

**APPLICATION FOR CONSENT USE IN TERMS OF GEORGE
MUNICIPALITY LAND-USE PLANNING BY-LAW, 2023 TO ALLOW
THE PROPOSED MECHANICAL DEVICES (LIMITED PAYOUT
MACHINES).**

ERF 23009, CNR KNYSNA ROAD & 2ND AVENUE, GEORGE



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1. EXECUTIVE SUMMARY

PROPERTY DESCRIPTION	
Address	Cnr Knysna & 2nd Avenue, George
Applicant	ASAPH Town Planners on behalf of the owner
Registered owner	Quantum Leap Investments 56 (Pty) Ltd
Extent	7193m ²
Current use	Business (West Coast Fisheries)
Proposed use	20 LPMs
Title Deed No	T25025/2006
Title Deed restrictions	None
Current zoning	Business zone I

2. INTRODUCTION

The owner has appointed ASAPH Town Planners to submit a land use application for the subject site. The application is for Consent use in terms of Land use Planning By-Law of George Municipality, 2023 in order to allow the proposed 20 Mechanical devices (Limited payout machines) on the property.

The property is currently **utilised for business purposes (West Coast Fisheries)** and is located in the CBD of George Town. Erf 23009 is located along George Knysna Road. The surrounding area is characterized by mixed uses comprising various community facilities, businesses, and various shops.

3. NATURE OF APPLICATION

The purpose of the application is for the following:

- 1) Application in terms of George Municipality By-Law, 2023, for a consent use (gambling place) on Erf 23009, George **in order to allow for the proposed 20 mechanical devices (limited payout machines).**

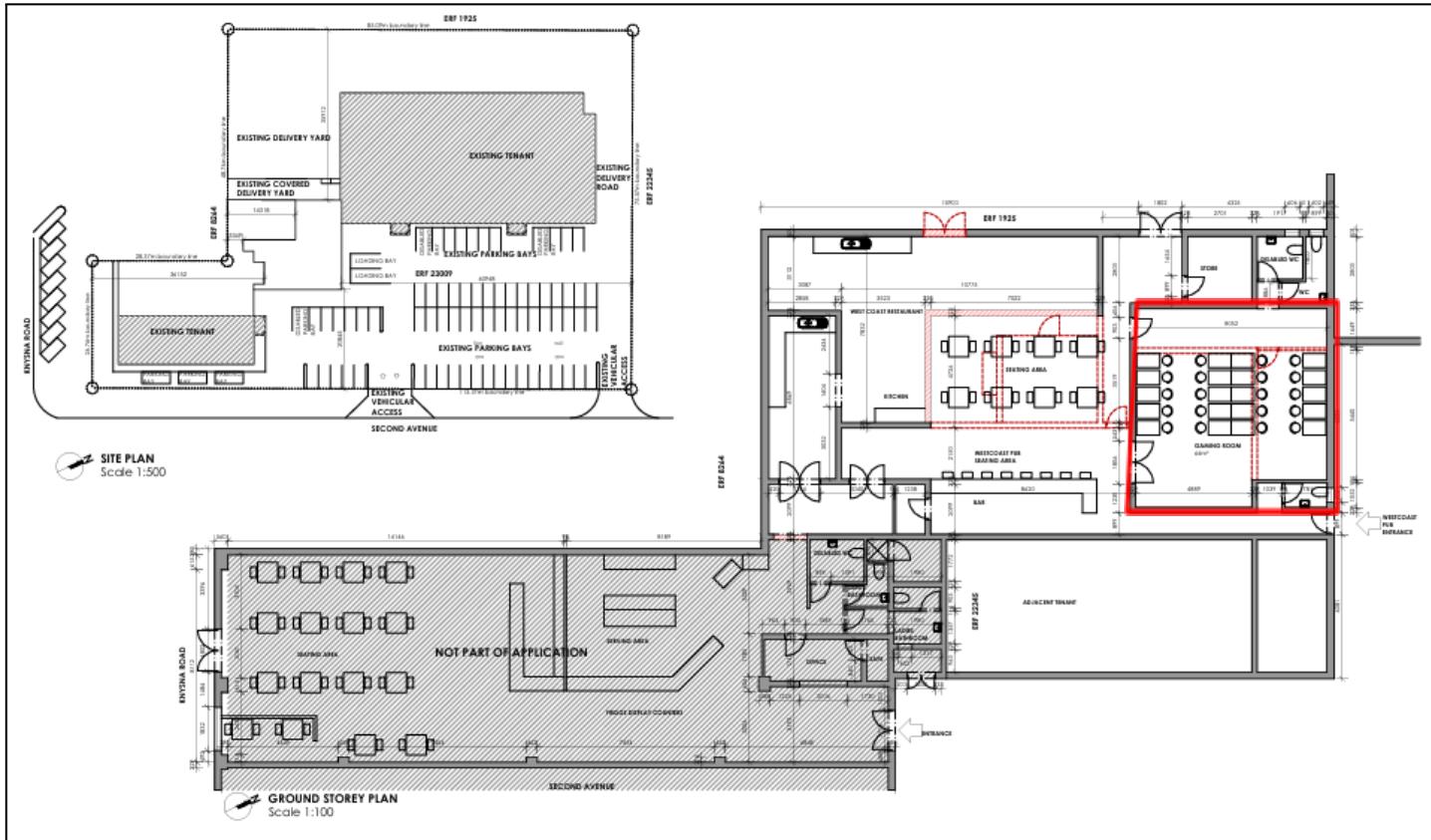
3.1 CURRENT ZONING: BUSINESS ZONE 1

BUSINESS ZONES		
Business Zone I (BZI)	Primary use	Consent uses
<i>The objective of this zone is to provide for intensive business and mixed-use development with relatively few restrictions in order to promote urban vitality and economic growth.</i>	<ul style="list-style-type: none">• Business premises	<ul style="list-style-type: none">• 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

“gambling place” means a place where betting and gambling may be undertaken in accordance with a license issued under the relevant Act, and includes premises for totalisators, electronic payout devices and limited payout gambling machines.

3.2 BUILDING PLANS

The floor plans below show the proposed areas for the machines.



PROPOSED FLOOR PLAN

Monday – Sunday	11:00 am – 02:00
Number of employees	+-10 employees anticipated
Number of LPMs	20 Limited payout machines

3.3 WESTERN CAPE GAMBLING AND RACING BOARD

Below is a notice from the Western Cape Gambling and Racing Board (WCGRB), Notice 1 of 2023. This notice, outlines the Board's decision to proceed with the roll-out of Type B Limited Payout Machines (LPMs) in the province.

According to the notice, a Type B LPM Site license authorizes the exposure of a minimum of six (6) and a maximum of 20 LPMs per site.

WCGRB hereby invites Type A licensed LPM sites, through relevant LPMS operators to submit applications for Type B license. Given that the proposal falls within this specified range, it is believed to align with the regulations set forth by the WCGRB.



Western Cape
Government

Western Cape
Gambling and Racing Board

Wes-Kaapse Raad op Ibhodi Yelentshona Kapa
Dobbelary en Wedrenne * Yokungcakaza Ngemali Neyemidyarho

NOTICE 1 OF 2023

**NOTICE IN TERMS OF THE PROMOTION OF ADMINISTRATIVE JUSTICE ACT 3 OF
2000:**

**INVITATION FOR COMMENTS ON THE REQUEST FOR APPLICATIONS ("RFA") FOR TYPE B
LIMITED PAY-OUT MACHINE ("LPM") SITE LICENCES IN THE WESTERN CAPE**

1. The Western Cape Gambling and Racing Board ("the Board") has resolved to proceed with the roll-out of Type B LPMs in the Province.
2. Notice is hereby given to all interested parties that the Board has drafted a RFA for Type B LPM Site licences. This specific RFA relates only to the conversion of a licensed Type A LPM Site to a Type B LPM Site. This will be the intial phase of the roll-out of this category of LPM Site licences. A Type B Site licence will authorise the licence holder to expose a minimum of six (6) and a maximum of 20 LPMs per LPM Site.
3. The RFA can be downloaded from the Board's website at www.wcgrb.co.za or is obtainable from the Office of the Board at 100 Fairway Close, Parow, 7500.
4. Written comments and representations must be forwarded to the following address and contact details:

**Mr Primo Abrahams
The Chief Executive Officer
Western Cape Gambling and Racing Board
100 Fairway Close
Parow
7500**

4. LOCALITY

Erf 23009 is located at the corner of Knysna Road and 2nd Avenue, George. The site is well accessible, it can be accessed from Courtenay Street, Knysna Road, 2nd Avenue from George, and the surrounding areas. The proposed site is located within George's CBD.



Figure 1: The above figure shows the location of the proposed site.

5. DESCRIPTION OF THE PROPERTY/AREA AND SURROUNDING LAND USES

The subject property is situated in George and measures 7193m² in extent. The site is located in an established business area along the Courtenay/Knysna Road activity corridor and residential area north east of the proposed site. The surrounding properties vary in sizes ranging from approximately 1000 m² and above.

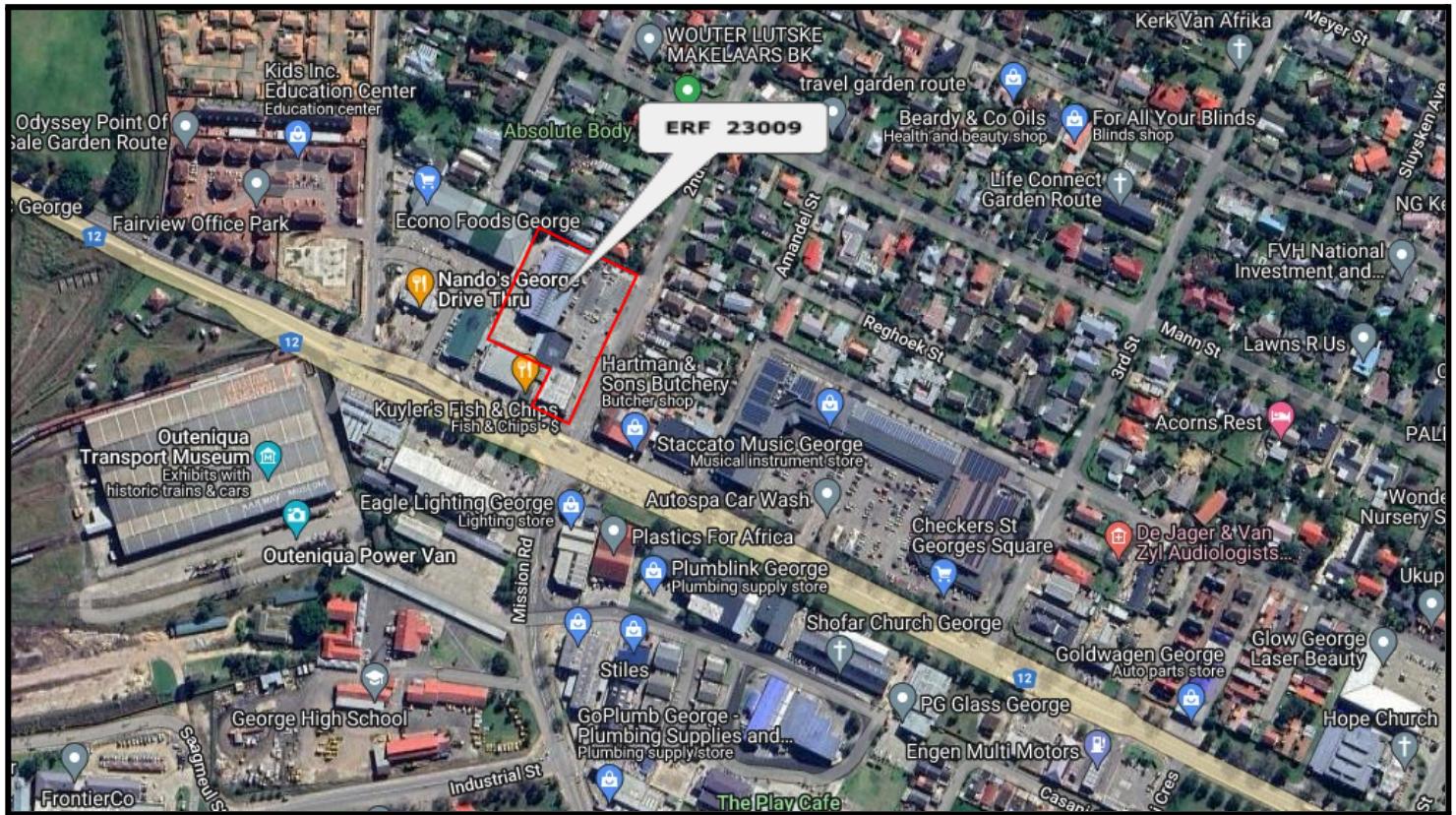


Figure 2: The above figure shows the surrounding land uses.

