

Liquor Licence Application

Application Reference No	LLA25070003		
Section	SECTION 36 NEW APPLICATIONS	Received MSC	2025/6/4
SAPS Office	Cape Town Central Police Station	Date Received	2025/5/27
Applicants Name	Dixie Jane PTY LTD		
Applicants ID or Reg No	2024/461900/07		
Kind of Licence	Consumption ON Premises		
Business Name	Dixie Jane PTY LTD		
Proposed Address	Erf: 173120, 40, CHIAPPINI, CAPE TOWN CITY CENTRE		
SubCouncil Name	SC 16	Ward	115
Area	1	Date Submitted to SC	

DIXIE JANE

THE MYRAGE
(THE CAPITAL HOTEL)

FORM 3

APPLICATION FOR A LICENCE IN TERMS OF SECTION 36

[Reg. 9(3)]

ORIGINAL MUST BE LODGED WITH AUTHORITY AND TWO COPIES WITH DESIGNATED LIQUOR OFFICER

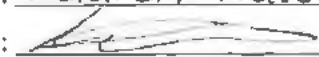
<p>SOUTH AFRICAN POLICE SERVICES</p> <p>Date stamp of designated liquor officer on receipt of application</p> <p>2025 -05- 27</p> <p>CAPE TOWN STATION COMMANDER</p> <p>SOUTH AFRICAN POLICE SERVICES</p>	<p>Date stamp of Authority on receipt of application</p> <p>City of Cape Town Corporate Services Citizen Interface</p> <p>04 11 25</p> <p>Name</p> <p>Signature</p> <p>INDEX</p>
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Description of documents to be attached	Annexure
Comprehensive floor plan of the proposed licensed premises	A
Site plan	B
Aerial view map	C
Description of the premises	D
Indexed colour photographs	E
Written representations in support of the application	F
Affidavit by the applicant that he or she is not disqualified in terms of section 35 from holding a liquor licence	G
Proof of notice in terms of section 37(2)	H
Proof of right to occupy the proposed licensed premises	I
Proof of ownership of the proposed licensed premises or, if the applicant is not the owner, written consent from the owner of the proposed licensed premises that the applicant may use the proposed licensed premises for the purposes of the licence applied for	J
A certified copy of the identity card or document, or the passport and visa or permanent residence permit of the applicant if the applicant is a foreigner, or, in the	K

case of an applicant other than a natural person, copies of the relevant registration documents indicating the identity and, where applicable, the financial interests of all members, directors, partners, beneficiaries or trustees	
Proof of payment of the applicable application fee	L
A zoning certificate or a copy of a planning application submitted to the municipality concerned in terms of applicable planning legislation	M
Other documents required in the Act or required by the Authority	N
A nomination for the appointment of a manager in accordance with regulation 22, if applicable	O

Name, signature and contact details of person who prepared this application:

Name : Lauren Hawker - Jehring

Signature : 

Postal address : 21 Salisbury Road,
Kenilworth

Postal code : 7708

Physical address : 21 Salisbury Road,
Kenilworth

Postal code : 7708

Telephone numbers:

Office : /

Cell phone : +27 63 555 1035

Home or other : /

Fax number : /

E-mail address : lauren@darkfusion.tech

1. DETAILS OF APPLICANT

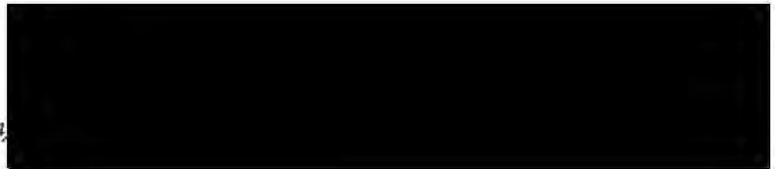
1.1 Full name : Dixie Jane (Pty) Ltd

1.2 Identity number : _____
(If applicant is a natural person)

Registration number _____
(If applicant is not a natural person)



1.3 Date of birth
(If applicant is a natural person)



1.4 Residential address :
N/A

Postal code : _____



Postal code: _____

1.7 Address for service of all notices and documents after application has been determined:

Same as above

Postal code: _____

1.8 Contact details of applicant or, if the applicant is not a natural person, of contact person:

Michael Christopher Saunders

Telephone numbers:

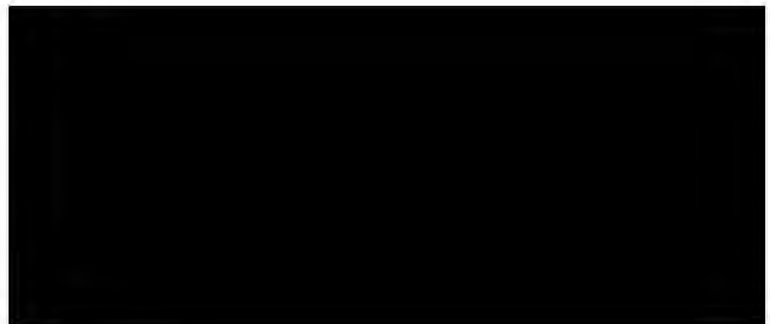
Office

Cell phone

Home or other

1.9 Fax number

1.10 E-mail address



2. **QUALIFICATION OF APPLICANT**

2.1	Is the applicant someone who—	Mark “yes” or “no”	
(a)	has, within the five (5) years prior to the lodgement of this application, been sentenced to imprisonment without the option of paying a fine?	Yes	No
(b)	has, within the five (5) years prior to the lodgement of this application, been declared unfit to hold a registration by the National Liquor Authority or a licence by any provincial liquor authority?	Yes	No
(c)	is an unrehabilitated insolvent?	Yes	No
(d)	is a minor?	Yes	No
(e)	was the holder of a licence that was cancelled in terms of the Act or an Act regulating liquor licences in any other province within a period of twelve (12) months prior to the lodgement of this application?	Yes	No
(f)	is a spouse or life partner of a person described in (a), (b) or (e) above?	Yes	No
(g)	anyone who is mentally ill as defined in the Mental Health Care Act, 2002 (Act 17 of 2002)?	Yes	No
2.2	In the case of an applicant who is not a natural person: Is any member, director, partner, beneficiary or trustee of the applicant a person described in paragraph 2.1(a), (b), (c), (d) or (e)?	Yes	No

2.3 If any of the questions in paragraph 2.1 or 2.2 has “yes” as the answer, provide full details:

N/a

(Use an annexure if necessary.)

3. FINANCIAL INTEREST

3.1 State the name, identity number and address of each person, including the applicant, who has any financial interest in the business and in each case state the nature and extent of such interest:

[If the applicant is a public company, statutory institution or co-operative as contemplated in the Co-operatives Act, 2005 (Act 14 of 1981), it is sufficient if only the name and postal address of such company, statutory institution or co-operative, as the case may be, the name of each director (if any) thereof and the nature and extent of the financial interest of

such company, statutory institution or co-operative are furnished and not also the interests of individual members of such company, statutory institution or co-operative.]



(Use an annexure if necessary.)

3.2	If the applicant is a company, close corporation, partnership or trust, state whether a person contemplated in paragraph 3.1 above—	Mark “yes” or “no”	
(a)	has a controlling interest in the company, close corporation or trust?	<input checked="" type="radio"/> Yes	<input type="radio"/> No
(b)	is a partner in the partnership?	<input type="radio"/> Yes	<input type="radio"/> No
(c)	is the main beneficiary under the trust?	<input type="radio"/> Yes	<input type="radio"/> No

- 3.3 If any of the questions in paragraph 3.2(a), (b) or (c) has “yes” as the answer, provide full details:

(Use an annexure if necessary.)

4. APPLICATION DETAILS

- 4.1 State the category of licence applied for: Site On-site consumption (restaurant)

- 4.2 State the kind(s) of liquor the applicant intends to sell or manufacture under the licence:

Beer, wine, cider, Spirits

4.3 Under what name is the business to be conducted? Dixie Jane (Pty)
Ltd

4.4 Address of the premises to be licensed, with reference to the number of the erf, street(s), apartment(s), shop(s) or farm, as the case may be, where the business will be conducted:
Shop 1, The Mirage, 40 Chiappin Street, Erf 173120, De Waterkant, Cape Town, 8001

4.5 Does the applicant own the proposed licensed premises? YES NO
If not, give details of the owner and the applicant's right of occupation:

Owner's name : Capwin (Pty) Ltd

Owner's address

Applicant's right of occupation: Signed lease agreement
Commencement: 01 April 2025

Duration of right of occupation: lease of 3 years expires 30 March 2028

4.6	Is the application made in respect of premises that—	Mark “yes” or “no”	
(a)	have not yet been erected?	Yes	No
(b)	are already erected but require additions or alterations to make them suitable for the purposes of the proposed business?	Yes	No
(c)	are already erected and, in the applicant’s opinion, do not require additions or alterations in order to make them suitable for the purposes of the proposed business?	Yes	No

4.7 If any of the questions in paragraph 4.6(a) or (b) has "yes" as the answer, please state—

(a) the date when such erection, addition or alteration will commence:

N/a / 20 ; and

(b) the period that will be required for the erection, additions or alterations:

N/A

- 4.8 Trading hours sought during which it is proposed liquor may be sold or consumed on the licensed premises:

11:00 - 23:00

- 4.9 Should the application be granted, indicate whether the licence will automatically be renewed on an annual or biennial basis. (Mark which is applicable.)

