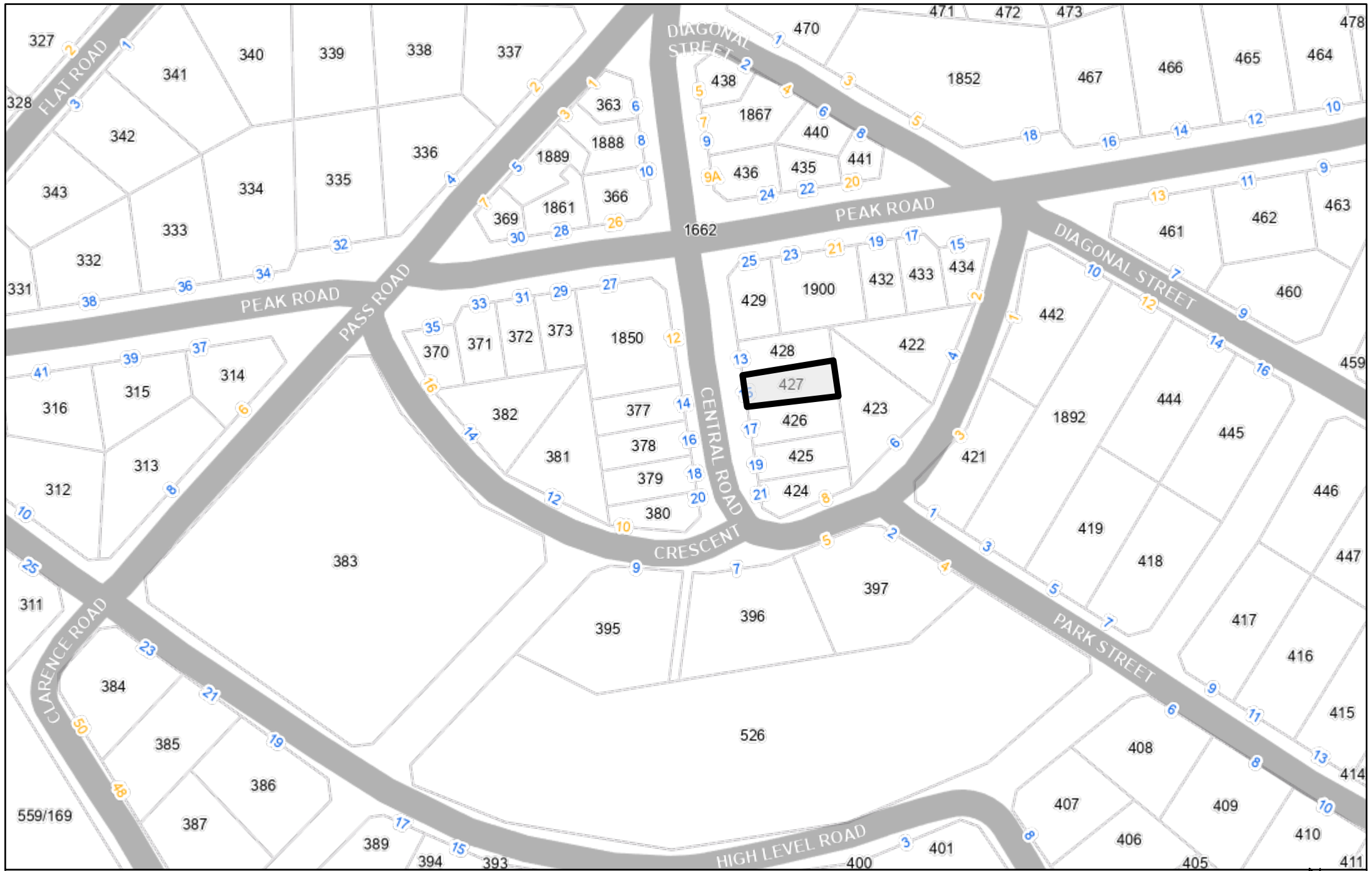


OVERSTRAND MUNICIPALITY	OVERSTRAND MUNISIPALITEIT	UMASIPALA WASE-OVERSTRAND
<p><u>ERF 427, 15 CENTRAL ROAD, PRINGLE BAY:</u> <u>APPLICATION FOR CONSENT USE: GRAND GAMING WESTERN CAPE ON BEHALF OF ABUREC FENCING CC</u></p> <p>Notice is hereby given in terms of Sections 47 and 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) of an application received for a consent use in terms of Section 16(2)(o) of the By-Law for a place of entertainment to accommodate five (5) limited payout machines.</p> <p>Full details regarding the proposals above are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town and Spatial Planning, 16 Paterson Street, Hermanus and at the Betty's Bay Library, Clarence Drive, Betty's Bay.</p> <p>Any comments must be in writing and reach the Municipality (16 Paterson Street, Hermanus / (e) loretta@overstrand.gov.za) on or before 9 May 2025, with your name, address, contact details, interest in the application and the reasons for comment. Telephonic inquiries can be made to the Senior Town Planner, Mrs. H. van der Stoep at 028-3138900. The Municipality may refuse to accept comments after the closing date. Any person who cannot read or write can visit the Town and Spatial Planning Department where they will be assisted by a municipal official in formulating their comments.</p>	<p><u>ERF 427, CENTRALWEG 15, PRINGLEBAAI:</u> <u>AANSOEK OM VERGUNNINGSGEBRUIK: GRAND GAMING WESTERN CAPE NAMENS ABUREC FENCING CC</u></p> <p>Kennis word hiermee gegee ingevolge Artikels 47 en 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) van 'n aansoek ontvang vir 'n vergunningsgebruik ingevolge Artikel 16(2)(o) van die Verordening vir 'n plek van vermaak om vyf (5) beperkte uitbetalingsmasjiene te akkommodeer.</p> <p>Besonderhede aangaande die voorstel lê ter insae gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stads- en Streekbeplanning te Patersonstraat 16, Hermanus en by die Bettysbaai Biblioteek, Clarencerylaan, Bettysbaai.