

**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 19695, 5 TREIN ST, GEORGE CENTRAL, GEORGE



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1. EXECUTIVE SUMMARY

PROPERTY DESCRIPTION	
Address	5 Trein Street, George Central, George
Applicant	ASAPH Town Planners on behalf of the owner
Registered owner	Tommy Joubert Trust
Extent	4940 m ²
Current use	Business (Murray's Pub)
Proposed use	15 LPMs
Title Deed No	T23794/2013
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 15 Mechanical devices (Limited payout machines) on the property.

The property is currently **utilised for business purposes including (Murray's Pub)** and is located in the CBD of George. Erf 19695 is located at 5 Trein

Street, George. The surrounding area is characterized by mixed uses comprising various community facilities, light industries, 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 19695, George **in order to allow for the proposed 15 mechanical devices (limited payout machines).**

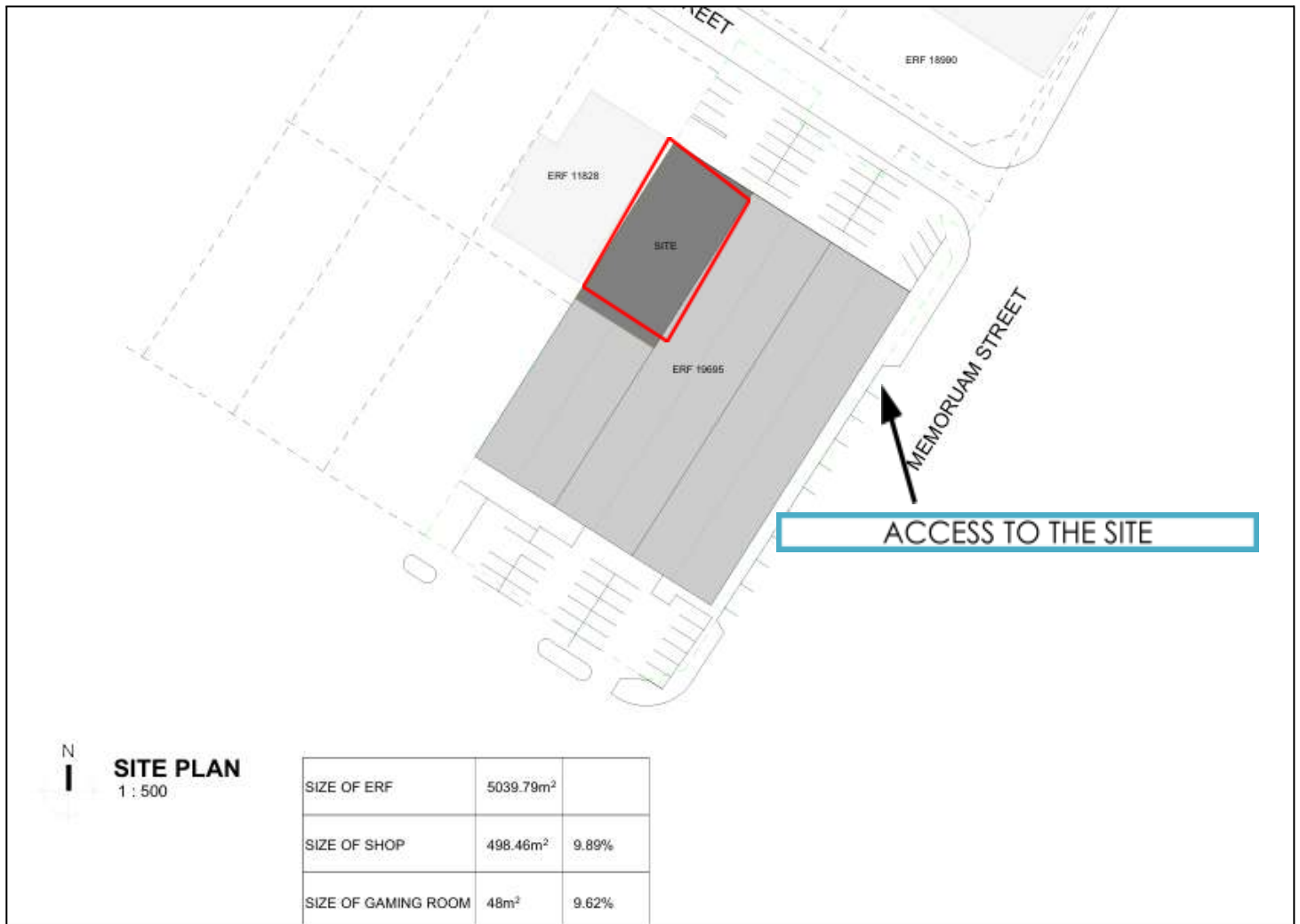
3.1 CURRENT ZONING: BUSINESS ZONE 1

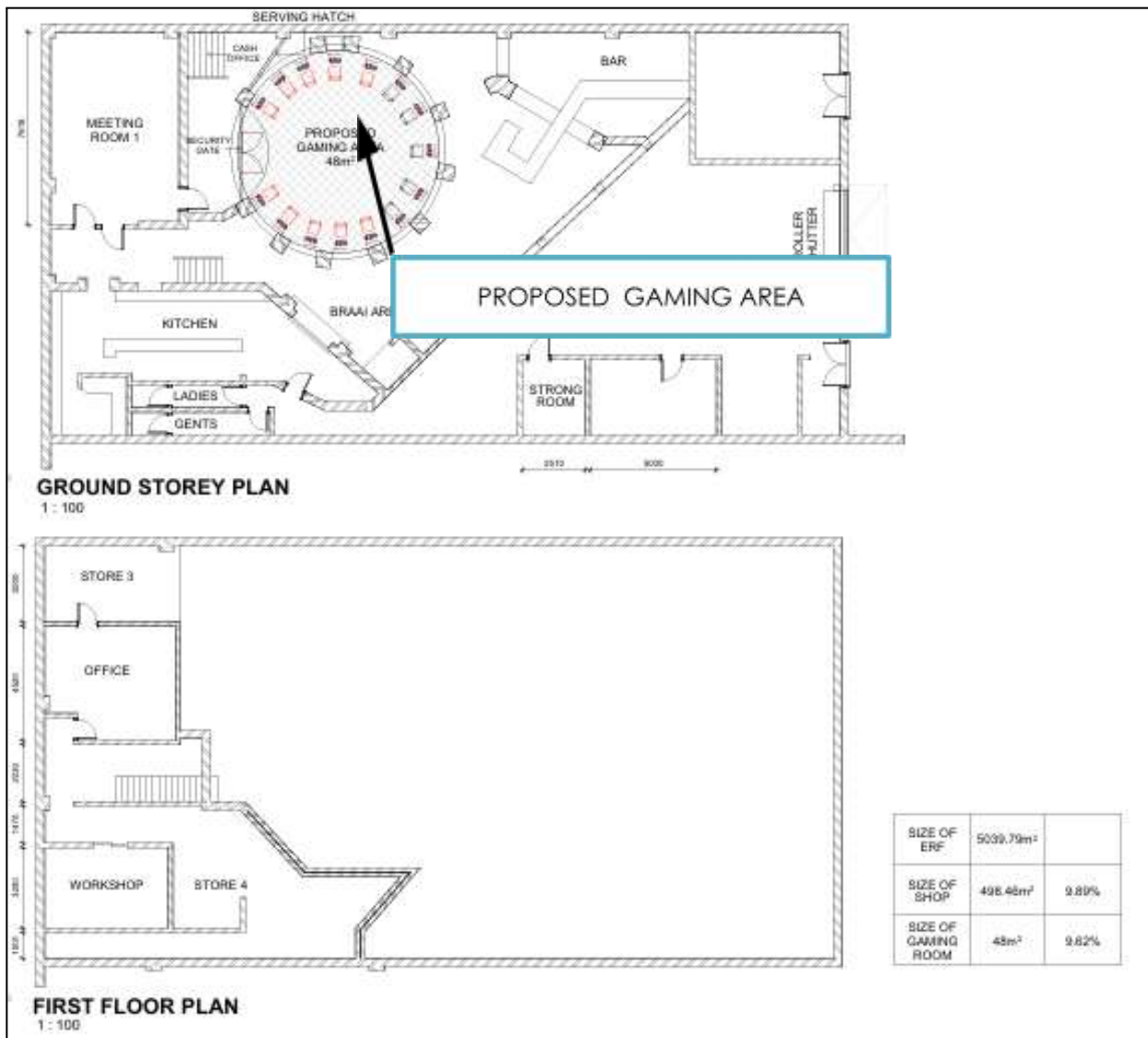
BUSINESS ZONES		
Business Zone I (BZI)		
<i>The objective of this zone is to provide for intensive business and mixed-use development with relatively few restrictions in order to promote urban vitality and economic growth.</i>	Primary use • Business premises	Consent uses • Adult entertainment • Adult services • Adult shop • 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 site plans below show the proposed areas for the machines.