The proposed site is currently occupied by a business. There are various shops and businesses that are located in the surrounding area. The subject site is also located in close proximity to Checkers St George shopping centre. The property is located in close proximity to Outeniqua Transport Museum. The proposed site is also located along Knysna Road, which consist of various businesses, liquor outlets, blocks of flats, and public amenities.



PICTURES SHOWING THE EXISTING BUILDING THAT IS USED BY WEST COAST FISHERIES



6. ZONING AND EXISTING RIGHTS

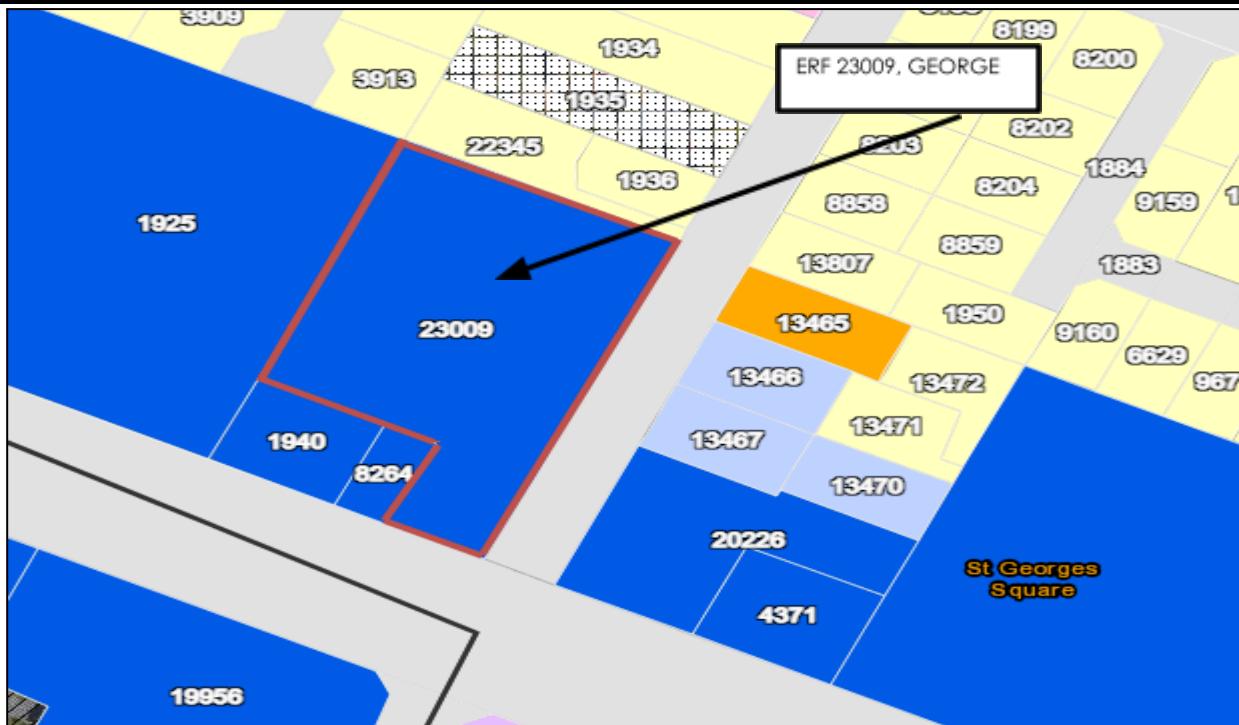


Figure 3: zoning and existing rights

The subject property is zoned **Business Zone 1** in terms of George Municipality Integrated Zoning Scheme By-Law, 2017. The property is still intended to be utilized for business purposes. No deviation from the GIZS. The predominant land use in the area is business and residential.

7. LEGAL FRAMEWORK

7.1 LAND USE PLANNING ACT, 2014 (ACT 3 OF 2014) (LUPA)

While LUPA provides more clarity in that it makes a distinction between compliance, consistency with, and deviation from spatial development frameworks. In considering a land use application, the competent authority, in terms of LUPA must have regard to applicable spatial development frameworks, and the desirability of the proposal must be taken into account when considering the merits of each application.

The proposal is regarded as desirable and consistent with applicable legislation in the area.

7.2 SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013

The SPLUMA principles promote spatial justice which provides numerous job opportunities in close proximity to the surroundings.

- Spatial Efficiency: facilitating optimal utilisation of this land, which has very limited agricultural potential.

- Spatial Resilience: sustainable livelihoods for the surrounding community, which will contribute towards building resilient communities, and combating informality through socio-economic injection.

The proposal is consistent with these principles as it will create jobs in this area and contribute to the local economy.

7.3 GEORGE MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK 2023/27

The George SDF emphasizes the development of mixed-use nodes and precincts, especially in economic zones and activity streets connected by main movement corridors. The proposed site, located along Courtenay Street/ Knysna Road, a public transport and activity corridor, falls within the Eastern Commercial Precinct. The proposed application contributes to the intensification of economic activity within the node. The George SDF prioritizes areas where economic activities are encouraged as part of vibrant, mixed-use environments.

The SDF calls for intensification along corridors such as Courtenay Street and Knysna Road, where investments in mixed-use development are promoted. The proposed site is located along the densification zone.

The proposal is consistent with the George SDF's goals of promoting mixed-use development and intensifying economic activities.

7.4 GEORGE INTEGRATED ZONING SCHEME BY-LAW 2024 (GIZS)

According to the George Integrated Zoning Scheme By-law 2024 (GIZS), Erf 23009 is zoned as Business Zone I. In this zone, the introduction of a “gambling place” requires consent use approval.

The application is therefore in alignment with these stipulations, and the site's zoning as Business Zone I permits the establishment of a gambling place through consent use.

“Business premises” serve as the primary land use right. “Business premises” refers to a property used for conducting business activities, and—

- (a) includes establishments such as shops, big box retail, restaurants, liquor stores, plant nurseries, offices, funeral parlours, financial institutions, and similar establishments, as well as places of assembly, leisure institutions, hotels, conference facilities, rooftop base telecommunication stations, and multiple parking garages;
- (b) includes up to five electronic or mechanical playing devices that are ancillary to a restaurant or leisure establishment per property;
- (c) additionally allows for the following land uses above the ground floor:
- (d) explicitly excludes places of entertainment, gambling places, motor repair garages, industrial activities, noxious trades, high-risk activities, adult entertainment, adult services, or adult shops.

Within Business Zone I, the designation of a "gambling place" is considered a consent use. The GIZS defines a "gambling place" as a venue where betting and gambling activities are conducted in compliance with a license issued under the relevant legislation. It includes premises for totalisators, electronic payout devices, and limited payout gambling machines.

The application is for 20 LPM on Erf 23009 and adheres to the applicable zoning regulations and development parameters. The site's zoning as Business Zone I permits a gambling place through consent use, the proposed comply with the GIZS.

7.5 POLICY ON THE ALLOWANCE OF LIMITED PAYOUT MACHINES

Erf 23009, located within the CBD of George, and the proposed site is currently occupied by West Coast Fisheries.

The proposed site is an area identified as a suitable location for LPMs under the policy's location criteria. The site is well-positioned along the Courtenay/Knysna Road activity corridor, a key route connecting the CBD to the broader region.

The proposed site is located in an established business area characterized by mixed-use development. The presence of Checkers St. George Shopping Centre and the Outeniqua Transport Museum nearby further solidifies the suitability of the location for LPMs, in line with the policy's criteria allowing gambling premises within

commercial and mixed-use zones.

The surrounding properties are primarily commercial, recreational, and residential. The site is not located within 200m of social grant payout points, major public transport interchanges, or educational institutions, as restricted by the policy.

The policy specifies suitable locations for gambling premises, and the proposed site aligns with these criteria. While there are some residential properties within 200m of the site, the area primarily comprises various businesses. In this case, the residential areas are buffered by the commercial activities on Knysna Road. Notably, no other gambling establishments were identified within a 200m radius of West Coast Fisheries.

The proposed consent complies with the Policy on the Allowance of Limited Payout Machines and Sports Betting Devices, Bookmaking Premises, and Totalisators.

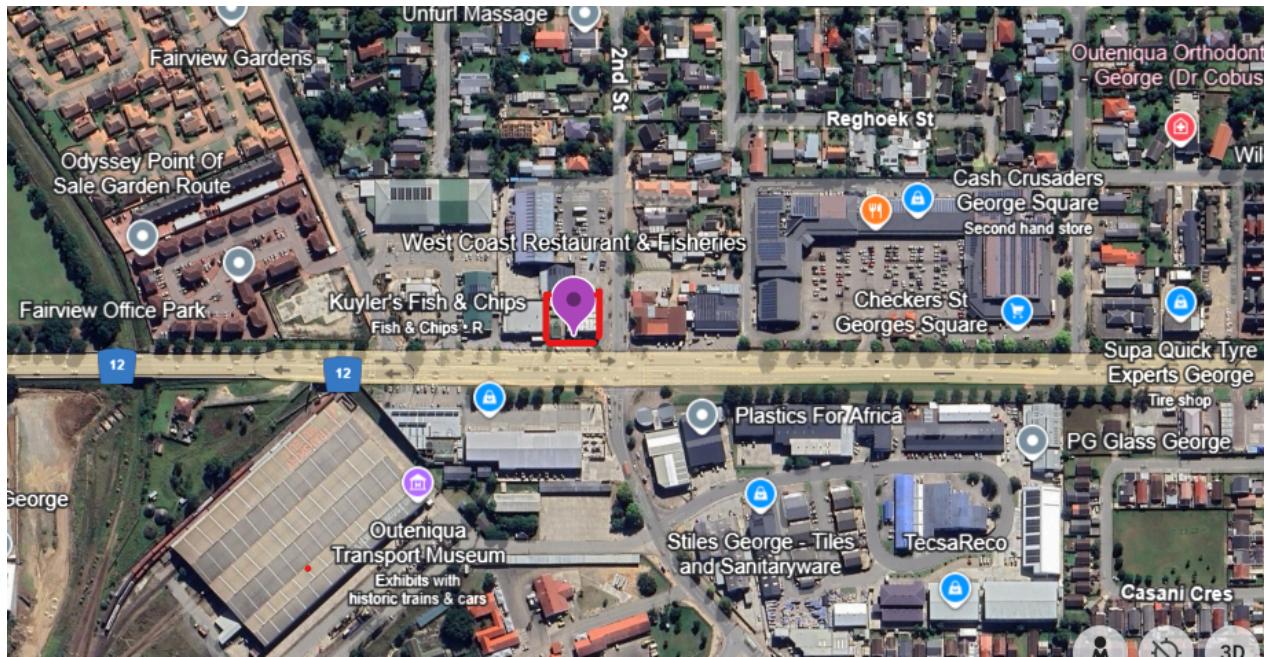


Figure 4: The map above shows nearby land uses.