</p> <p>Enige kommentaar moet skriftelik wees en die Munisipaliteit (Patersonstraat 16, Hermanus / (e) loretta@overstrand.gov.za) voor of op 9 Mei 2025, met u naam, adres, kontak besonderhede, belang in die aansoek en die redes vir kommentaar. Telefoniese navrae kan gerig word aan die Senior Stadsbeplanner, Me. H. van der Stoep by 028-3138900. Die Munisipaliteit mag weier om kommentare te aanvaar na die sluitingsdatum. Enige persoon wat nie kan lees of skryf nie kan die Departement Stads- en Streekbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formuleer.</p>	<p><u>ISIZA 427, 15 CENTRAL ROAD, PRINGLE BAY: ISICELO SOKUSETYENZISWA KWEMVUME: GRAND GAMING WESTERN CAPE EGAMENI LE- ABUREC FENCING CC</u></p> <p>Isaziso sinikezelwe ngokwemiqathango yeCandelo 47 kunye 48 loMthetho kaMasipala oLungisiweyo woMasipala wase Overstrand ongoCwangciso lokuSetyenziswa koMhlaba kaMasipala, 2020 (uMthetho kaMasipala) Sokuba isicelo sifunyenwe semvume yokusetyenziswa ngokwemigaqo yeCandelo 16(2)(o) waloMthetho ibeyindawo yolonwabo ukulungiselela imatshini zentlawulo ezingenakugqitha kwisihlanu (5).</p> <p>linkcukacha ezipheleleyo mayela nesi siphakamiso ziyafumaneka ukuze zihlolwe kwiintsuku zaphakathi evekini phakathi kwentsimbi ye08:00 neye16:30 kwiSebe: Izicwangciso zeDolophu nekucandwa kweNdawo, 16 Paterson Street, Hermanus nakwiThala leencwadi eBetty's Bay, Clarence Drive, Betty's Bay.</p> <p>Naziphina izimvo mazibhalwe zifike kwaMasipala (16 Paterson Street, Hermanus / (e) loretta@overstrand.gov.za) ngomhla okanye ngaphambi kwama-9 uCanzibe 2025, zibe negama lakho, idilesi, iinkcukacha ofumaneka kuzo, umdla wakho kwesi sicelo nezizathu zokuhlomla kwakho. Imibuzo ngefowuni ingathunyelwa kuMchwangcisi Omkhulu weDolophu, Nkskz. H. van der Stoep kwa 028-3138900. UMasipala angala ukwamkela izimvo ezifike emva komhla wokuvala. Nabani na ongakwazi ukufunda nokubhala angahambela kwiSebe Lezicwangciso zeDolophu neNdawo apho igosa likamasipala lizakumnceda afake izimvo zakhe ngokusemthethweni.</p>
<p>Dr DGI O'Neill Municipal Manager / Munisipale Bestuurder / Umphathi Kamasipala PO Box / Posbus / Ibhokisi yePosi 20 HERMANUS 7200</p> <p style="text-align: right;"><i>Notice no. / Kennisgewing nr. / Inothi si yeNomb: 71/2025</i></p>		