- 4.10 Jobs to be created:

- (a) How many persons will be employed by the business?

6

- (b) How many persons will be employed as managers?

2

- (c) How many persons will be employed specifically for the sale of liquor?

2

5. DETAILS OF APPLICANT IF APPLICANT IS NOT A NATURAL PERSON

(To be filled in if applicant is a company, close corporation, trust or partnership.)

- 5.1 Registered name:

- 5.2 Registration number:

- 5.3 Date of registration:

(Attach proof of registration as an annexure.)

- 5.4 Details of members, directors, partners or trustees:

(Use an annexure if necessary.)

(First person)

Full name
Physical address

Postal code
Postal address

Postal code
Identity number

(Second person)

Full name : N/a

Physical address : _____

Postal code : _____

Postal address : _____

Postal code : _____

Identity number : _____

6. OTHER LICENCES

- 6.1 Give full details of any existing liquor licence on the property where the proposed premises are located:

Licensee : None

Type of licence : N/a

Authority reference number: N/a

(The location of such other licensed premises in relation to the proposed premises must be indicated on a site plan.)

- 6.2 Give full details of all liquor licences held by the applicant in the Western Cape Province, as well as full details of any registration held with the National Liquor Authority in terms of the Liquor Act, 2003 (Act 59 of 2003):

N/a

(Use an annexure if necessary.)

26 May 2025

Date



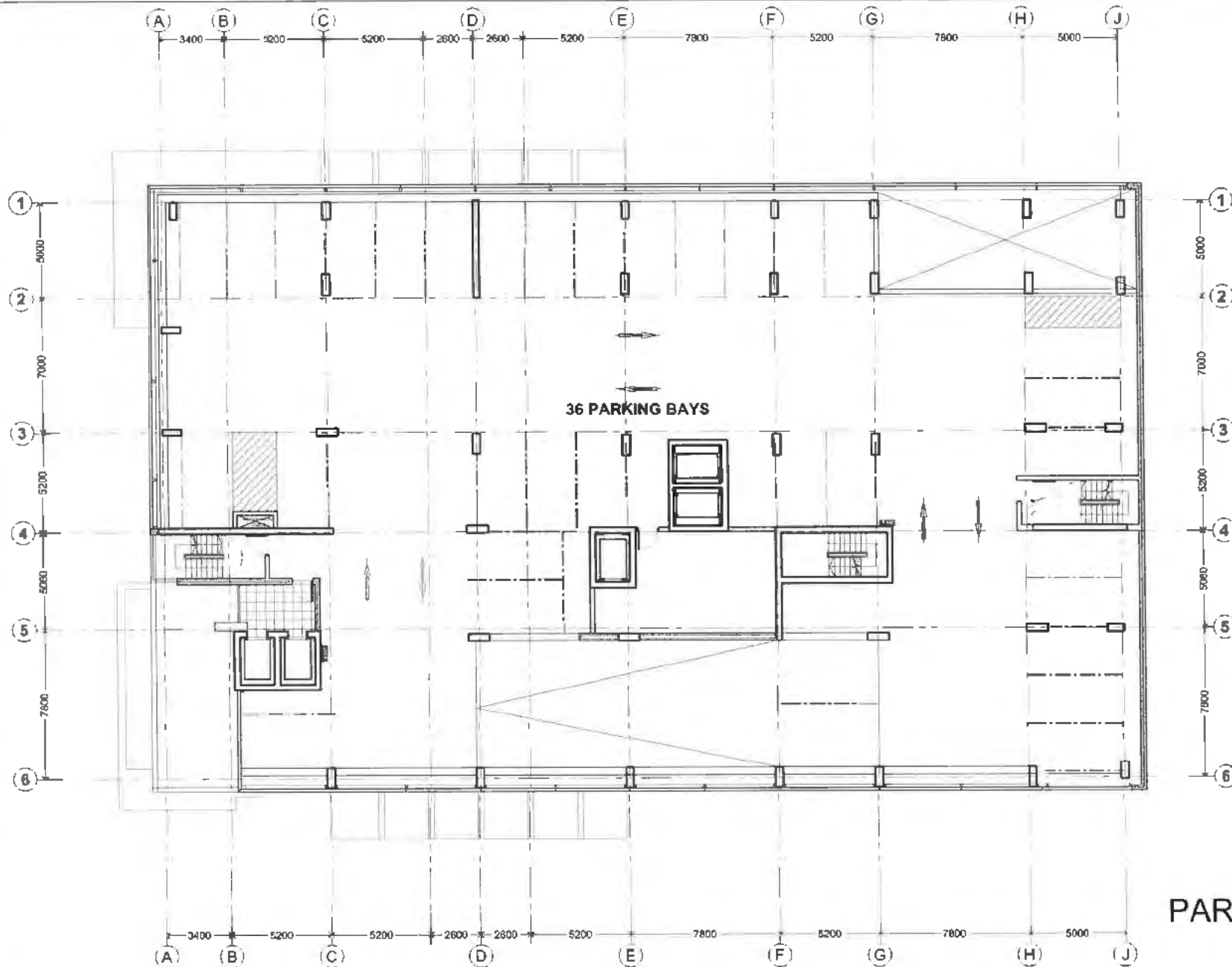
**Signature of applicant or person
authorised by applicant**

Michael Saunders

Print name

A person who, regarding an application, objection or representations in terms of the Western Cape Liquor Act, 2008, lodges or provides information that he or she knows to be false or misleading, or that he or she does not know to be true, or lodges a forged document or one that purports to be, but is not, a true copy of the original, is guilty of an offence in terms of section 77(a) of the Act.

A person so convicted is liable on conviction to a fine not exceeding R50 000,00 or to imprisonment for a period not exceeding three months or to both such fine and such period of imprisonment.



MIRAGE MIXED USE BUILDING, DE WATERKANT

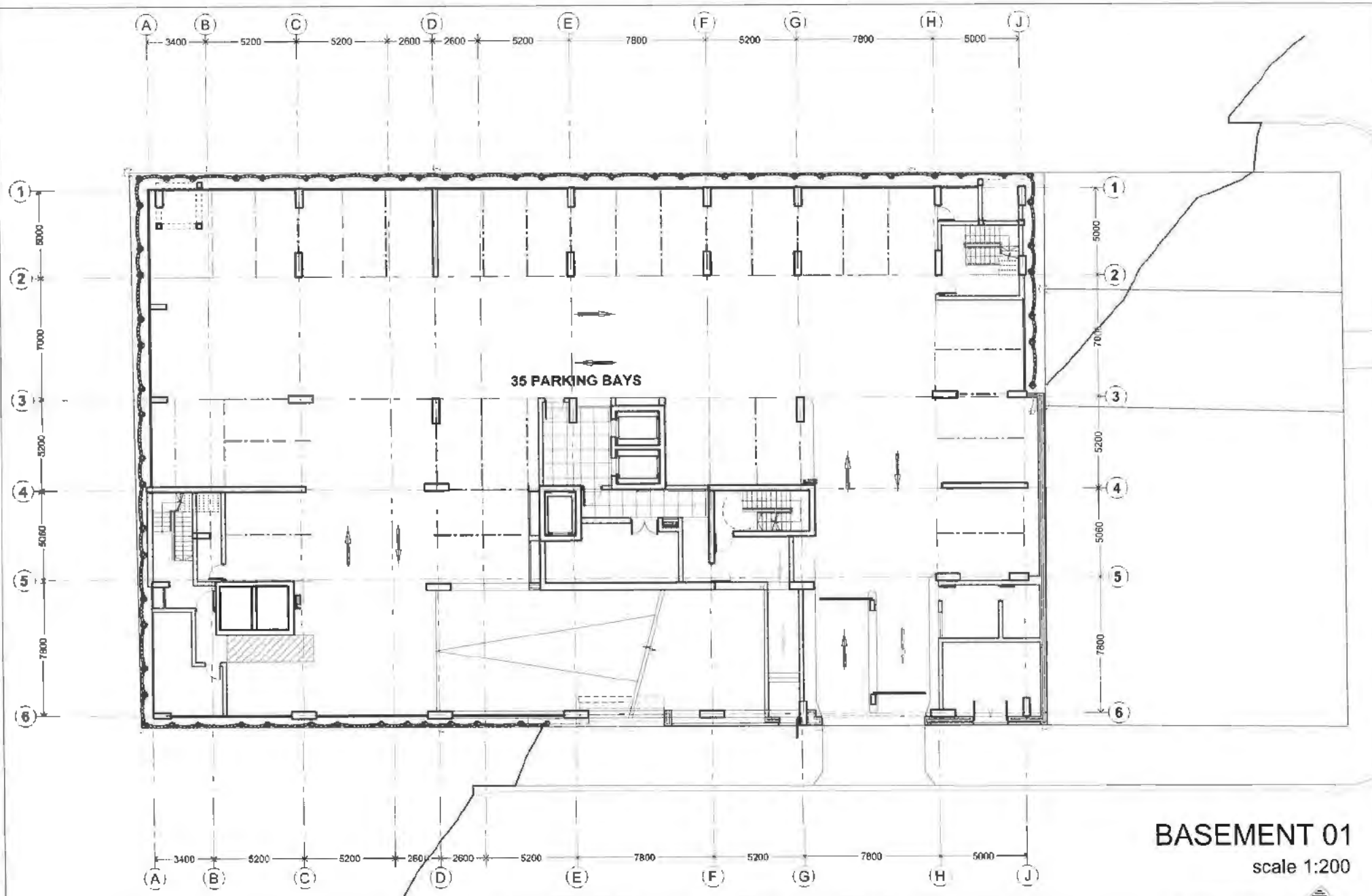
PARKING LEVEL 02

scale 1:200

KEVIN GADD
ARCHITECTS
C.C.