8. MOTIVATION

8.1 THE PROPOSED LIMITED PAYOUT MACHINES (LPMs)

As defined in the National Gambling Act, the term "**limited pay-out machine**" means a gambling machine **with a restricted bet and prize**. There are restrictions in terms of the maximum amount of money that can be used to bet and win.

The gambling industry in South Africa, including LPMs, is regulated by the National Gambling Act. The Act provides a legal framework for licensing, taxation, and responsible gambling practices.

There is a Provincial Gambling Board responsible for overseeing gambling activities within its jurisdiction. These boards grant licenses to operators, enforce regulations, and ensure compliance.

LPMs can only be used in places that have the appropriate licenses, like bars, clubs, and authorized gaming establishments which include the subject site. To avoid oversaturation and potentially detrimental effects, the number of LPMs permitted in a given area is limited.

There are major actors in the LPM sector which include Route and independent operators, site operators and the National Central Electronic Monitoring System (NCEMS). NCEMS is a centralized LPM monitoring and assessment system run by Route Monitoring under a long-term contract.

Operators are expected to create responsible gambling initiatives in order to address any potential harmful effects. These programs offer alternatives for self-exclusion, details on gambling addiction, and access to help resources.

The National Responsible Gambling Program (NRGP) is a program with the goal of preventing and reducing the harm brought on by gambling. Individuals suffering from gambling addiction can use its counseling, treatment, and preventive services.

LPMs are regulated by a number of stakeholders, including the federal and provincial governments, route operators, site operators, and monitoring service providers and therefore the proposed machines will be highly monitored.

The National Gambling Board approves the regulations of the LPMs. The **Provincial licensing authority restricts LPMs per site** to the following prescribed limitations:

- ✓ Sites must meet specific prescribed criteria;
- ✓ LPMs must be a secondary activity to the primary business of the site;
- ✓ Maximum stake of R5 and **Maximum win is R500 with no Jackpots**;
- ✓ Minimum Return to Player at 75%;
- ✓ Sensitivity to government's policy objectives through responsible corporate behaviour aimed at protecting the vulnerable and preventing over-stimulating latent demand for gambling.
- ✓ **Comply with national and provincial gambling laws and rules.**
- ✓ **Comply with SA National Standards for machines & monitoring system.**
- ✓ All LPMs connected to a central monitoring system.
- ✓ **LPMs are strictly regulated to prevent underage gambling and excessive use.** It is illegal for individuals under the age of 18 to gamble or access LPMs

To minimize any potential negative socio-economic effects brought on by the development of LPMs, the National Gambling Act regulates rollout of LPMs. The goals of the government's policy framework are to protect the community from the negative impacts of gambling and avoid overstimulating latent demand. LPMs operate under this legislative framework.

8.2 DESIRABILITY

LPMs are regulated by various legislative frameworks to ensure the implementation of responsible regulations, which will ensure consumer protection and a safe gambling environment. Regulatory bodies monitor the industry, ensuring fair practices, and implementing safeguards to protect vulnerable individuals, such as age restrictions, spending limits, and self-exclusion programs. These measures significantly mitigate the potential harms associated with excessive gambling.

LPMs businesses allocate a portion of the revenue generated towards social programs that address gambling-related issues. These programs include public awareness campaigns, treatment centers for gambling addiction, and research on gambling-related harm.

The proposed business will provide an **economic and employment opportunity** for the property owners and support the surrounding community by creating employment opportunities for the people of the area. The proposed limited payout machines will generate economic benefits in the area.

LPM businesses provide opportunities for entrepreneurship, job creation, and tax revenues. The proposal will also contribute to the growth of the economy in the area. The resulting tax revenue can also be allocated towards public services such as education, healthcare, and infrastructure development.

The proposed LPMs will not have a **detrimental effect on the neighborhood and the surrounding area**. The subject site is located close to a number of businesses and on the main road where mix use and businesses are allowed. There is no change in the structure or additions to the subject building. The proposed LPMs

are to be operated on the existing building.

The business character of the area will be maintained. The activity will be operated in a controlled environment. The subject area is predominantly used for business where people come to work, shop, and go home. These small businesses create opportunities for the communities by creating jobs.

The owner of the business has indicated that the proposed LPMs will not be operated by any person under the age of 18 years as per the prescribed laws and has indicated that they will abide by all the regulator's requirements.

The land use will not impact the **engineering services**. The activity will utilise the existing engineering network that is currently in place in the area.

No impact on safety of the surrounding community is envisaged by the proposal. The use will be regulated by provincial legislation and any other legislation. There are some of the small businesses in close proximity to the property.

The proposed portion of the building that is going to be used for the proposed LPMs has been indicated on the building plan.

The activity will not impact on the **heritage or impact on the biophysical** environment.

The proposed site is located on the main road, an area characterized by the integrated transport system which also includes the public transport system. The proposed site is also located along the main road where there is high utilization of the Uber/bolt system.

The applicable legislation in the area also promotes utilization of public transport.

This can be achieved through a comprehensive approach to land use density, mix, and intensity, as well as a focus on prioritized public transport at a metro, corridor, nodal and precinct scale.

Shared Parking

The subject property currently accommodates three tenants Beekman Super Canopy, Prestons Liquor, and West Coast Fisheries and has a generously sized parking area. The majority of the parking bays are situated along Second Avenue.

Parking in the area is, from time to time, shared among businesses, as public parking along Knysna Road is available for the benefit of all commercial establishments located along this main street. Knysna Road itself is characterized by the presence of public parking, and cross-property parking is a common practice visitors often park once and conduct business at multiple premises within walking distance.

The site has sufficient parking bays to serve its tenants and visitors. It also benefits from two main vehicular access points one from Knysna Road and another from Second Avenue ensuring smooth internal traffic flow and circulation.

It is also worth noting that tenants, such as Prestons Liquor and Beekman Super Canopy, typically conclude their operations before the peak hours anticipated for the proposed LPMs area, thereby limiting potential parking congestion and further supporting the adequacy of the current parking provision.

The proposal will not have any negative impact **on the existing vehicle and pedestrian movement.**

8.3 NEED FOR MORE LPMs

Limited payout machines (LPMs) by their very nature and regulation are significantly different from those found at traditional casinos. As the name suggests, the amount of money that can be placed as a bet or that can be won, is limited. LPMs are therefore more of an entertainment facility than an opportunity to "win big". Slots machines available at the traditional casinos on the other hand have no maximum bet or maximum payouts.

The person who plays the LPM devices, punters, are therefore more interested in the entertainment function thereof rather than the chance of winning large sums of money. Many punters playing LPM's prefer to frequent their local establishment close to their homes as opposed to the larger Casinos because of its entertainment nature. It must also be noted that an ever-increasing number of punters are stopping over at these establishments while waiting for traffic to calm down in the evenings as opposed to sitting in traffic.

The increase in the number of punters has resulted in the need for more establishments offering LPM's as a form of entertainment. The lengthy and expensive application process coupled with the necessary requirements at both the WCGRB as well as at municipal level has resulted in fewer than required establishments offering the facility. This in turn has resulted in long waiting periods at establishments that do offer LPMs as entertainment. The need for the facility is therefore increasing.

While it is apparent that offering LPMs as entertainment has had a positive effect on these establishments in that they provide the business owners with additional revenue, it has also ensured that these establishments are the most compliant

with regards to municipal by-laws, fire, building, mechanical ventilation and health requirements as these premises will require entertainment licenses issued to them by the local municipality. These licenses are only obtainable when the relevant departments have inspected the premises and found everything satisfactory. There are numerous positive spin-offs created by these LPM's. These include, but are not limited to:

- Increase in employment – dedicated staff are required for the management and monitoring of LPM's. This increases with the number of LPM's approved for each premises.
- Stimulation of the local economy – local businesses are the beneficiaries of increased spending. Punters will traditionally have meals and/or drinks at these establishments.
- Additional revenue to the province - gambling tax
- Additional Revenue to SARS
- The facilities contribute to the tourism industry's offering for both the local and international markets.

9. CONCLUSION

The character of the area will not be changed by the proposed LPMs. The proposal is considered desirable, and it will not have an adverse impact on the character of the area. The proposed application is also considered compatible with the surrounding land uses as it is in a mixed-use area and the applicable policies\framework in the area promote mixed land uses and intensification of land uses.

It is envisaged that the proposed LPMs will have less impact on traffic and engineering services. The aesthetic of the area will not be negatively affected by the proposal.

The proposed Erf 23009 falls within the Densification zone of George where mixed land uses are encouraged.

The legalization of limited payout machines, with a focus on responsible regulation, presents a pragmatic approach to address the demand for gambling entertainment while mitigating potential negative consequences. By embracing this approach, we can harness the economic benefits, protect consumers, and provide the necessary support for those affected by gambling-related issues.

The National Gambling Act prohibits unauthorized gambling activities and provides penalties for engaging in illegal gambling. It aims to combat illegal gambling operations and protect the integrity of licensed gambling activities.

ANNEXURE 1 APPLICATION FORM

GEORGE MUNICIPALITY

APPLICATION FORM FOR APPLICATION SUBMITTED IN TERMS OF THE LAND-USE PLANNING BY-LAW FOR GEORGE MUNICIPALITY

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

PART A: APPLICANT DETAILS

First name(s)	PHUMEZA		
Surname	QWASHU		
SACPLAN Reg No. (if applicable)	B/058/2010		
Company name (if applicable)	ASAPH TOWN PLANNERS		
Postal Address	17 WITKAREE SPRINGBOK PARK, BRACKENFELL		Postal Code
Email	info@asaphtownplanners.co.za		
Tel	+2787252949	Fax	Cell
			+2787252949

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

Registered owner	Quantum Leap Investments 56 (Pty) Ltd		
Address	KNYSNA ROAD, GEORGE		
			Postal code
E-mail	yazeed.orrie@33group.co.za		
Tel		Fax	Cell
			0619876477

PART C: PROPERTY DETAILS (in accordance with Title Deed)

Property Description [Erf / Erven / Portion(s) and Farm	ERF 23009, GEORGE		
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number(s), allotment area.]							
Physical Address	Cnr Knysna & 2nd Avenue, George						
GPS Coordinates				Town/City	GEORGE		
Current Zoning	BUSINESS ZONE 1		Extent	7203	Are there existing buildings?	Y	
Current Land Use	BUSINESS (WEST COAST FISHERIES)						
Title Deed number & date	T25025/2006						
Any restrictive conditions prohibiting application?	Y	N	If Yes, list condition number(s).				
Are the restrictive conditions in favour of a third party(ies)?	Y	N	If Yes, list the party(ies).				
Is the property encumbered by a bond?	Y	N	If Yes, list Bondholder(s)?				
Has the Municipality already decided on the application(s)?	Y	N	If yes, list reference number(s)?				
Any existing unauthorized buildings and/or land use on the subject property(ies)?				Y	N	If yes, is this application to legalize the building / land use?	Y
Are there any pending court case / order relating to the subject property(ies)?				Y	N	Are there any land claim(s) registered on the subject property(ies)?	Y
PART D: PRE-APPLICATION CONSULTATION							
Has there been any pre-application consultation?		Y	N	If Yes, please complete the information below and attach the minutes.			
Official's name	Robert Janse van Rensburg Ilane Huyser	Reference number	3446299		Date of consultation	9/10/2024	

PART E: LAND USE APPLICATIONS IN TERMS OF SECTION 15 OF THE LAND USE PLANNING BY-LAW FOR GEORGE MUNICIPALITY & APPLICATION FEES PAYABLE

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

BANKING DETAILS

Name: **George Municipality**
 Bank: **ABSA**
 Branch no.: **632005**
 Account no.: **01022220981**
 Type: **Cheque**
 Swift Code: **ABSAZAJJCPE-SORTCODE 632005**
 VAT Registration Nr: **4630193664**
 E-MAIL: **ronel@george.org.za**
 *Payment reference: **Erven , George**

PART F: DETAILS OF PROPOSAL

Brief description of proposed development / intent of application:

The application for entails the following:

Application in terms of George Municipality By-Law, 2023, for a consent use (gambling place) Erf 23009, George in order to allow for the proposed 20 mechanical devices (limited pay machines).

