

Date: 04 February 2025

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APPLICATION IN TERMS OF SECTIONS 15(2)(O) AND 15(2)(B) OF THE LAND USE PLANNING BY-LAW FOR GEORGE MUNICIPALITY, 2015: FOR A CONSENT USE TO PERMIT A GAMBLING PLACE, AND A DEPARTURE FROM THE ZONING SCHEME PROVISIONS BY GRAND GAMING WESTERN CAPE (PTY) LTD TRADING AS GRANDSLOTS ON BEHALF OF THE OWNERS OF ERF 19538 GEORGE, 10 MEMORIUM STREET

PURPOSE OF THE APPLICATION

This application is made on behalf of the owners of Erf 19538 George (**Annexures A and B**). It serves to motivate, in terms of Sections 15(2) (b) and (o) of the Land Use Planning By-law for George Municipality, 2015, for a consent use to operate a gambling place with 10 Limited Payout Machines (LPMs), and a Departure from section 42 of the zoning scheme for a relaxation of parking requirements as contemplated in the zoning scheme. Attached hereto are the following documents:

- **Annexure A** – Company Resolution
- **Annexure B** – Title Deed
- **Annexure C** – Conveyancer Certificate
- **Annexure D** – Proposed Site Plan
- **Annexure E** – Minutes for the Pre-application Consultation

1. BACKGROUND

Erf 19538 George has operated as a coffee shop, eatery, and bar since 2021 (Milk and Honey Coffee Co), with additional businesses located on the same property. The George Municipality approved the business licence certificate/entertainment licence to operate a gambling place in May 2021, and the Western Cape Gambling and Racing Board (WCGRB) approved a site licence to operate 5 Limited Payout Machines (LPMs) in the establishment in 2022. A maximum of 5 LPMs were then installed in the establishment and operated by 5 WCGRB-licensed employees. The establishment where LPMs are located has grown, securing jobs for permanent employees, and customers from surrounding areas support it. This is why the owners wish to expand the business by submitting this proposal to apply for an additional 5 LPMs on the property.

2. PROPERTY INFORMATION

a. Locality

The property is located along Memomiam Street and less than 100m from Courtenay Street in George. A Locality and Zoning Map are attached as **Figures 1 and 2** below.



Figure 1: The image above shows the property location along Memomiam Street (indicated with a location pin). Source: Google Maps, 2026.



Figure 2: The image above shows the zoning of the property and its relation to the surrounding properties.
Source: George GIS Public Map Viewer, 2026.

b. Summary of property details

Registered owner	HOME DECOR GEORGE (PTY) LTD reg. number 2016/252875/07
Applicant	Grand Gaming Western Cape (Pty) Ltd t/a Grandslots
Erf Number	19538 George
Extent	1219m ²
Title Deed Number	T38992/2021
Restrictive Title Deed conditions	None
Applicable zoning scheme	George Integrated Zoning Scheme By-Law, 2023
Current Zoning	Business Zone 1 (BZI)
Current Use	Business premises comprising a coffee shop and eatery/bar with a gambling facility that operates 5 LPMs, and various businesses.
Application submitted for	Consent Use to operate a gambling place with 10 LPMs and a Departure from section 42 of the zoning scheme for the relaxation of parking requirements, as per the attached proposed Site Plan (refer to Annexure D).
Previous land use approvals	None.

c. Characteristics of the property

The property is predominantly a business premises offering various services. The pub already has a local clientele. The proposed consent use is to regulate the existing gambling place and to add five more LPMs to the establishment. The property is adjacent to similar businesses, and the proposal will not alter uniformity. The building envelope will remain the same and within the property's boundaries, as per the SG Diagram (**Figure 3**) below.

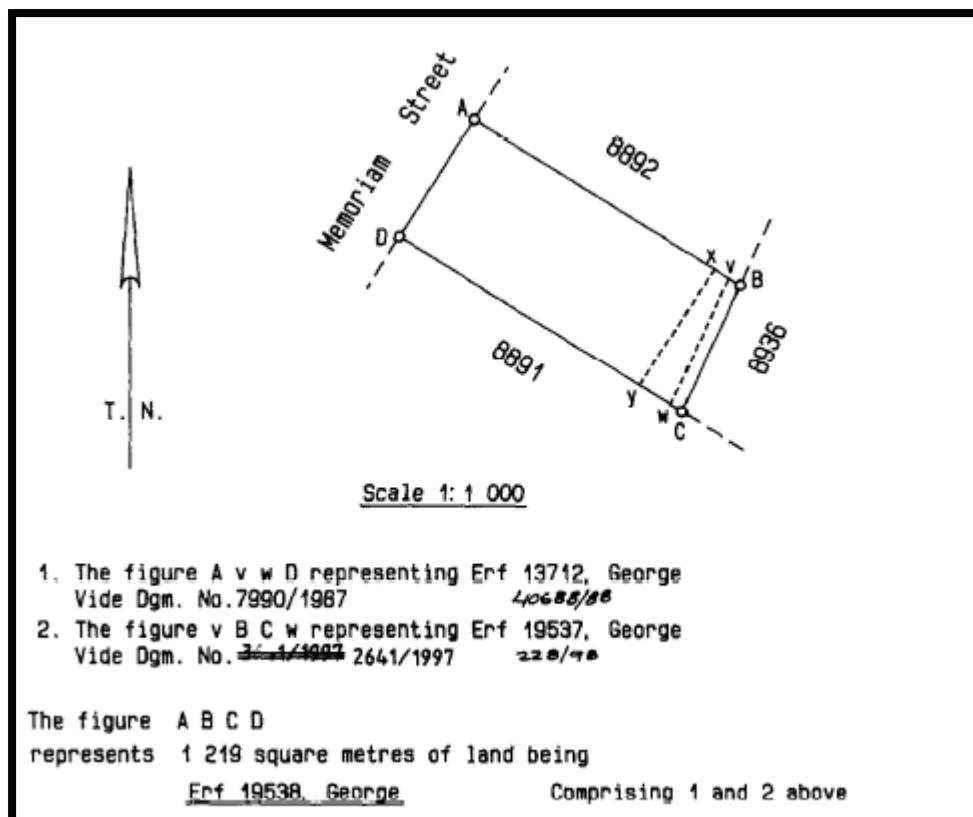


Figure 3: Above is an image showing the approved legal boundaries of the property. Source: George Public Map Viewer, 2026.

d. Title Deed Conditions

The attached Title Deed contains no restrictive conditions that would preclude the proposed uses on the property. A Conveyancer's Certificate has also been attached to confirm the information above (**Annexure C**).

e. Surrounding land uses

The land uses surrounding the property are also zoned Business Zone (BZI). The surrounding properties are low-density buildings, and the development proposal aligns with the existing land uses in the area. Most of the properties operate light industrial businesses such as hardware stores (refer to **Figures 4** and **5** below).



Figure 4: The image above is the front view of the subject property and the uses operated on either side of the property. Source: Google Map Viewer, 2026.



Figure 5: The image above shows the properties directly across the Erf 19538 George, and the land uses or businesses currently in operation. Source: Google Map Viewer, 2026.

f. Municipal services

The availability of services on the subject property can be illustrated as follows:

Solid Waste – Solid waste is collected weekly from the subject property; approval of this proposal will not alter this arrangement.

Water – The property is connected to the municipal water network. The approval of this proposal will not alter this.

Sewage – The property is connected to the municipal sewer network. The approval of this proposal will not alter this.

Electricity – The property is connected to the municipal electricity system. The approval of this proposal will not alter this.

Access and Egress – Customers generally walk to the property, but on-site parking bays are available for all the businesses within the property. Access is available along Memoriam Street.

The approval of this proposal will not alter the above, as this application is intended to increase the existing LPMs by five more, with the appropriate land use rights. No additional traffic impact is expected from the approval of this proposal.

3. **THE PROPOSAL**

Since 2022, the owner has been operating 5 LPMs on the property under a business licence certificate issued by the municipality. This application proposes that a consent use contemplated in the zoning scheme is considered for the establishment to operate a maximum of 10 LPMs (5 existing and an additional 5 proposed), generally in accordance with the Site Development Plan provided and **Figure 6** below.

The WCGRB introduced Type B licenses for entertainment establishments, allowing a minimum of 6 LPMs and a maximum of 20 LPMs per establishment, compared with the existing Type A license, which currently allows up to 5 per establishment. The property owners wish to increase the number of existing LPMs by applying for a relaxation of the policy framework's limitations to enable the operation of a Type B WCGRB site licence with the appropriate land use rights on the property.

The National Gambling Act, 2004 (Act 7 of 2004) and the Business Act, 1991 (Act 71 of 1991) require permits and licenses; both the acts stipulate certain development specifications, such

as that at least 3m² be provided for each LPM, which in turn requires that the floor area of the existing gambling place be increased to meet these legal requirements.

The proposed gambling areas are approximately 61m², to accommodate the 5 existing LPMs and the 5 proposed additional LPMs. The total floor area of the restaurant will be 248m². The property currently has 22 on-site parking bays.

The proposal has a minimal impact on parking; however, on-site parking is insufficient, and the property requires a parking departure to accommodate the proposed increase in LPMs. As provided in section 42 of the George Integrated Zoning Scheme By-Law 2023 regarding parking requirements, a minimum of 31 parking bays is to accommodate retail, gambling place, and restaurant/bar uses on the property. A parking departure is therefore required to

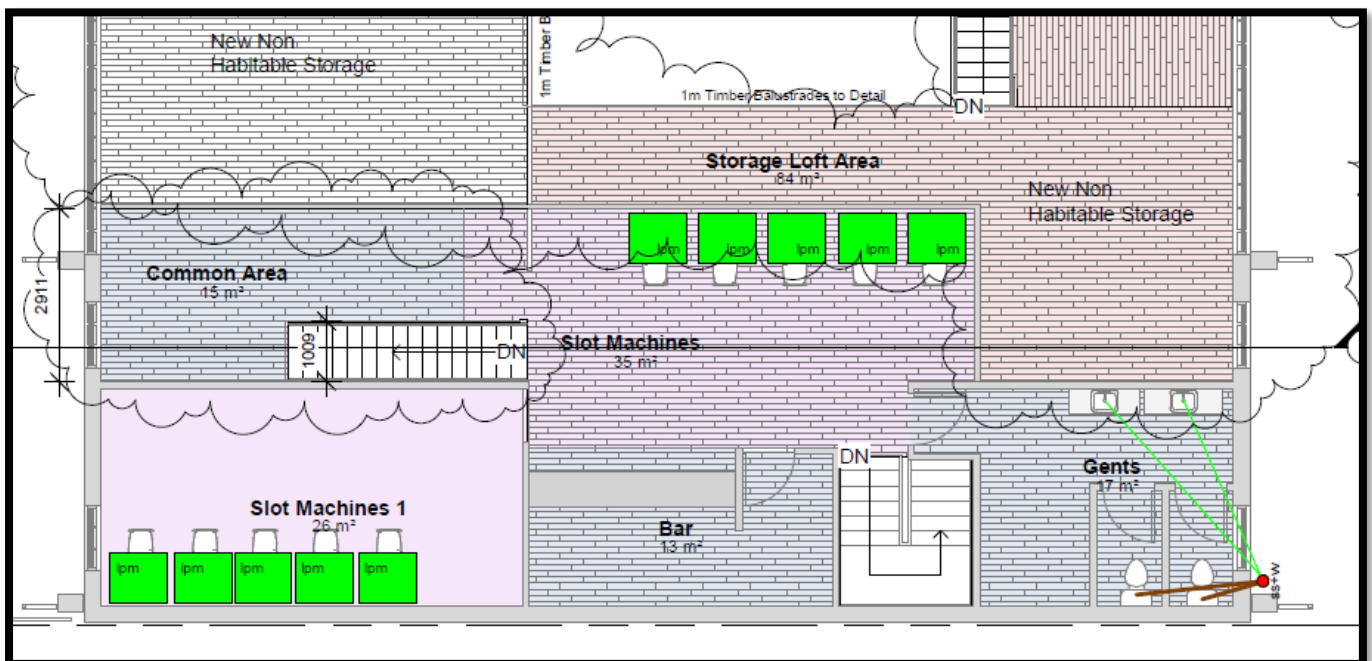


Figure 6: Above is the proposed location of the LPMs on the property as per the proposed site plan.

allow the existing 22 bays in lieu of the required 31 bays for the proposed consent use.

