



**OVERSTRAND MUNICIPALITY
ERF 8651, HARBOUR ROAD,
KLEINMOND: APPLICATION FOR
CONSENT USE: GRAND GAMING
WESTERN CAPE T/A GRANDSLOTS
(obo WHARFSIDE DEVELOPMENTS
KLEINMOND (PTY) LTD)**

Notice is hereby given in terms of Sections 47 and 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 that the following applications applicable to Erf 8651, Kleinmond, have been received:

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.

Full details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning at 16 Paterson Street, Hermanus and at the Kleinmond Library, Fifth Avenue, Kleinmond.

Any written comments must be submitted to the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) in accordance with the provisions of Sections 51 and 52 of the said By-Law on or before **26 August 2022**, quoting your name, address and contact details, interest in the application and reasons for comment. Telephonic enquiries can be made to the **Senior Town Planner, Ms. H van der Stoep** at 028-313 8900. The Municipality may refuse to accept comment received after the closing date. Any person who cannot read or write may visit the Town Planning Department where a Municipal official will assist them to formulate their comment.

Municipal Manager, Overstrand Municipality, P.O. Box 20, **HERMANUS**, 7200

Municipal Notice No. 86/2022

**OVERSTRAND MUNISIPALITEIT
ERF 8651, HAWEWEG, KLEINMOND:
AANSOEK OM
VERGUNNINGSGEBRUIK: GRAND
GAMING WESTERN CAPE H/A
GRANDSLOTS (nms WHARFSIDE
DEVELOPMENTS KLEINMOND (PTY)
LTD)**

Kennis word hiermee gegee ingevolge Artikels 47 en 48 van die Overstrand Munisipaliteit Gewysigde Verordening vir Munisipale Grondgebruikbeplanning, 2020 dat die volgende aansoeke van toepassing op Erf 8651, Kleinmond ontvang is:

Vergunningsgebruik

Ingevolge Artikel 16(2)(o) vir 'n plek van vermaak om vyf (5) beperkte uitbetalingsmasjiene te akkommodeer

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus, en by die Kleinmond Biblioteek, Vyfdelaan, Kleinmond.

Enige kommentaar op die voorstel moet skriftelik ingedien word in terme van Artikels 51 en 52 van die voorgeskrewe Verordening by die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) voor of op **26 Augustus 2022** met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan die **Senior Stadsbeplanner, Me. H van der Stoep** by 028313 8900. Die Munisipaliteit mag weier om kommentare te aanvaar na die sluitingsdatum. Enige persoon wat nie kan lees of skryf nie kan die Departement Stadsbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formuleer.

Munisipale Bestuurder, Overstrand Munisipaliteit, Posbus 20, **HERMANUS**, 7200

Munisipale Kennisgewing Nr. 86/2022

**UMASIPALA WASE-OVERSTRAND
ISIZA 8651, HARBOUR ROAD,
KLEINMOND: ISICELO
SOKUFUMANA IMVUME: UMDLALO
OMKHULU WENTSHONA KOLONI
T/A GRANDSLOTS: (egameni lika
WHARFSIDE DEVELOPMENTS
KLEINMOND (PTY) LTD)**

Kukhutshwe isaziso esingemiba emayela nemiba yeSolotyama47 nelama48 Omthethwana Osisihlomelo kaMasipala waseOverstrand ngeZicwanciso ZokuSetyenziswa koMhlaba ku2020 esithi kufunyenwe ezi zicelo zilandelayo nezisebenziseka kwisiza 8651, Kleinmond:

Ukusetyenziswa kwemvume

NgokweCandelo le-16(2)(o) loMthetho kaMasipala wendawo yokuzonwabisa ukuze ikwazi ukujongana noomatshini abahlawula umda abahlanu (5).

linkcukacha ezipheleleyo mayela nesi siphakamiso ziyafumaneka ukuze zihlolwe kwintsuku eziphakathi evekini ukusukela ngentsimbi ye-08:00 ukuya kweye-16:30 kwiSebe: IziCwanciso zeDolophu kwa16 ePaterson Street, Hermanus na kwithala lencwadi eKleinmond, Fifth Avenue, eKleinmond.

Naziphi na izimvo ekumele zingeniswe mazifike kwaMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) ngokwezibonelelo zeSolotyama51 nelama52 oMthethwana ngomhla okanye ngaphambi komhla wama **26 EyeThupha 2022**, uchaze igama lakho, idilezi neenkukacha ofumaneka kuzo, umdla wakho kwesi sicelo nezizathu zokuhlomla. Imibuzo ngefowuni ingabuzwa ku**Mcwancisi Omkhulu weDolophu, uNkszn H van der Stoep** kwa028-313 8900. UMasipala angala ukwamkela izimvo ezifike emva komhla wokuvala. Nabani na ongakwazi ukufunda nokubhala angaya kwiSebe Lezicwanciso ngeDolophu apho igosa likaMasipala liza kumnceda ahlomle ngokusemthethweni.