Monday – Sunday	11:00 am – 02:00
Number of employees	+10 employees anticipated
Number of LPMs	15 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 Dobbelaar en Wedrenne • Ibhodi Yelentshona Kapa
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 initial 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 19695 is located at 5 Trein St, George Central, George. The site is well accessible, it can be accessed from Courtenay Street, York Street, Market Street from George, and the surrounding areas. The proposed site is located within George's CBD.

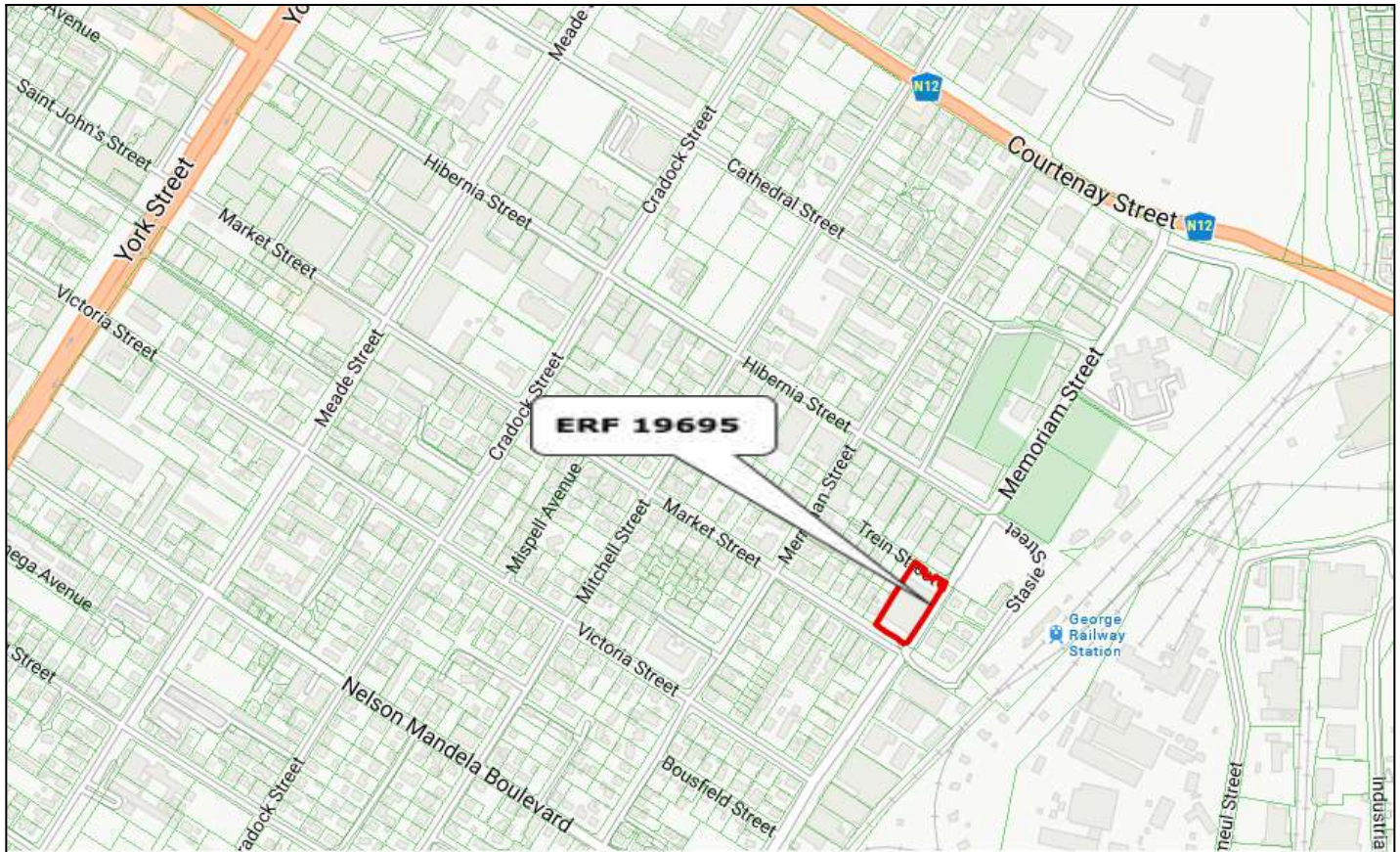


Figure 1: The above figure shows the location of the proposed site.

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

The subject property measures 4940 m² in extent. The site is located in an established business area at the Cnr of Market Street and Hope Street, which are active streets with various businesses. The establishment (Murray's Pub)

gains entrance from Trein Street. The surrounding properties vary in sizes ranging from approximately 1200 m² and above.

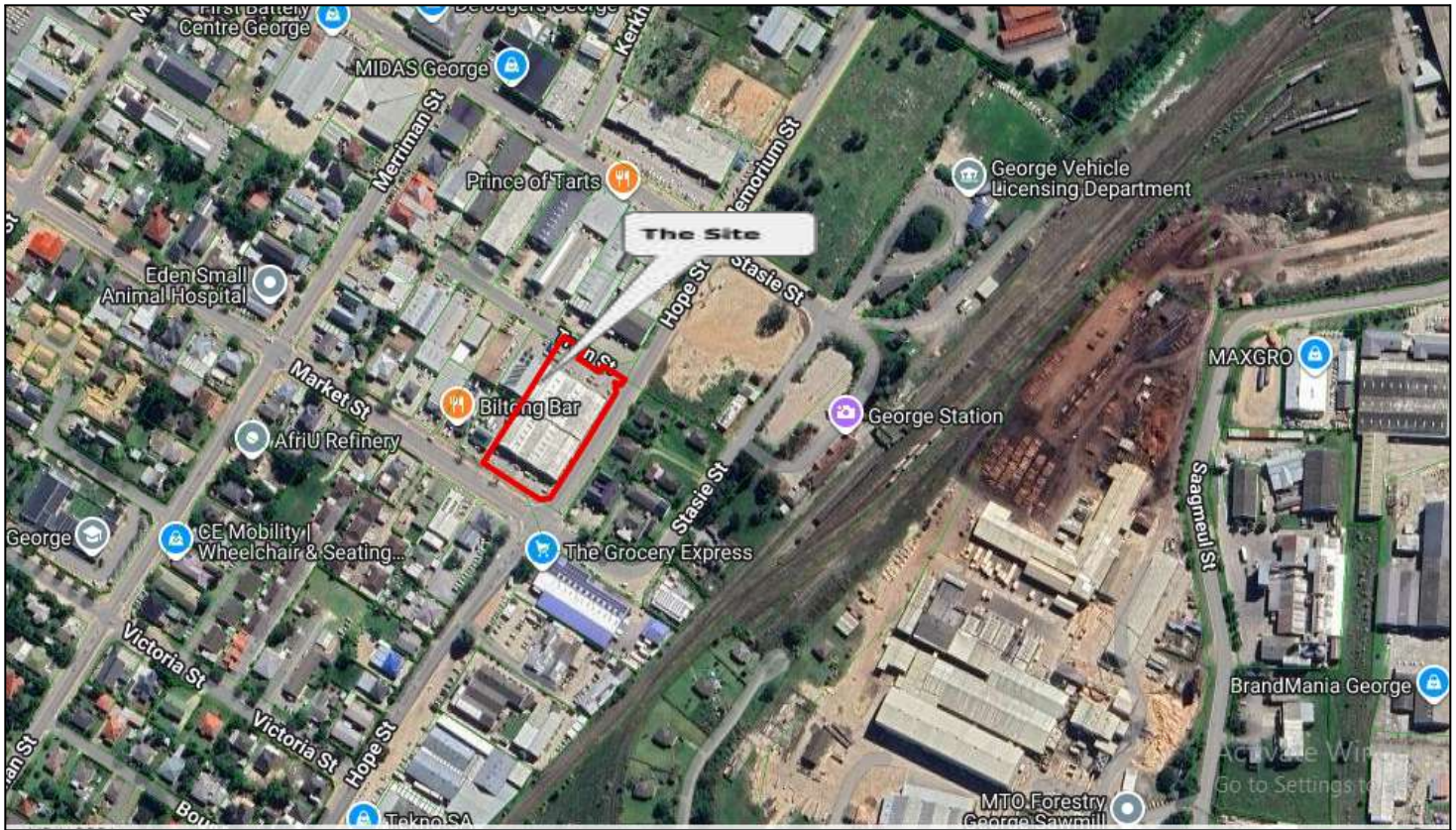


Figure 2: The above figure shows the surrounding land uses.