4. **DESIRABILITY**

This application is desirable for the proposed location. The property is not abutting residential properties and operates on a street with similar business uses. The proposed additional 5 LPMs will not impact the built or natural environment as they will be within an existing business. The venue's total floor space is 248 m², and the 10 LPMs will occupy only 61 m², dedicated to the gambling areas. No further development is proposed or required, as the area

where the LPMs will be placed does not require any additional construction. No additional structures will be added, and no natural vegetation will be removed from the property.

The LPMs will not be visible from the exterior of the property, as the area where they are installed is enclosed and monitored by CCTV. The site is an over-18 facility with access monitored at the entrance. All personnel working in the gaming area must be licensed by the Western Cape Gambling and Racing Board and participate in rigorous training for the National Responsible Gambling program.

5. **APPLICABLE POLICY AND REGULATIONS**

5.1. **SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013**

Section 7 of the Spatial Planning and Land Use Management Act, 2013 (SPLUMA) lists five development principles to guide planning, development, and its evaluation. The principles are listed as follows:

- *Spatial Justice*

This principle refers to the spatial development imbalances that need to be addressed. The proposal will allow the property owner to use the current structure in accordance with applicable zoning regulations and to provide employment, leisure, and entertainment options for the existing business premises. This secures employment for the current staff, contributes towards their socioeconomic standing, and may allow them access to housing and land opportunities. The proposal will also provide for the continued utilization of the property for economic purposes.

- *Spatial sustainability*

The property is zoned for business use; thus, the proposed use right for the establishment will continue to support the business's financial sustainability and keep the property in operation.

- *Efficiency*

The proposal promotes the optimal use of space on the business premises to serve its customers within the property's service capacity limits.

- *Spatial resilience*

Spatial resilience refers to drafting flexible spatial plans, policies, and land-use management systems to ensure sustainable livelihoods in communities most at risk of economic and environmental shocks. This proposal promotes the property's resilience.

- *Good administration*

The proposal is consultative, as the municipality's town planning department will advertise it to the public to allow for public comments, which will also be considered. All measures will be taken to ensure an efficient, streamlined process within the timeframes stipulated by the George Integrated Zoning Scheme By-Law, 2023.

5.2. LAND USE PLANNING ACT, 2014 (ACT 3 OF 2014) (LUPA)

LUPA distinguishes between adherence to, consistency with, and departure from spatial development frameworks, thereby offering greater clarity. According to LUPA, the competent authority must consider appropriate spatial development frameworks when evaluating a land use application, and each application's merits must be weighed against the proposal's attractiveness. The plan is considered appealing and compliant with the act's requirements.

5.3. WESTERN CAPE PROVINCIAL SPATIAL DEVELOPMENT FRAMEWORK, 2014 (PSDF)

The Western Cape government has made economic expansion its top priority. George is one of the regions of concentration for this urban space-economy node venture beyond the Metro functional region, and the PSDF concentrates on creating opportunities in the Provincial space economy.

To attract and retain the talent needed by the region's services-oriented urban economy, the strategy focuses on strengthening the province's economic growth engine by enhancing the effectiveness and inclusivity of urban space economies and the quality of their living environments. The objective is to revitalize and regenerate current economic nodes in the urban space-economy, encourage mixed land use and economic diversification in urban and rural land markets, and open up new economic prospects by reforming the land-use

management system. The proposal aligns with the region's plans to grow the economy in urban areas.

5.4. GEORGE MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK 2023/27 (SDF)

The George SDF places strong emphasis on the growth of mixed-use precincts and nodes, particularly in activity streets and economic zones connected by major transportation corridors. The planned location is inside the Eastern Commercial Precinct and is fewer than 100 meters from Courtenay Street. The suggested application helps to boost the node's economic activity. The George SDF prioritizes areas that promote economic activity within dynamic, mixed-use settings. The George SDF's objectives of encouraging mixed-use development and boosting economic activity align with the proposed establishment, which is located within the densification zone for increased commercial activity and mixed-use development. The proposed application will not detract from the SDF's priorities.

5.5. GEORGE INTEGRATED ZONING SCHEME BY-LAW 2023

According to the George Integrated Zoning Scheme By-law 2023, the subject property is zoned as Business Zone I. In this zone, the introduction of a "gambling place" requires consent use approval as indicated in the extract below (**Figure 7**). The application, therefore, aligns with these stipulations, and the site's zoning as Business Zone I permits the establishment of a gambling place through consent use.

Business premises constitute the primary land use right, and 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.

1	2	3
Zoning	Primary use	Consent use
BUSINESS ZONES		
Business Zone I (BZI)		
<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>	Primary use • Business premises	Consent uses • Adult entertainment • Adult services • Adult shop • Animal care centre • Boarding hostel • Boarding house • Dwelling units • Flats • 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 • Service station • Student accommodation • Transport use • Utility Services • Warehouse

Figure 7: The extract above is taken from the George Integrated Zoning Scheme By-law 2023, illustrating the primary and consent uses permitted under Business Zone I properties.

Within Business Zone I, the designation of a gambling place is considered a consent use. The zoning scheme defines a gambling place as *“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 pay-out devices and limited pay-out machines.”*

The proposed application is for 10 LPM on Erf 19538 George, and it complies with the applicable zoning regulations and development parameters.

5.6. ALLOWANCE OF GAMBLING PREMISES POLICY FRAMEWORK (2014)

The Policy Framework for the George Municipality aims to provide the George Municipal Council with guidelines that will assist in the processing and evaluation of land use

applications relating to the allowance of Limited Payout Machines and Sports Betting Devices, as well as Bookmaking Premises, Totalisators, and Other Similar Gambling Premises on properties located within the George Municipal Area.

Section II (5) of the said Framework stipulates that Primary businesses where Limited Payout Machines and Sport Betting Devices will be considered include Totalisators, Bookmaking Premises, Night Clubs, Pubs, Public Bars, Taverns that are not located in residential areas, pool and billiard halls, social clubs and similar premises, including such premises that are located within large recreational, hotel and/or regional shopping complexes. The proposal to permit a gambling place complies with the Gambling Premises Policy Framework due to its proximity to an established activity corridor in George. The proposed use exceeds the policy's maximum of 5 machines, and a relaxation of the allowance is requested.

The surrounding properties are primarily commercial. The site is not located within proximity to 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. The proposed consent complies with the Policy on the Allowance of Limited Payout Machines and Sports Betting Devices, Bookmaking Premises, and Totalisators, and the necessary departures are included under the proposal section. The subject property and its surroundings are designated as a business node, concentrated at a central location, to leverage economic synergies and foster a sense of identity. The proposed use is in line with the policy framework.

5. MOTIVATION SUMMARY

- The proposed applications will not have a negative impact on the property or the properties surrounding it.
- The proposed regulation use will remain in uniform with the surrounding land uses.
- There is parking provision made available on-site, and the necessary departure has been included in this application to allow 22 on-site bays in lieu of 31 bays.
- No new structures or additions to the existing building envelope are being proposed.
- There will be no impact on engineering services.
- No additional floor space is applied for.
- The building is adequately serviced.

- The scale of the surrounding built environment and the low impact on the streetscape are also factors that must be considered when contemplating the potential of the property to accommodate the proposed land use application.
- There are no adverse impacts envisaged through the approval of the applications.
- Allowing the proposal for the subject property diversifies the land uses on the subject property and allows the owners to generate additional income that would be re-invested in the area.
- These amenities are part of what the tourism sector offers to both domestic and foreign consumers, and considering this application contributes positively to the area's income generation.
- Increasing LPMs will also require an increase in the number of the establishment's employees. The LPMs' management and oversight demand committed personnel; therefore, the more additional LPMs are authorized for each location, the higher the demand.
- Considering this application will stimulate the local economy through increased spending, which will benefit local businesses. These establishments serve meals and/or beverages to patrons as their primary business.
- The facility's continued operation will allow the owner to continue maintaining the property and its current security measures, thus improving its safety and security.

We trust the application will meet the Council's favorable recommendation. For further information regarding this application, please get in touch with us.

Home Décor City George (Pty) Ltd

Please visit us at:

10 Memorium Street,
George
6529

Account Queries:

Ina-Marie Roets
063 684 1759

Reg: 2016/252875/07
VAT No: 463 027 9109

Contact Details:

Andre Joubert

084 880 7777

Ina-Marie Roets

063 684 1759

camflygardenroute@gmail.com



RESOLUTION PASSED AT A MEETING OF HOME DÉCOR CITY GEORGE (PTY)LTD REG NO. (2016/252875/07)

RECORDAL:

- C. **Home Décor City George (Pty)Ltd**, REG NO. **(2016/252875/07)** is the registered owner of the land known as erf 19538, 10 Memorium Street, George
- D. Erf 19538, 10 Memorium Street, George wishes to apply to the amendment of a previous approval, to permit up to 20 mechanical gaming devices on the property.

RESOLVED:

- 3. **Home Décor City George (Pty)Ltd**, REG NO. **(2016/252875/07)**, represented by Ina-Marie Roets in His / Her duly authorised capacity as DIRECTOR, is authorised to sign the Land Use Application Form (LUM01) for the Land Use Application referred to in B above.
- 4. Miss Bonga Mkuzangwe (Town Planner on behalf of Grandslots) OR Cheronne Bosman (on behalf of Grandslots) will submit and track the application to completion.

CERTIFIED TRUE AND CORRECT ON 14 NOVEMBER 2025

Name & Surname: Ina-Marie Roets

Signature: 

Director: I Roets

CONVEYANCER CERTIFICATE

I, the undersigned,

XHOBA PHUMLANI MBIYO

a conveyancer, duly admitted and practising as such at **BILL TOLKEN HENDRIKSE INCORPORATED** at 1 Sarel Cilliers Street, BELLVILLE, do hereby certify as follows in regard to the following property:

**ERF 19538 GEORGE
IN THE MUNICIPALITY AND DIVISION OF GEORGE
WESTERN CAPE PROVINCE**

IN EXTENT: 1219 (ONE THOUSAND TWO HUNDRED AND NINETEEN) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T38992/2021

registered in the name of:

**HOME DECOR CITY GEORGE PROPRIETARY LIMITED
REGISTRATION NUMBER 2016/252875/07**

1. That I have searched the following Title Deeds:

Deed of Transfer No. T38992/2021

Deed of Transfer No T5893/1961

Deed of Grant dated 15 June 1922 (George Quitrents Volume 15 No.15)

2. The following conditions appear from the said holding title, namely Deed of Transfer No. **38992/2021**:

"I. **AS REGARDS** THE FIGURE A.x.y.D on DIAGRAM S.G. No 2642/1997:

A. **SUBJECT** to the conditions referred to in Deed of Transfer No T5893/1961.

B. **SUBJECT FURTHER** to condition no. 2 as referred to in Deed of Grant dated 15 June 1922 (George Quitrents Volume. 15 No 15), namely –

4

That all existing roads and thoroughfares shall remain free and uninterrupted, and that the Government or other competent authority shall have the right when necessary at any time to make further roads over the land in question.