Umlawuli kaMasipala, Overstrand Municipality, P.O. Box 20, **HERMANUS**, 7200

Inothi kaMasipala Nomb. 86/2022

Date: 23 March 2022

Enquiries: Bonga Mkuzangwe

Contact: 021 421 7771 – 072 362 1008



GRINGO'S WATERFRONT

APPLICATION FOR CONSENT USE BY GRAND GAMING WESTERN CAPE (PTY) LTD TRADING AS GRANDSLOTS ON BEHALF OF WHARFSIDE DEVELOPMENTS (KLEINMOIND) (PTY) LTD REG. 2002/002705/07.

1. PURPOSE OF THE APPLICATION

This application is made on behalf of the owner of Erf 8651 Kleinmond, Wharfside Developments (Kleinmoind) (Pty) Ltd Reg. 2002/002705/07 and serves to motivate in terms of Section 16 of the Overstrand Land Use Planning Amendment By-law, 2020 for:

Council's Consent in terms of Section 16(2)(O) to permit a place of entertainment on Erf 8651 Kleinmond, Harbour Road.

Attached hereto is the company Resolution and Special Power of Attorney authorizing Grandslots to submit this application to the local authority on their behalf (refer to Annexure C).

For ease of reference, Erf 8651 Kleinmond on this application will be referred to as "the property".

2. PROPERTY INFORMATION

2.1. Background

The reconstruction of the harbour in Kleinmond is located across three erven, two of those erven (8651 & 8650) are undergoing consolidation into Erf 8709. There are two previous approvals for Temporary Land Use Departures (2008 and 2014) to permit a place of entertainment for the operation of five LPMs on the property (refer to Annexures G). The 2014 approval lapsed in April 2019, but this information came into light mid 2021 due to the company's restructuring and COVID-19 restrictions on trading and operating.

We have subsequently gathered the updated information with the owners, and revised plans to include the required information as per the Overstrand Land Use Planning Amendment By-law, 2020. We wish to submit a new application in terms of Section

16(2)(O) to permit a place of entertainment for the continued rights to operate 5 LPMs on the property.

2.2. Locality

The property is located on the corner of Harbour Road in Kleinmond. A locality plan has been attached (refer to Annexure A).

2.3. Summary of property details

Registered owner	Wharfside Developments (Kleinmoind) (Pty) Ltd Reg. 2002/002705/07.
Applicant	Grand Gaming Western Cape (Pty) Ltd t/a Grandslots
Erf Number	8651 Kleinmond
Extent	1183 m ²
Title Deed Number	T 22863/2013 (refer to Annexure E).
Restrictive Title Deed conditions	None
Applicable zoning scheme	Overstrand Land Use Planning Amendment By-law, 2020
Current Zoning	Unknown
Current Use	Business premises - Pub and Restaurant
Application submitted for	Consent Use for a place of entertainment on the property. This is to permit 5 limited payout machines (LPMs) as per the attached site development plans (refer to Annexures F).
Previous land use approvals	Departures to operate LPMs on the property (refer to Annexures G).

2.4. Characteristics of the property

The property is predominantly a business premises offering a variety of services (restaurant, pub, and place of entertainment). The proposed use has been operational for over 10 years and is already in harmony with the existing surrounding uses, no new use is proposed on the property at large. There will be no increase in the floor space as the proposed use is existing. There is also sufficient parking space at the harbour and around property for its various customers. There is approximately a minimum of 29 parking bays available in the formal parking area just off the front of the site and further bays are provided further up Harbour Road and along the abutting roads which connect the development (refer to images below).



2.5. Surrounding land uses

Most land uses surrounding the property are Special zones, Transport zones, with residential zoned properties located further from the proposed use (refer to Annexure B). The surrounding properties are a combination of low and mid density buildings around the harbour. The proposed use is in uniform with the general surrounding land uses.

2.6. Municipal services

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

3. PROPOSAL

This application proposes that Council grants the property permission to continue the operation of a place of entertainment on Erf 8651 Kleinmond. The property is operates as a business premises primarily, and this application proposes to continue the operation of the ancillary business of LPMs with a consent use.

The application is of an uncomplicated nature and presents no negative impact to the surrounding properties as it is existing.

4. DESIRABILITY

This application is desirable for the area it is located on. The existing restaurant overlooks the ocean, attracting customers with the views and vistas it offers from the restaurant’s seating areas. The LPMs are merely an additional source of entertainment for the existing clientele of the restaurant. The LPMs will not impact on the built or

natural environment as they are located within an existing business. The total floor space of the venue is 241m². The LPMs are located within the existing structure and only 15.4m² is dedicated to the gaming room. No further development is proposed or required as the area in which the LPMs are placed does not require any further construction. No additional structures will be added on to the existing built environment.