Date: 23 September 2024

Email: bmkuzangwe@grandslots.co.za

Contact: 021 421 7771 – 072 362 1008



**APPLICATION FOR CONSENT USE BY GRAND GAMING WESTERN CAPE (PTY) LTD
TRADING AS GRANDSLOTS ON BEHALF OF ABUREC FENCING CC (PTY) LTD –
REGISTRATION NUMBER 1997/026070/23**

1. PURPOSE OF THE APPLICATION

This application is made on behalf of the owner of Erf 427 Pringle Bay, Aburec Fencing CC (Pty) Ltd, and serves to motivate in terms of Section 16(2)(o) of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020, for consent to permit a place of entertainment to operate five electronic or mechanical playing devices on Erf 427 Pringle Bay, 15 Central Road.

Attached hereto is the Resolution letter authorizing Grandslots to submit this application to the local authority on their behalf (refer to **Annexures B & C**).

For ease of reference, Erf 427 Pringle Bay on this application will be referred to as "the property."

2. PROPERTY INFORMATION

2.1. Locality

The property is on Central Road, as shown in **Figure 1** below.

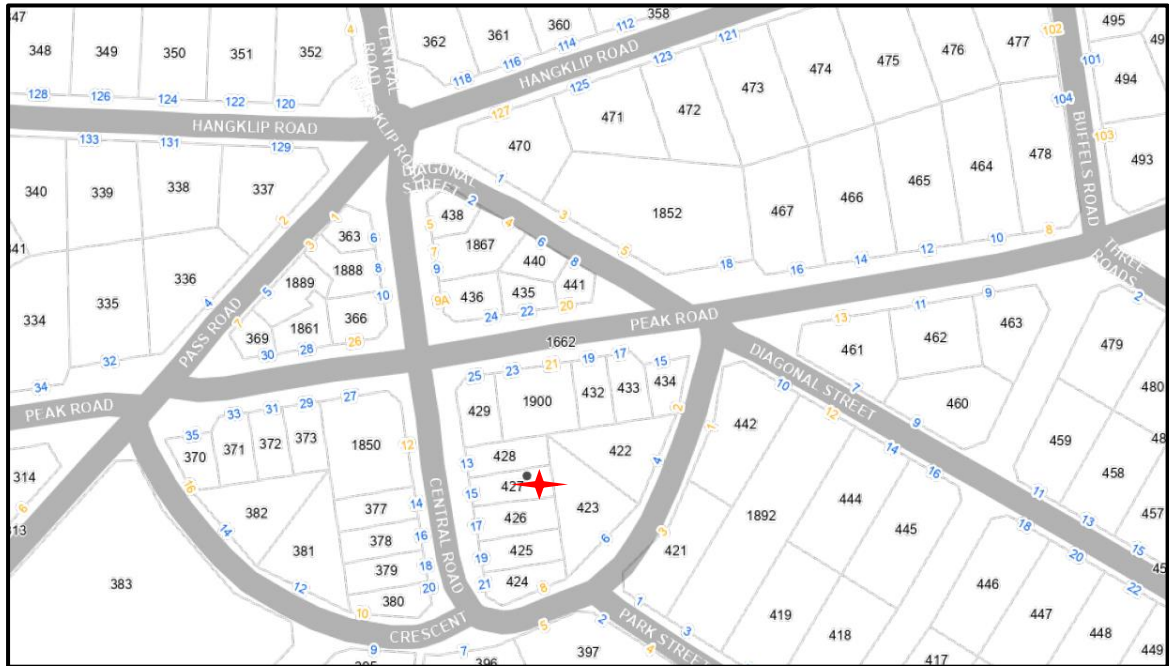


Figure 1: The image above shows the property’s location (indicated in red) in relation to the surrounding streets.

Registered owner	Aburec Fencing CC (Pty) Ltd– Registration 1997/026070/23
Applicant	Grand Gaming Western Cape (Pty) Ltd t/a Grandslots.
Erf Number	427
Extent	494 m ²
Title Deed Number	T39464/2020
Restrictive Title Deed conditions	None.
Applicable zoning scheme	Overstrand Municipality’s Amended By-law on Municipal Land Use Planning, 2020.
Current Zoning	Business Zone III.
Current Use	Business premises with restaurants.
Application submitted for	Consent Use for a place of entertainment on the property. This is to permit five electronic or mechanical playing devices or limited payout machines (LPMs) as per the attached site layout plans (refer to Annexure E).
Previous land use approvals	None.