PART G: ATTACHMENTS & SUPPORTING INFORMATION FOR LAND USE PLANNING APPLICATIONS

Please complete the following checklist and attach all the information relevant to the proposal. Failure to submit all information required will result in the application being deemed incomplete.

Is the following compulsory information attached?

Y	N	Completed application form
Y	N	Power of Attorney / Owner's consent if applicant is not owner
Y	N	Motivation report / letter
Y	N	Full copy of the Title Deed
Y	N	Locality Plan

Y	N	Pre-application Checklist (where applicable)
Y	N	Bondholder's consent
Y	N	Proof of payment of fees
Y	N	S.G. noting sheet extract / Erf diagram General Plan
Y	N	Site layout plan

Minimum and additional requirements:

Y	N	N/A	Conveyancer's Certificate		Y	N	N/A	Land Use Plan / Zoning plan
Y	N	N/A	Proposed Subdivision Plan (including street names and numbers)		Y	N	N/A	Phasing Plan

Y	N	N/A	Consolidation Plan		Y	N	N/A	Copy of original approval letter (if applicable)	
Y	N	N/A	Site Development Plan		Y	N	N/A	Landscaping / Tree Plan	
Y	N	N/A	Abutting owner's consent		Y	N	N/A	Home Owners' Association consent	
Y	N	N/A	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD) (strikethrough irrelevant)		Y	N	N/A	1 : 50 / 1:100 Flood line determination (plan / report)	
Y	N	N/A	Services Report or indication of all municipal services / registered servitudes		Y	N	N/A	Required number of documentation copies 2 copies	
Y	N	N/A	Any additional documents or information required as listed in the pre-application consultation form / minutes		Y	N	N/A	Other (specify)	
PART H: AUTHORISATION(S) IN TERMS OF OTHER LEGISLATION									
Y	N/A	N/A	National Heritage Resources Act, 1999 (Act 25 of 1999)		Y	N/A	N/A	Specific Environmental Management Act(s) (SEMA) (e.g. Environmental Conservation Act, (Act 73 of 1989), National Environmental Management: Air Quality Act, 2004 (Act 31 of 2004), National Environmental Integrated Co-Management Act, 2008 (Act 24 of 2008), National Environmental Management: Waste Act, 2008 (Act 59 of 2008), National Water Act, 1998 (Act 36 of 1998) (strikethrough irrelevant))	

Y	N/A	N/A	National Heritage Resources Act, 1999 (Act 25 of 1999)		Y	N/A	N/A	Specific Environmental Management Act(s) (SEMA) (e.g. Environmental Conservation Act, (Act 73 of 1989), National Environmental Management: Air Quality Act, 2004 (Act 31 of 2004), National Environmental Integrated Co-Management Act, 2008 (Act 24 of 2008), National Environmental Management: Waste Act, 2008 (Act 59 of 2008), National Water Act, 1998 (Act 36 of 1998) (strikethrough irrelevant))
Y	N/A	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)		Y	N/A	N/A	National Environmental Integrated Co-Management Act, 2008 (Act 24 of 2008), National Environmental Management: Waste Act, 2008 (Act 59 of 2008), National Water Act, 1998 (Act 36 of 1998) (strikethrough irrelevant)
Y	N/A	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA)		Y	N/A	N/A	National Environmental Integrated Co-Management Act, 2008 (Act 24 of 2008), National Environmental Management: Waste Act, 2008 (Act 59 of 2008), National Water Act, 1998 (Act 36 of 1998) (strikethrough irrelevant)
Y	N/A	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations		Y	N/A	N/A	National Environmental Integrated Co-Management Act, 2008 (Act 24 of 2008), National Environmental Management: Waste Act, 2008 (Act 59 of 2008), National Water Act, 1998 (Act 36 of 1998) (strikethrough irrelevant)
Y	N/A	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)		Y	N/A	N/A	Other (specify)
Y	N	N/A	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc. N/A		Y	N/A	N/A	Other (specify)
Y	N	N	If required, do you want to follow an integrated application procedure in terms of section 44(1) of the Land-Use Planning By-law for George Municipality?		Y	N/A	N/A	Other (specify)

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. The Municipality has not already decided on the application.
3. I'm aware that it is an offense in terms of section 86(1)(d) to supply particulars, information or answers in an application, knowing it to be false, incorrect or misleading or not believing them to be correct.
4. I am properly authorized to make this application on behalf of the owner and (where applicable) copies of such full relevant Powers of Attorney/Consent are attached hereto.
5. I have been appointed to submit this application on behalf of the owner and it is accepted that correspondence from and notifications by the Municipality in terms of the by-law will be sent only to me as the authorised agent and the owner will regularly consult with the agent in this regard (where applicable).
6. That this submission includes all necessary land use planning applications required to enable the development proposed herein.
7. 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/amendment/suspension forms part of this submission.
8. I am aware of the status of the existing bulk services and infrastructure in the subject area and that I am liable for any possible development charges which may be payable as a result of the proposed development.

Applicant's signature:



Date: 08/11/2024

Full name: Phumeza Qwashu

Professional capacity: Professional Planner

SACPLAN Reg. Nr: B/058/2010

FOR OFFICE USE ONLY

Date received:		Received by:	
Receipt number:			
Date application complete			

ANNEXURES

**Please do not submit these Annexure exemplars with
the application form.**

Annexure A: Exemplar of locality plan (consult
guidelines for precise requirements)

Annexure B: Application submission checklist

Annexure C: Exemplar of typical layout plan (consult
guidelines for precise requirements)

Annexure D: Examples of required documents

ANNEXURE 2.

PRE CONSULTATION



Planning and Development
E-mail: town.planning.application@george.gov.za
Tel: +27 (0)44 801 9477

LAND USE PLANNING PRE-APPLICATION CONSULTATION FORM

PLEASE NOTE:

Pre-application consultation is an advisory session and is required prior to submission of an application for rezoning, consent use, temporary departure and subdivision. It does not in any way pre-empt the outcome of any future application which may be submitted to the Municipality.

PART A: PARTICULARS

Reference number: **collab no. 3446299**

Purpose of consultation: **To discuss the proposed land use application**

Brief proposal: **Consent use on Erf 23009, George, in order to allow for the proposed (increase 5 existing mechanical devices to 20 limited payout machines), Erf 23009 is zoned Business Zone 1 according to GIZS.**

Property(ies) description: Erf 23009, George

Date: _____

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Robert Janse van Rensburg	George Municipality	0448019477	rjansevanrensburg@george.gov.za
Official	Ilane Huyser	George Municipality	0448019477	ihuyser@george.gov.za
Pre-applicant	Phumeza Qwashu	Asaph Town Planners	078 725 2949	info@asaptownplanners.co.za

Documentation provided for discussion:

(Include document reference, document/plan dates and plan numbers where possible and attach to this form)

Copy of title deed, floor plan, locality map, Western Cape Gambling Board Notice.

YES	NO
-----	----

Has pre-application been undertaken for a Land Development application with the Department of Environmental Affairs & Development Planning (DEA&DP)?

(If so, please provide a copy of the minutes)

Comprehensive overview of proposal:

Application for a consent use on Erf 23009, George, in order to allow for the proposed (increase 5 existing mechanical devices to 20 limited payout machines), Erf 23009 is zoned Business Zone 1 according to GIZS.

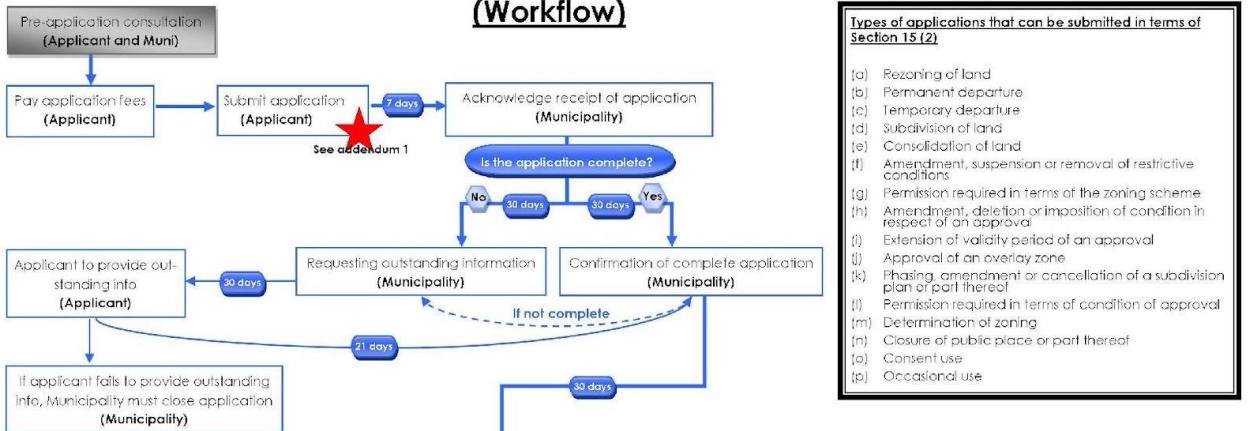
According to the Notice 1 of 2023 of the Western Cape Gambling Board, A Type B Site licence will authorise the licence holder to expose a minimum of six (6) and a maximum of 20 LPMs per LPM Site Notice is attached.

PART B: APPLICATION PROCESS

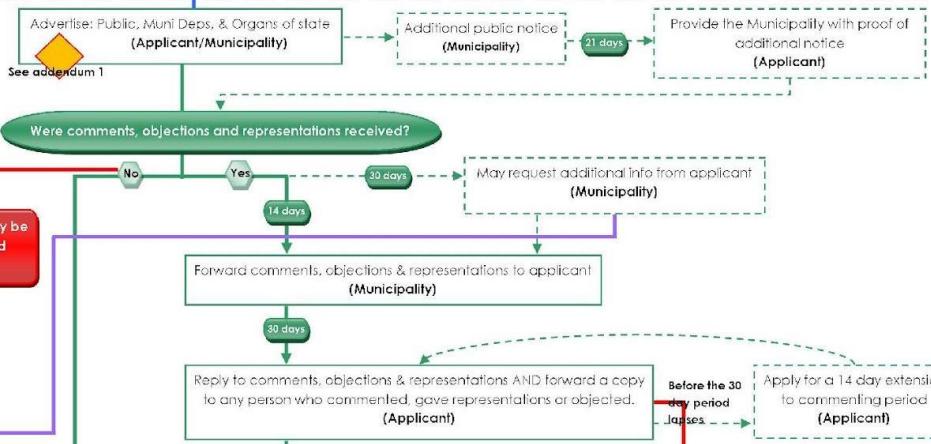
(WILL FULLY APPLY ONLY ONCE LUPA REGULATIONS ARE IN FORCE)

SUBMISSION

Draft By-Law on Municipal Land Use Planning (Workflow)