The LPM's will not be visible from the exterior of the property as the area in which the LPM's are installed is enclosed and is monitored by CCTV. The site is an over 18's facility and access is monitored at the entrance. All the personnel that work in the gaming area are and must be licensed by the Western Cape Gambling and Racing Board and participate in a rigorous training for National Responsibility Gambling programme.

5. PLANNING PRINCIPLES

- Spatial Justice

This principle refers to the imbalances in spatial development which need to be addressed. The proposal will allow the property owner to make use of the current structure in accordance with the applicable zoning rights, provide employment, leisure, and entertainment options to the existing business premises. This secures employment to the current staff, contributes towards their socioeconomic standing, and may allow them access to housing and land opportunities. The proposal also allows for the continued utilisation of the property for economic purposes during these trying times. The proposal will not contribute to the perpetuation of past apartheid spatial imbalances

- 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 for its customers within the service capacity limits of the property. It will continue making use of the existing local resources and contribute to the economy through the prevention of job loss and maintenance of the subject property.

- Spatial resilience

Spatial resilience refers to the drafting of flexible spatial plans and policies and land use management systems to ensure the sustainable livelihoods in communities most likely to suffer the impact of economic and environmental shock. This proposal is consistent with the PSDF and SDF which promotes resilience.

- Good administration

The proposal is consultative as the municipality's town planning department might advertise the proposal to the public to allow for comments which are also taken into consideration.

6. SUMMARY AND CONCLUSION

- The proposed consent use application will not have a negative impact on the property.
- The property has been operating the same business for the same use for over 10 years.
- The proposed continued use is in uniform with the other surrounding land uses.
- There is sufficient parking around the property, thus no impact on parking and traffic is envisaged.
- 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.
- There are no adverse impacts envisaged through the approval of the applications; and
- The continued operation of the facility will allow the owner to continue maintaining the property and its current security measures, thus improving the safety and security around the property.

We trust the application will meet Council's positive recommendation. For further information regarding this application, please do contact us.