5th Floor, Bankside Building 21 Oyster Street, Cape Town, 7700
Tel: (021) 811-0524 Fax: (021) 882-4468

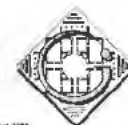




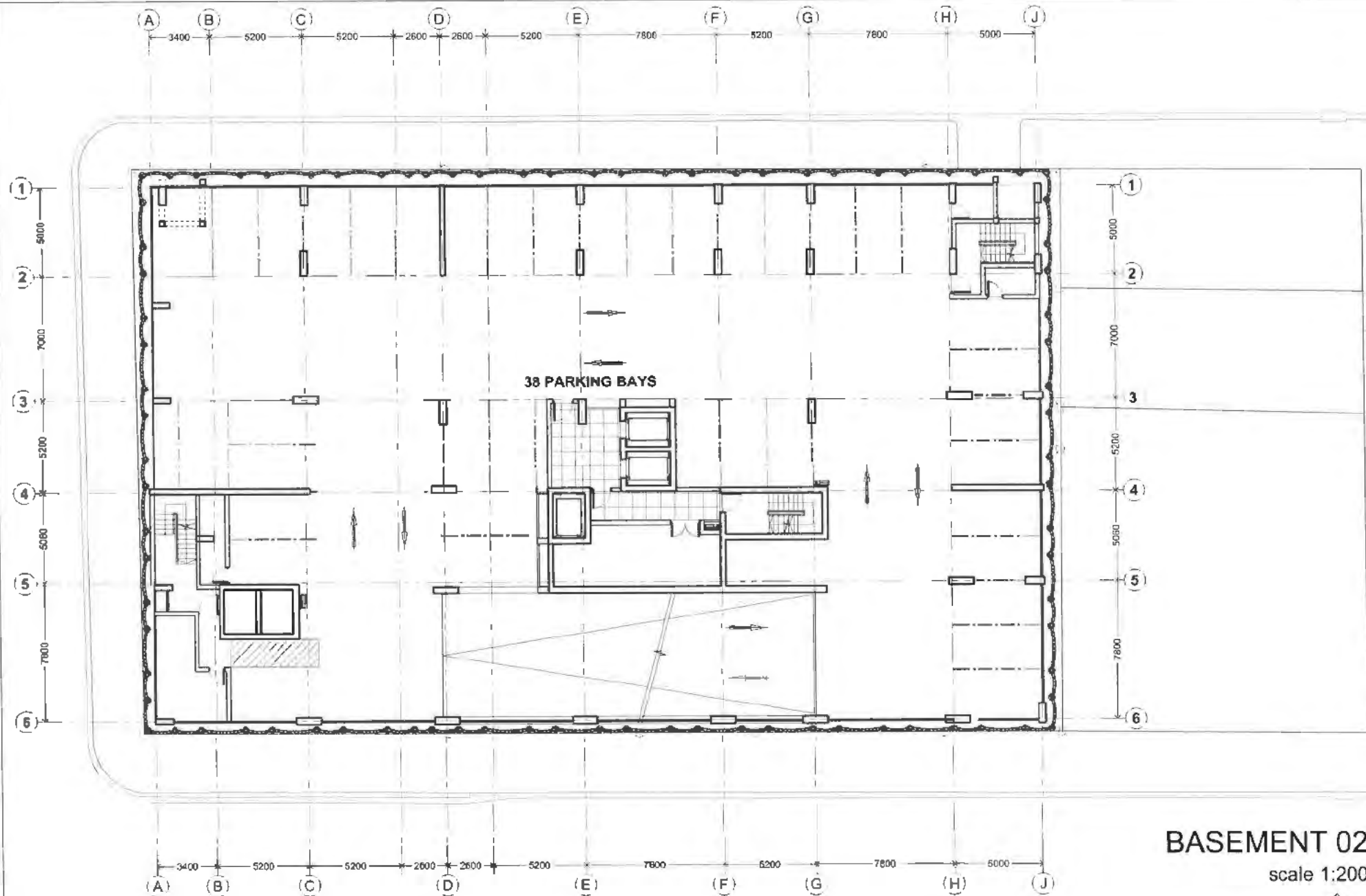
MIRAGE MIXED USE BUILDING, DE WATERKANT

BASEMENT 01
scale 1:200

**KEVIN GADD
ARCHITECTS
C.C.**



5th Floor: Suriname Building 21 Trappier Road, Clarendon 7106
Tel: (021) 611-2534, Fax: (021) 6034180

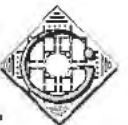


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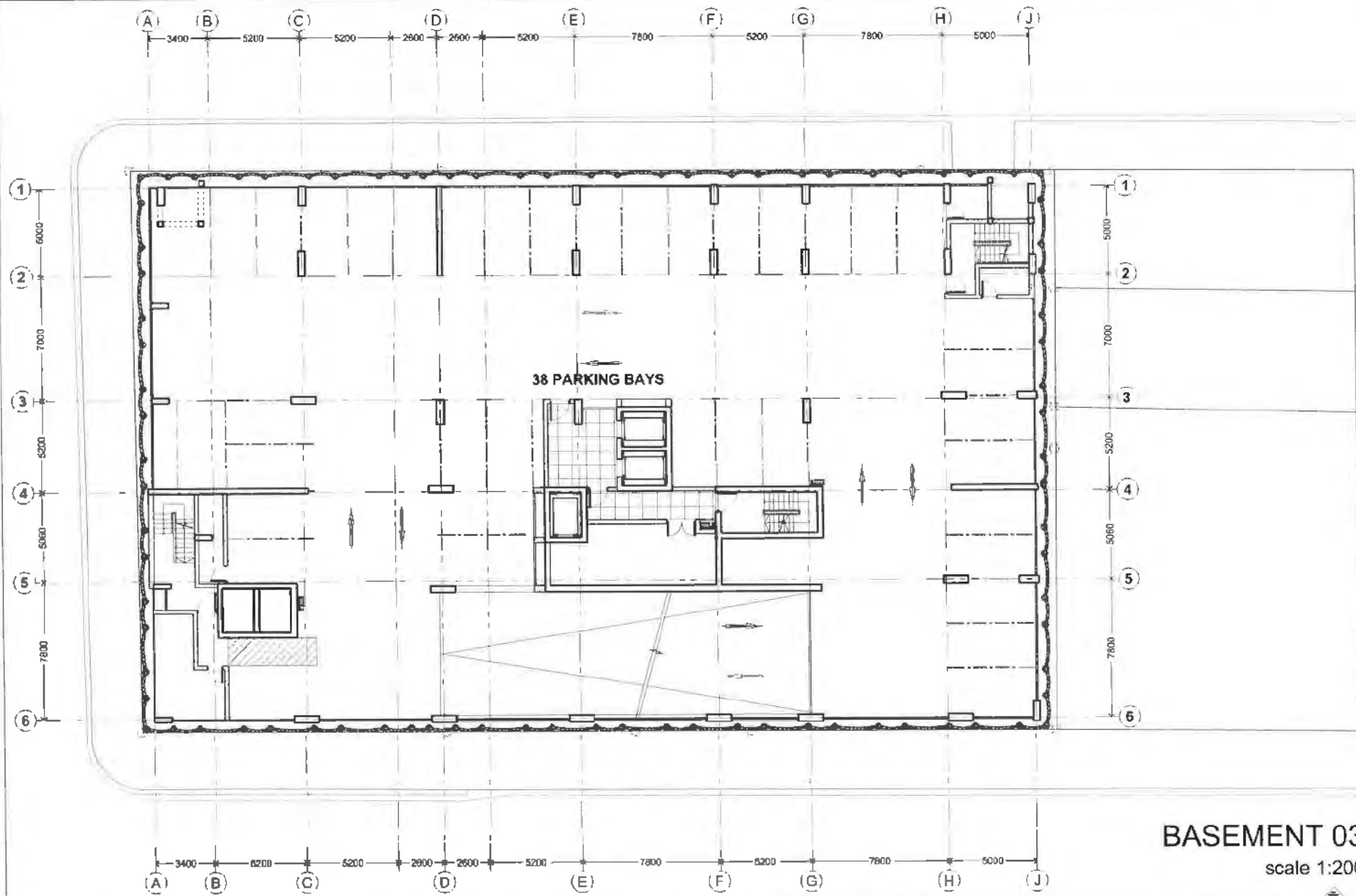
BASEMENT 02

scale 1:200

KEVIN GADD
ARCHITECTS
C.C.