The proposed site is currently occupied by businesses. There are various shops and businesses that are located in the surrounding area. The site is positioned within a well-integrated mixed-use area that benefits from strong transport linkages, active commercial frontage, and proximity to residential areas. The surrounding land uses reflect a transitional urban area where commercial and light industrial functions coexist alongside established neighborhoods, making the area suitable for the proposal.

The subject site is also located in close proximity to the George Rail Station. The site sits within a mixed-use urban area characterized by a blend of commercial, light industrial, transport and residential activities.





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, 2024. The property is still intended to be utilized for business purposes. No deviation from the GLZS. The predominant land use in the area is business.

The George Integrated Zoning Scheme defines gambling place as “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 pay-out machines.**”

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

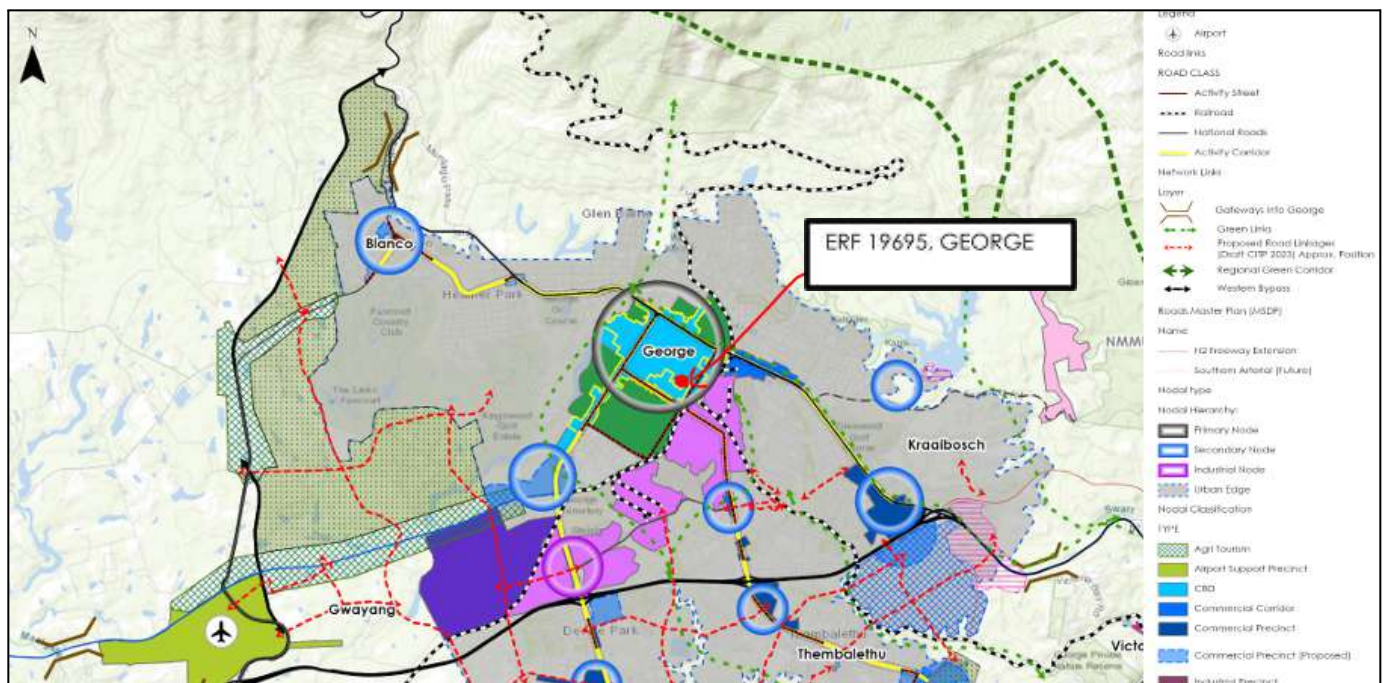
The George Municipal Spatial Development Framework (SDF) promotes the development of mixed-use nodes and precincts, particularly within identified activity nodes where higher intensities of land use and economic activity are encouraged and supported.

The subject property is located within the George CBD, which is identified as the primary activity centre of the City of George. The CBD is envisaged as a vibrant mixed-use environment accommodating a combination of residential, commercial, office, and public facilities. The proposed development aligns with this vision and contributes to the intensification of economic activity within the node. The SDF prioritises such areas as focal points for investment and economic growth within integrated, mixed-use urban environments.

The site falls within the George CBD Priority Investment Area, classified under intensification areas (nodes/precincts and densification areas). These areas comprise principal mixed-use nodes and precincts, including the George CBD and secondary nodes, economic zones,

overlay zones, and activity streets, which are interconnected by major movement corridors and public transport routes. The SDF calls for increased densification and intensification within the CBD, where mixed-use development and strategic investment are actively promoted.

The proposed development is consistent with the objectives and spatial directives of the George SDF, particularly in relation to promoting mixed-use development, urban intensification, and the strengthening of economic activity within the CBD.



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

According to the George Integrated Zoning Scheme By-law 2024 (GIZS), Erf 19695 is zoned as Business Zone I. In this zone, a “gambling place” requires consent use approval.

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

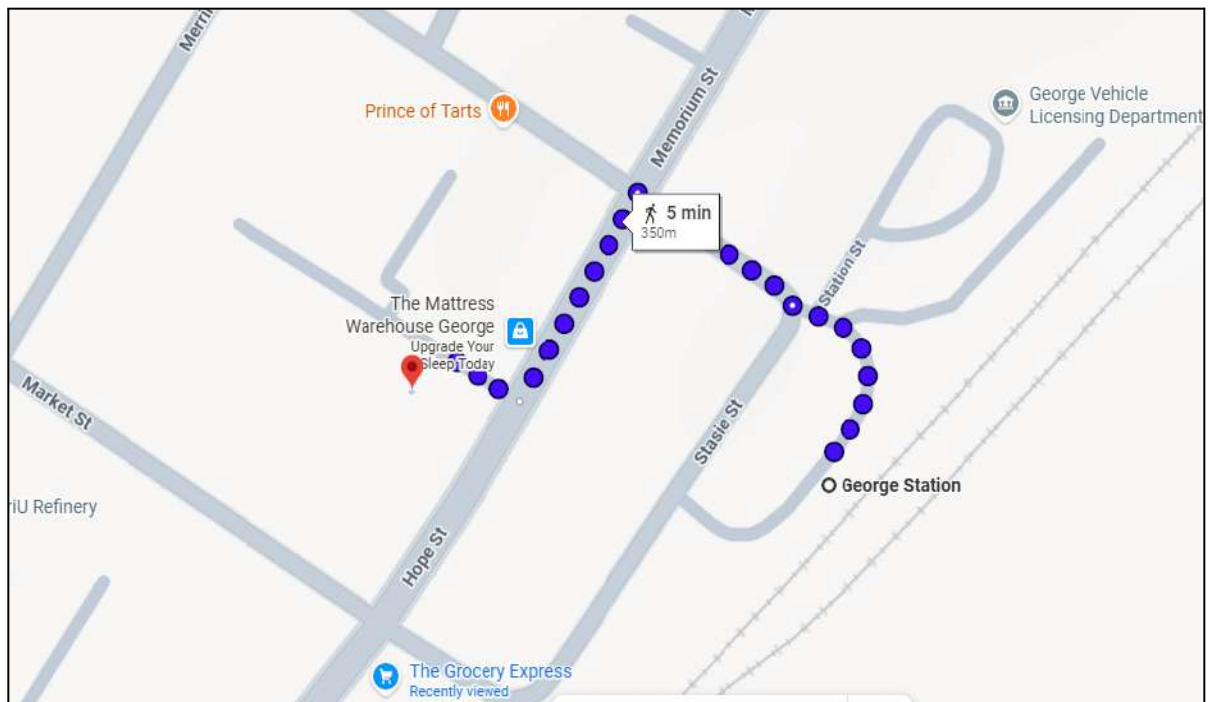
7.5 POLICY ON THE ALLOWANCE OF LIMITED PAYOUT MACHINES

Erf 19695 is located within the George CBD and is presently occupied by various commercial establishments, including Murray's Pub. The subject property is situated within an area identified by the Policy as suitable for the establishment of LPMs, in accordance with the prescribed location criteria.

