entertainment which is licensed for the sale of alcoholic beverages that may be consumed on-site only and may include the serving of meals.
3. Please do contact us should you have any queries.

Sincerely

Andre Williams
On behalf of Attacq Retail Fund &
Proprietary Limited and Key Capital Holdings Proprietary Limited



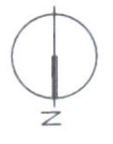
Ground floor with outside area

colour shows the proposed licensed premises where liquor will be consumed

arrows shows the entrance and exit areas onto the property from Mill Square

where liquor will be sold

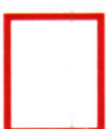
EIKESTAD MALL – STELLENBOSCH
SCALE 1:100



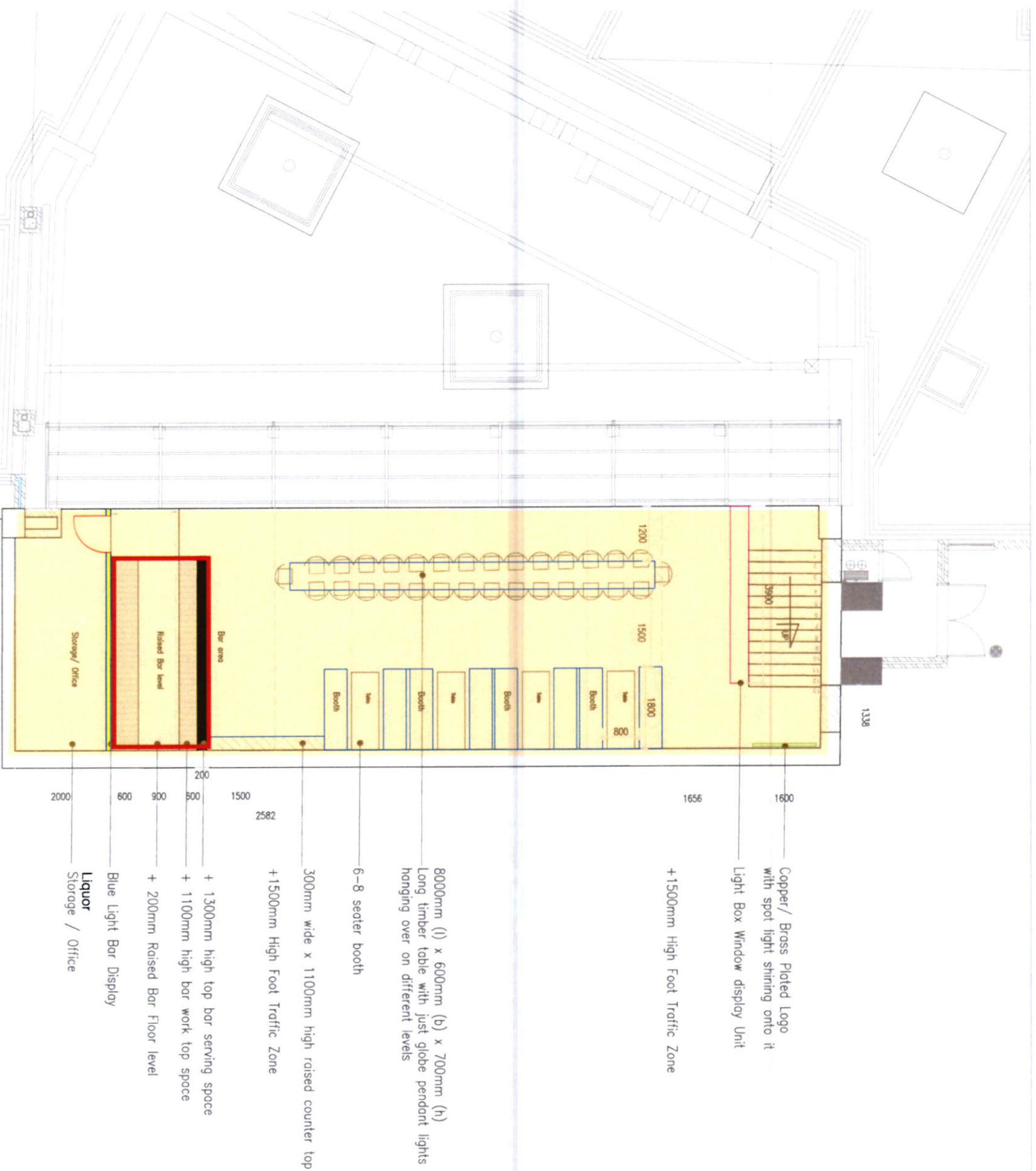
REV: A-1	DATE: 16/09/2019	DESCRIPTION: SPACE LAYOUT	MAD CONCEPTS	CLIENT: WERNER DE SWART	PROJECT TITLE: NEXTECH STELLENDALE INSTALLATION	DWG. NO.: 001	SCALE: 1:50	DATE: 2019.09.16
		Contractors' Plan						
<p>THIS DRAWING IS COPYRIGHT AND MAY NOT BE REPRODUCED OR USED FOR CONSTRUCTION OF ANY KIND WITHOUT THE WRITTEN PERMISSION OF MAD CONCEPTS. ALL DIMENSIONS MUST BE CHECKED ON SITE AND ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT BEFORE ANY WORK IS PUT IN HAND.</p>						<p>DRAWN BY: Moriska Mphahlele moriska.leo@madconcepts.com</p>		

1st Floor

colour shows the proposed licensed premises where liquor will be consumed



where liquor will be sold



1st FLOOR PLAN
THE SHED

EIKESTAD MALL – STELLENBOSCH
SCALE 1:50



REV: A-1	DATE: 16/09	DESCRIPTION: SPACE LAYOUT	MAD CONCEPTS	CLIENT: WERNER DE SWARDT	DRAWING NAME: SPACE LAYOUT /
		Landlord & Contractors' Plan			
<p>THIS DRAWING IS COPYRIGHT AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MAD Concepts. ALL DIMENSIONS MUST BE CHECKED ON SITE BEFORE ANY WORK IS PUT IN HAND.</p>			PROJECT TITLE: NEXTECH STEELDALE INSTALLATION	DRAWN BY: Morissa Myburgh morissa.m@nctd.co.za	SCALE: 1:50
					DATE: 2019.09.16
					REV: A-1