- C. **ENTITLED** to the benefit of the servitude referred to in an endorsement dated 29 December 1938 on Deed of Grant, dated 15 June 1922 ((George Quitrents Volume. 15 No 15) which endorsement reads as follows, namely:

By Deed of Transfer No T13615/1938 the owner and his successors in title of the property thereby conveyed is prohibited from carrying on any trade or business other than that of saw mill, grist, mill and certain manufactures connected with a timber factory, as will more fully appear on reference to the said Deed of Transfer.

- D. **SUBJECT FURTHER** to the following conditions contained in Deed of Transfer no. T60345/1983 imposed by the Municipality of George upon sale of Erf 8714 George, namely:

1. Die eienaar van hierdie erf is verplig om sonder betaling van vergoeding toe te laat dat elektrisiteit- telefoon- en televisiekables en/of -drade, hoof- en ander waterpipe en die rioolvuil en dreinerings insluitende stormwater van enige ander erf of erwe, binne of buite hierdie dorp, oor hierdie erf gevoer word indien dit deur die plaaslike of 'n ander statutêre owerheid nodig geag word, en wel op die wyse en plek van tyd tot tyd redelikerwys vereis word. Dit sluit die reg op toegang te alle redelike tye tot die eiendom in met die doel om enige werke met betrekking tot bogenoemde aan te lê, te wysig, te verwyder of te inspekteer.
2. Die eienaar van hierdie erf is verplig om sonder betaling van vergoeding op die erf die material te ontvang of uitgrawings op die erf toe te laat, al dan vereis word, sodat die volle breedte van die straat gebruik kan word en die wal veilig en behoorlik skuins gemaak kan word omrede van die verskil tussen die hoogte van die straat soos finaal aangelê en die erf, tensy hy verkies om steunmure te bou tot genoeë van en binne 'n

tydperk wat die plaaslike owerheid bepaal.

3. Die eiendom sal alleenlik vir kommersiële doeleindes gebruik word soos gedefinieër in die Dorpsbeplanningskema van George Munisipaliteit.

II. **AS REGARDS THE FIGURE x.v.w.y. ON DIAGRAM S.G. No 2642/1997:**

- A. **SUBJECT** to the conditions referred to in Deed of Grant dated 15 June 1922 (George Quitrents Volume. 15 No 15).

- B. **SUBJECT FURTHER** to the conditions contained in Deed of Grant dated 15 June 1922 (George Quitrents Volume. 15 No 15), namely –

2. That all existing roads and thoroughfares shall remain free and uninterrupted, and the Government or other competent authority shall have the right when necessary at any time to make further roads over the land in question.

3.

- C. **ENTITLED** to the benefit of the servitude referred to in an endorsement dated 29 December 1938 on Deed of Grant dated 15 June 1922 (George Quitrents Volume. 15 No 15) which endorsement reads as follows, namely:

By Deed of Transfer No T13615/1938 the owner and his successors in title of the property thereby conveyed is prohibited from carrying on any trade or business other than that of saw mill, grist mill and certain manufactures connected with a timber factory, as will more fully appear on reference to the said Deed of Transfer.

- D. **SUBJECT FURTHER** to the terms of the servitude referred to in an endorsement dated 7th June 1997 on Deed of Grant dated 15 June 1922 (George Quitrents Volume. 15 No 15) which endorsement reads as follows, namely:

Within described land is subject to a servitude with regard to apportionment of water in terms of an Order of the Water Court (Water Court District No W10/76) dated 5th June 1977 as will more fully appear on reference to the copy of said Order filed as K493/77S.

E. **SUBJECT FURTHER** to the following conditions contained in Deed of Transfer no. T60345/1983 imposed by the municipality of George upon sale of Erf 8935 George, namely:

1. Die eienaar van hierdie erf is verplig om sonder betaling van vergoeding toe te laat dat elektrisiteit- telefoon- en televisiekables en/of -drade, hoof- en ander waterpipe en die rioolvuil en dreinerings insluitende stormwater van enige ander erf of erwe, binne of buite hierdie dorp, oor hierdie erf gevoer word indien dit deur die plaaslike of 'n ander statutêre owerheid nodig geag word, en wel op die wyse en plek van tyd tot tyd redelikerwys vereis word. Dit sluit die reg op toegang te alle redelike tye tot die eiendom in met die doel om enige werke met betrekking tot bogenoemde aan te lê, te wysig, te verwyder of te inspekteer.
2. Die eienaar van hierdie erf is verplig om sonder betaling van vergoeding op die erf die material te ontvang of uitgrawings op die erf toe te laat, al dan vereis word, sodat die volle breedte van die straat gebruik kan word en die wal veilig en behoorlik skuins gemaak kan word omrede van die verskil tussen die hoogte van die straat soos finaal aangelê en die erf, tensy hy verkies om steunmure te bou tot genoeë van en binne 'n tydperk wat die plaaslike owerheid bepaal.
3. Die eiendom sal alleenlik vir kommersiële doeleindes gebruik word soos gedefinieër in die Dorpsbeplanningskema van George Munisipaliteit.

III. **AS REGARDS THE FIGURE vBCw ON DIAGRAM S.G.. No 2642/1997:**

A. **SUBJECT** to the conditions referred to in Deed of Grant dated 15 June 1922 (George Quitrents Volume. 15 No 15).

- B. **SUBJECT FURTHER** to the following conditions contained in Deed of Grant dated 15 June 1922 (George Quitrents Volume. 15 No 15), namely –

2. That all existing roads and thoroughfares shall remain free and uninterrupted, and the Government or other competent authority shall have the right when necessary at any time to make further roads over the land in question.

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- C. **ENTITLED** to the benefit of the servitude referred to in an endorsement dated 29 December 1938 on Deed of Grant dated 15 June 1922 (George Quitrents Volume. 15 No 15) which endorsement reads as follows, namely:

By Deed of Transfer No T13615/1938 the owner and his successors in title of the property thereby conveyed is prohibited from carrying on any trade or business other than that of saw mill, grist mill and certain manufactures connected with a timber factory, as will more fully appear on reference to the said Deed of Transfer.

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- E. **SUBJECT FURTHER** to the following conditions contained in Deed of Transfer no. T60345/1983 imposed by the municipality of George upon sale of Erf 8935 George, namely:

1. Die eienaar van hierdie erf is verplig om sonder betaling van vergoeding toe te laat dat elektrisiteit- telefoon- en televisiekables en/of -drade, hoof- en ander waterpipe en die rioolvuil en dreinerings insluitende stormwater van enige ander erf of erwe, binne of buite hierdie dorp, oor hierdie erf gevoer word indien dit deur die plaaslike of 'n ander statutêre owerheid nodig geag word, en wel op die wyse en plek van tyd tot tyd redelikerwys vereis word. Dit sluit die reg op toegang te alle redelike tye tot die eiendom in met die doel om enige werke met betrekking tot bogenoemde aan te lê, te wysig, te verwyder of te inspekteer.
2. Die eienaar van hierdie erf is verplig om sonder betaling van vergoeding op die erf die material te ontvang of uitgrawings op die erf toe te laat, al dan vereis word, sodat die volle breedte van die straat gebruik kan word en die wal veilig en behoorlik skuins gemaak kan word omrede van die verskil tussen die hoogte van die straat soos finaal aangelê en die erf, tensy hy verkies om steunmure te bou tot genoeg van en binne 'n tydperk wat die plaaslike owerheid bepaal.
3. Die eiendom sal alleenlik vir kommersiële doeleindes gebruik word soos gedefinieër in die Dorpsbeplanningskema van George Munisipaliteit."
3. My instructions are that it is the applicant's intention to bring an application for using the property for the purpose of limited payout machines.
4. As far as the intended purpose for the property is concerned there are no restrictive conditions preventing the intended use.
5. There are no other onerous conditions preventing the property from being utilised for the intended use by the applicant.

DATED at BELLVILLE this 18TH DAY OF FEBRUARY 2022.


 CONVEYANCER
 XHOBA PHUMLANI MBIYO

XHOBA PHUMLANI MBIYO
 Kommissaris van Ede/ Commissioner of Oaths
 Praktiserende Prokureur R.S.A./Practising Attorney R.S.A.
 SAREL CILLIERSSTRAAT 1/1 SAREL CILLIERS STREET
 BELLVILLE: BELLVILLE

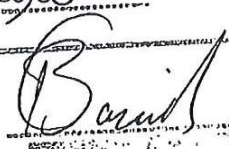
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CONVEYANCER
WILLEM MUNRO LUTTIG
LPC Membership No: 82292

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 3500 000,00	R. 178,00
Reason for exemption	Category Exemption	Exemption i l o. Sec/Reg. Act/Proc.

VERBIND		MORTGAGED	
VIR FOR R		2415 000,00	
B 000022083 / 2021			
17 AUG 2021			

T 000038992 2021

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

RONEL ELS
LPCM No. 86228

appeared before me, REGISTRAR OF DEEDS at CAPE TOWN, the said appearer being duly authorised thereto by a Power of Attorney granted to him/her by

WILL ALBERT PROPERTY INVESTMENTS CC
Registration Number 2006/030875/23

DATA / CAPTURE
01 -09- 2021
ELIZABETH VAN TONDER

which said Power of Attorney was signed at GEORGE on 12 May 2021

DATA / VERIFY
04 -09- 2021
VOLANDI OLIVIER

And the appearer declared that his/her said principal had, on 5 March 2021, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

HOME DECOR CITY GEORGE PROPRIETARY LIMITED
Registration Number 2016/252875/07

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

ERF 19538 GEORGE
IN THE MUNICIPALITY AND DIVISION OF GEORGE
WESTERN CAPE PROVINCE

IN EXTENT 1219 (ONE THOUSAND TWO HUNDRED AND NINETEEN)
Square metres

FIRST REGISTERED BY CERTIFICATE OF CONSOLIDATED TITLE
T229/1998 WITH DIAGRAM S.G. NO 2642/1997 ANNEXED AND HELD BY
DEED OF TRANSFER T58973/2009

SUBJECT to the following conditions :

- I. **AS REGARDS** THE FIGURE A.x.y.D on Diagram S.G. No 2642/1997:
- A. **SUBJECT** to the conditions referred to in Deed of Transfer No T5893/1961.
- B. **SUBJECT FURTHER** to condition no. 2 as referred to in Deed of Grant dated 15 June 1922 (George Quitrents Volume. 15 No 15), namely –

That all existing roads and thoroughfares shall remain free and uninterrupted, and that the Government or other competent authority shall have the right when necessary at any time to make further roads over the land in question.
- C. **ENTITLED** to the benefit of the servitude referred to in an endorsement dated 29 December 1938 on Deed of Grant, dated 15 June 1922 (George Quitrents Volume, 15 No 15) which endorsement reads as follows, namely:

By Deed of Transfer No T13615/1938 the owner and his successors in title of the property thereby conveyed is prohibited from carrying on any trade or business other than that of saw mill, grist, mill and certain manufactures connected with a timber factory, as will more fully appear on reference to the said Deed of Transfer.