The site is well positioned within an existing and established business and industrial precinct where nightclubs, entertainment venues, and other recreational facilities are already present. This contextual land-use pattern supports the proposal, as envisaged by the policy.

The surrounding area is characterised by mixed-use development, comprising predominantly commercial, industrial, recreational, and some residential uses. The concentration of established commercial activities in the immediate vicinity further reinforces the suitability of the site for LPMs, consistent with the Policy provisions permitting gambling premises within commercial and mixed-use zones.

The site is not located within 200 metres of any social grant payout points, major public transport interchanges, or educational institutions, as restricted by the Policy. The nearest public transport interchange, being the George Rail Station, is approximately 350 metres from the site (refer to image below).



While some residential properties occur within a 200-metre radius, the area is predominantly business-oriented in nature.

Below is a list of gambling places operating within close proximity to the site in a 5km radius. The list of sites in George that have LPM's:

- Texas Saloon – Meade St, George Central, George, 6530
- Bier Skuur – 100 York St, George Central, George, 6529
- The Cabin – 5 York St, George South, George, 6529
- JD's – 2 York St, George South, George, 6529
- Club Galaxy – 1 C. J. Langenhoven Rd, Heatherlands, George, 6529
- Dantes – 5 York St, George South, George, 6529
- Milk & Honey – 10 Memorial St, Eastern Ext, George, 6529
- Patricks – C/O Hibernia Street & Kerkhof St, George Central,

George, 6529

- Tarantino's – 17 Courtenay St, George Central, George, 6530
- Popeye's – Shop 1, Market Mall, Market St, George Central, George, 6529
- Hollywood Bets – 11 Hibernia St, George Central, George, 6530



The proposed consent is consistent and 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.

The proposed 15 Limited Payout Machines (LPMs) are not expected to negatively impact the surrounding community or environment, as the site is located within an established mixed-use business area in the George CBD.

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 corner of Market Street and Hope Street, an area characterized by the integrated transport system which also includes the public transport system. The proposed site is located in an area where there is

high utilization of the Uber/Bolt system. There is also a Go George bus station located along Hope Street.

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 seven tenants, with parking bays provided along both Market Street and Trein Street.

Parking within the surrounding area is, from time to time, shared among adjacent businesses, supported by the availability of public parking along Hope Street, which serves establishments located along this street. Hope Street is characterized by on-street public parking, and cross-property parking is a common and established practice, with visitors often parking once and accessing multiple premises within convenient walking distance.

The site provides a sufficient number of parking bays to adequately serve both tenants and visitors. The property benefits from two primary vehicular access points one from Market Street and another from Trein Street which facilitate efficient access, internal circulation, and traffic flow.

The majority of tenants operating from the site typically closes their business activities prior to the peak hours of Murray's Pub, thereby minimizing the potential for parking congestion and further reinforcing the adequacy of the existing 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 19695 falls within an area 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	7560		
Email	info@asaphstownplanners.co.za				
Tel	+2787252949	Fax		Cell	+2787252949

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

Registered owner	Tommy Joubert Trust				
Address	First Floor, Joubert Plaza, 100 Meade Street				
	George		Postal code	6530	
E-mail	admin@tommyjouberttrust.co.za				
Tel	0448841793	Fax		Cell	

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

Property Description	ERF 19695, George
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[Erf / Erven / Portion(s) and Farm number(s), allotment area.]											
Physical Address	5 Trein St, George Central, George										
GPS Coordinates					Town/City		George				
Current Zoning	Business zone I			Extent		4940 m²		Are there existing buildings?		Y	N
Current Land Use	Businesses (Murray's Pub)										
Title Deed number & date	T 23794/2013										
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	N
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	N
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				Reference number				Date of consultation			
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 is for Consent use in terms of Land use Planning By-Law of George Municipality, 2023 in order to allow the proposed 15 Mechanical devices (Limited payout machines) on the property.

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	Pre-application Checklist (where applicable)
Y	N	Power of Attorney / Owner's consent if applicant is not owner	Y	N	Bondholder's consent
Y	N	Motivation report / letter	Y	N	Proof of payment of fees
Y	N	Full copy of the Title Deed	Y	N	S.G. noting sheet extract / Erf diagram / General Plan
Y	N	Locality 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) /	Y	N	N/A	1 : 50 / 1:100 Flood line determination (plan / report)

			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	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	National Heritage Resources Act, 1999 (Act 25 of 1999)	Y	N/A	Specific Environmental Management Act(s) (SEMA)
Y	N/A	National Environmental Management Act, 1998 (Act 107 of 1998)			(e.g. Environmental Conservation Act, 1989 (Act 73 of 1989), National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004),
Y	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)			National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008), National Environmental Management: Waste Act, 2008 (Act 59 of 2008),
Y	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)			National Water Act, 1998 (Act 36 of 1998)
Y	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations			(strikethrough irrelevant)
Y	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)	Y	N/A	Other (specify)
Y	N	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	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?			

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: 11/02/2026

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

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: **4127864**

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

Brief proposal: **Consent use on Erf 19695, George, in order to allow for the proposed (increase of 5 existing mechanical devices to 15 limited payout machines), Erf 19695 is zoned Business Zone 1 according to GIZS.**

Property(ies) description: **Erf 19695, George**

Date: **4 March 2026**

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Ilané Huyser	George Mun.	044 801 9477	ihuyser@george.gov.za
Official	Fakazile Vava	George Mun.	044 801 9477	fvava@george.gov.za
Pre-applicant	Phumeza Qwashu	Asaph Town Planners	078 725 2949	info@asaphtownplanners.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.