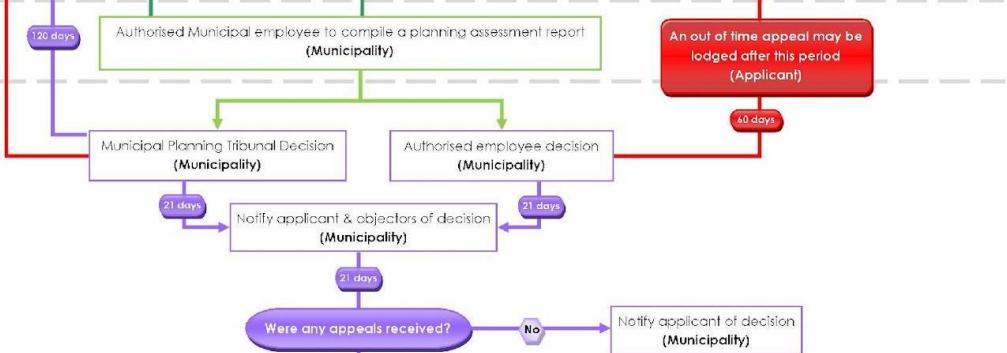


ADVERTISING

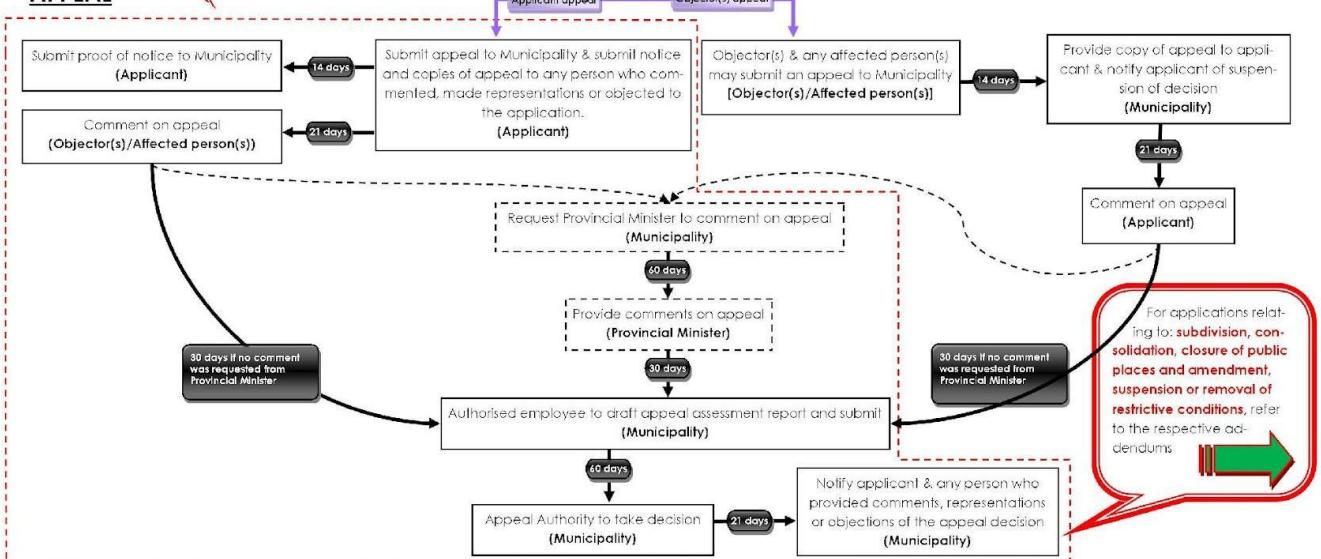


ASSESSMENT

DECISION



APPEAL



PART C: QUESTIONNAIRES

SECTION A:

DETERMINATION OF APPLICATION TYPES, PRESCRIBED NOTICE AND ADVERTISEMENT PROCEDURES

Tick if relevant		What land use planning applications are required?	Application fees payable
	2(a)	a rezoning of land;	R
	2(b)	a permanent departure from the development parameters of the zoning scheme;	R
	2(c)	a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land;	R
	2(d)	a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;	R
	2(e)	a consolidation of land that is not exempted in terms of section 24;	R
	2(f)	a removal, suspension or amendment of restrictive conditions in respect of a land unit;	R
	2(g)	a permission required in terms of the zoning scheme;	R
	2(h)	an amendment, deletion or imposition of conditions in respect of an existing approval;	R
	2(i)	an extension of the validity period of an approval;	R
	2(j)	an approval of an overlay zone as contemplated in the zoning scheme;	R
	2(k)	an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;	R
	2(l)	a permission required in terms of a condition of approval;	R
	2(m)	A determination of a zoning;	R
	2(n)	A closure of a public place or part thereof;	R
<input checked="" type="checkbox"/>	2(o)	a consent use contemplated in the zoning scheme;	R
	2(p)	an occasional use of land;	R
	2(q)	to disestablish a home owner's association;	R
	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;	R
	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	R
Tick if relevant		What prescribed notice and advertisement procedures will be required?	Advertising fees payable
Y	N	Serving of notices (i.e. registered letters etc.)	R
Y	N	Publication of notices (i.e. Provincial Gazette, Local Newspaper(s) etc.)	R

Y	N	Additional publication of notices (i.e. Site notice, public meeting, local radio, website, letters of consent etc.)	R
Y	N	Placing of final notice (i.e. Provincial Gazette etc.)	R
TOTAL APPLICATION FEE* (VAT excluded):			To be determined

PLEASE NOTE: * Application fees are estimated on the information discussed and are subject to change with submission of the formal application and/or yearly application fee increase.

SECTION B:

PROVISIONS IN TERMS OF THE RELEVANT PLANNING LEGISLATION / POLICIES / GUIDELINES

QUESTIONS REGARDING PLANNING POLICY CONTEXT	YES	NO	TO BE DETERMINED	COMMENT
Is any Municipal Integrated Development Plan (IDP)/Spatial Development Framework (SDF) and/or any other Municipal policies/guidelines applicable? If yes, is the proposal in line with the aforementioned documentation/plans?			X	
Any applicable restrictive condition(s) prohibiting the proposal? If yes, is/are the condition(s) in favour of a third party(ies)? [List condition numbers and third party(ies)]			X	Conveyancer certificate to confirm
Any other Municipal by-law that may be relevant to application? (If yes, specify)	X			Allowance of Gambling Premises Policy Framework
Zoning Scheme Regulation considerations: Which zoning scheme regulations apply to this site? _____ George Integrated Zoning Scheme _____				
What is the current zoning of the property? _____ Business Zone 1 _____				
What is the proposed zoning of the property? _____ Business Zone 1 consent use _____				
Does the proposal fall within the provisions/parameters of the zoning scheme? _____ Yes _____				
Are additional applications required to deviate from the zoning scheme? (if yes, specify) _____ No _____				

QUESTIONS REGARDING OTHER PLANNING CONSIDERATIONS	YES	NO	TO BE DETERMINED	COMMENT
Is the proposal in line with the Provincial Spatial Development Framework (PSDF) and/or any other Provincial bylaws/policies/guidelines/documents?			X	
Are any regional/district spatial plans relevant? If yes, is the proposal in line with the document/plans?			X	

SECTION C:

CONSENT / COMMENT REQUIRED FROM OTHER ORGANS OF STATE

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
Is/was the property(ies) utilised for agricultural purposes?		X		Western Cape Provincial Department of Agriculture
Will the proposal require approval in terms of Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)?		X		National Department of Agriculture
Will the proposal trigger a listed activity in terms of National Environmental Management Act, 1998 (Act 107 of 1998) (NEMA)?		X		Western Cape Provincial Department of Environmental Affairs & Development Planning (DEA&DP)
Will the proposal require authorisation in terms of Specific Environmental Management Act(s) (SEMA)? (National Environmental Management: Protected Areas Act, 2003 (Act 57 of 2003) (NEM:PAA) / National Environmental Management: Biodiversity Act, 2004 (Act 10 of 2004) (NEM:BA) / National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004) (NEM:AQA) / National Environmental Management: Integrated Coastal Management Act, 2008 (Act 24 of 2008) (NEM:ICM) / National Environmental Management: Waste Act, 2008 (Act 59 of 2008) (NEM:WA) (strikethrough irrelevant)		X		National Department of Environmental Affairs (DEA) & DEA&DP
Will the proposal require authorisation in terms of the National Water Act, 1998 (Act 36 of 1998)?		X		National Department of Water & Sanitation (DWS)

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
Will the proposal trigger a listed activity in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)?		x		South African Heritage Resources Agency (SAHRA) & Heritage Western Cape (HWC)
Will the proposal have an impact on any National or Provincial roads?		x		National Department of Transport / South Africa National Roads Agency Ltd. (SANRAL) & Western Cape Provincial Department of Transport and Public Works (DTPW)
Will the proposal trigger a listed activity in terms of the Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations		x		National Department of Labour (DL)
Will the proposal affect any Eskom owned land and/or servitudes?		x		Eskom
Will the proposal affect any Telkom owned land and/or servitudes?		x		Telkom
Will the proposal affect any Transnet owned land and/or servitudes?		x		Transnet
Is the property subject to a land / restitution claims?		x		National Department of Rural Development & Land Reform
Will the proposal require comments from SANParks and/or CapeNature?		x		SANParks / CapeNature
Will the proposal require comments from DEFF?		x		Department of Environment, Forestry and Fishery
Is the property subject to any existing mineral rights?		x		National Department of Mineral Resources
Does the proposal lead to densification to such an extent that the number of schools, healthcare facilities, libraries, safety services, etc. In the area may be impacted on? <i>(strikethrough irrelevant)</i>		x		Western Cape Provincial Departments of Cultural Affairs & Sport (DCAS), Education, Social Development, Health and Community Safety

SECTION D:

SERVICE REQUIREMENTS

DOES THE PROPOSAL REQUIRE THE FOLLOWING ADDITIONAL INFRASTRUCTURE / SERVICES?	YES	NO	TO BE DETERMINED	OBTAIN COMMENT FROM: (list internal department)
Electricity supply:			<input checked="" type="checkbox"/>	Directorate: Electro-technical Services
Water supply:			<input checked="" type="checkbox"/>	Directorate: Civil Engineering Services
Sewerage and waste water:			<input checked="" type="checkbox"/>	Directorate: Civil Engineering Services
Stormwater:			<input checked="" type="checkbox"/>	Directorate: Civil Engineering Services
Road network:			<input checked="" type="checkbox"/>	Directorate: Civil Engineering Services
Telecommunication services:			<input checked="" type="checkbox"/>	
Other services required? Please specify.			<input checked="" type="checkbox"/>	
Development charges:			<input checked="" type="checkbox"/>	