55 Pien Smeets Building 21 Druif Street, Claremont 7708
Tel: (021) 871-3334, Fax: (021) 884-808



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BASEMENT 03

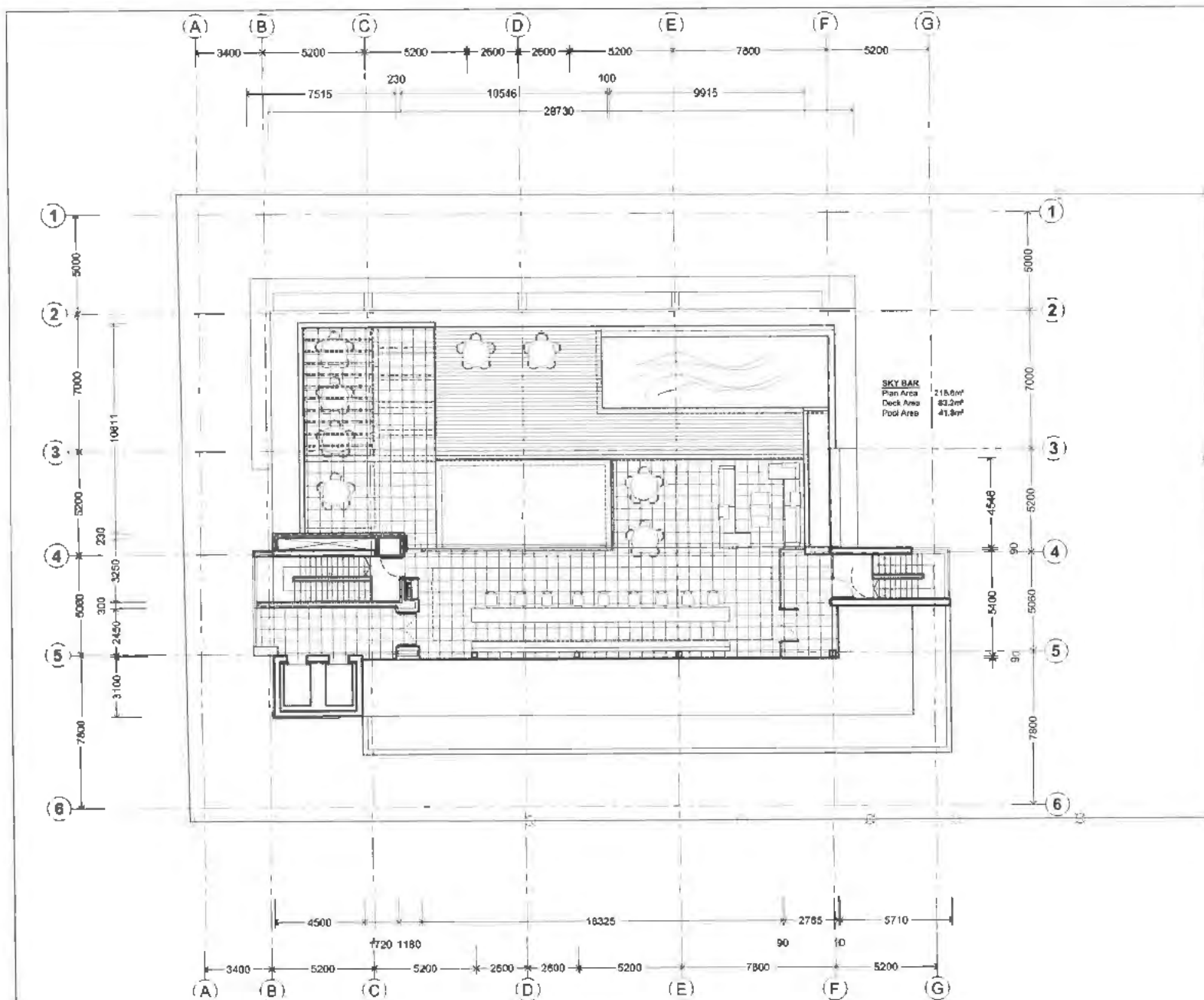
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**KEVIN GADD
ARCHITECTS**

C.C.

251 Flar, Buncle Building 21 Oyster Bay, Claremont, 7708
Tel: (08) 811-2534, Fax: (08) 811-2535





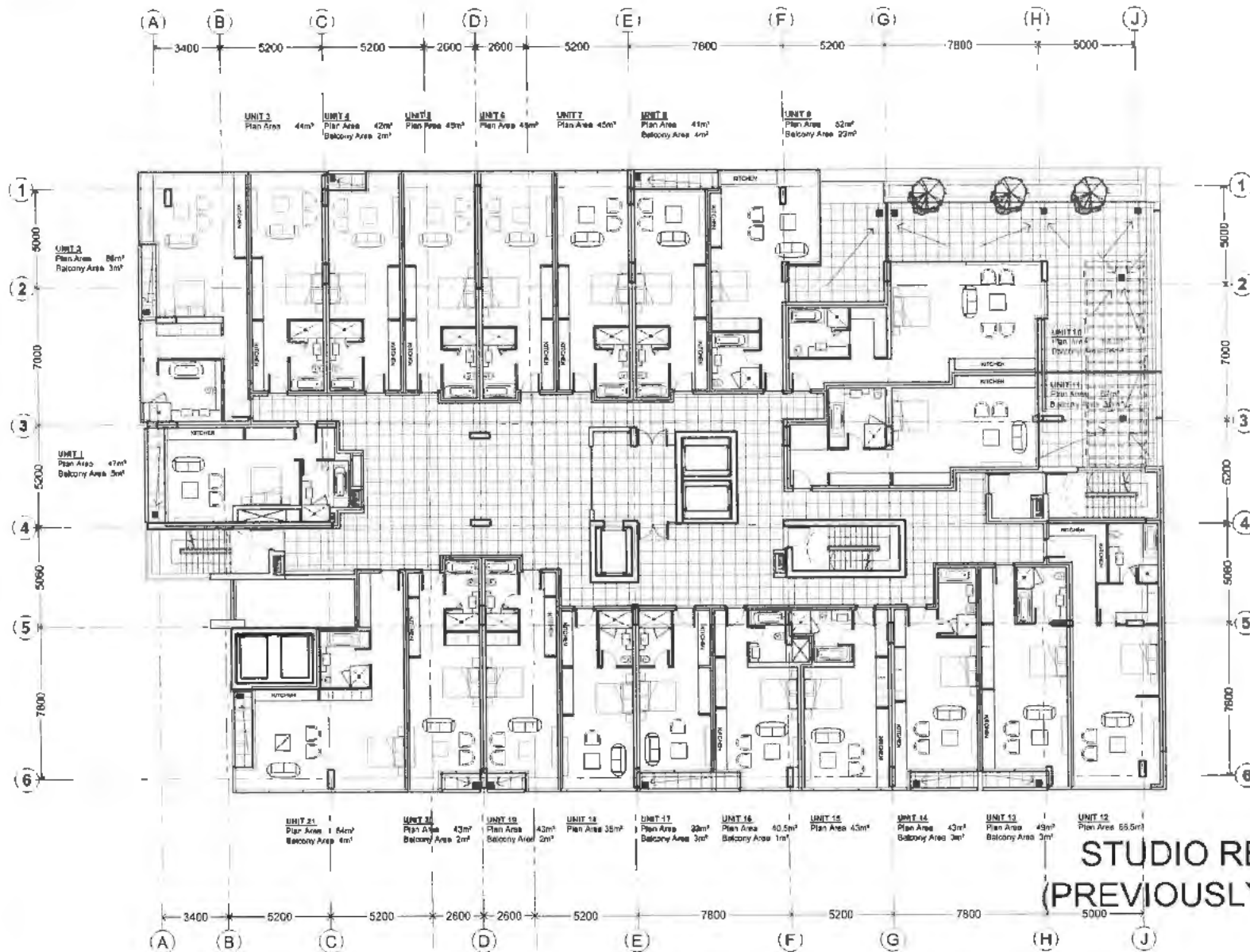
MIRAGE MIXED USE BUILDING, DE WATERKANT

SKY BAR
scale 1:200

KEVIN GADD
ARCHITECTS
C.C.