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

YES	NO
-----	----

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

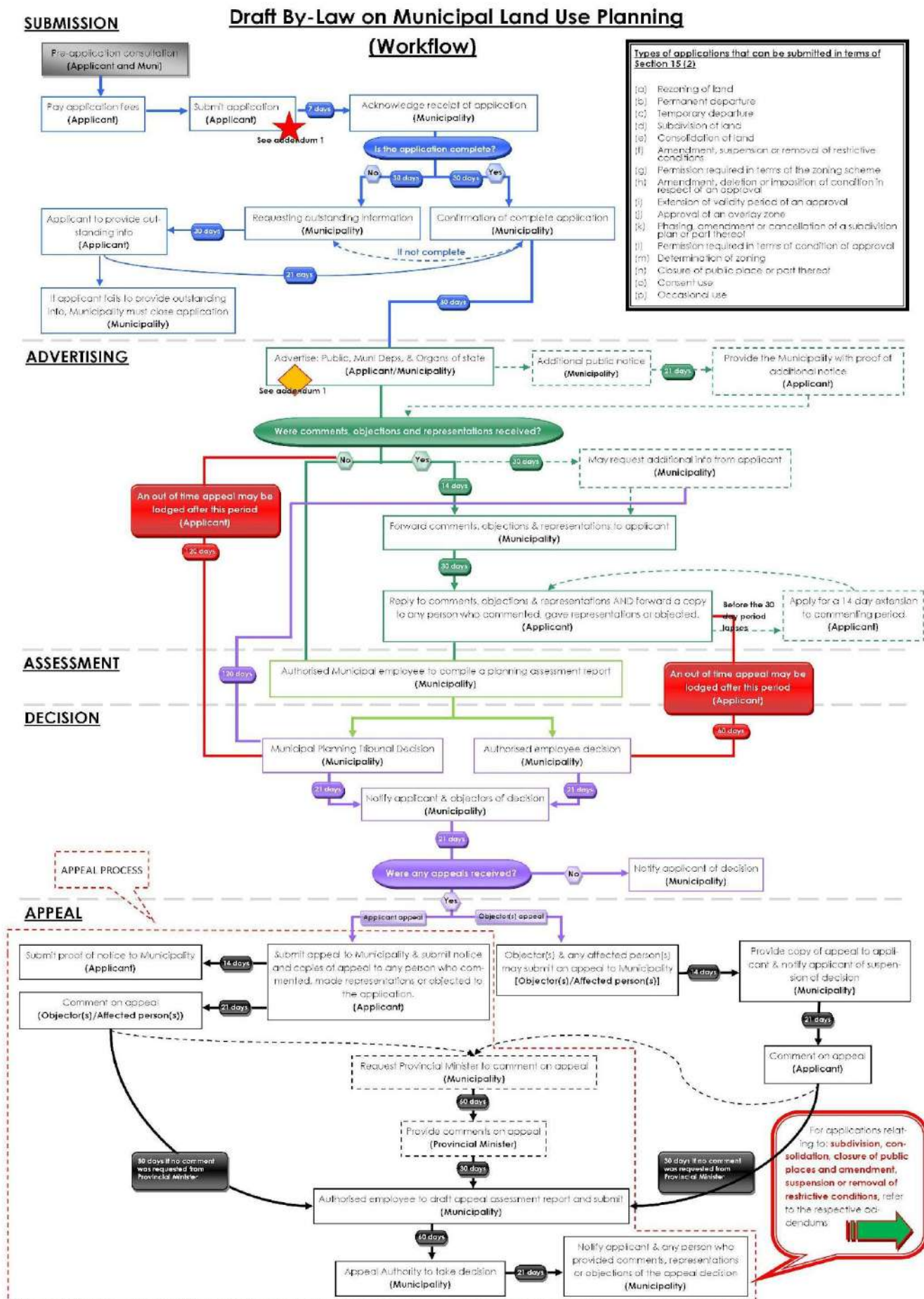
Comprehensive overview of proposal:

Application for a consent use on Erf 19695, George, in order to allow for the proposed (increase of 5 existing mechanical devices to 15 limited payout machines), Erf 19695 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)



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;	To be determined
	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		
Any other Municipal by-law that may be relevant to application? (If yes, specify)			x	
Zoning Scheme Regulation considerations: Which zoning scheme regulations apply to this site? <u>George Integrated Zoning Scheme</u> What is the current zoning of the property? <u>Business Zone 1</u> What is the proposed zoning of the property? <u>Business Zone 1 with consent use</u> Does the proposal fall within the provisions/parameters of the zoning scheme? <u>Yes</u> Are additional applications required to deviate from the zoning scheme? (if yes, specify) <u>No</u>				

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	Need to consult the George Gabling Policy
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)
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)

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 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 wastewater:			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:

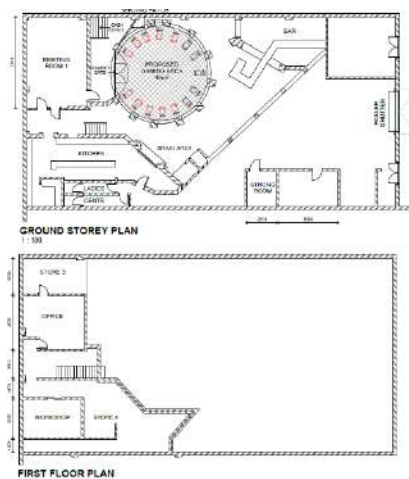
Y	N	Power of Attorney / Owner's consent if applicant is not owner (if applicable)	Y	N	S.G. noting sheet extract / Erf diagram / General Plan
Y	N	Motivation report / letter	Y	N	Full copy of the Title Deed
Y	N	Locality Plan	Y	N	Site Layout Plan
Y	N	Proof of payment of fees	Y	N	Bondholder's consent

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

Pre-application as discussed on 4 March 2026 for the proposed Consent Use application on Erf 19695, George in order to allow for a Gambling Place accommodating up to 15 mechanical playing machines. The applicant provided the following site layout for the discussion.



Town Planning comments

- Applicant is advised to investigate and map out all other “gambling places” operating within close proximity to the site (whether approved/illegal). All places with slot machines within a 5.0km radius must be detailed and motivation for current application must be submitted.
- Applicant must indicate how the proposed use is supplementary to the primary right currently taking place on the property. Need to illustrate and show in terms of sizes as well.
- A justified parking ratio, in terms of the zoning scheme must be submitted. Though the land use does not entail increase in terms of GLA, it however, has potential to generate more people coming into the property and thus parking requirements must be addressed. To provide additional parking for said use _ see table Section 42 for Gambling place.
- The proposal must show compliance with the George Integrated Zoning Scheme by Law, 2023.
- The applicant must ensure compliance with the George Municipality policy on Gambling Premises and also address the gambling act.
- The need for increased number of LPM in relation to existing LPMs in the vicinity must be clearly justified.
- The site layout plan must indicate with arrows, access to the building and to the specified gambling place.
- The level of impact to the receiving community/environment must be clearly addressed.
- *Furthermore, this pre-application comments are not exhaustive and should not be relied upon as a definitive assessment or preliminary approval of the proposal. It remains the applicant’s responsibility to ensure the accuracy and completeness of the application and to ensure that it is prepared and submitted in accordance with all relevant requirements and legislation.*

CES comments

- Access must adhere to the applicable GIZS 2023. Access is restricted to existing accesses
- All parking, including vehicle movement, must be fully accommodated on-site.
- No parking will be allowed within the road reserve.
- The Municipality reserve the right to request a TIA/TIS to verify the parking and access required.
- Municipal water & sewer capacity are available, subject to capacity confirmation.
- Development charges (DC) will be applicable based on the rates at the time of building plan submission or transfer application in accordance with the applicable DC policy.
- The developer must adhere to all applicable Municipal Bylaws and National Building Regulations concerning stormwater management.

PART F: SUMMARY / WAY FORWARD

Refer to comments above.



OFFICIAL: _____

Fakazile Vava (Town Planner)

PRE-APPLICANT: **Phumeza Qwashu** _____

(FULL NAME)



SIGNED: _____

Ilané Huyser (Senior Town Planner)

SIGNED: _____

DATE: 2026.03.12 _____

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

tommy joubert trust
PROPERTY RENTALS



first floor, joubert plaza, 100 meade street, p o box 559, george, 6530

tel: 044-884 1793

fax: 044-884 1794

e-mail: admin@tommyjouberttrust.co.za

Letter of Authority

We Tommy Joubert Trust, the owner of ERF 19695 Trein Street George, herewith confirm that we have appointed Phumeza Qwashu of Asaph Town Planners to prepare and submit a land use application to permit for additional electronic mechanical devices at the property noted above on the company / trust's behalf.

P JOUBERT on behalf of TOMMY JOUBERT TRUST

Signature :

Contact info: 082 466 1333

Date : 28 November 2025

ANNEXURE 4. LOCALITY MAP

LOCALITY



Legend



Map Center: Lon: 22°27'57.6"E
Lat: 33°57'55.8"S

Scale: 1:2,257

Date created: 2026/10/02



**Western Cape
Government**
FOR YOU

Microsoft
Chief Surveyor General (DALRRD)

ANNEXURE

5. ZONING CERTIFICATE

23 April 2025

To whom it may concern

ZONING CERTIFICATE: ERF 19695, GEORGE

The Zoning of Erf 19695, George is:

- **"Business Zone I"** in terms of the George Integrated Zoning Scheme By-law, 2023.

Erf 19695, George may only be used as such and for no other purposes.