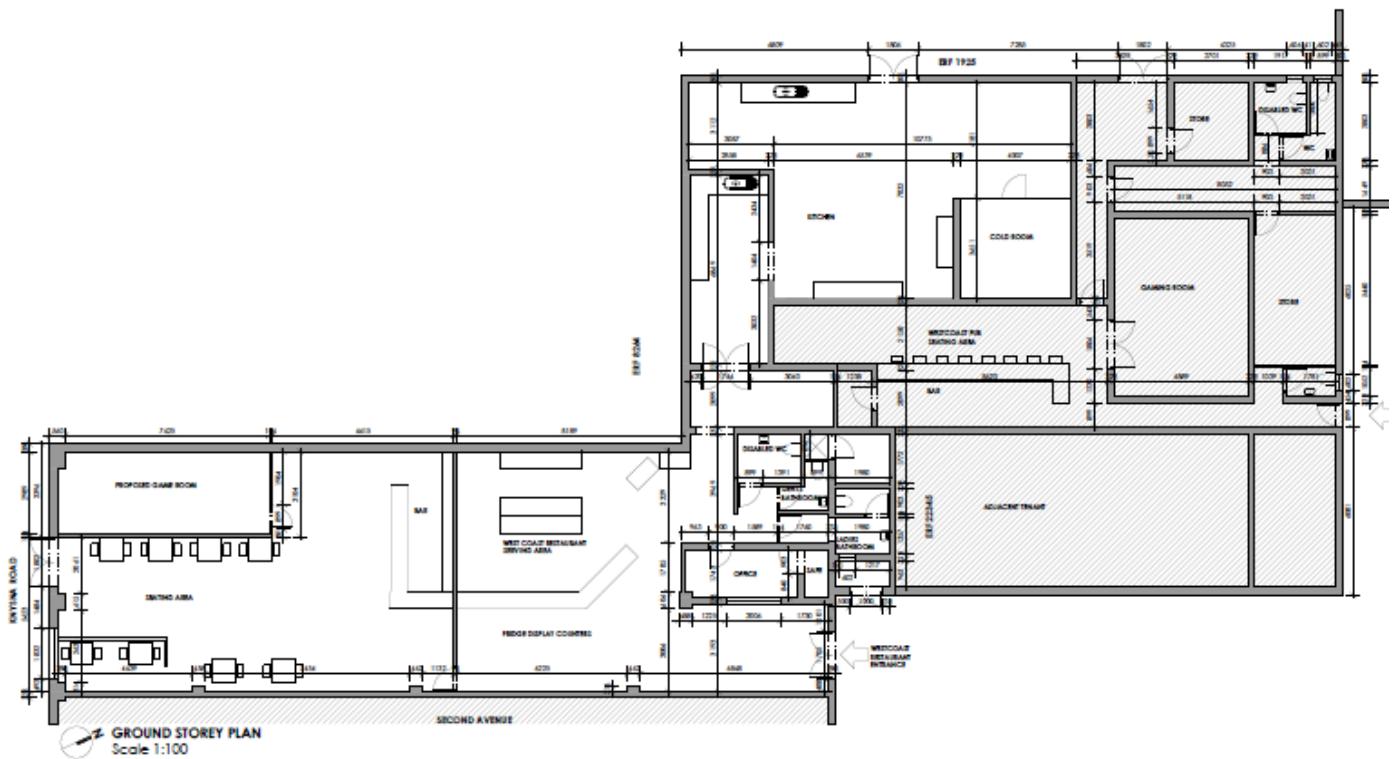
PART D: COPIES OF PLANS / DOCUMENTS TO BE SUBMITTED AS PART OF THE APPLICATION

COMPULSORY INFORMATION REQUIRED:								
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Power of Attorney / Owner's consent if applicant is not owner (if applicable)		<input checked="" type="checkbox"/>	<input type="checkbox"/>	S.G. noting sheet extract / Erf diagram / General Plan		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Motivation report / letter		<input checked="" type="checkbox"/>	<input type="checkbox"/>	Full copy of the Title Deed		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Locality Plan		<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site Layout Plan		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Proof of payment of fees		<input checked="" type="checkbox"/>	<input type="checkbox"/>	Bondholder's consent (Conveyancer certificate to confirm)		
MINIMUM AND ADDITIONAL REQUIREMENTS:								
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site Development Plan		<input checked="" type="checkbox"/>	<input type="checkbox"/>	Conveyancer's Certificate		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Land Use Plan		<input checked="" type="checkbox"/>	<input type="checkbox"/>	Proposed Zoning plan		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Phasing Plan		<input checked="" type="checkbox"/>	<input type="checkbox"/>	Consolidation Plan		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Abutting owner's consent		<input checked="" type="checkbox"/>	<input type="checkbox"/>	Landscaping / Tree Plan		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Proposed Subdivision Plan (including street names and numbers)		<input checked="" type="checkbox"/>	<input type="checkbox"/>	Copy of original approval letter		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Services Report or indication of all municipal services / registered servitudes		<input checked="" type="checkbox"/>	<input type="checkbox"/>	Home Owners' Association consent		

Y	N	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD) <i>(strikethrough irrelevant)</i>	Y	N	1 : 50 / 1:100 Flood line determination (plan / report)
Y	N	Other (specify)	Y	N	Required number of documentation copies

PART E: DISCUSSION

The Pre-Application meeting dated 2 October 2024 refers. The site plan submitted is illustrated below:



Town Planning

- Need to comply with the George Integrated Zoning Scheme by Law, 2024.
- To address the Allowance of Gambling Premises Policy Framework for the George Municipality.
- To address the need for the number of LPM in relation to existing LPMs in the vicinity.
- To show the location where the proposed LPM's will be located.
- To explain the rationale for the number of playing machines.

- To address the request in terms of the Gambling act.
- To address surrounding properties and impact thereon and the community.

CES

- The application for a gambling slot (x 20 slot mashies) is acknowledged. The department however reserves the right to impose additional conditions on the approval of the building plans.

PART F: SUMMARY / WAY FORWARD

- Refer to Part E.

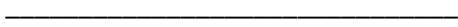
OFFICIAL: Robert Janse van Rensburg
(FULL NAME)

PRE-APPLICANT: Phumeza Qwashu
(FULL NAME)

SIGNED:



SIGNED:



DATE: 9 October 2024

DATE: _____

OFFICIAL: Ilane Huyser
(FULL NAME)

PRE-APPLICANT: Phumeza Qwashu
(FULL NAME)



SIGNED:

SIGNED: _____

DATE: 17 October 2024

DATE: _____

**Please note that the above comments are subject to the documents and information available to us at the time of the pre-application meeting and we reserve our rights to elaborate on this matter further and/or request more information/documents should it deemed necessary.*

ANNEXURE 3. POWER OF ATTORNEY

Quantum Leap Investments 56 (Pty) Ltd

99/018948/07

8 WINKLEY STREET
BEREA
EAST LONDON
SOUTH AFRICA
5241
PHONE (043) 703 9800
FAX (043) 721 0811

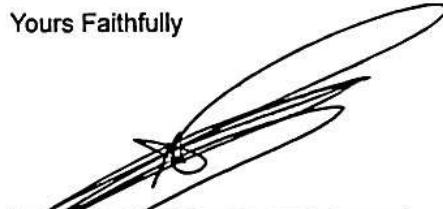
20 January 2025

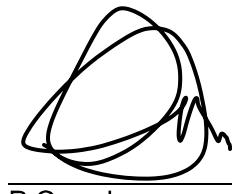
To whom it may concern,

LETTER OF AUTHORITY

I, Mr Peter Pitsiladi, Director of Quantum Leap Investments 56 (Pty) Ltd, hereby authorise Mrs Phumeza Qwashu, to apply for "consent use", to permit 20 gambling machines on erf 23009 George.

Yours Faithfully


P.N. Pitsiladi
Director


P. Qwashu
Applicant

ANNEXURE 4. LOCALITY MAP

LOCALITY ERF 23009



Legend

- Allotment Township
- Erf

Map Center: Lon: 22°28'34"E
Lat: 33°57'45.5"S

Scale: 1:2,109

Date created: 2024/08/11

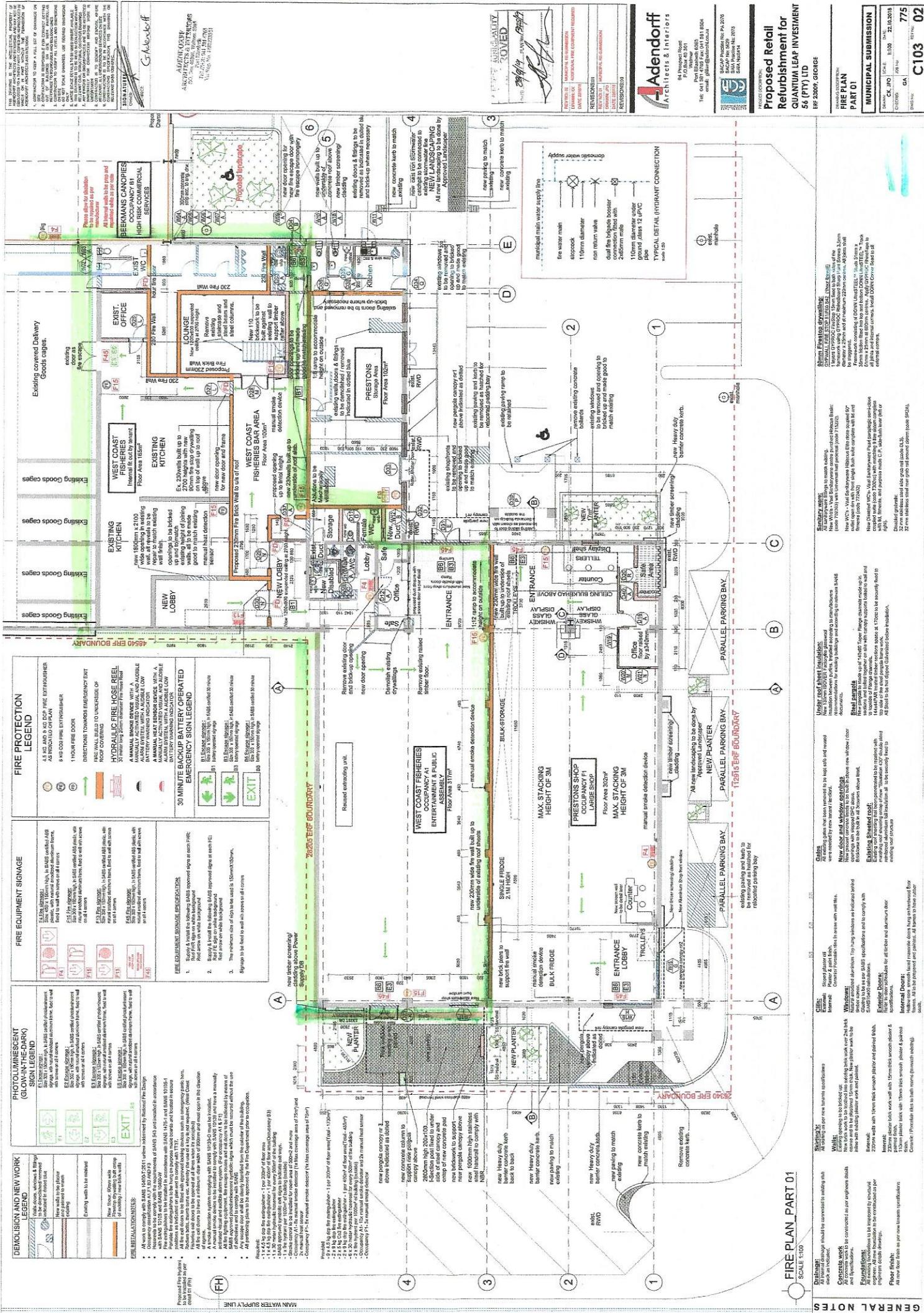
Surveyor General WC, Department of Rural Development and Land Affairs
Department of Rural Development & Land Reform, Chief Directorate:
Cadastral Spatial Information, Branch: Cadastral Services Management
Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NOAA, NLS, OSM, Geodatasyreisen, Rijkswaterstaat, GSA, Geoland, FEMA