4th Floor, Protea Place, 100 Protea & Oliver Street, Claremont, 7708
Tel: (021) 671-3334 Fax: (021) 923912

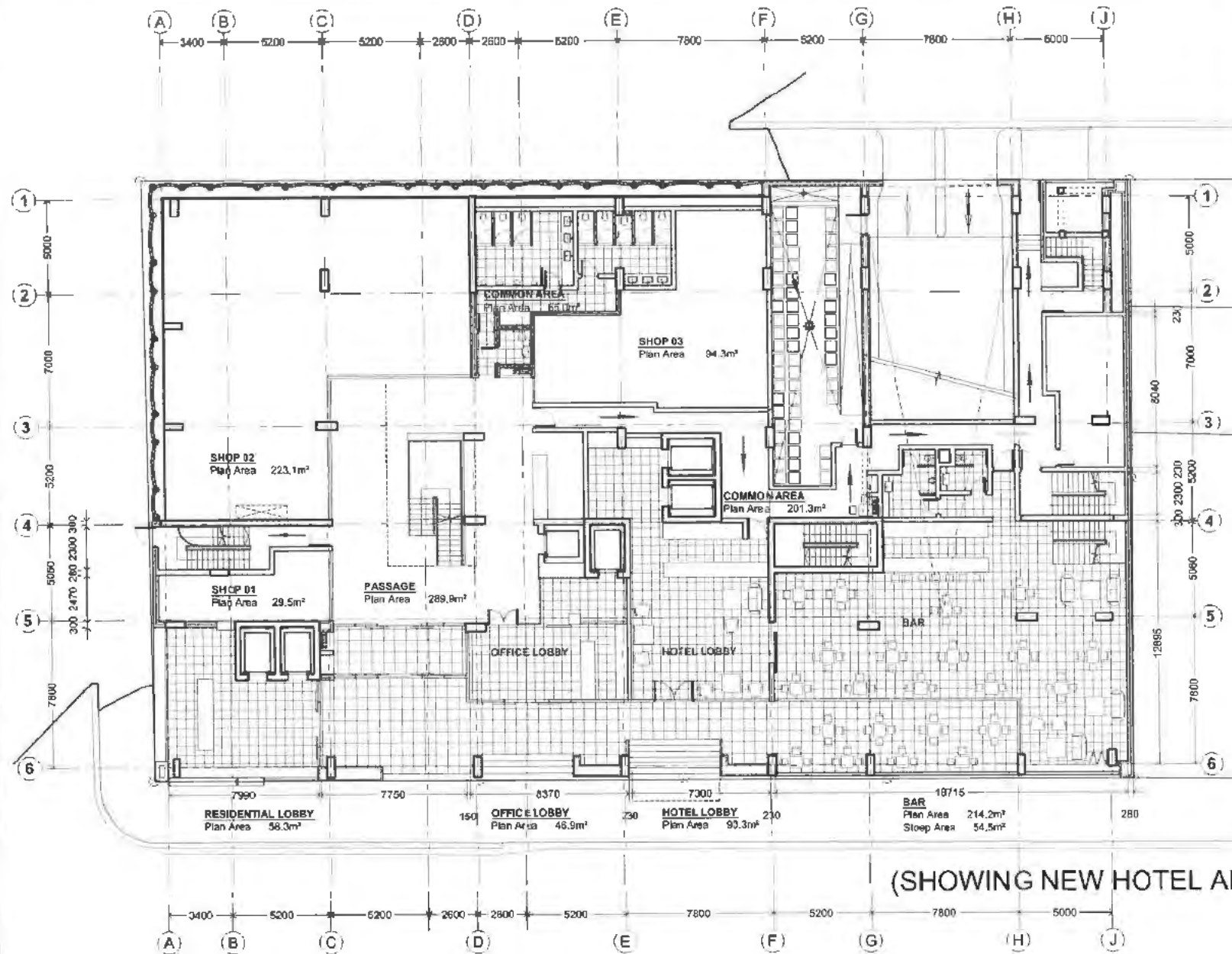


MIRAGE MIXED USE BUILDING, DE WATERKANT

KEVIN GADD
ARCHITECTS
C.C.



26, Place, Maréchal Building, 27, Deyn Street, Gansu, 1700
Tel: (021) 671-3334 Fax: (021) 671-3335



SCHEDULE OF AREAS:	
HOTEL LOBBY	- 90.3m ²
OFFICE LOBBY	- 46.9m ²
RES. LOBBY	- 58.3m ²
RETAIL	- 561.1m ²
WALKWAY	- 289.9m ²
BAR	- 214.2m ²
TERRACE	- 54.5m ²
TOTAL	- 1315.2m²

RETAIL LEVEL 1
(SHOWING NEW HOTEL AND OFFICE LOBBIES)
 scale 1:200

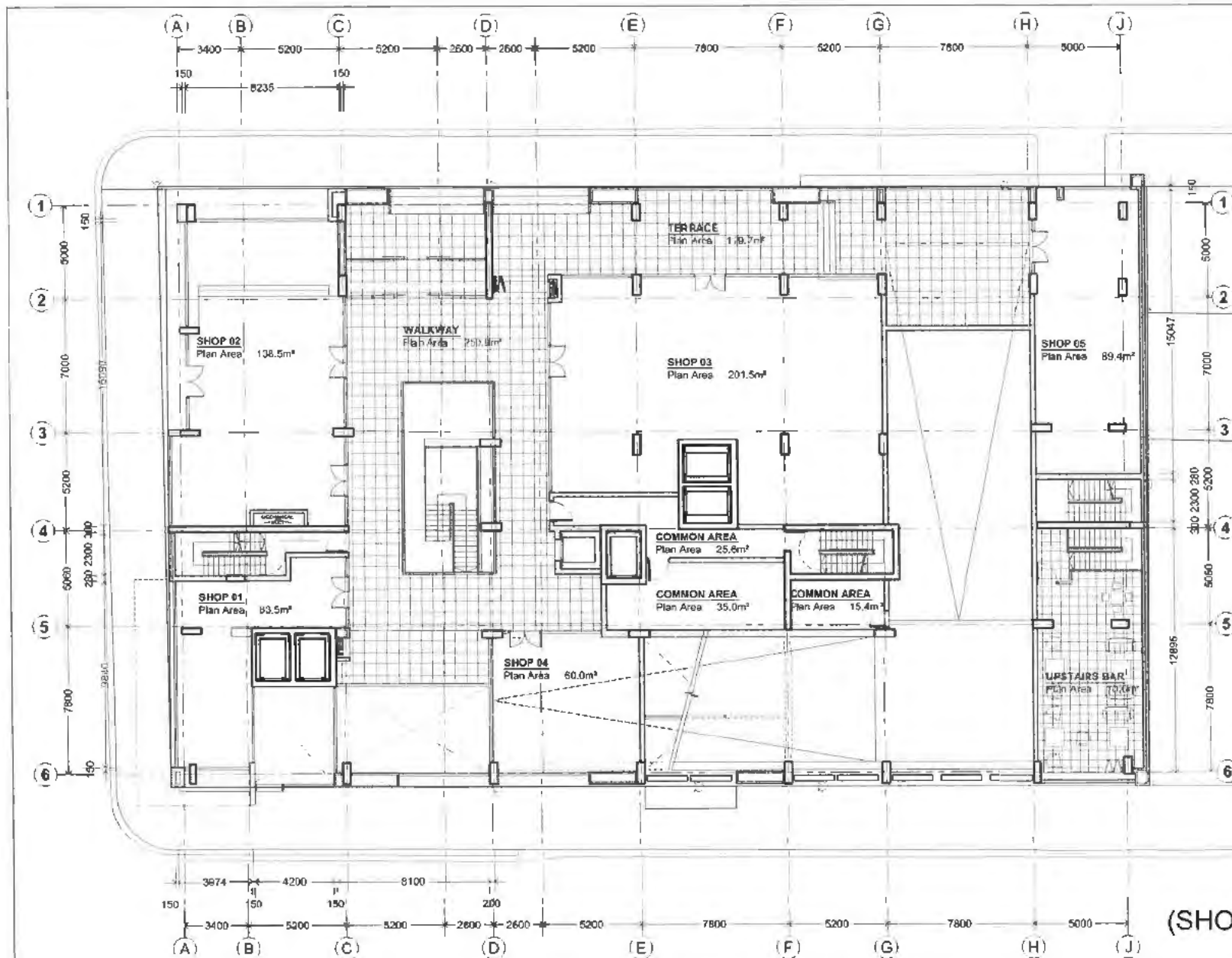
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KEVIN GADD
 ARCHITECTS

C.C.