Please note:

- The above zoning category and land use rights are subject to various development parameters and restrictions contained in the applicable zoning scheme regulations, a copy of which is available on the George Municipality's website at the following link: <https://www.george.gov.za/wp-content/uploads/2023/10/George-Integrated-Zoning-Scheme-By-Law-2023-Amended-2024-1.pdf>.
- The extract information above primarily states land use rights as reflected in the relevant scheme regulations and doesn't necessarily include reference to all previous land use approvals, restrictions, exclusions or departures. As such, you are therefore required to check the subject property's title deed for any restrictions that might be more onerous and/or records of any other previous approvals, consents, exclusions or departures granted from the zoning scheme regulations.
- Use of the property in accordance with the above specified zoning category does not exempt the owner/occupier from compliance with any other legal statutory requirement which may affect the property.
- This document has no status unless signed by the Senior Manager: Planning and Development or other person exercising sub-delegated powers.

Yours truly,



I. Huyser
SENIOR TOWN PLANNER: PLANNING AND DEVELOPMENT



ANNEXURE 6. PROPOSED SITE PLAN

THE DESIGN ON THIS
DRAWING REMAINS THE
PROPERTY OF CAP,
COPYRIGHT RESERVED©

ARCHITECTURAL PROFESSIONAL

SIGNATURE

CLIENT/CLIENT REPRESENTATIVE

SIGNATURE

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

VER	DATE	DESCRIPTION
0	2025/10/09	ISSUE FOR INFORMATION
A	2025/10/10	ISSUE FOR INFORMATION
B	2025/10/13	ISSUE FOR INFORMATION
C	2025/10/14	ISSUE FOR INFORMATION
D	2025/11/06	ISSUE FOR INFORMATION
E	2025/11/27	ISSUE FOR INFORMATION