Western Cape
Government
FOR YOU

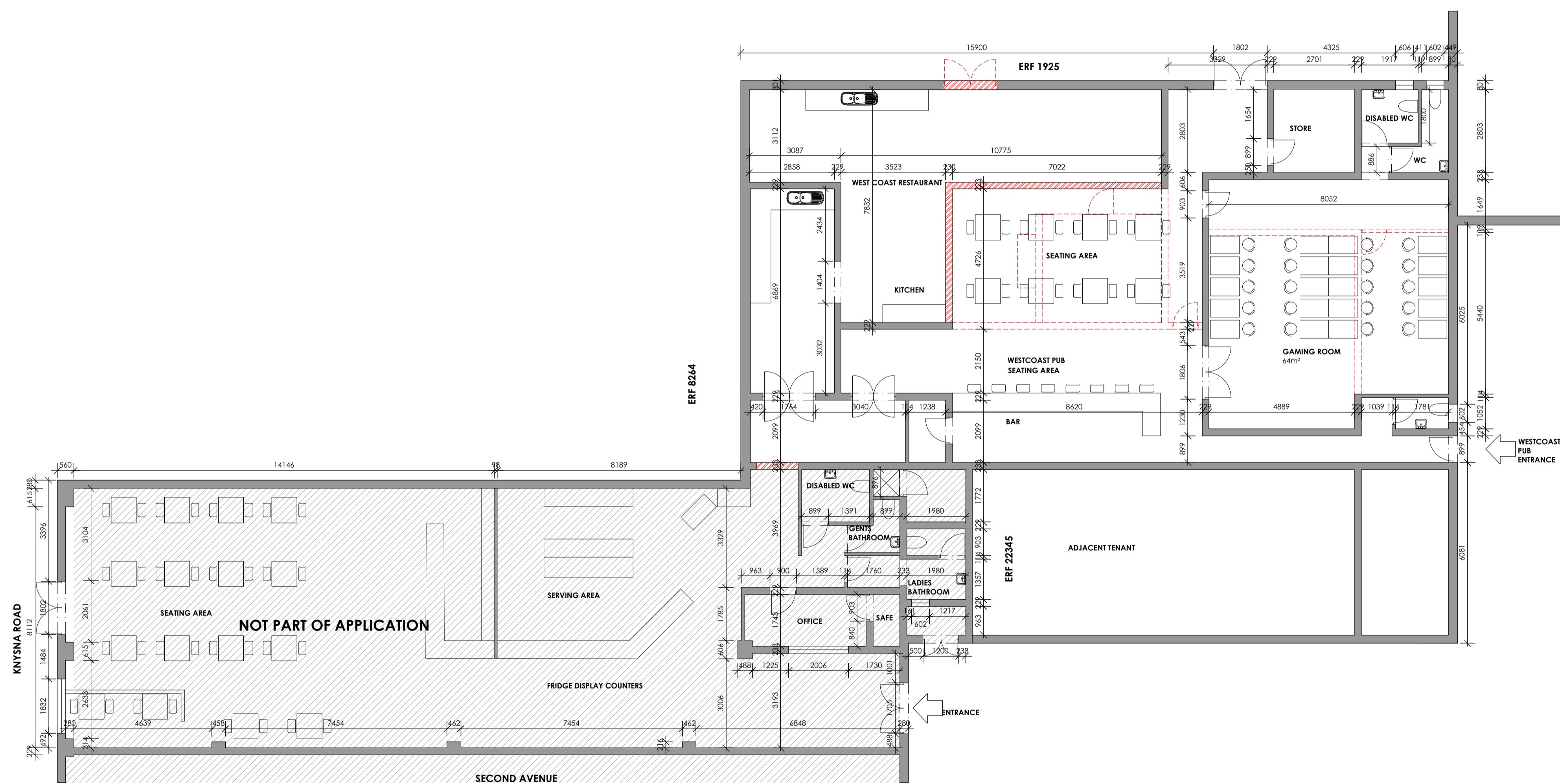
ANNEXURE

5. PREVIOUS APPROVAL



ANNEXURE 6. PROPOSED SITE PLAN

CALCULATIONS FOR GUIDELINE COMPLIANCE
AREAS SUMMARY
SITE
West Coast Bistro & pub
Other buildings on erf
= 554m²
= 1780m²
ERF AREA
= 7190m²

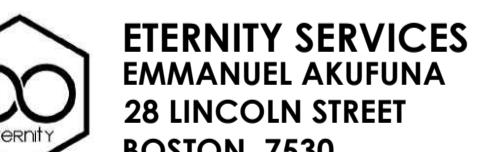


GROUND STOREY PLAN
Scale 1:100

ARCHITECTURAL PROFESSIONAL
.....
SIGNATURE
CLIENT/CLIENT REPRESENTATIVE
.....
SIGNATURE

The design on this drawing is copyright and remains the property of eternity services. All work to be carried out strictly in accordance with municipal regulations. Any dimensions to be checked on site. The contractor and his sub-contract must check all relevant details and dimensions before commencing work on site or manufacture of components. Any discrepancies must be reported to the eternity services immediately.

VER	DATE	DESCRIPTION
0	11.05.2022	Issue for Liquor license application
A	25.09.2024	Issue for Council Approval
B	26.09.2024	Issue for Council Approval
C	07.08.2025	Issue for Council Approval
D	11.08.2025	Issue for Council Approval
E	12.08.2025	Issue for Council Approval
F	27.01.2026	Issue for Council Approval



ETERNITY SERVICES
EMMANUEL AKUFUNA
28 LINCOLN STREET
BOSTON, 7530

TEL: +27 074 418 7577
FAX: +27 086 950 9790
EMAIL: admin@eternitlyservices.co.za

PROJECT TITLE: PROPOSED PLANS FOR
20 LPMS

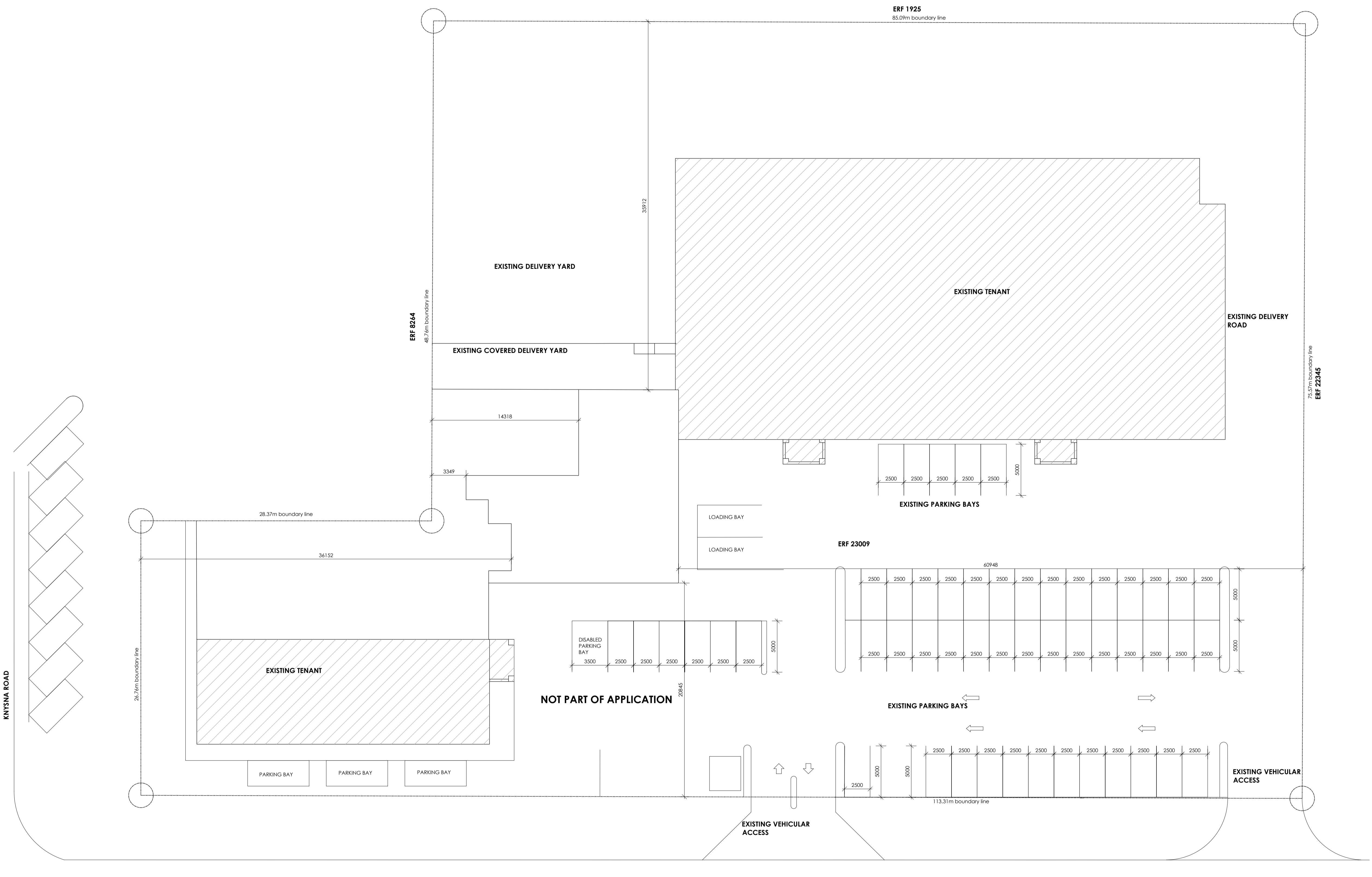
CLIENT: QUANTUM LEAP
INVESTMENTS 56 (PTY) LTD

ON ERF: ERF 23009, KNYSNA ROAD,
GEORGE

DRAWING TITLE: WESTCOAST RESTAURANT
GROUND STOREY PLAN

SCALE: 1:100
DRAWN by:
A1 size
AKUFUNA
PAT34897891

PROJECT No.: 2022/850
DRWG No.: WCFG SC 100
VER: F



SITE PLAN

+27 074 418 7577
+27 086 950 9790

JECT TITLE: PROPOSED PLANS FOR
20 LPMS

ERF: ERF 23009, KNYSNA ROAD,
GEORGE

DRAWING TITLE: WESTCOAST RESTAURANT
SITE PLAN

DATE : JAN 2026
DRAWN by: EMMANUEL
AKUFUNA
PAT34897891
ALE: 1:200
A1 size

JECT No. 022/850	DRWG No. WCFG SC 101	VER: C
---------------------	-------------------------	-----------

ANNEXURE 7. TITLE DEED

PROD DEEDS REGISTRATION SYSTEM - CAPE TOWN

PREPARED BY : DRS08053 - NOKUZOLA MDLEDLE

DOCUMENT WITH MICROFILM ENQUIRY

DATE : 20160523 TIME : 08:57:26.3 PAGE : 1

DOCUMENT NUMBER : T25025/2006

| YEAR/ROLL/BLIP |
|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| 2007 0709 2498 | | | | | | |
| 2006 1042 0274 | | | | | | |

* * * END OF REPORT * * *

PROD DEEDS REGISTRATION SYSTEM - CAPE TOWN
PREPARED BY : DRS08053 - NOKUZOLA MDLEDLE

DATE : 20160523 TIME : 08:50:34.2 PAGE : 1

PERSON DETAILS PRINT FOR NAME - QUANTUM LEAP INV 56 PTY LTD

ID NUMBER - 199901894867

BIRTH DATE - 0

FIRM NR : 999

MARITAL STATUS -

FIRM NAME : AKTEKANTOOR KAAPSTAD

MAIDEN NAME -

FILE NR : PREP

TYPE OF PERSON - COMPANY

FEES AMOUNT: R .00

PERSON HAS NO CONTRACTS/INTERDICTS

PERSON HAS NO CONTRACTS/INTERDICTS

PROPERTIES OWNED

RD / TOWNSHIP	ERF/FARM	PRTN	TITLE DEED	PURCH	
				REF	AMOUNT
GEORGE	23009	0	0	T25025/2006 0411 20070627092207	CCT
QUEENSTOWN	3527	0	0	T94501/2002 1107 2003 0117 2221	20020830 R225000.00
QUEENSTOWN	8699	0	0	T79263/2000 0919 20070624160839	20000301 R1300000.00

* O/P/A - O - 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 * * *

Prepared by me


CONVEYANCER
BERNARD & A

VERBUND MORTGAGED

WH FOR R 5 200 000,00

B 000028982 / 2007

2007-03-29

REGISTRAR OF THE REGISTER

FEE

R..... 95-00

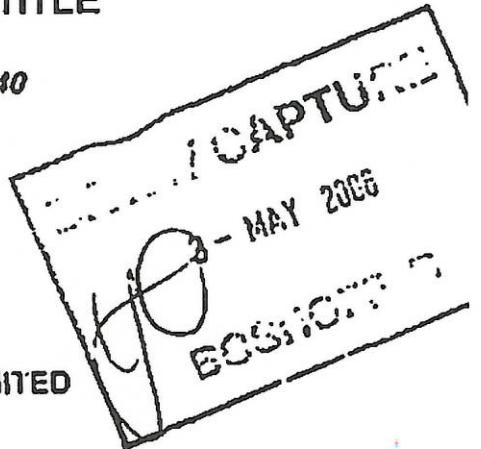
T000025025 / 2036

CERTIFICATE OF CONSOLIDATED TITLE

*Issued Under the provisions of Section 40
of the Deeds Registries Act 1937
(No. 47 of 1937)*

WHEREAS

QUANTUM LEAP INVESTMENTS 58 (PROPRIETARY) LIMITED
NO. 1999/018948/07



has applied for the issue to it of a Certificate of Consolidated Title under the provisions of Section 40 of the Deeds Registries Act 1937.