- D. **SUBJECT FURTHER** to the following conditions contained in Deed of Transfer no. T60345/1983 imposed by the Municipality of George upon the sale of Erf 8714 George, namely:

1. Die eienaar van hierdie erf is verplig om sonder betaling van vergoeding toe te laat dat elektrisiteit- telefoon- en televisiekabels en/of -drade, hoof- en ander waterpype en die rioolvuil en dreinerings insluitende stormwater van enige ander erf of erwe, binne of buite hierdie dorp, oor hierdie erf gevoer 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 doel om enige werke met betrekking tot bogenoemde aan te lê, te wysig, te verwyder of te inspekteer.
2. Die eienaar van hierdie erf is verplig om sonder vergoeding op die erf die materiaal te ontvang of uitgrawings op die erf toe te laat, al dan vereis word, sodat die volle breedte van die straat gebruik kan word en die wal veilig en behoorlik skuins gemaak kan word omrede van die verskil tussen die hoogte van die straat soos finaal aangelê en die erf, tensy hy verkies om steunmure te bou tot genoeë van en binne 'n tydperk wat die plaaslike owerheid bepaal.
3. Die eiendom sal alleenlik vir kommersiële doeleindes gebruik word soos gedefinieër in die Dorpsbeplanningskema van George Munisipaliteit.

II. **AS REGARDS THE FIGURE x.v.w.y ON DIAGRAM No 2642/1997:**

- A. **SUBJECT** to the conditions referred to in Deed of Grant dated 15 June 1922 (George Quitrents Volume. 15 No. 15).
- B. **SUBJECT FURTHER** to the conditions contained in Deed of Grant dated 15 June 1922 (George Quitrents Volume. 15 No. 15), namely-

2. That all existing roads and thoroughfares shall remain free and uninterrupted, and that the Government or other competent authority shall have the right when necessary at any time to make further roads over the land in question.
3.

- C. **ENTITLED** to the benefit of the servitude referred to in an endorsement dated 29 December 1938 on Deed of Grant dated 15 June 1922 (George Quitrents Volume. 15 No 15) which endorsement reads as follows, namely:

By Deed of Transfer No T13615/1938 the owner and his successors in title of the property thereby conveyed is prohibited from carrying on any trade or business other than that of saw mill, grist mill and certain manufactures connected with a timber factory, as will more fully appear on reference to the said Deed of Transfer.

- D. **SUBJECT FURTHER** to the terms of the servitude referred to in an endorsement dated 7th June 1997 on Deed of Grant dated 15 June 1922 (George Quitrents Volume. 15 No 15) which endorsement reads as follows, namely:

Within described land is subject to a servitude with regard to apportionment of water in terms of an Order of the Water Court (Water Court District No W10/76) dated 5th June 1977 as will more fully appear on reference to the copy of said Order filed as K493/77S.

- E. **SUBJECT FURTHER** to the following conditions contained in Deed of Transfer no. T60345/1983 imposed by the Municipality of George upon the sale of Erf 8935 George, namely:

1. Die eienaar van hierdie erf is verplig om sonder betaling van vergoeding toe te laat dat elektrisiteit- telefoon- en televisiekabels en/of -drade, hoof- en ander waterpype en die rioolvuil en dreinerings insluitende stormwater van enige ander erf of erwe, binne of buite hierdie dorp, oor hierdie erf gevoer 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 doel om enige werke met betrekking tot bogenoemde aan te lê, te wysig, te verwyder of te inspekteer.
2. Die eienaar van hierdie erf is verplig om sonder vergoeding op die erf die materiaal te ontvang of uitgrawings op die erf toe te laat, al dan vereis word, sodat die volle breedte van die straat gebruik kan word en die wal veilig en behoorlik skuins gemaak kan word omrede van die verskil tussen die hoogte van die straat soos finaal aangelê en die erf, tensy hy verkies om steunmure te bou tot genoeë van en binne 'n tydperk wat die plaaslike owerheid bepaal.
3. Die eiendom sal alleenlik vir kommersiële doeleindes gebruik word soos gedefinieër in die Dorpsbeplanningskema van George Munisipaliteit.

III AS REGARDS THE FIGURE vBCw ON DIAGRAM S.G. No. 2642/1997:

- A. **SUBJECT** to the conditions referred to in Deed of Grant dated 15 June 1922 (George Quitrents Volume. 15 No. 15).
- B. **SUBJECT FURTHER** to the following conditions contained in Deed of Grant dated 15 June 1922, (George Quitrents Volume. 15 No. 15), namely-

2. That all existing roads and thoroughfares shall remain free and uninterrupted, and that the Government or other competent authority shall have the right when necessary at any time to make further roads over the land in question.

3.

- C. **ENTITLED** to the benefit of the servitude referred to in an endorsement dated 29 December 1938 on the Deed of Grant dated 15 June 1922 (George Quitrents Volume. 15 No 15) which endorsement reads as follows, namely:

By Deed of Transfer No 13615 dated 29 December 1938 the owner and his successors in title of the property thereby conveyed is prohibited from carrying on any trade or business other than that of saw mill, grist mill and certain manufactures connected with a timber factory, as will more fully appear on reference to the said Deed of Transfer.

- D. **SUBJECT FURTHER** to the terms of the servitude referred to in an endorsement dated 7th June 1997 on the Deed of Grant dated 15 June 1922 (George Quitrents Volume. 15 No 15) which endorsement reads as follows namely:

Within described land is subject to a servitude with regard to apportionment of water in terms of an Order of the Water Court (Water Court District No W10/76) dated 5th June 1977 as will more fully appear on reference to the copy of said Order filed as K493/77S.

- E. **SUBJECT FURTHER** to the following conditions contained in Deed of Transfer no. T60345/1983 imposed by the Municipality of George upon the sale of Erf 8935 George, namely:

1. Die eienaar van hierdie erf is verplig om sonder betaling van vergoeding toe te laat dat elektrisiteit- telefoon- en televisiekabels en/of -drade, hoof- en ander waterpype en die rioolvuil en dreinerings insluitende stormwater van enige ander erf of erwe, binne of buite hierdie dorp, oor hierdie erf gevoer 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 doel om enige werke met betrekking tot bogenoemde aan te lê, te wysig, te verwyder of te inspekteer.
2. Die eienaar van hierdie erf is verplig om sonder vergoeding op die erf die materiaal te ontvang of uitgrawings op 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 omrede van die verskil tussen die hoogte van die straat soos finaal aangelê en die erf, tensy hy verkies om steunmure te bou tot genoeë van en binne 'n tydperk wat die plaaslike owerheid bepaal.
3. Die eiendom sal alleenlik vir kommersiële doeleindes gebruik word soos gedefinieer in die Dorpsbeplanningskema van George Munisipaliteit.

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

WILL ALBERT PROPERTY INVESTMENTS CC
Registration Number 2006/030875/23

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

HOME DECOR CITY GEORGE PROPRIETARY LIMITED
Registration Number 2016/252875/07

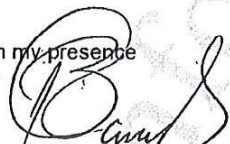
or its Successors in Title or assigns, now is and henceforth shall be entitled thereto,
conformably to local custom, the State, however reserving its rights, and finally
acknowledging the purchase price to be the sum of R3 500 000,00 (THREE MILLION
FIVE HUNDRED THOUSAND RAND).

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

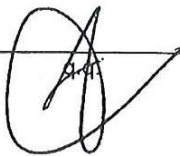
THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at CAPE
TOWN on