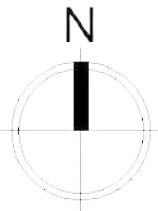


CLIENT: MURRAYS PUB & GRUB

ON ERF: ERF - 19695
TREIN STREET
GEORGE

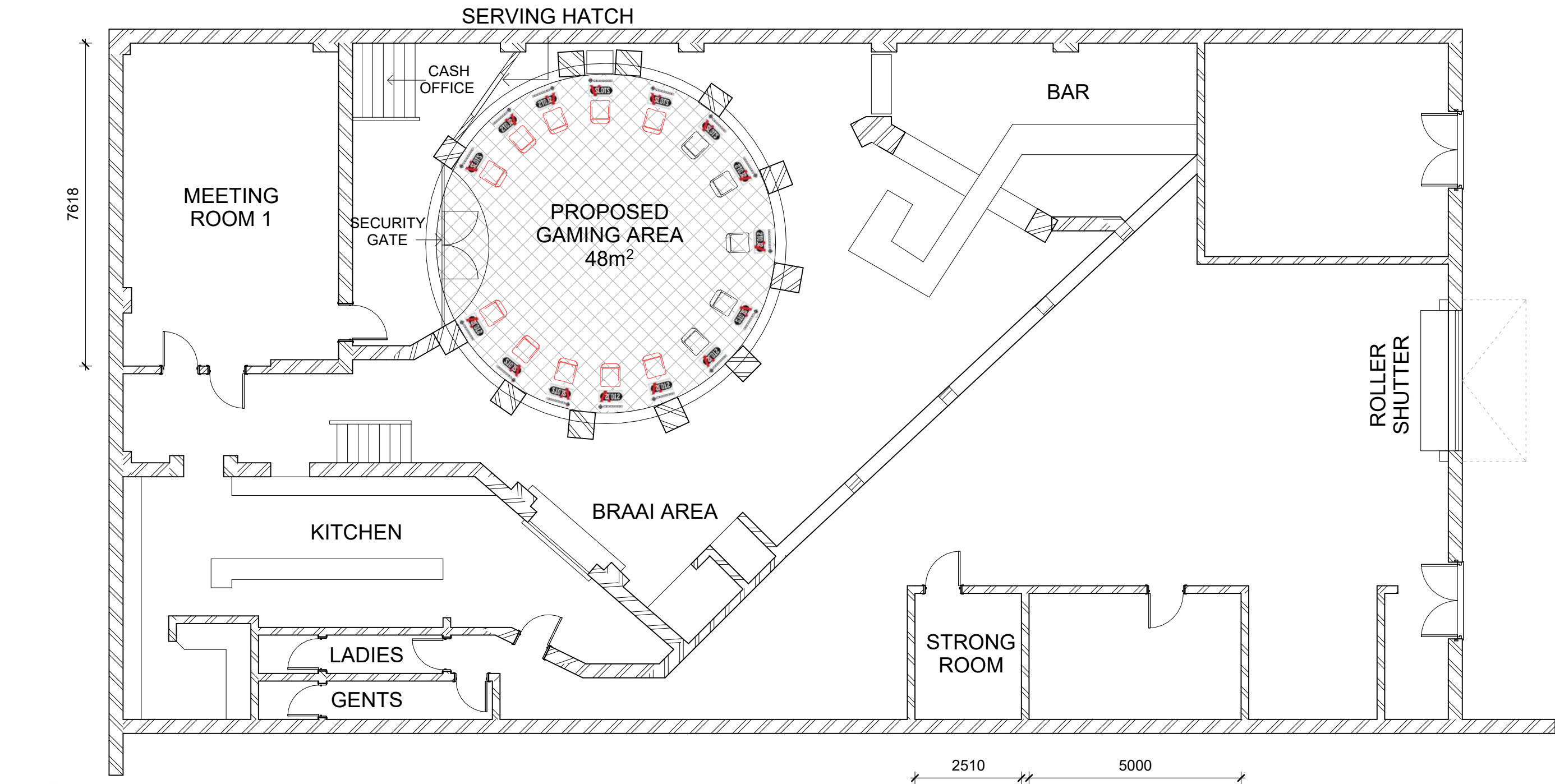
DRAWING TITLE: PROXIMITY PLAN

SCALE: AS ILLUSTRATED		DATE: 2025/11/27	
SHEET: A2		DRAWN BY: T.FAKIR	
PROJECT NO:	0	DRWG NO:	0
		VER:	0

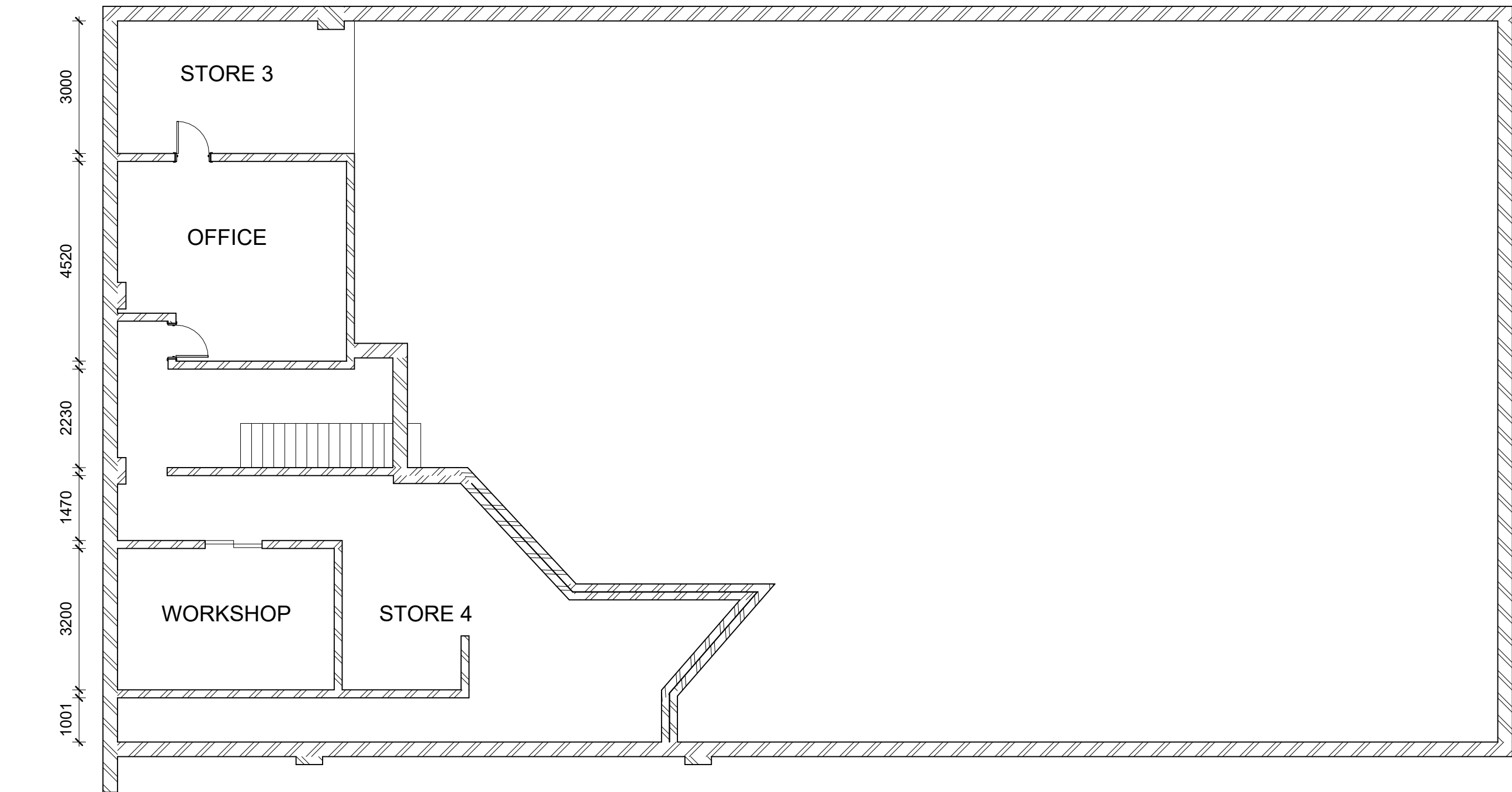


SITE PLAN
1 : 500

SIZE OF ERF	5039.79m ²	
SIZE OF SHOP	498.46m ²	9.89%
SIZE OF GAMING ROOM	48m ²	9.62%



GROUND STOREY PLAN
1 : 100



FIRST FLOOR PLAN
1 : 100

SIZE OF ERF	5039.79m ²	
SIZE OF SHOP	498.46m ²	9.89%
SIZE OF GAMING ROOM	48m ²	9.62%

THE DESIGN ON THIS
DRAWING REMAINS THE
PROPERTY OF CAP,
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ARCHITECTURAL PROFESSIONAL

SIGNATURE

CLIENT/CLIENT REPRESENTATIVE

SIGNATURE

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

VER	DATE	DESCRIPTION
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B	2025/10/13	ISSUE FOR INFORMATION
C	2025/10/14	ISSUE FOR INFORMATION
D	2025/11/06	ISSUE FOR INFORMATION
E	2025/11/27	ISSUE FOR INFORMATION



CLIENT:	MURRAYS PUB & GRUB
ON ERF:	ERF - 19695 TREIN STREET GEORGE

DRAWING TITLE:	PROXIMITY PLAN
----------------	----------------

SCALE: AS ILLUSTRATED	DATE:	2025/11/27
SHEET: A2	DRAWN BY:	T.FAKIR
PROJECT NO: 0	DRWG NO: 0	VER: 0

ANNEXURE 7. TITLE DEED

VERBIND		MORTGAGED		BC 00027/146 / 2007 GEKANCELLEER CANCELLED REGISTRATEUR/REGISTRAR 3/4/07	
VIR FOR R 1520 00000					
B 6 28841-97 1997-05-12		 REGISTRATEUR/REGISTRAR			

FOR FURTHER ENDORSEMENTS SEE
 VIR VERDERE ENDOSSEMENTE SIEN

For Information

2.

Nademaal hulle die geregistreerde eienaar is van

1. RESTANT ERF 2667 GEORGE IN DIE MUNISIPALITEIT EN AFDELING GEORGE, PROVINSIE WES-KAAP

Gehou kragtens Akte van Transport T68038/1994

2. RESTANT ERF 11817 GEORGE IN DIE MUNISIPALITEIT EN AFDELING GEORGE, PROVINSIE WES-KAAP

Gehou kragtens Akte van Transport T87134/1995;

3. RESTANT ERF 11819 GEORGE IN DIE MUNISIPALITEIT EN AFDELING GEORGE, PROVINSIE WES-KAAP

Gehou kragtens Akte van Transport T50333/1997

4. ERF 11822 GEORGE IN DIE MUNISIPALITEIT EN AFDELING GEORGE, PROVINSIE WES-KAAP

Gehou kragtens Akte van Transport T31665/1994

Wat verenig is tot die grond hieronder beskryf.

So is dit dat ingevolge die bepalings van genoemde Wet, ek, die Registrateur van Aktes te Kaapstad, hierby sertifiseer dat voornoemde

TOMMY JOUBERT TRUST
Registrasienommer : T45/1980

Se Opvolgers in titel of Regverkrygendes, die geregistreerde eienaar is van

ERF 19695 GEORGE IN DIE MUNISIPALITEIT EN AFDELING GEORGE, PROVINSIE WES-KAAP

GROOT: 4 940 (Vier Duizend Nege Honderd en Veertig) vierkante meter

SOOS aangedui op aangehegte Kaart LG Nr. 2101/1998

I. WAT BETREF die figuur D E F G H J K L's op Kaart LG Nr. 2101/1998:

A.

Nie onderhewig aan voorwaarde A. op Bladsy 3 soos vervat in Transportakte Nr. T68038/1994 kragtens Artikel 53 van die Wysigingswet op die Registrasie van Mynitels Nommer 24 van 2003.

B. **ONDERHEWIG VERDER** aan die volgende spesiale voorwaarde vervat in Transportakte Nr. T6252/1930, naamlik:-

"The Transferor 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 C D's t op Kaart LG Nr. 2101/1998:

I. WAT BETREF die Figuur C u t op Kaart LG nr. 2101/1998-

ONDERHEWIG aan die voorwaardes waarna verwys word in Transportakte Nr. 5902 gedateer 14 Julie 1897.

II. WAT BETREF die Figuur u D's t op Kaart LG Nr. 2101/1998 -

ONDERHEWIG aan die voorwaardes waarna verwys word in Transportakte Nr. T5902/1897 gedateer 14 Julie 1897.

III. WAT BETREF die figure p q t M en A B C v op Kaart LG Nr. 2101/1998

1. Wat betref die restant van die figure r B C w en n q t M op Kaart LG Nr. 2101/1998:

A. **ONDERHEWIG** aan die voorwaardes waarna verwys word in Transportakte Nr. 5902 gedateer 14 Julie 1897.

2. Wat betref die restant van die figure A r w v en p n M op Kaart LG Nr. 2101/1998:

A. **ONDERHEWIG** aan die voorwaardes waarna verwys word in Sertifikaat van Gewysigde Titel by Konsolidasie Nr. T16864/1947.

ef

19

B. ONDERHEWIG aan die volgende voorwaardes vervat in Akte van Transport Nr. T31661/94 opgelê deur die Administrateur van die Kaap die Goeie Hoop kragtens Artikel 9 van Ordonnansie Nr. 33 van 1934 by goedkeuring van die onderverdeling van Erf 2643, George, naamlik:

(a) Die eienaar van hierdie erf is verplig om sonder betaling van vergoeding, toe te laat dat hoofgasleidings, elektrisiteits-telefoon en televisiekabels, en/of - drade, hoof- en ander waterpype en die rioolvuil en dreinerings, insluitende stormwater van enige ander erf of erwe, oor hierdie erf gevoer word en dat bopgrondse installasies soos mint-substasies, meter kiosks en dienspale daarop geïnstalleer word indien dit deur die plaaslike owerheid nodig geag word en wel op die wyse en plek wat van tyd tot tyd redelikewys 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.

(b) 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 weens 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.

EN VERDER ONDERHEWIG aan sodanige voorwaardes soso in genoemde akte vermeld staan of na verwys word.

IV. WAT BETREFF die figuur v C q p op Kaart op Kaart LG Nr. 2101/1998

1. Wat betref die figuur w C q n op Kaart LG Nr. 2101/1998:

ONDERHEWIG aan die voorwaardes waarna verwys word in Transportakte Nr. 5902 gedateer 14 Julie 1897.