58 Floor, Securus Building 21 Oliver Road, Claremont, FOS
 Tel: (021) 871-2234, Fax: (021) 873-4101





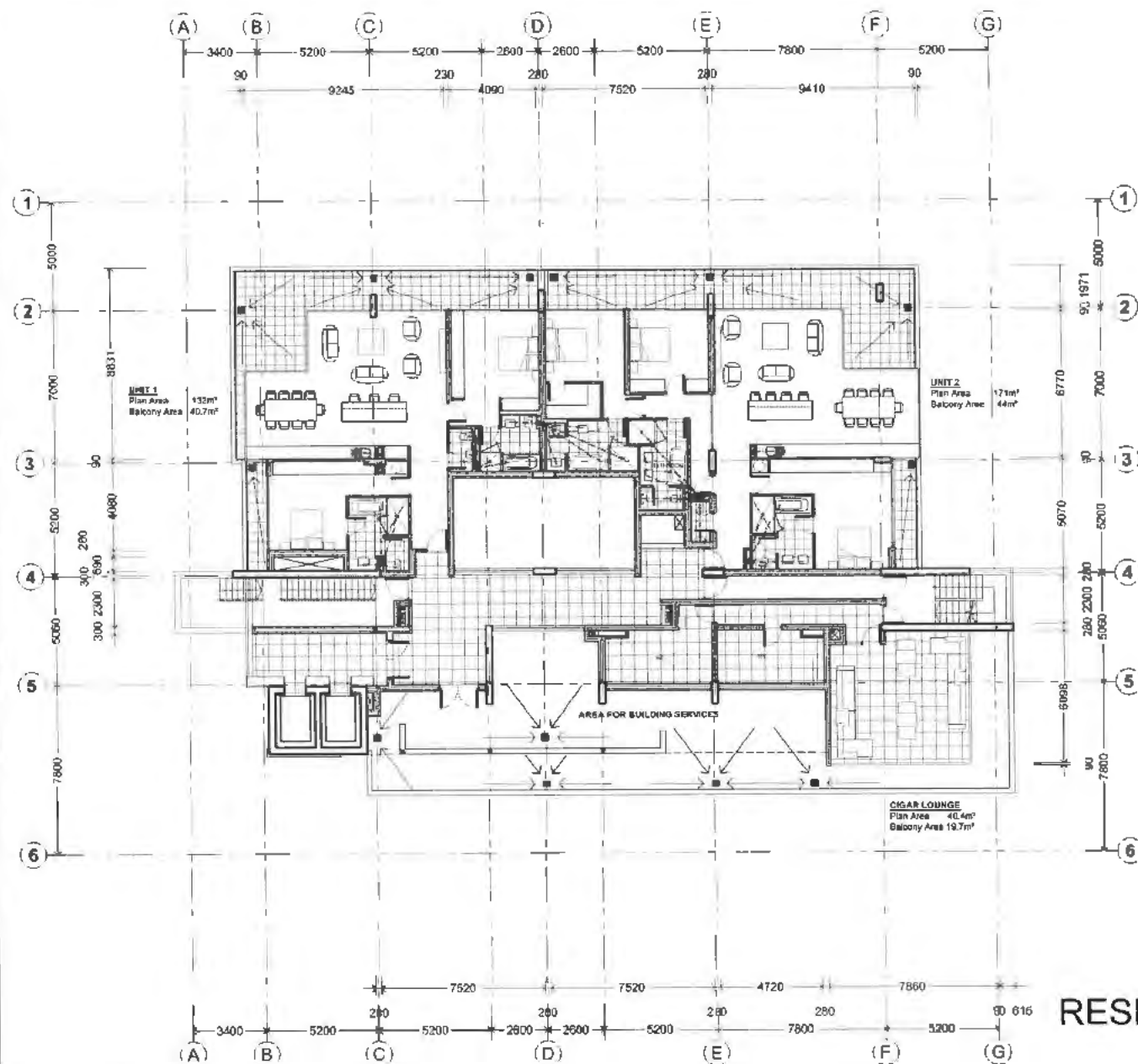
RETAIL LEVEL 2
(SHOWING UPSTAIRS BAR)
 scale 1:200

MIRAGE MIXED USE BUILDING, DE WATERKANT

KEVIN GADD
ARCHITECTS
 C.C.



59 Floor, Service Building, 51 De Waterkant, Cape Town, 7701
 Tel: (021) 871-3334 Fax: (021) 883-8158



RESIDENTIAL 08 & CIGAR LOUNGE

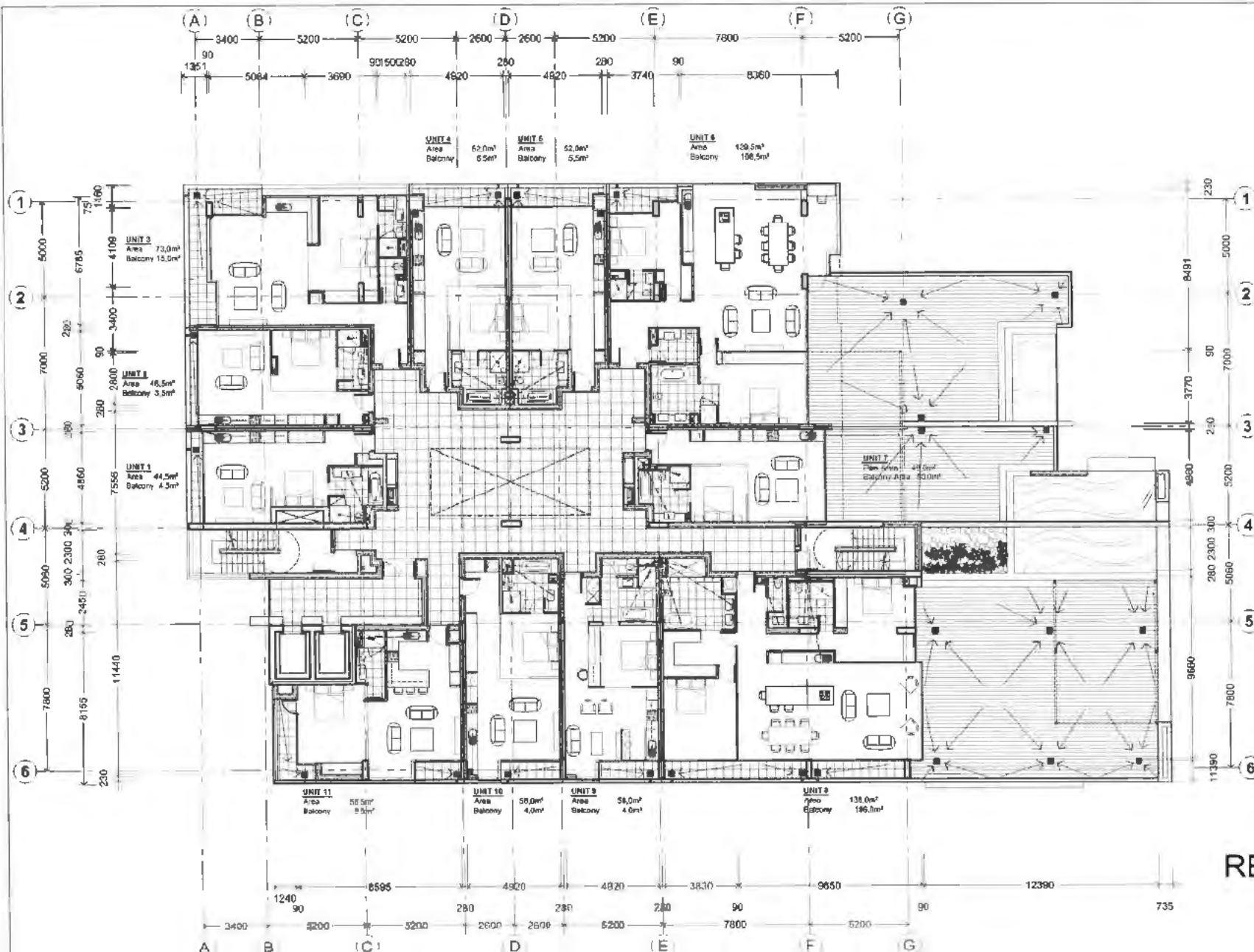
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**KEVIN GADD
ARCHITECTS
C.C.**



3rd Floor, Protea Place, 10 Protea & Orpen Road, Claremont, 7701
Tel: (021) 811-3534, Fax: (021) 953-9105