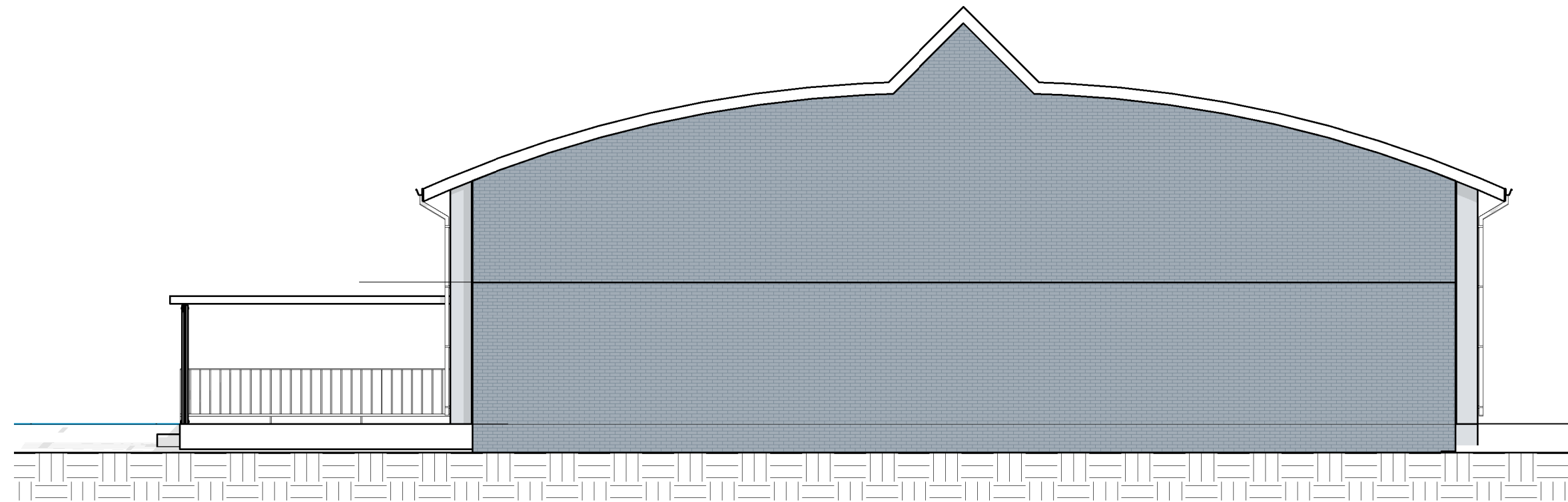
17 AUG 2021

In my presence



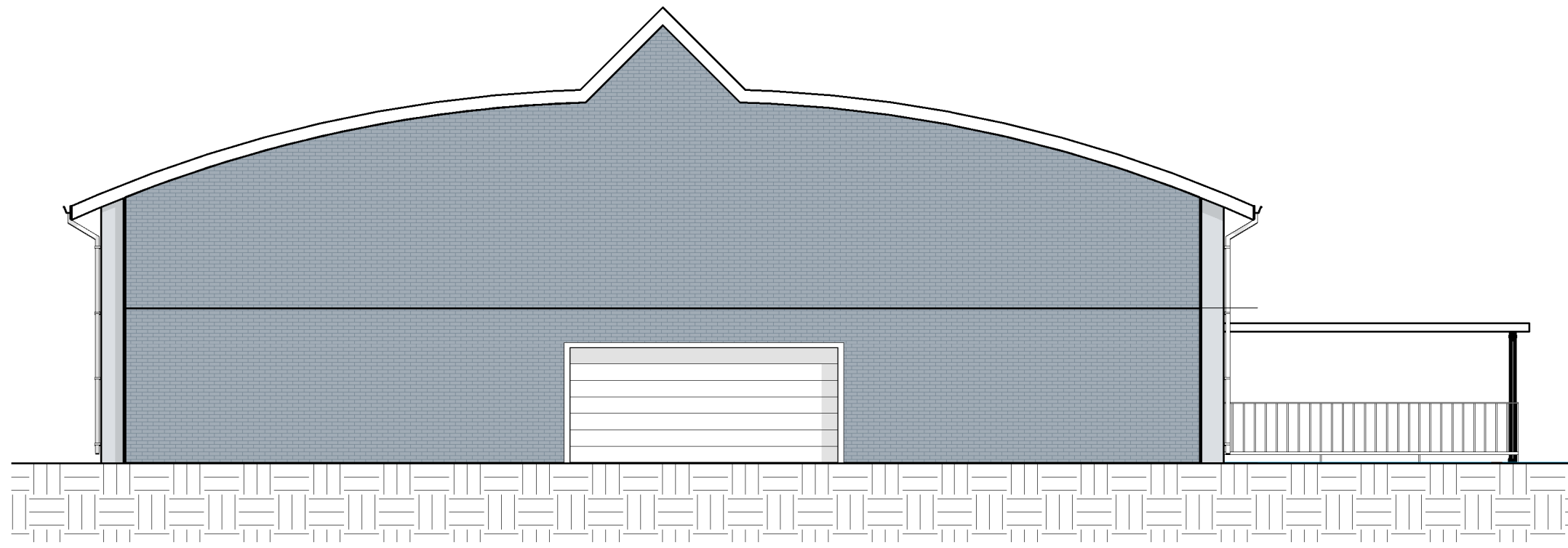
REGISTRAR OF DEEDS





South Elevation

Scale: 1 : 100



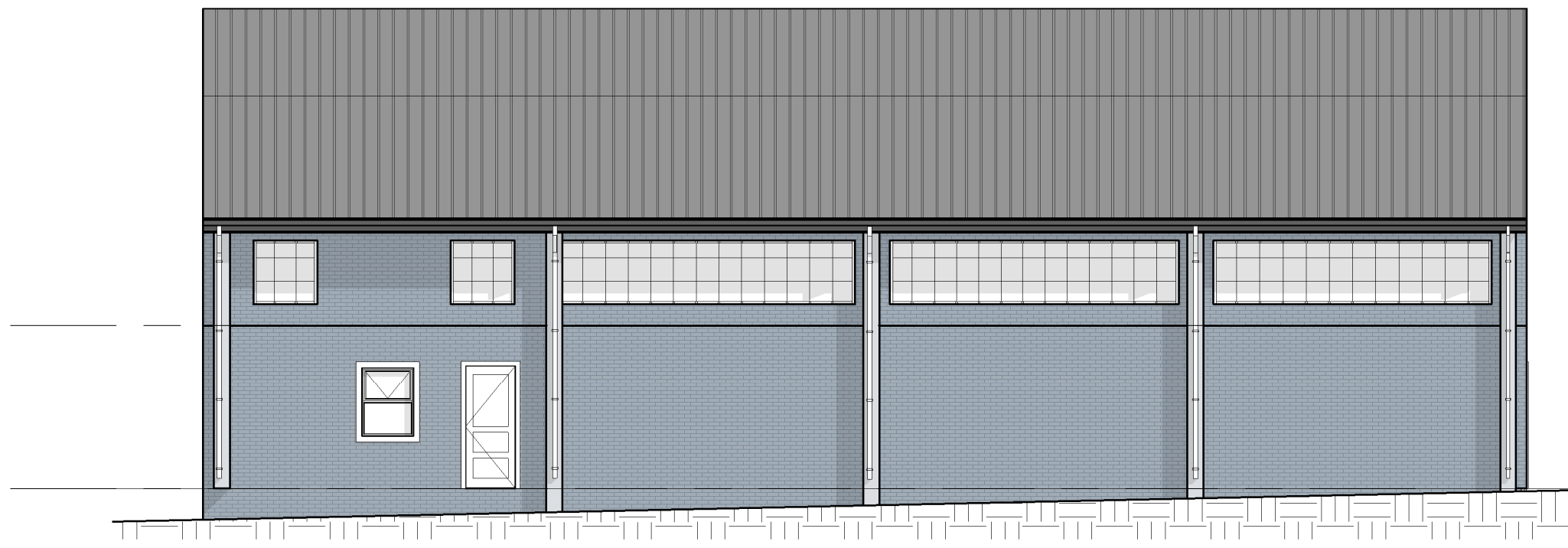
North Elevation

Scale: 1 : 100



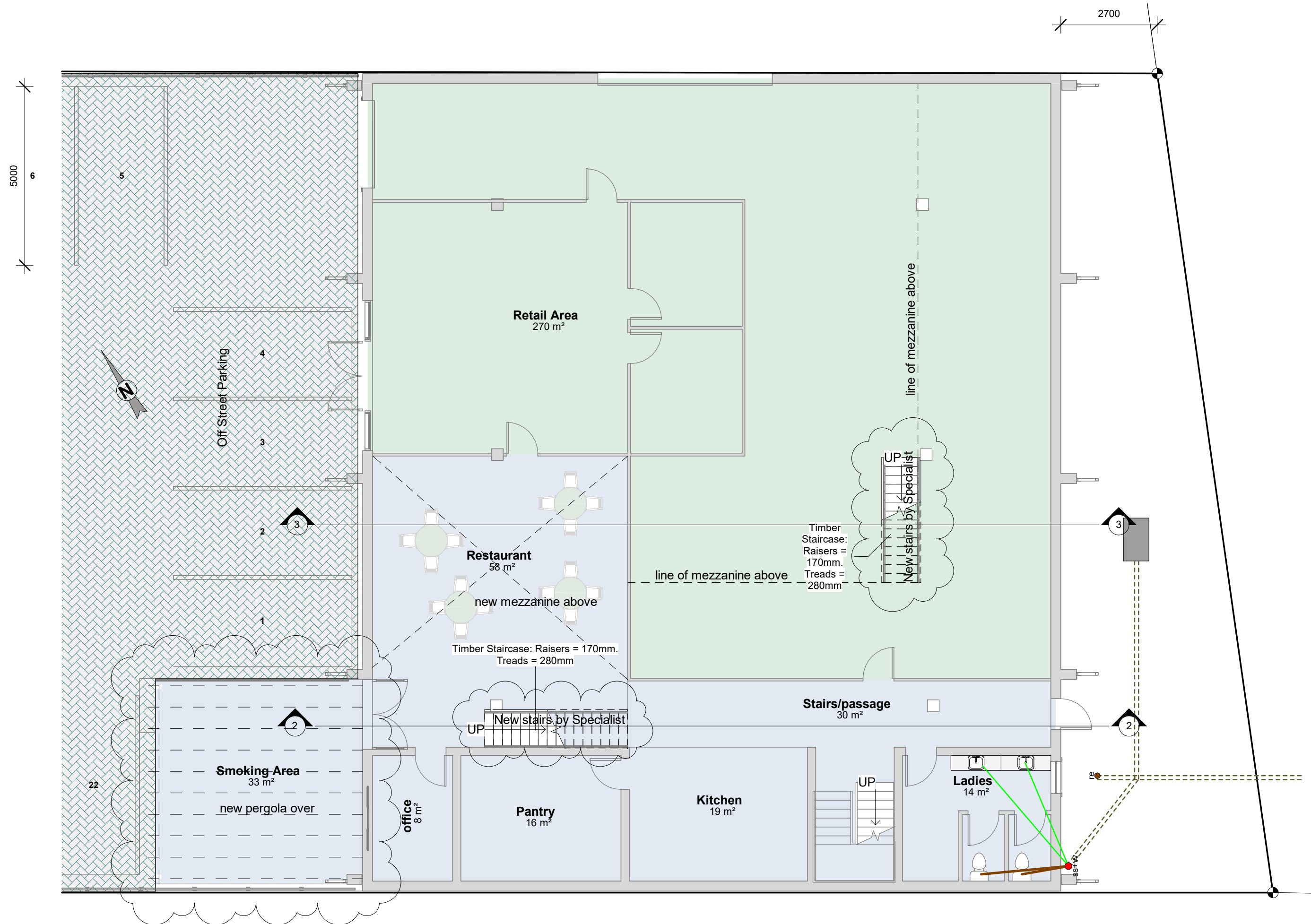
West Elevation

Scale: 1 : 100



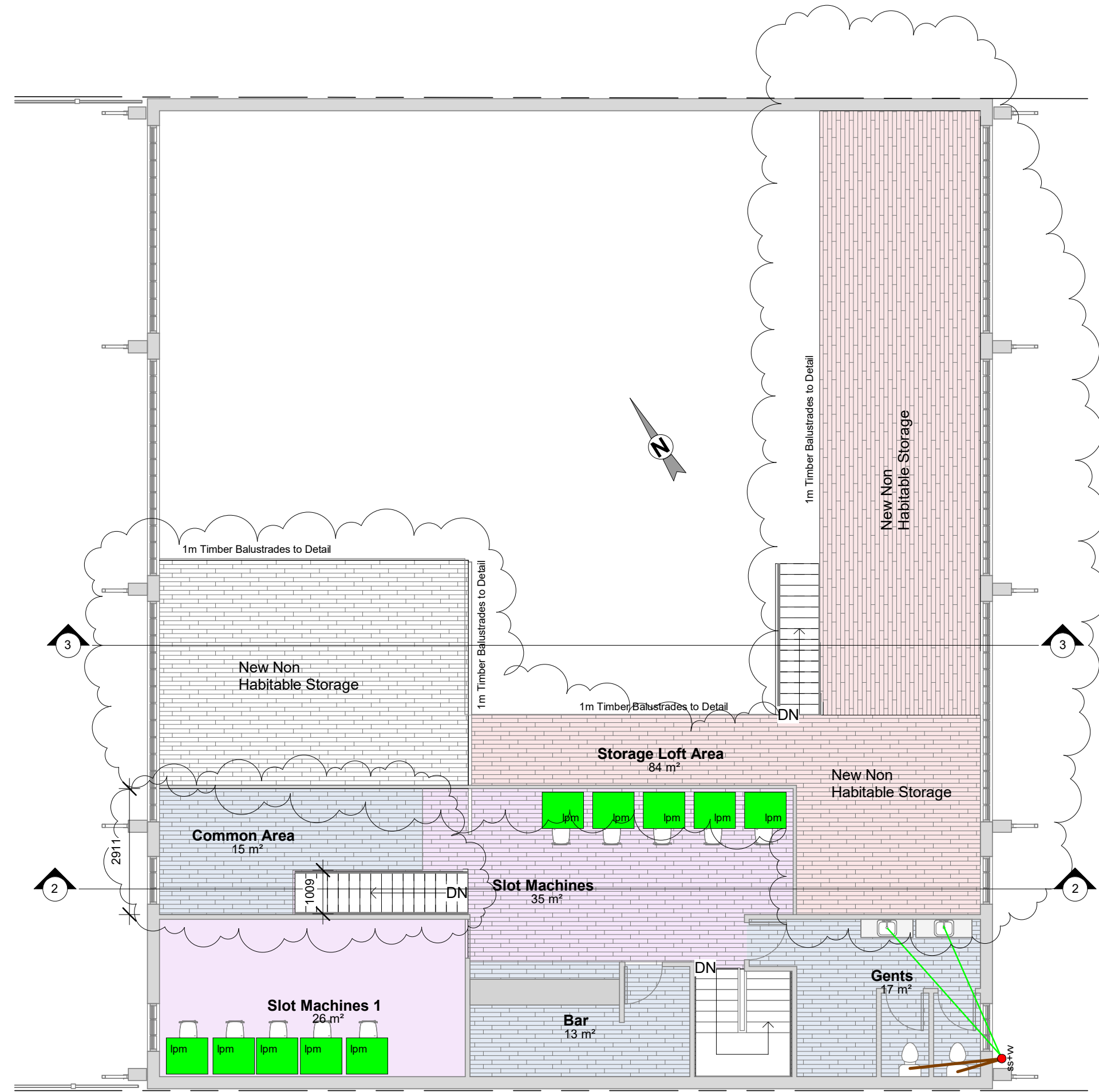
East Elevation

Scale: 1 : 100



01 Ground Floor Lvl

Scale: 1 : 100



Mezzanine

Scale: 1 : 100

Area Schedule	
Name	Area
Existing Building	447.3 m ²
New non habitable mezzanine	130.1 m ²
Existing Mezzanine Area	114.8 m ²
Grand total	692.1 m ²
Site	1218 m ²
Footprint	447.3m ²
Coverage	36%

Remarks
This drawing is copyrighted and belongs to JDS.
No parts hereof may be copied, or used for purposes other than indicated on this drawing without written approval of JDS.