2.3. Zoning

The following sets out parameters associated with Business Zone III: Local Business as indicated on the zoning certificate (see **Annexure F**).



Primary uses: shops, dwelling unit (above ground floor) in accordance with 6.3.2, flats (above ground floor), offices, restaurant, caretaker’s accommodation and self-catering.

Consent uses: bottle store, business premises, clinic, conference facility, dwelling unit (on ground floor) in accordance with 6.3.2, flats (on ground floor), town housing in accordance with 6.3.2, tourist accommodation, hotel, institution, place of assembly, **place of entertainment**, place of instruction, place of worship, recreational facilities, residential building, sale of alcoholic beverages, service station, service trade and transmission apparatus (subject to the provisions of Chapter 16.10).

The properties surrounding the property are also zoned as Business Zone III, indicating a cohesive and uniform local business environment. This application is made to secure Consent Use rights to operate a place of entertainment on the property, per the attached site plans.

2.4. Characteristics of the property

The property is predominantly a business premises offering various services (business, restaurant, and on-consumption sale of alcoholic beverages). Its character is compatible with

the surrounding properties, which ensures that the neighbourhood maintains its business nature by providing a stable and attractive setting for other potential developments in the area.

2.5. Surrounding land uses

Most land uses surrounding the property are business premises and are zoned as the subject property. The proposed use is uniform with the general surrounding land uses. The harmonious mix of local businesses on Central Road enhances the suitability of establishing a place of entertainment in the area.

2.6. Municipal services

SERVICE	EXISTING INFRASTRUCTURE	PROPOSED APPLICATION IMPACT
Water	Yes	None
Electricity	Yes	None
Sewage	Yes	None
Access and Egress	Yes	None

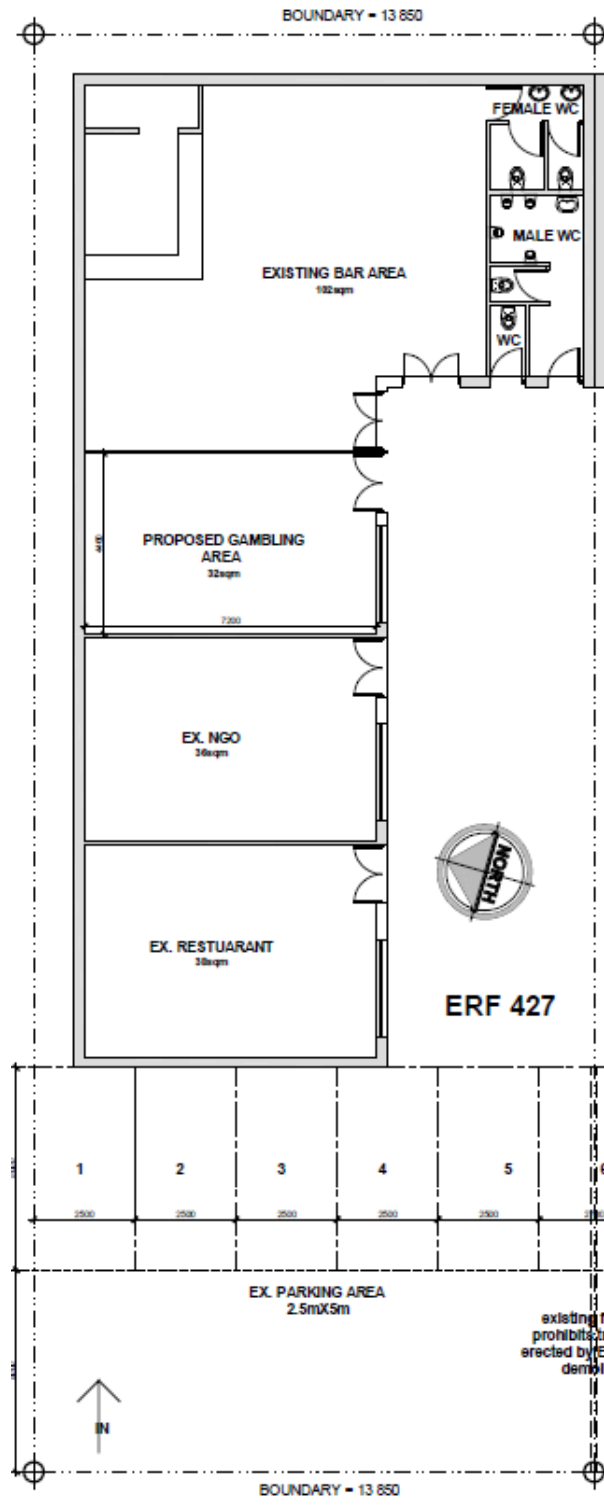
2.7. Title Deed conditions

The attached Title Deed contains no restrictive conditions that would preclude a place of entertainment operating on the property. A Conveyancers Certificate is also attached to confirm this (refer to **Annexure D**).