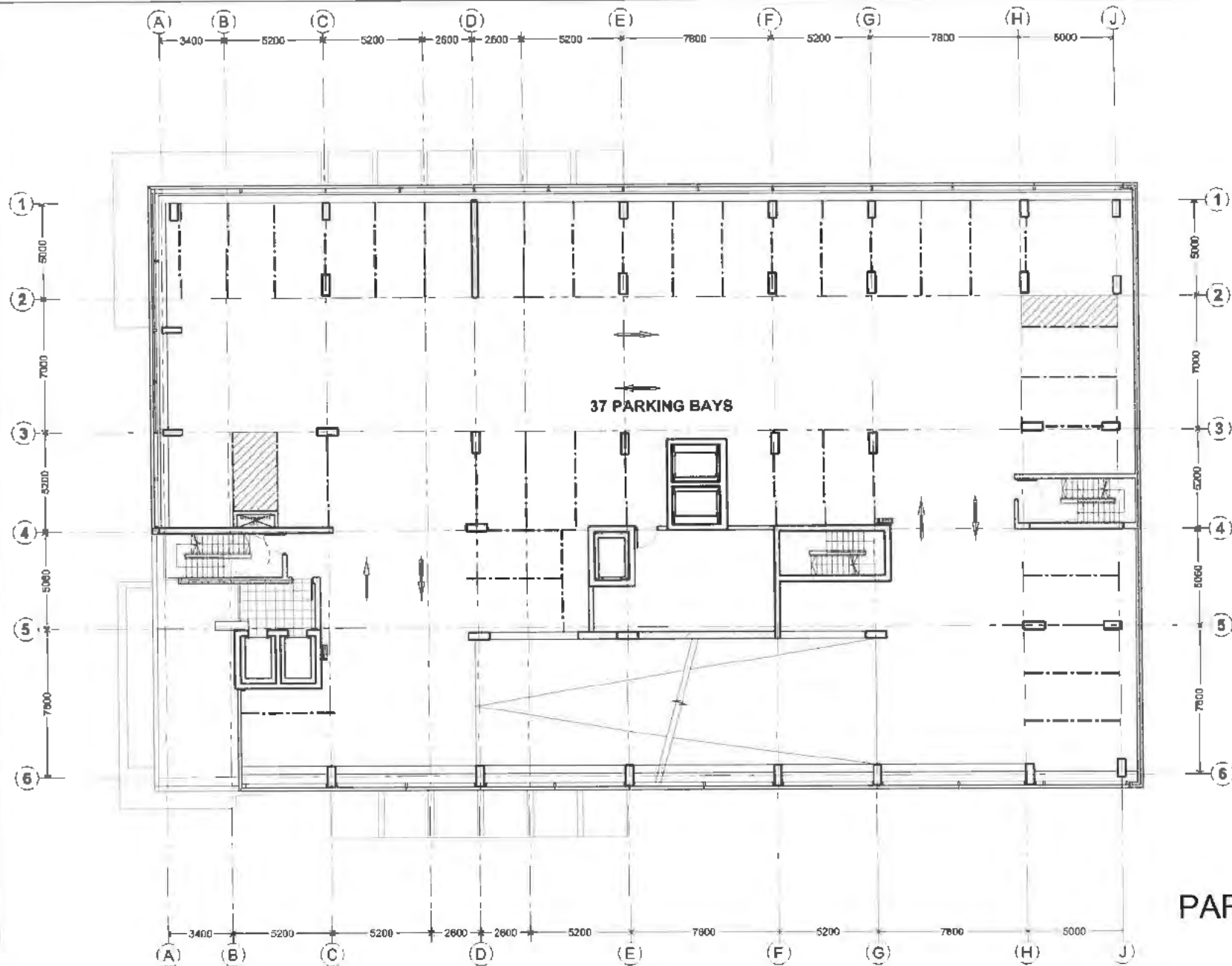


MIRAGE MIXED USE BUILDING, DE WATERKANT

**KEVIN GADD
ARCHITECTS**
C.C.



5th Floor, Bureaux Building 21 Dwyer Street, Chelmsford, Essex
Tel: (0201) 811-1334, Fax: (0201) 811-1335



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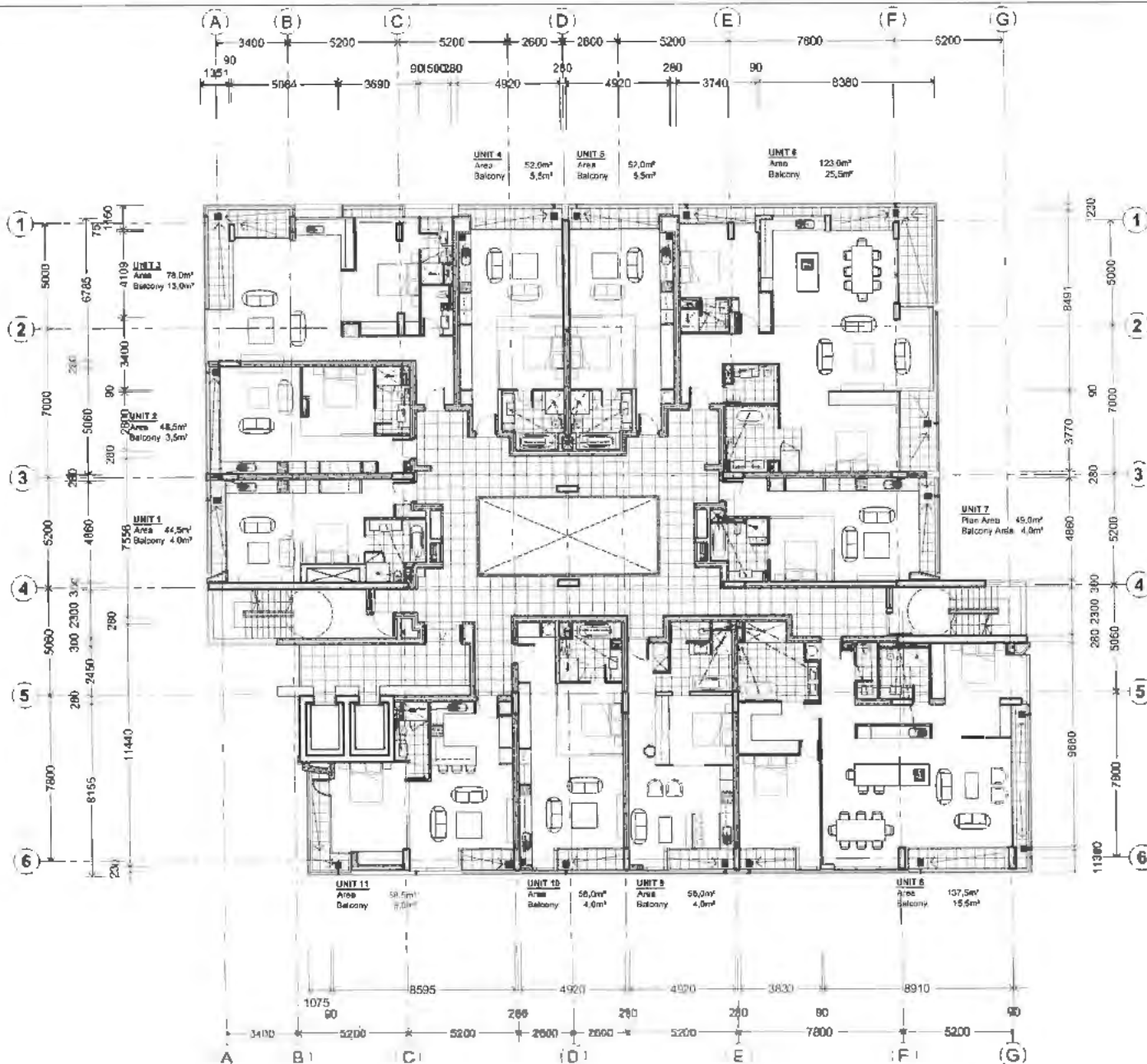
PARKING LEVEL 01

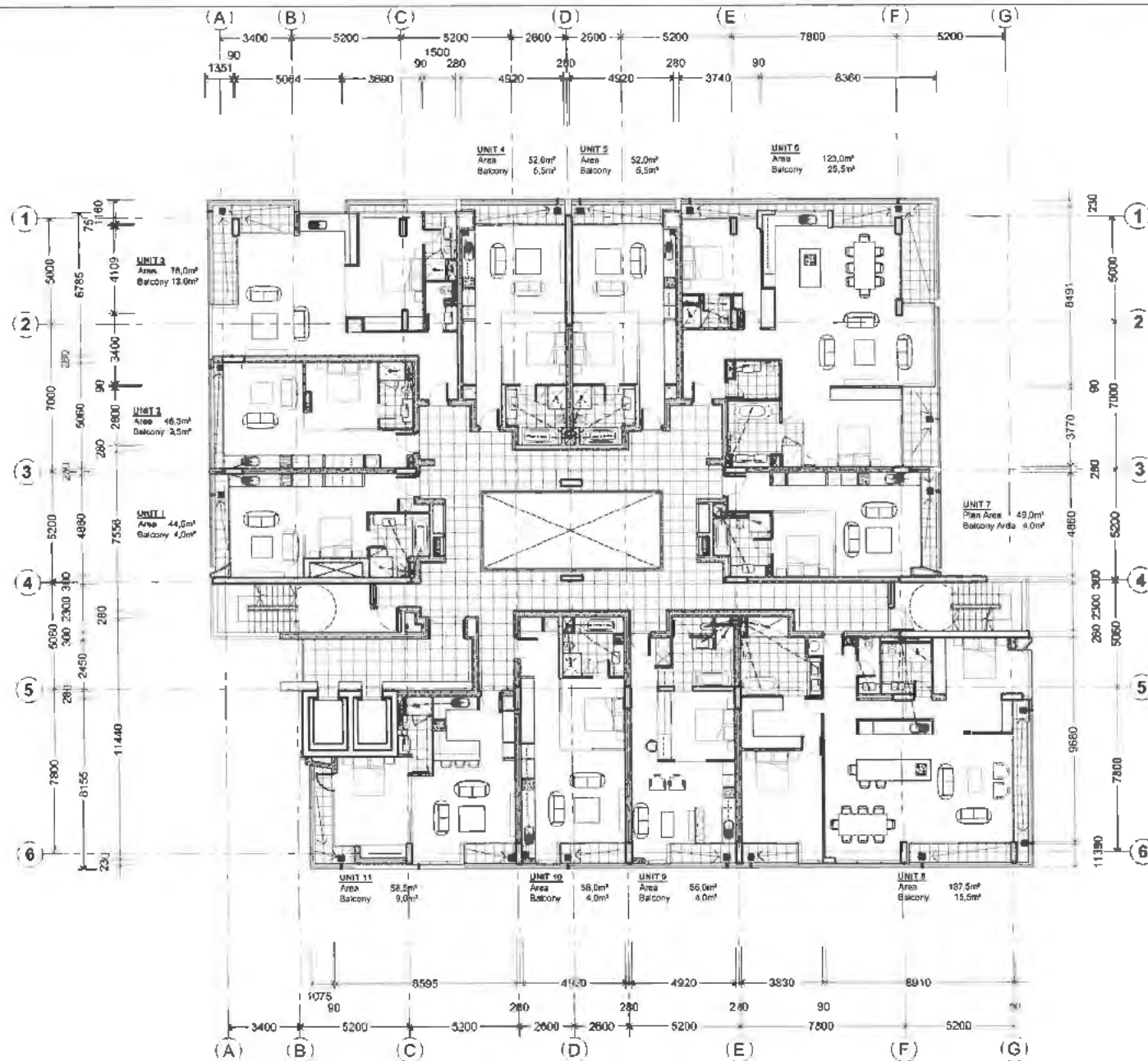
scale 1:200

KEVIN GADD
ARCHITECTS
C.C.