Revision		
No.	Description	Date
1	Revision 1	Date 1

Camfly

Alterations and Additions to erf 19538, George

JDS Design Studio
johan@jdsdesign.co.za
www.jdsdesign.co.za Cell: 084 400 5666

For Licencing

Date: 28/05/2026
Drawn: JJP Jacobs SACAP REG NO D 0560

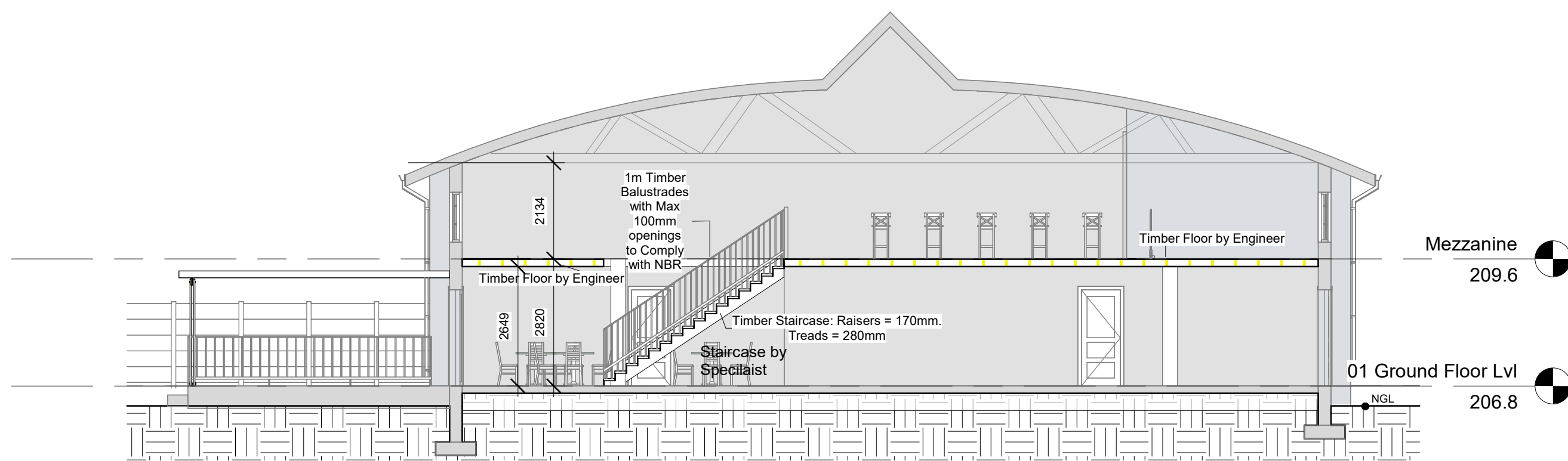
Layout, Elevations

1020-01

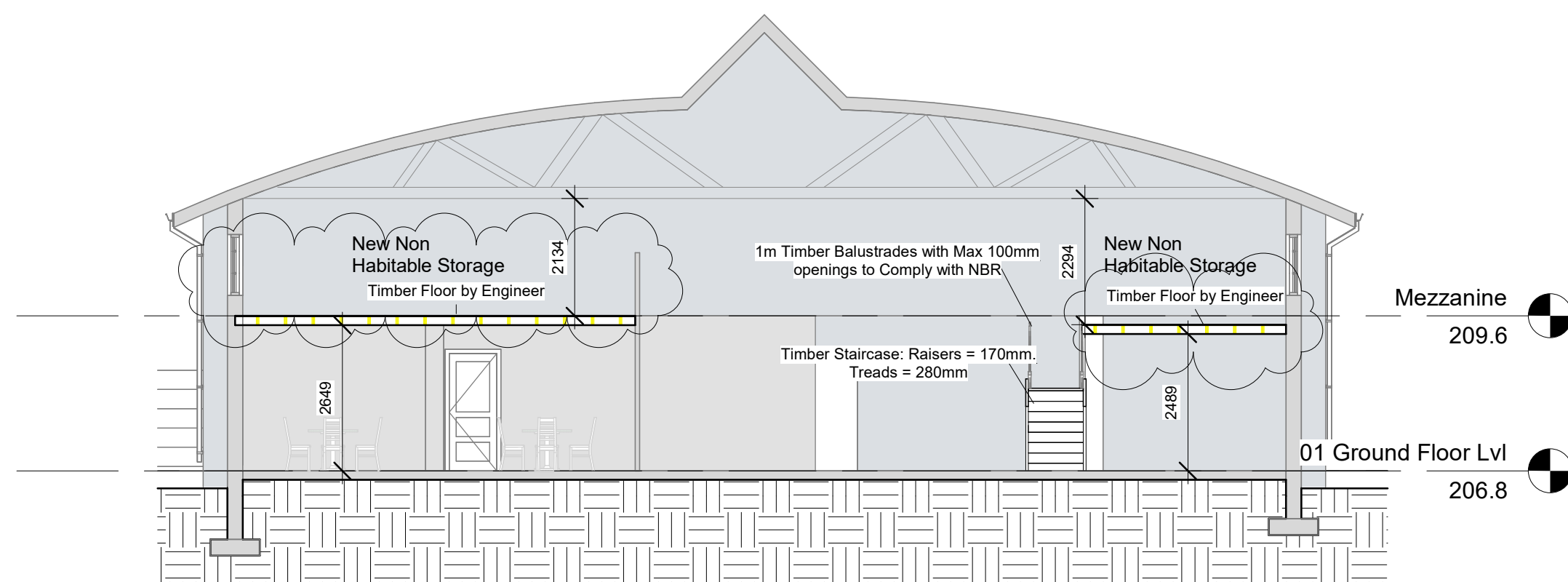
Sheet Size A1

Owner signature

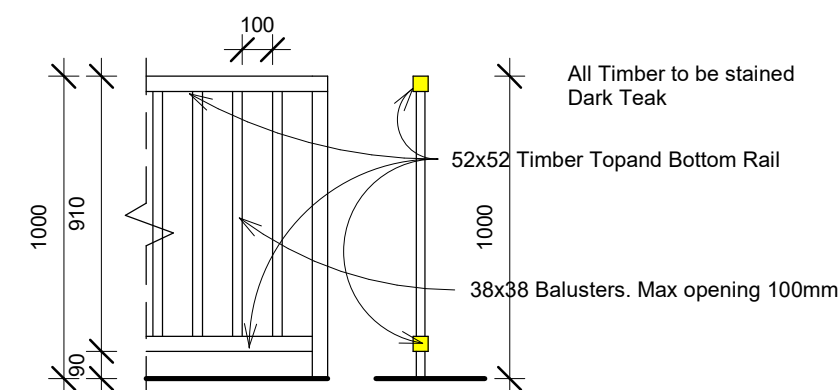
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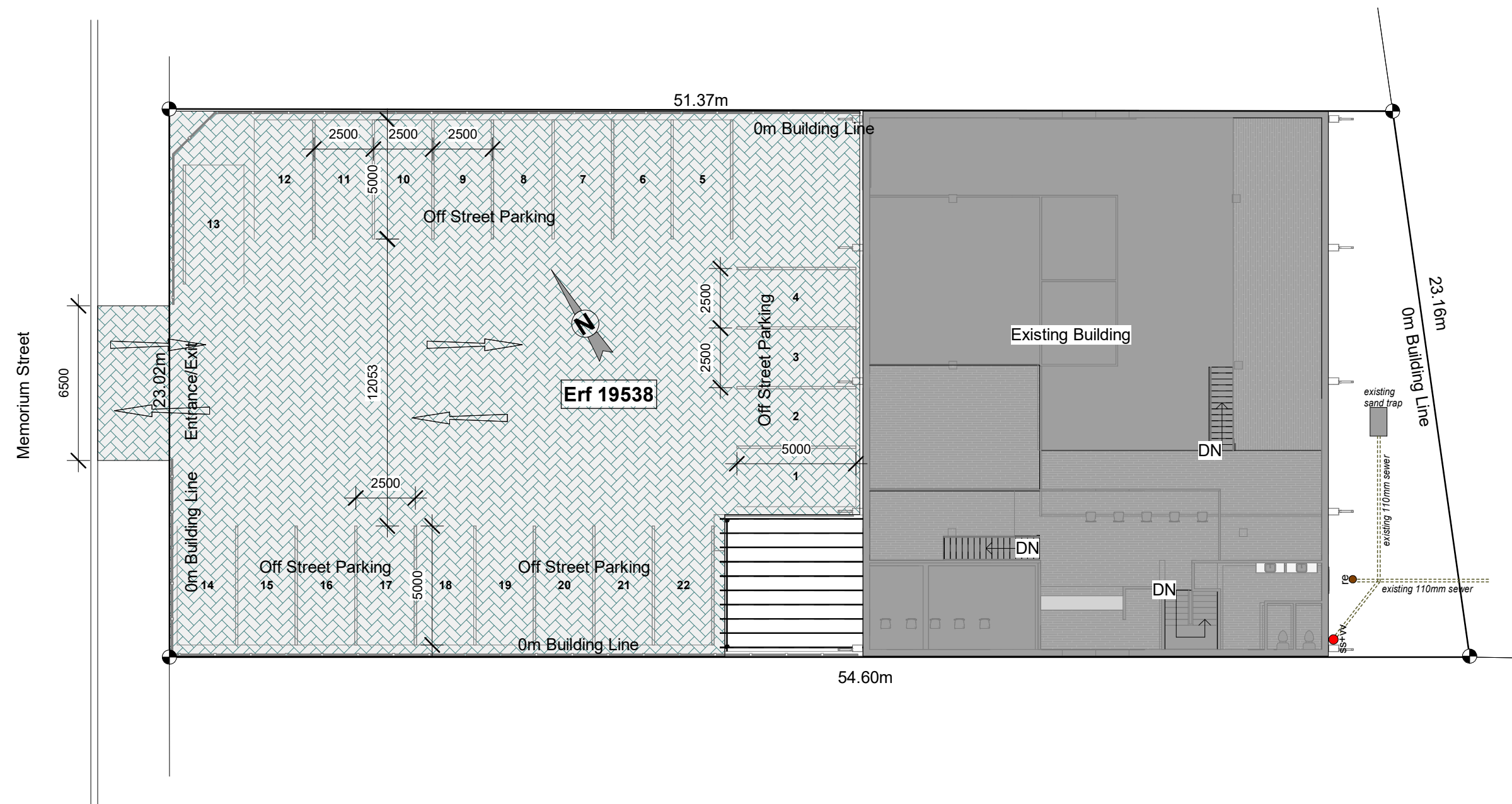
Section I
Scale: 1 : 100



Section 2
Scale: 1 : 100



Timber Balustrade Detail
Scale: 1 : 25



Site Plan
Scale: 1 : 200

PARKING SCHEDULE				
USE TYPE	AREA/UNITS	PARKING RATE	PARKING REQ	PARKING PROVIDED
Restaurant	148m²	2 bays/25m² Seating Area	12 Parkings Req	8 Parkings
Bar/Slot Machines	100m²	2 bays/25m² Seating Area	8 Parkings Req	6 Parkings
Retail	271m²	4 bays/100m²	11 Parkings Req	8 Parkings
			31 Parkings Total	22 Parkings Total

Room Schedule		
Use	Name	Area
Access	Stairs/passage	30 m²
Access		30 m²
Bar/Slot Machines	Slot Machines	Not Placed
Bar/Slot Machines	Bar	13 m²
Bar/Slot Machines	Common Area	15 m²
Bar/Slot Machines	Gents	17 m²
Bar/Slot Machines	Slot Machines 1	26 m²
Bar/Slot Machines	Smoking Area	33 m²
Bar/Slot Machines	Slot Machines	35 m²
Bar/Slot Machines		138 m²
Non Habitable Area	Storage Loft Area	84 m²
Non Habitable Area		84 m²
Restaurant	office	8 m²
Restaurant	Ladies	14 m²
Restaurant	Pantry	16 m²
Restaurant	Kitchen	19 m²
Restaurant	Restaurant	58 m²
Restaurant		115 m²
Retail	Retail Area	270 m²
Retail		270 m²
Grand total: 15		637 m²

Construction Notes:
Foundations
1) All strip footings for 280mm and 230mm load bearing walls as per specification
2) Internal 110mm walls to be built on 200x600mm thickening in surface bed
3) Brickforce: minimum diameter of brickforce = 2.8mm yield strength = 485mpa minimum lap length = 400mm
4) Brickforce to be placed in the first five layers of brickwork on strip footings, these offer in every fifth layer in all load bearing brick walls. Place brickforce in the first five layers above all window and door openings.
Surface bed
1) Surface bed to be 85mm thick with mesh ref #193 in center of slab.
2) All pipework and conduit to be placed under mesh
3) All doc and waterproofing details according to nrbrc
Walls
1) Exterior walls to be 280mm cavity walls, Clay Bricks, Finished as indicated
2) Build in 2 x 100mm wide pre-stressed concrete lintels over all door and window openings unless otherwise indicated.