3. PROPOSAL

This application proposes that the municipality grants the property permission to operate a place of entertainment on Erf 427 Pringle Bay. The property is currently using its primary use right as a business premises, and this application proposes to use the secondary use right to operate a place of entertainment at the existing restaurant for 5 LPMs with a consent use. The

application is of an uncomplicated nature and presents no negative impact on the surrounding properties.



Five existing parking bays are available on-site; customers use extra bays off-street in front of the property. According to the Overstrand Zoning Scheme Regulations (2020), the place of entertainment must provide one parking bay per 4 seats. The proposed use is categorized as a low-impact development as it will be ancillary to the existing restaurant and become entertainment for the existing customers.

The existing provision of parking bays should be sufficient, and no additional parking will be required to support the proposed use. The existing parking bays will continue to mitigate any adverse effects on traffic flow, streetscape aesthetics, or the overall character of the area.

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 5 LPMs will not impact the built or natural environment as they will be within an existing business. The total floor space of the venue is 134m². The 5 LPMs will only take up 32m², which will be dedicated to the gaming room. No further development is proposed or required as the area in which the 5 LPMs will be placed does not require any further 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 in which the LPMs are installed is enclosed and is 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 Responsibility Gambling program.

5. APPLICABLE POLICY AND REGULATIONS

5.1. Overstrand Municipality Spatial Development Framework, 2020

The subject property and its surroundings are designated on a business node concentrated at one central location to take advantage of the economic synergies created and to offer a sense of identity. This alignment highlights how well the plan fits the region's strategic development objectives and current land use trends.

The proposed use will not change the structure or current use of the property, and LPMs will be ancillary to the existing primary business.

6. PLANNING PRINCIPLES

Section 7 of the Spatial Planning and Land Use Management Act, 2013 (SPLUMA) lists five development principles to guide any planning development and how it must be evaluated.

The principles are listed as follows:

- Spatial Justice

This principle refers to the imbalances in spatial development which need to be addressed. The proposal will allow the property owner to use the current structure per the applicable zoning rights and provide employment, leisure, and entertainment options to 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 facility will continue contributing to the financial sustainability of the business and allow for the continued operation thereof for the property.

- Efficiency

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

- Spatial resilience

Spatial resilience refers to drafting flexible spatial plans and policies and land use management systems to ensure sustainable livelihoods in communities most likely to suffer economic and environmental shock. This proposal promotes resilience for the use of the property.

- Good administration

The proposal is consultative as the municipality's town planning department will advertise the proposal to the public to allow for comments that are also considered. All measures will be taken to ensure an efficient and streamlined process within the applicable timeframes stipulated by the Overstrand Municipality's Amended By-law on Municipal Land Use Planning.