2. Wat betref die figuur v w n p op Kaart LG Nr. 2101/1998:

A. ONDERHEWIG aan die voorwaardes waarna verwys word in Sertifikaat van Gewysigde Titel by Konsolidasie Nr. T16864/1947.

B. ONDERHEWIG aan die volgende voorwaardes vervat in Akte van Transport Nr. T31661/1994 opgelê deur die Administrateur van die Kaap die Goeie Hoop kragtens Artikel 9 van Ordonnansie Nr. 33 van

6

1934 by goedkeuring van die onderverdeling van Erf 2643 George, naamlik:

- (a) Die eienaar van hierdie erf is verplig om sonder betaling van vergoeding, toe te laat dat hoofgasleidings, elektrisiteits- telefoon en televisiekabels, en/of -drade hoof- en ander waterpype en die rioolvuil en dreinerings, insluitende stormwater van enige ander erf of erwe, oor hierdie erf gevoer word en dat bopgrondse installasies, soos mini-substasies, meter kloske, en dienspale daarop geïnstalleer word indien dit deur die plaaslike 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.
- (b) 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 weens die verskil tussen die hoogte van die straat soos finaal aangeë en die erf tensy hy verkies om steunmure te bou tot genoeë van en binne 'n tydperk wat die plaaslike owerheid bepaal.
- For Information
- u
- A

En dat, kragtens hierdie Sertifikaat, genoemde

TOMMY JOUBERT TRUST
Registrasienommer : T45/1980

Se Opvolgers in Titel of Regverkrygendes, nou en voortaan daartoe geregtig is ooreenkomstig plaaslike gebruik, maar behoudens die regte van die Staat.

Ten bewyse waarvan ek, voornoemde Registrateur, hierdie Akte onderteken en met die ampseël bekragtig het.

Aldus gedoen en geteken op die kantoor van die Registrateur van Aktes te Kaapstad op hede die

22 MAY 2013

REGISTRATEUR VAN AKTES

CF

408)(a)

NOT ONLY

ARTIKEL WET 47 VAN 1837 SECTION ACT 47 OF 1837	
VERBIND MORTGAGED	
B 30279/2007	
VR 36 250 000,40	
FOR R	
BC 000023548/2013	REGISTRAR
000023549/2013	
2013-05-22	

For Information

VA 655 /2001

Certified a true copy of the duplicate original
 Gesertifiseer 'n ware afskrif van die duplikaat-
 tied of record in this Registry. Issued to serve in
 oorspronklike in bewaring gegee op hierdie Regi-
 place of the original thereof under the provisions
 strasiekantoor, uitgereik om te dien in die plek van
 of Deeds Registries Regulation No. 68. (1)
 die oorspronklike daarvan onder die bepalinge van
 die Registrasiekantoor-Regulasie No. 68. (1)
 Deeds Registry/Registrasiekantoor,
 Cape Town/Kaapstad.
 2000-02-12

BETAAL
 T. D. D. D.
PAID

000027747 / 2007
BC
 GEKANSLEER
 CANCELLED
 VERBIND
 REGISTRATEUR/REGISTRAR
 3/4/07

MORTGAGED
 R 2000 000,00
B 007703 / 2002
 REGISTRATEUR/REGISTRAR
 2000-02-12

VERBIND MORTGAGED
 VIR FOR R 36 250 000,00
B 000030279 / 2007
 REGISTRATEUR/REGISTRAR
 3/4/07

M.A.E

Opgestel deur my

TRANSPORTBESORGER
JANINE FOUCHÉ

Fee endorsement		Office fee
	Amount	
Purchase price/Value	R.....	R.....
Mortgage capital amount	R.....	R.....
Reason for exemption	Exempt i.t. d. section..... (Act.....)	

VIR ENDOSSEMENTE KYK BLADSY
FOR ENDORSEMENTS SEE PAGE

T000023794/2013

SERTIFIKAAT VAN VERENIGDE TITEL

(Uitgereik kragtens die bepalings van artikel veertig van die Registrasie van Aktes, Wet, 1937 (47 van 1937))

Nademaal

TOMMY JOUBERT TRUST
Registrasienommer: T45/1980

Aanzoek gedoen het om die uitreiking aan hulle van 'n Sertifikaat van Verenigde Titel kragtens die bepalings van artikel veertig van die Registrasie van Aktes Wet, 1937; en

DATA / VERIFY
05 JUN 2013
OLIVIER BLANDI

DATA / CAPTURE
03 JUN 2013
MURIE LORRAINE

**ANNEXURE 8. CONVEYANCER
CERTIFICATE**

CONVEYANCER'S CERTIFICATE

I, the undersigned

REUBEN CHARLES SHAER (LPC81524)

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

ERF 19695 GEORGE
IN THE CITY OF CAPE TOWN
CAPE DIVISION
PROVINCE OF THE WESTERN CAPE

IN EXTENT: 4 940 (FOUR THOUSAND NINE HUNDRED AND FORTY) Square Metres

HELD BY DEED OF TRANSFER T23794/2013

In the name of:

TOMMY JOUBERT TRUST
Registration Number T45/1980

That after conducting a Deeds Office search:-

The title deed in respect of the property as referred to herein as well as prior deeds tracing the history of the property has no conditions which prohibit a place of entertainment, while the zoning certificate provides that with "**consent use**" the property may be used as a "place of entertainment".

Dated at Cape Town on 24th April 2026



REUBEN CHARLES SHAER
CONVEYANCER (LPC 81524)

ANNEXURE 9. RESOLUTION LETTER

TOMMY JOUBERT TRUST

IT 45/80

("DIE TRUST")

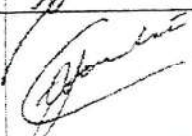
BESLUIT DEUR DIE TRUSTEES GENEEM KRAGTENS KLOUSULE 24.6 VAN
DIE TRUSTAKTE (SOOS GEWYSIG)

BESLUIT DAT –

1 Pierre Joubert, identiteitsnommer 790707 5117 084 in sy hoedanigheid as trustee gemagtig word om die volgende handeling te verrig en bevoegdhede uit te oefen in die gewone loop van die besigheid van die Trust as 'n verhuuringsonderneming:

- Die bepalinge en voorwaardes van huurooreenkomste te onderhandel en te skik vir huurgelde en huurtermyne wat kommersieel verantwoordbaar is en sodanige ooreenkomste te onderteken en toe te sien tot nakoming van die bepalinge en voorwaardes van sodanige ooreenkomste;
- Die diensvoorwaardes van personeel vas te stel, personeel aan te stel en om diensooreenkomste te beëindig;
- Alle handeling te verrig wat nodig mag wees vir die onderhoud van die geboue van die Trust; *as ander geboue der individuele metskappe boei waarvan die Trust die wateelhanding hou.*
- Agterstallige huurgeld en verbandhoudende bedrae wat aan die Trust verskuldig is in te vorder of te laat invorder, skikkingsooreenkomste in verband daarmee aan te gaan en om vir hierdie doeleindes prokureurs aan te stel;
- Voertuie, gereedskap en toerusting vir die bedryf van die besigheid van die Trust aan te koop en te verkoop soos dit van tyd tot tyd redelikerwys nodig mag wees;

- Ooreenkomste aan te gaan vir die versekering van die Trust se eiendomme, versekeringseise by die versekeraars aanhangig te maak en om versekeringseise te skik.
 - Rekeninge in die naam van die Trust by verskaffers van goedere en dienste aan die Trust te open en om die goedere en dienste wat die Trust in die gewone loop van sy besigheid benodig aan te koop en daarvoor te betaal.
2. Pierre Joubert moet toesien dat behoorlik rekord gehou word van alle finansiële transaksies van die Trust en dat daarvan verslag gedoen word aan die ander trustees soos en wanneer deur hulle versoek.

NAAM	HANDTEKENING	DATUM	PLEK VAN ONDERTEKENING
Thomas Marthinus Joubert (Trustee)		14/06/2021	GEORGE.
Pierre Joubert (Trustee)		14/06/2021	George
Sandra Anderson (Trustee)		14/06/2021	George
Adri Joubert (Trustee)		14/06/2021	George
Kobus Wolmarans (Trustee)		14/6/2021	George