Remarks
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Revision		
No.	Description	Date
1	Revision 1	Date 1

Camfly

Alterations and Additions to erf 19538, George

JDS Design Studio

johan@jdsdesign.co.za
www.jdsdesign.co.za Cell: 084 400 5666

For Licencing
Date 28/05/2026

Drawn: JJP Jacobs SACAP REG NO D 0560

Site, Section

1020-02

Sheet Size A1

Owner signature

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 Ref. No.: 4019121**

Purpose of consultation: **To permit more than 5 mechanical gambling devices on the property.**

Brief proposal: **Consent Use to permit 10 mechanical gambling devices on the property, in lieu of the existing 5.**

Property(ies) description: **Erf 19538 George, 10 Memorium Street**

Date: **28 January 2026**

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Khuliso Mukhovha	George Municipality	044 801 9477	kjmukhovha@george.gov.za
	Naudica Swanepoel	George Municipality	044 801 9477	nswanepoel@george.gov.za
Pre-applicant	Bonga Mkuzangwe	Grandslots	072 362 1008	bmkuzangwe@grandslots.co.za

Documentation provided for discussion:

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

- **Zoning Certificate**
- **Company Resolution**
- **Title Deed and Conveyancer Certificate**
- **Current Site Layout Plan**
- **Proposed Site Layout Plan**

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)

YES	NO
-----	-----------

Comprehensive overview of proposal:

Consent Use to permit 10 mechanical gambling devices on the property, in lieu of the existing 5.

PART B: APPLICATION PROCESS

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

SUBMISSION

Draft By-Law on Municipal Land Use Planning

(Workflow)

Types of applications that can be submitted in terms of Section 15 (2)

- (a) Rezoning of land
- (b) Permanent departure
- (c) Temporary departure
- (d) Subdivision of land
- (e) Consolidation of land
- (f) Amendment, suspension or removal of restrictive conditions
- (g) Permission required in terms of the zoning scheme
- (h) Amendment, deletion or imposition of condition in respect of an approval
- (i) Extension of validity period of an approval
- (j) Approval of an overlay zone
- (k) Phasing, amendment or cancellation of a subdivision plan or part thereof
- (l) Permission required in terms of condition of approval
- (m) Determination of zoning
- (n) Closure of public place or part thereof
- (o) Consent use
- (p) Occasional use

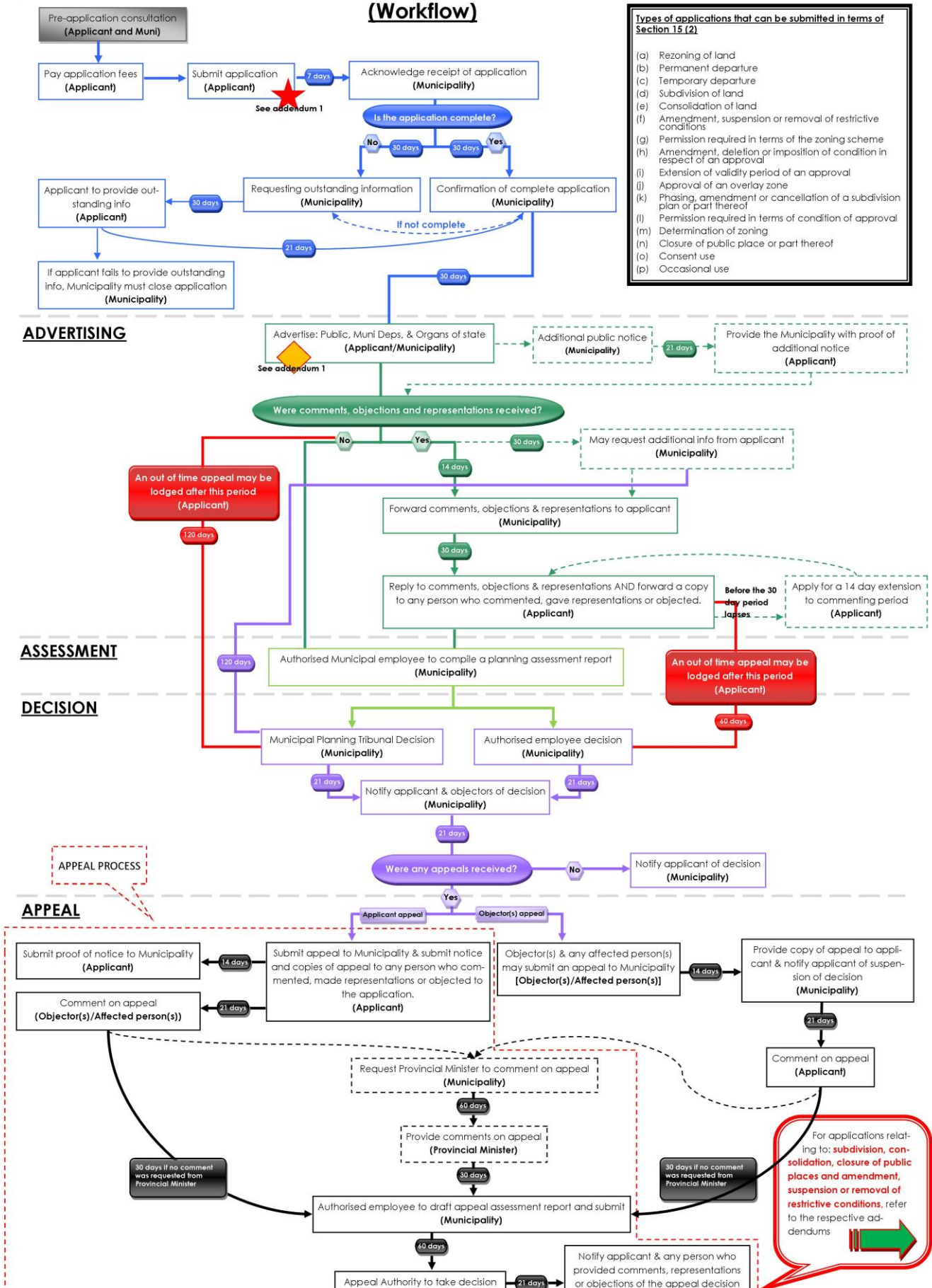
ADVERTISING

ASSESSMENT

DECISION

APPEAL PROCESS

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
	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):			TBC on submission of the application.

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	Motivate compliance with George Municipal Spatial Development Framework, 2023
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	Submit Conveyancer's Certificate indicating title deed restrictions relating to the proposal, the beneficiaries to be notified as well as method to be dealt with (consent / removal / agreement).
Any other Municipal by-law that may be relevant to application? (If yes, specify)				
Zoning Scheme Regulation considerations: Which zoning scheme regulations apply to this site? George Integrated Zoning Scheme By-law, 2023 What is the current zoning of the property? Business Zone I What is the proposed zoning of the property? Business Zone I with Consent Use for Gambling Place Does the proposal fall within the provisions/parameters of the zoning scheme? TBD Are additional applications required to deviate from the zoning scheme? (if yes, specify)				

TBD	
-----	--

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	Motivate Provincial Spatial Development Framework, 2014
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

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
				(DWS)
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? (strikethrough irrelevant)		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:			X	Directorate: Electro-technical Services
Water supply:			X	Directorate: Civil Engineering Services
Sewerage and waste water:			X	Directorate: Civil Engineering Services
Stormwater:			X	Directorate: Civil Engineering Services
Road network:			X	Directorate: Civil Engineering Services
Telecommunication services:			X	
Other services required? Please specify.			X	
Development charges:			X	

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

COMPULSORY INFORMATION REQUIRED:					
Y	N	Power of Attorney / Owner's consent if applicant is not owner (if applicable)	Y	N	S.G. noting sheet extract / Erf diagram / General Plan
Y	N	Motivation report / letter	Y	N	Full copy of the Title Deed
Y	N	Locality Plan	Y	N	Site Layout Plan
Y	N	Proof of payment of fees	Y	N	Bondholder's consent
MINIMUM AND ADDITIONAL REQUIREMENTS:					
Y	N	Site Development Plan	Y	N	Conveyancer's Certificate
Y	N	Land Use Plan	Y	N	Proposed Zoning plan
Y	N	Phasing Plan	Y	N	Consolidation Plan
Y	N	Abutting owner's consent	Y	N	Landscaping / Tree Plan
Y	N	Proposed Subdivision Plan (including street names and numbers)	Y	N	Copy of original approval letter
Y	N	Services Report or indication of all municipal services / registered servitudes	Y	N	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) (strikethrough irrelevant)	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 was discussed in a meeting held on 28 January 2026.
- The pre-application was submitted with copy of title deed, zoning certificate, site and layout plan as attached.

Town Planning

- Please motivate the proposal in terms of the applicable spatial policies and objectives for the area. The applicant must demonstrate how the application complies with the relevant spatial policies, including SPLUMA, LUPA, National and Provincial Gambling Acts, Provincial Spatial Development Framework, 2014, Municipal Spatial Development Framework, 2023, George Municipality Allowance on Gambling Premises Policy Framework and any other applicable spatial policy.
- All site features must be clearly indicated on the site plan, including existing buildings, parking dimensions, access gate widths, access angles / direction to parking bays, parking signage, and typical preliminary building plans demonstrating all applicable development parameters and compliance therewith.
- Indicate compliance with the zoning objective, land use description and development parameters as per the George Integrated Zoning Scheme By-law, 2023. Any deviation from the latter must be addressed by means of a departure application – please include a section in the motivation report with a table indicating compliance with the relevant development parameters.

Civil Engineering Services

- The property is restricted to the existing access.
- Any new access points or modifications to the current access will not be permitted.
- All parking, including vehicle movement, must be fully accommodated on-site.
- No parking will be allowed within the road reserve, ensuring that the road reserve remains clear for public use and safety.

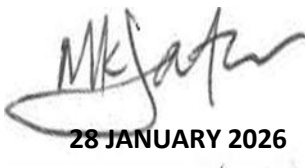
PART F: SUMMARY / WAY FORWARD

- You may proceed to submit an application that addresses all issues raised under Part E above.