IS ONLY FOR INFORMATION ONLY
ALLEEN VOOR INFORMATIE
ALLEN MR INFORMASIE
DEELDES UITGEPERIK

h

AND WHEREAS it is the registered owner of .

**ERF 1937 GEORGE
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE**

Held by Deed of Transfer No T37070/2005

and

**ERF 95 , GEORGE
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE**

Held by Deed of Transfer No T37069/2005

and

**ERF 20767 GEORGE
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE**

Held by Deed of Transfer No T. 7139/2005

which have been consolidated into the land hereinafter described.

NOW THEREFORE in pursuance of the provisions of the said Act, I, the REGISTRAR OF DEEDS at CAPE TOWN do hereby certify that the said

**QUANTUM LEAP INVESTMENTS 56 (PROPRIETARY) LIMITED
NO. 1999/018946/07**

Its Successors-in-title, or Assigns is the registered owner of :

**ERF 22009 GEORGE
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE**

**IN EXTENT : 7193 (Seven Thousand One Hundred and Ninety Three)
SQUARE METRES**

AS WILL appear from Diagram S.G. No. 4663/2005 annexed hereto,

1. AS to the figure ABhg on Diagram S G No. 4663/2005

ISOLATED INFORMATION ONLY
ALLEEN VIR INFORMATIE GELEIDENDE UITGEDIEN

A. ONDERHEWIG aan die volgende voorwaarde verval in Grondbrief gedateer 15 Junie 1922 (George Erfspalte Boekdeel 15 Nr 15) uitgereik kragtens die bepalings van Artikel 10 van Wet 'n 15 van 1887, naamlik:

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

B. ONDERHEWIG verder aan die volgende "pesiale voorwaarde verval in Transportakte Nr T6873/1933, naamlik.

The transferor (the Municipality of George) reserves the right to construct, use and maintain across the above property any pipe line for water leading, sewerage, drainage and any poles or structures for the conduct of any electric or other light or power.

2 AS to the figure j k p F on Diagram SG No. 4663/2005:

A. ONDERHEWIG aan die voorwaarde (Nr 3) verwys na in Grondbrief gedateer 15 Junie 1822 (George Erfspalte Boekdeel 15 Nr 15) kragtens Artikel 10 van Wet 1887, wat as volg lees:

That all rights to minerals, mineral products, mineral oils and precious stones, precious or base metals on or under the land hereby granted, are expressly reserved to the State, together with the right of access to any mines or works undertaken for mining or prospecting purposes by any person duly authorised in that behalf. The land is subject to such further

ICHTAAR INFORMATIE ONTHOLDEN
ALLEEN VIR INFORMATIEOELEINDES UITGEREIK

rights as the public or the Government now may or may hereafter have or be entitled to obtain under or by virtue of any law relating to the prospecting, digging, mining or exploitation of minerals, mineral products mineral oils, precious stones, precious or base metals on or under the land hereby granted, which rights shall not be impaired or in any way affected by the title deed

B. ONDERHEWIG verder aan die volgende spesiale voorwaarde verwys
1. in Transportakte Nr T6u73/1933 gedateer 25 Oktober 1933, naamlik:

The trans'eur (the Municipality of George) reserves the right to construct, use and maintain across the above property any pipe line for water leading, sewerage, drainage and any poles or structures for the conduct of any electric or other light or power.

C. ONDERHEWIG verder aan die volgende voorwaarde verval in Transportakte No. T4 :681/1984 opgele deur die Administrateur van die Provincie Kaap die Goeie Hoop kragtens Artikel 9 van Ordonnansie No 33 van 1934 by die goedkeuring van die onderverdeling van Erf 193, George, naamlik:

1. The owner of this erf shall without compensation, be obliged to allow gas mains, electricity, telephone and television cables and/or wires and main and/or other waterpipes and the sewerage and drainage, including stormwater of any other erf or erven to be conveyed across this erf, and surface installations such as mini-substations, meter kiosks and service pillars to be installed thereon if deemed necessary by the local authority and in such manner and position as may from time to time be reasonably required. This shall include the right of access to the erf at any reasonable time for the purpose of constructing, altering, removing or inspecting any works connected with the above
2. The owner of this erf shall be obliged, without compensation, to receive such materials or permit such excavation on the erf, as may be required to allow use of the full width of the street as finally constructed and the erf, unless he elects to be id retaining

TOP SECRET
ALLEEN VIR INFORMATIE DOELINTJEGEREK

walls to the satisfaction of and within a period to be determined by the local authority.

3. AS to the figure g h C D E p k l on Diagram SC No. 4663/2005;
- I. WAT betref die figuur A B j H op genoemde Kaart L.G. Nr. 463/2002:

A. **ONDERHEWIG** aan die voorwaarde Nr 3 verwys na in Grondbrief gedateer 15 Junie 1922 (George Erfpakte Boekdeel 15 Nr 15) uitgereik kragtens Artikel 10 van Wet 15 van 1887, naamlik:

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

B. **ONDERHEWIG** verder aan die spesiale voorwaarde beval in Transportakte Nr 16873/1933, naamlik:

The transferor (the Municipality of George) reserves the right to construct, use and maintain across the above property any pipe line for water leading, sewerage, drainage and any poles or structures for the conduct of any electric or other light or power.

- II. WAT betref die figuur E D C k op die genoemde Kaart L.G. Nr. 463/2002:

ONDERHEWIG aan die volgende spesiale woonwaardes soos vervat in Transportakte Nr. T23641/1979 opgelé deur d.e Administrateur van die Kaap die Goeie Hoop by goedkeuring van onderverdeling kragtens Artikel 9 van Orocnnarisie Nr. 33 van 1934, naamlik:

1. Die eienaar van hierdie erf is verplig om sonder betaling van vergoeding, toe te laat dat hoofgasleligs, elektrisiteits-, telefoon- of televisiekabels, of -drae en hooft- en/of ander waterpype en die rioolvuil en 'reinering, sluitende stormwater van enige ander erf, erwe, binne of buile hierdie dorp, oor hierdie erf gevoer word en date bogondse installasies, soos mini-substasies, meter kic sks en dienspale daarop geinstalleer word indien dit deur die plaaslike of 'n ander statutêre owerheid nodig geag word, en wel op die wyse en plek wat van tyd tot tyd redelikerwys vereis word. Dit sluit die reg op toegang te alle redelike tye tot die eiendom in met die doe' on enige werke met betrekking tot bogenoemde aan te te wysig, te verwyder of te inspekleer.
2. Die eienaar van hierdie erf is verplig o sonder vergoeding op die erf die materiaal te ontlwang of uitgrawings o, die erf toe te laat al na vereis word, sodat die volle breedte van die straat gebruik kan word en die wal veilig en behoorlik skuins gemaak kan word om rede van die verskil tussen die hougle van die straat soor final aangelé en die erf tensy hy verkies om steunmure te bou tot genoë van en binne 'n tydperk wat die plaaslike owerheid bepaal

III. WAT hetref die figuur GjCDEF op geroemde kaart L.G. No. 463/2002:

A. **ONDERHEWIG** aan die voorwaardes (Nr 3) vervat in Grondbrief gedateer 15 June 1922 (George Erfspalte Boekdeel 15 Nr 15) onder deel 10 van Wel 15 van 1887, naamlik:

That all rights to minerals, mineral products, mineral oils and precious stones, precious or base metals on or under the land hereby granted are expressly reserved to the State, together with the right of access to any mines or works undertaken for mining or prospecting purposes by any person duly authorised in that behalf

The land is subject to such further rights as the public or the Government now may or may hereafter have or be entitled to obtain under or by virtue of any law relating to the prospecting, digging, mining or exploitation of minerals, mineral products, mineral oils, precious stones, precious or base metals on or under the land hereby granted, which rights shall not be impaired or in any way affected by the title deed.

B. ONDERHEWIG verde aan die spesiale voorwaarde verval in Transportakte Nr T6873/1933, naamlik:

The transferor (the Municipality of George) reserves the right to construct, use and maintain across the above property any pipe line for water leading, sewerage, drainage and any poles or structures for the conduct of any electric or other light or power.

AND THAT BY VIRTUE OF THESE PRESENTS the said

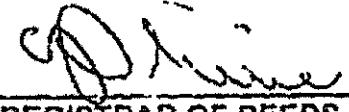
QUANTUM LEAP INVESTMENTS 56 (PROPRIETARY) LIMITED
NO. 1999/018948/07

its successors -in-title, or Assigns, now is and henceforth shall be entitled thereto conformably to local custom, the State, however reserving its rights.

IN WITNESS WHEREOF, the said Registrar have subscribed to these presents and have caused the Seal of Office to be affixed hereto.

THUS DONE AND EXECUTED at the Office of the Registrar of Deeds at CAPE TOWN in the Province of the Eastern Cape, Republic of South Africa

on 11/4/66



REGISTRAR OF DEEDS

ANNEXURE 8. CONVEYANCER

CERTIFICATE

CONVEYANCER'S CERTIFICATE

I, the undersigned

REUBEN CHARLES SHAER

A duly admitted Conveyancer do hereby certify as regards the following property, namely:-

ERF 23009 George, in the Municipality and Division of George, Province of the Western Cape.

IN EXTENT: 7193 (SEVEN THOUSAND ONE HUNDRED AND NINETY THREE) SQUARE METRES

HELD BY DEED OF TRANSFER T 25025/2006

In the name of:

QUANTUM LEAP INVESTMENTS 56 (PROPRIETARY) LIMITED

Registration No 1999/018948/07

I certify that there are no restrictive title deed conditions preventing the operation of gambling machines from the premises.

Dated at Cape Town on 27 June 2025.



REUBEN CHARLES SHAER
CONVEYANCER
(LPC81524)

ANNEXURE 9. RESOLUTION LETTER

Quantum Leap Investments 56 (Pty) Ltd

99/018948/07

8 WINKLEY STREET
BEREA
EAST LONDON
SOUTH AFRICA
5241
PHONE (043) 703 9800
FAX (043) 721 0811

20 January 2025

To whom it may concern,

Resolution

At a meeting of the directors of Quantum Leap Investments 56 (Pty) Ltd, it was agreed to authorise Phumeza Qwashu of Asaph Town Planners to submit a land use application to the municipality to permit 20 LPM's on erf 23009 George.

It was also agreed that Mr Peter Pitsiladi would be authorised to sign on behalf of the company.

Yours Faithfully

Director