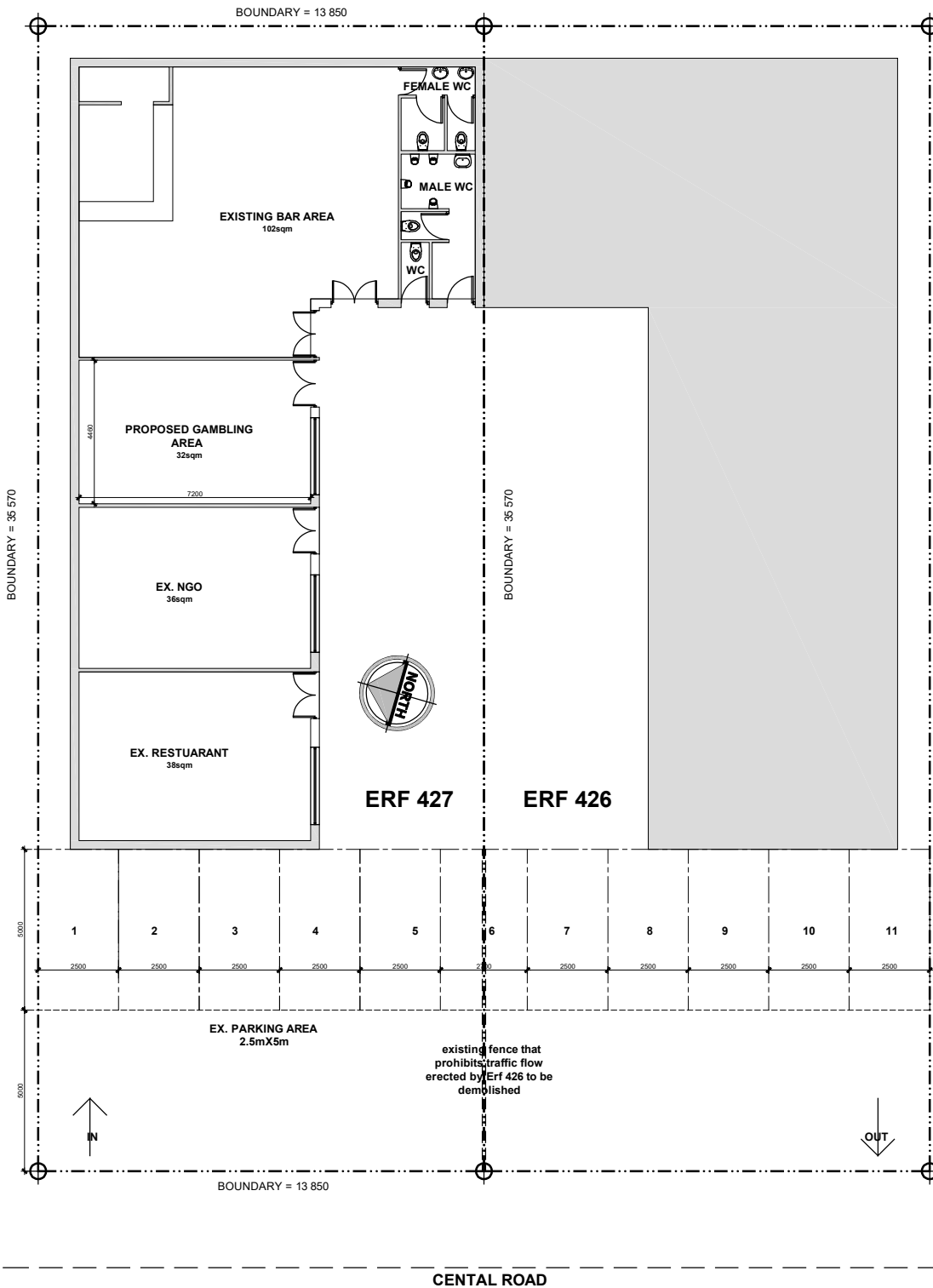
7. MOTIVATION SUMMARY

- The proposed consent use application will not have a negative impact on the property.
- The use will be in uniform with the surrounding land uses.
- There is parking provision made available on-site.
- The application is submitted for use rights per the applicable policy and legislation.
- 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.
- 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 contact us.

NOTES

- The design of this drawing is copyright and remains the property of the Architect.
- Quality of all materials and workmanship to comply with the relevant S.A.B.S and B.S.S. specifications.
- The contractor is responsible for the correct setting out of works, all external and internal walls with particular reference to boundaries, building lines, etc where relevant.
- Contractor to verify all levels, heights and dimensions on site and to check the same against the drawings before putting any work in hand.
- Contractor to ensure that all details shown on this drawing are in compliance with local authority by-law and regulations.
- Contractor to locate and identify existing services on site and protect these from damage throughout the duration of work.
- Contractor to build in all dpc's to all external walls at each floor level, beam levels and to all windows, doors or other openings in external walls. Cavity walls to have stepped dpc.
- All relevant details, levels and dimensions to be checked on site prior to commencement of work. Any Discrepancies to be brought to the attention of the Architect.
- The Architect accepts no responsibility for errors resulting from misinterpretation of the drawings.
- All dimensions are given in millimetres
- This drawing is not to be scaled!
- Use figured dimensions at all times!
- All architects drawings to be read in conjunction with the engineers drawings and with the services drawings.



SITE PLAN

SCALE 1:200



HQ PUB

Proj. Discrip: Consent for HQ Pub
 Erf No: 427
 Location: Cental Drive ; Pringle Bay
 Client: HQ Pub

CONSENT FOR HQ PUB

As indicated Scale	01 JULY 2024 Date
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LP Drawn	LP Checked
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006 Project Number	SKP.001 Sheet Number	 Revision
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