OFFICIAL: KHULISO MUKHOVHA

SIGNED:

DATE: 28 JANUARY 2026



PRE-APPLICANT: BONGA MKUZANGWE

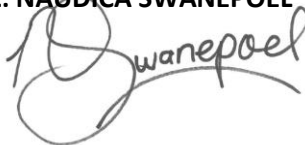
SIGNED:

DATE:

OFFICIAL: NAUDICA SWANEPOEL

SIGNED:

DATE: 3 FEBRUARY 2026



**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 be deemed necessary.*



TAX INVOICE

Invoice number: **LUA860**
Invoice Date: 2026-06-05
VAT Reg. Nr: 4630193664

Municipality GEORGE Munisipaliteit
The Municipal Manager
PO Box 19
GEORGE
6530
Tel: 044 801 9111

Client/Applicant: Bonga Mkuzangwe
VAT Reg. Nr:
Erf: 19538 Area: GEORGE
Applicant email:
bmkuzangwe@grandslots.co.za
Applicant Contact Tel: 072 362 1008
Reference Number: 4661439

LAND USE APPLICATION

DESCRIPTION	FINANCIAL CODE	QTY	AMOUNT
Consent Use(Other) All other Areas	20220703049081	1	6,720.00
Departure (Other-Per Application) All Other Areas	20220703049081	1	7,240.00
		0	0.00
		0	0.00
		0	0.00
		0	0.00
		1	0.00
		1	0.00
SUB TOTAL			13,960.00
VAT TOTAL			2,094.00
GRAND TOTAL			16,054.00

Applicants must please note that in terms of 38(1)(l) of the Land Use Planning Bylaw for George Municipality, 2015 that the proof of payment of the application fee constitutes compulsory information. Should the proof of payment not be received within 14 days of invoice being issued, as contemplated in Section 41 of said Bylaw, the application will be refused and closed.

Payable to George Municipality

Bank detail

First National Bank (FNB)
George Municipality Public Sector
Cheque Account 62869623150
210554

Reference: *Use LUA+ Invoice Number.*

Please forward Proof of payment to **Camilla Coeries** - Ccoeries@george.gov.za or **Werner Joubert**
WCJOUBERT@george.gov.za Consent Use for Gambling Place and Departure from parking requirements.



NOTIFICATION OF PAYMENT

To Whom It May Concern:

First National Bank hereby confirms that the following payment instruction has been received:

Date Actioned	: 2026/06/11
Time Actioned	: 10:38:20
Trace ID	: YQ334CGQ

Payer Details

Payment From	: Camfly - Home Decor City George
Cur/Amount	: ZAR16,054.00

Payee Details

Name	: George Municipality FNB
Bank	:
Branch Code	:
Reference	: LUA860

END OF NOTIFICATION

To authenticate this Payment Notification, please visit the First National Bank website at fnb.co.za, select the "Verify Payments" link and follow the on-screen instructions.

Our customer (the payer) has requested First National Bank Limited to send this notification of payment to you. Should you have any queries regarding the contents of this notice, please contact the payer. First National Bank Limited does not guarantee or warrant the accuracy and integrity of the information and data transmitted electronically and we accept no liability whatsoever for any loss, expense, claim or damage, whether direct, indirect or consequential, arising from the transmission of the information and data.

PORTAL APPLICATION REFERENCE: 4661439
INTERNAL REFERENCE: 4122054

DATE: 2026-06-05

APPLICANT NAME: Bonga Mkuzangwe
EMAIL ADDRESS: bmkuzangwe@grandslots.co.za

In terms of the Protection of Personal Information Act (POPIA) all correspondence will be communicated directly and only to the applicant as stated above. No information will be given to any third party and/or landowner (if the landowner is not the applicant).

COMPLIANCE LETTER (SECTION 38 OF LUP BY-LAW, 2023)

APPLICATION FOR CONSENT USE IN TERMS OF SECTIONS 15(2)(O) OF THE LAND USE PLANNING BY-LAW, 2023 FOR A GAMBLING PLACE (10 LPMS).

APPLICATION FOR DEPARTURE IN TERMS OF SECTIONS 15(2)(B) OF THE LAND USE PLANNING BY-LAW, 2023 FOR REDUCTION IN PARKING. REQUIREMENTS.

Property Description: Erf 19538, George

Application Description: Consent use for a gambling place and reduction in parking requirements.

The above-mentioned application submitted dated **2026-03-09** is deemed complete in terms of Section 38 of the Land Use Planning By-law for George Municipality, 2023.

Once payment is done, email the proof of payment to **Camilla Coeries** - ccoeries@george.gov.za or **Werner Joubert** wjoubert@george.gov.za. An acknowledgement email will be sent to the applicant to confirm receipt of payment.

Once acknowledgement of receipt has been received, the applicant may advertise the application in accordance with the Public Participation Instruction available on the municipality's website. Please upload the proof of Public Participation document on the Land Use Portal as Supporting Documents on the current Application 4661439.

All enquiries follow ups and documentation submissions need to be directed to the relevant *case officer* Primrose Nako email: pnako@george.gov.za.

The relevant Town Planner **Robin-Lee Hector**, should be copied in the e-mail: rlhector@george.gov.za as well as the relevant Senior Town Planners, **Naudica Swanepoel** (even erf numbers) nswanepoel@george.gov.za or Ilane Huyser (uneven erf numbers) ihuyser@george.gov.za.

The applicant shall also obtain comments from the following external departments and interested, and affected parties as indicated below.

**Ward Councilor (30 days);
Adjacent Property Owners**

Note: All state departments and organs of the state must be provided 60 days to comment on applications.

General Town Planning Comments

Applicant may proceed with the public participation process.

Please take note that all addresses/contact details provided by the Municipality is deemed to be private information and may only be utilized for public participation purposes in terms of the Land Use Planning By-Law for the George Municipality. The said address may not be used, distributed or sold to a 3rd party.

Please be advised that the Municipality may request additional information or documentation deemed necessary to consider the application in terms of Section 42 of the Land Use Planning By-law for George Municipality, 2023.

Yours faithfully



Robin-Lee Hector
Town Planner
Planning and Development

NOTICE KENNISGEWING



LAND USE APPLICATION ADVERTISEMENT GEORGE MUNICIPALITY

CONSENT USE & DEPARTURE, ERF 19538, 10 MEMORIUM STREET, GEORGE

Notice is hereby given in terms of Section 45 of the Land Use Planning By- Law for the George Municipality, 2023 that the undermentioned application has been received on Erf 1764, George by the George Local Municipality, Directorate: Human Settlements, Planning and Development.

Any objection(s) and/or comment(s) with full reasons therefore and how their interests are affected, should be lodged in writing via e-mail to the responsible Administrative Officer Primrose Nako, Pnako@george.gov.za or, if no email facility is available, via SMS to the cellphone number of the said Official (only provided on request) and/or to the applicant, in terms of Section 50 of the Land Use Planning By- Law for the George Municipality, 2023, on/ or before **(30 days after date of notice/due date)** quoting the application erf number, your property description, physical address and full contact details (email and telephone) of the person or body submitting the objection/ comment, without which the Municipality/applicant cannot correspond with said person/body.

Enquiries or requests for more information on the application may be directed to the Town Planning Department on Telephone: 044 801 9477 or emailed to the responsible Administrative Officer: Primrose Nako, Pnako@george.gov.za or the Applicant (details below). The application will also be available, on the Municipal Website <https://www.george.gov.za/planning-and-development-cat/land-use-applications/land-use-submissions/> for 30 days. Any comments/ objection received after the above-mentioned closing date may be disregarded.

Property Description: Erf 19538, 10 Memorium Street, George

Applicant Details: Grand Gaming Western Cape, bmkuzangwe@grandslots.co.za ; 021 421 771 – 072 362 1008

Nature of Application in terms of the George Municipality Land Use Planning By-law (2023):

Consent Use in terms of Section 15(2)(o) of the land use planning by-law, 2023 for a gambling place (10 LPMS).

Departure in terms of Section 15(2)(b) of the land use planning by-law, 2023, for reduction in parking. Requirements.

Reference Number: Portal - 4661439 & Internal - 4122054

ALL INTERESTED AND AFFECTED PARTIES TO NOTE: Should you submit a comment or objection on this land use application, you give permission in terms of the Protection of Personal Information Act (POPIA) to the Municipality to make your information available to the public during this land use application process. If you do not want your private information made public, you need to indicate it in writing with your comments/objection.

GRONDGEBRUIK AANSOEK ADVERTENSIE

GEORGE MUNISIPALITEIT

VERGUNNINGSGEBRUIK & AFWYKING, ERF 19538, 10 MEMORIUM STRAAT, GEORGE

Kragtens Artikel 45 van die George Munisipaliteit se Verordening op Munisipale Grondgebruiksbeplanning, 2023 word hiermee kennis gegee dat die onderstaande aansoek ontvang is op **(eiendomsbeskrywing)** deur die George Plaaslike Munisipaliteit, Direkoraat menslike nedersettings, Beplanning en Ontwikkeling.

Enige besware en/of kommentare, insluitend die volledige redes daarvoor en 'n verduideliking van hoe die persoon se belange geraak word deur die aansoek, moet skriftelike ingedien word per e-pos by die relevante Administratiewe Beampte **Primrose Nako**, Pnako@george.gov.za of as geen e-pos fasiliteit beskikbaar is nie, per SMS na die selfoon nommer van genoemde Amptenaar (slegs beskikbaar op versoek) en/of by die applikant, in terme van Artikel 50 van die George Munisipaliteit se Verordening op Munisipale Grondgebruiksbeplanning, 2023 op/ of voor **(30 dae na datum van publikasie/datum)** met verwysing na die eiendomsbeskrywing relevant tot die aansoek, eiendomsbeskrywing en fisiese adres en volledige kontak besonderhede (e-pos adres en telefoon nommer) van die persoon of liggaam wat die beswaar/kommentaar indien, waarsonder die Munisipaliteit nie kan korrespondeer met die persoon/liggaam wat die beswaar(e) en/of kommentaar ingedien het nie.

Navrae of verdere inligting ten opsigte van die aansoek kan gerig word aan die Stadsbeplannings Departement by Telefoon: 044 801 9477 of deur 'n e-pos te rig aan die verantwoordelike Administratiewe Beampte Primrose Nako, Pnako@george.gov.za of deur die applikant te *kontak* (kontak besonderhede onderaan). Die aansoek sal ook beskikbaar wees op die Munisipale webtuiste <https://www.george.gov.za/planning-and-development-cat/land-use-applications/land-use-submissions/> vir 30 dae. Enige kommentare/ besware wat na die

voorgemelde sluitings datum ontvang word, mag moontlik nie in ag geneem word nie.

Eiendoms Beskrywing: Erf 19538, 10 Memorium Straat, George

Besonderhede van Applikant: Grand Gaming Western Cape, bmkuzangwe@grandslots.co.za ; 021 421 771 – 072 362 1008

Aard van Aansoek ingevolge die George Munisipaliteit Verordening op Grondgebruikbeplanning (2023):

Toestemmingsgebruik ingevolge Artikel 15(2)(o) van die grondgebruikbeplanningsverordening, 2023 vir 'n dobbelplek (10 LPMS).

Afwyking ingevolge Artikel 15(2)(b) van die grondgebruikbeplanningsverordening, 2023, vir vermindering in parkeervereistes.

Verwysings nommer: Portaal - 4661439 & Intern - 4122054

ALLE GEINTERESEERDE EN GEAFFEKTEERDE PARTYE MOET KENNIS NEEM: Indien U kommentaar of beswaar indien op hierdie grondgebruiksaansoek, verleen U toestemming dat die Munisipaliteit in terme van die Wet op Beskerming van Persoonlike Inligting (POPI wet), U inligting aan die publiek beskikbaar mag stel gedurende die grondgebruiksaansoek proses. Indien U nie U privaat inligting aan die publiek bekend wil maak nie, moet U dit op skrif aantoon met die indien van U kommentaar/beswaar.