35 Pinar, Suriname Building 21, Crystal Street, Clarendon, FTR
Tel: (0671) 811-3534, Fax: (0671) 854-0102







MIRAGE MIXED USE BUILDING, DE WATERKANT

RESIDENTIAL 03

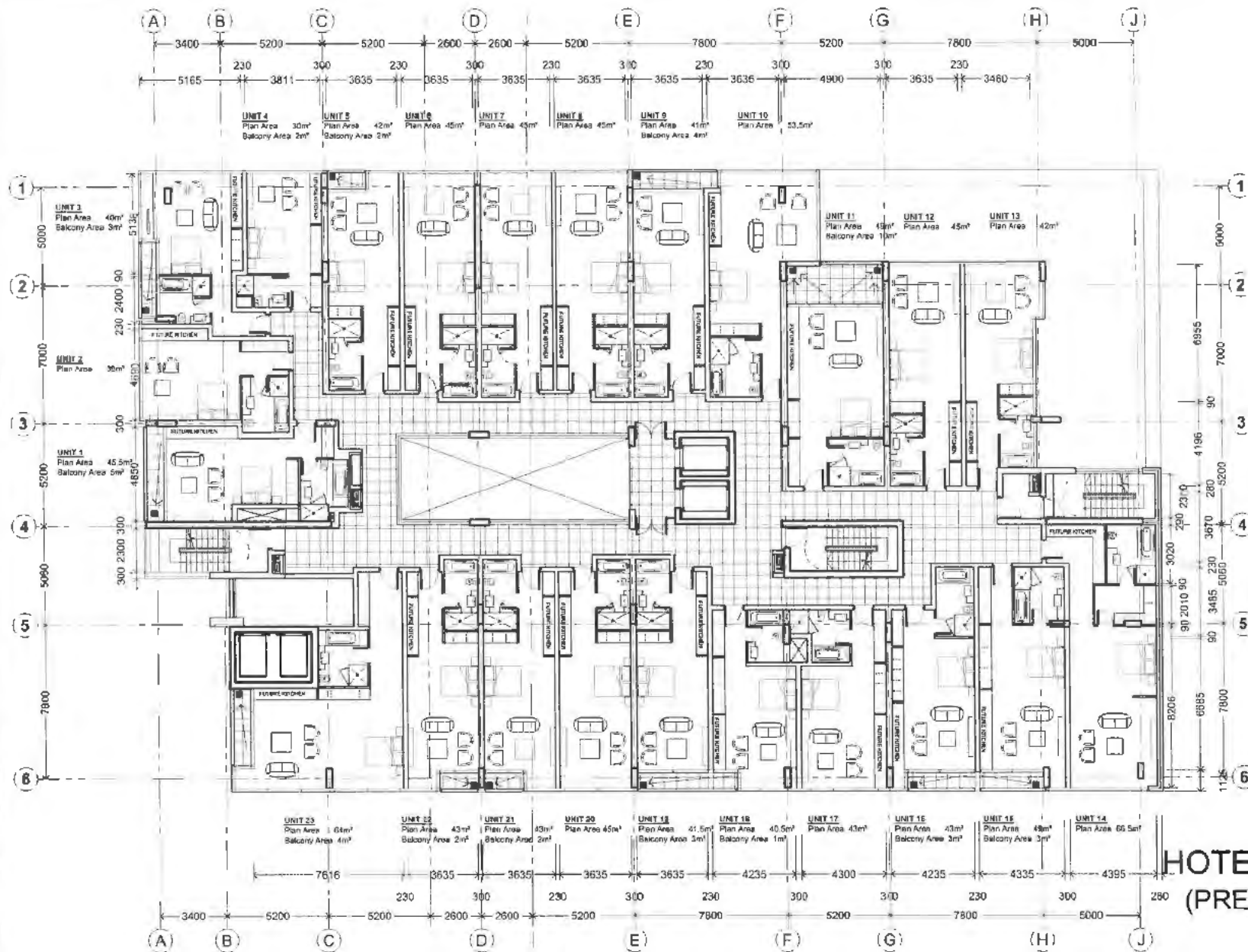
scale 1:200

KEVIN GADD
ARCHITECTS

C.C.

98 Flar, Durban Building 211 Cape Street, Durban, 4001
Tel: (031) 511-3334 Fax: (031) 511-3335





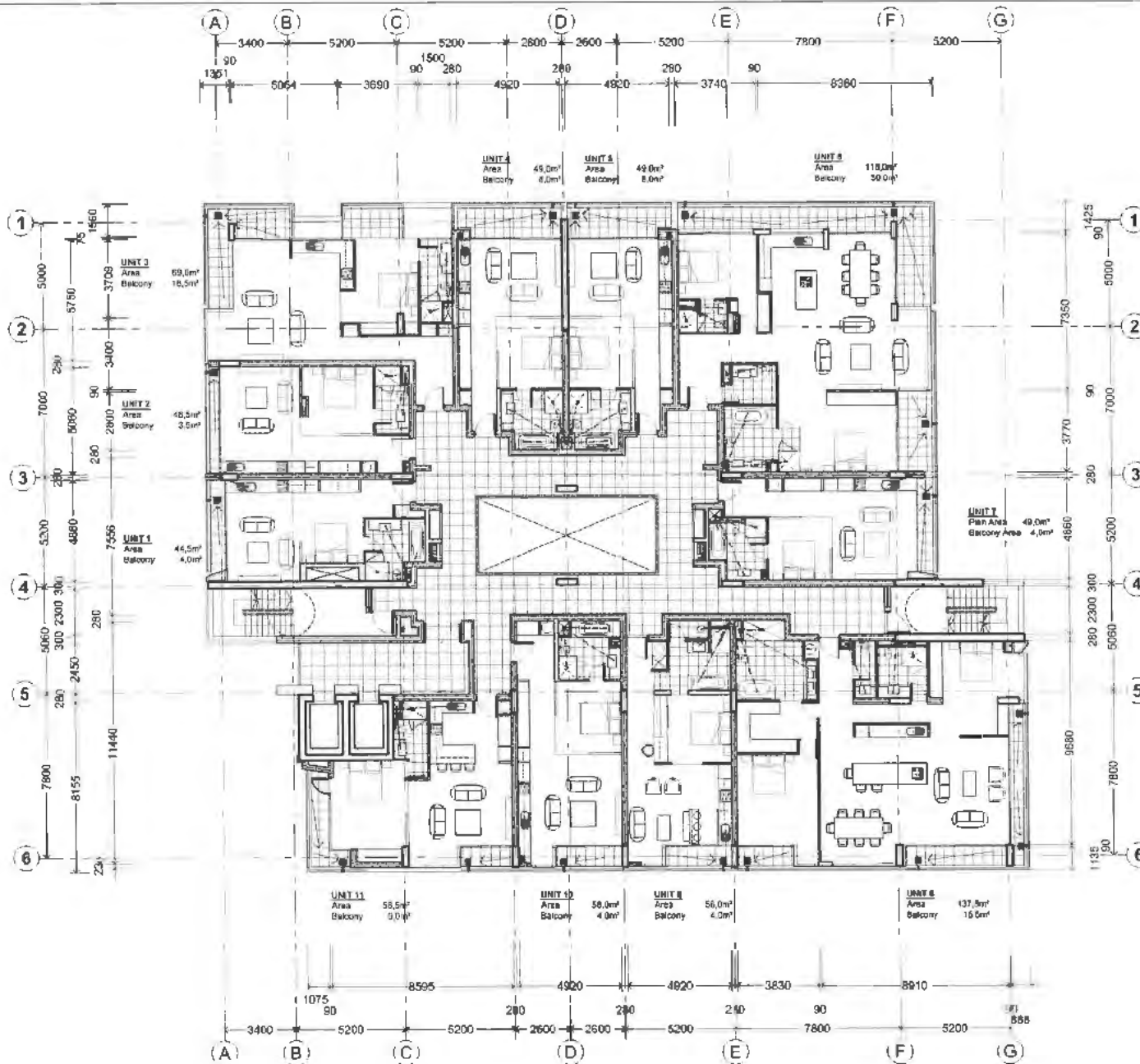
HOTEL LEVEL 2(Rev1)
(PREVIOUSLY OFFICE 3)
 scale 1:200

MIRAGE MIXED USE BUILDING, DE WATERKANT

**KEVIN GADD
 ARCHITECTS
 C.C.**



10th Floor, Seacrest Building, 21 Teyateyan Street, Cameroon, 1708
 Tel: 0021977-3334, Fax: 0021977-3335



MIRAGE MIXED USE BUILDING, DE WATERKANT

RESIDENTIAL 05

scale 1:200

KEVIN GADD
ARCHITECTS
C.C.



5th Floor, Seafront Building 21, De Waterkant, Cape Town, 7701
Tel: (021) 811-3636 Fax: (021) 863-8868