Yours faithfully

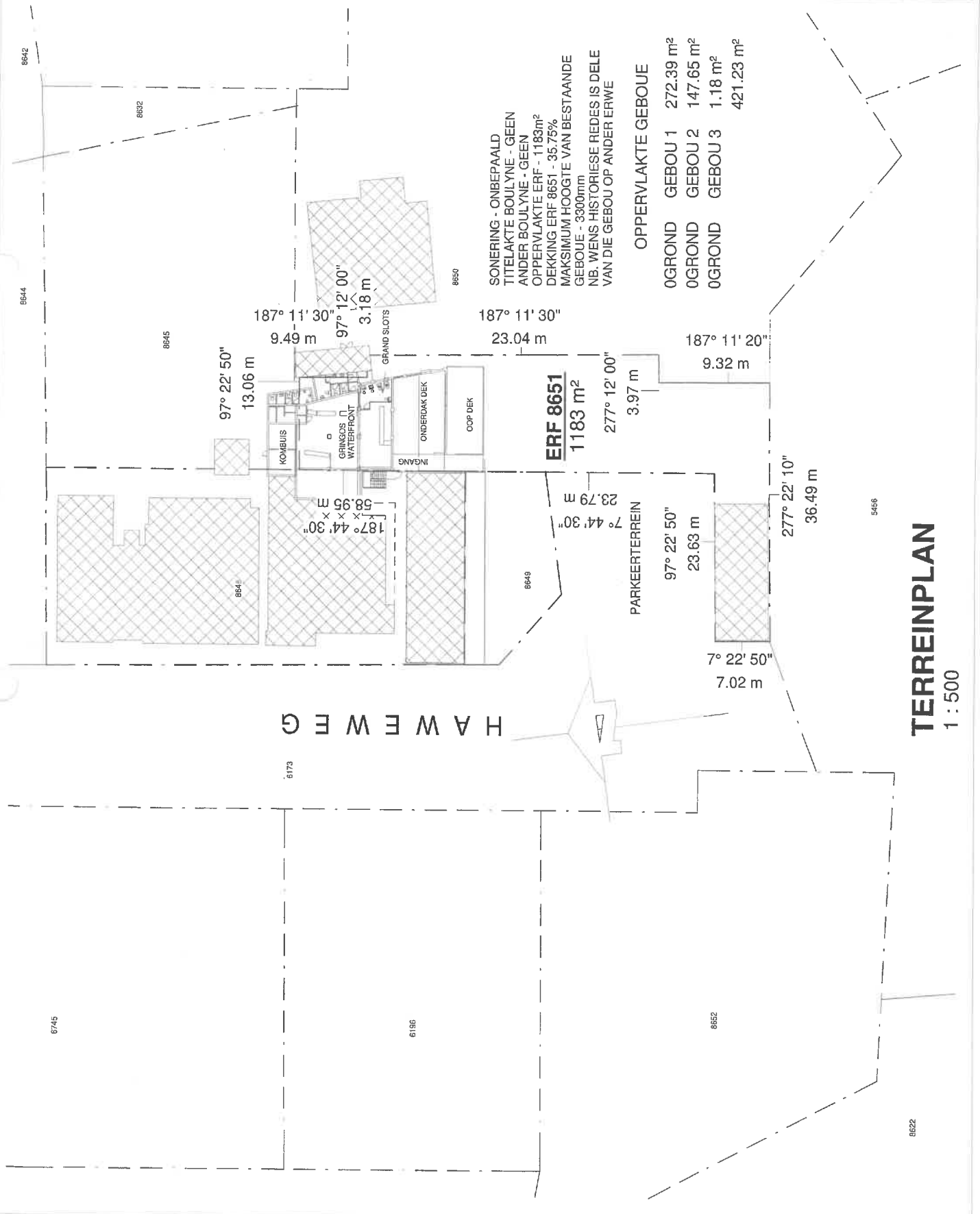


Bonga Mkhuzangwe
Business Licensing Officer
Candidate Planner: C/8032/2015

Sample Notes

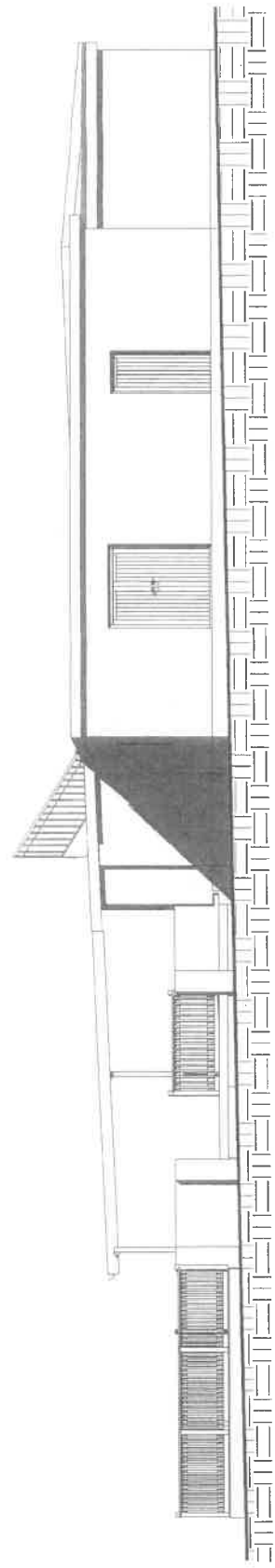
JAN BLIGNAUT
 VYFDELAAN 107
 KLEINMOND
 7195
 TEL. 082 732 2732
 janblignaut@aovvess.co.za

PROJECT:	BESIGHELDIGENSIE HERNUWING
ARCHTEK:	GRINGOS WATERFRONT
SYT:	ERF 8651 HAWEWEG KLEINMOND
TITEL:	TERREINPLAN
SCALE 1:500	DATE: 02/06/17
PROJECT NO:	DRAWING NO: JHB
E0006	REVISION: 03



TERREINPLAN
1 : 500

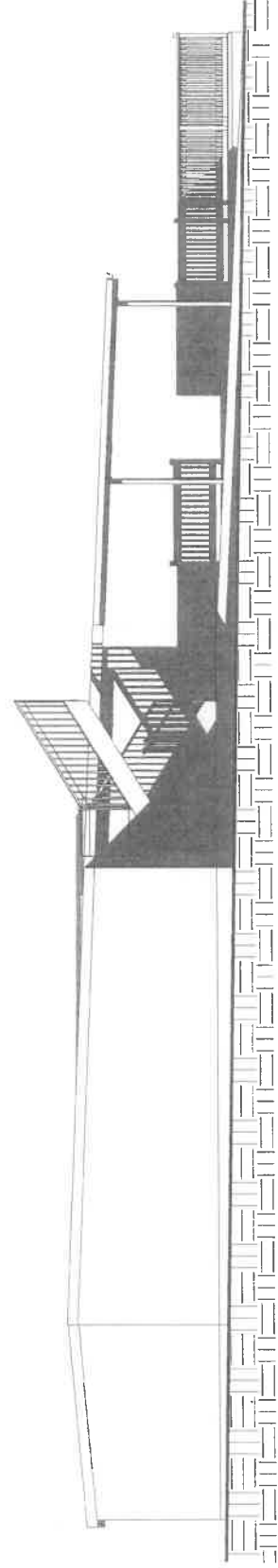
Sample Notes



OOSAANSIG - A3

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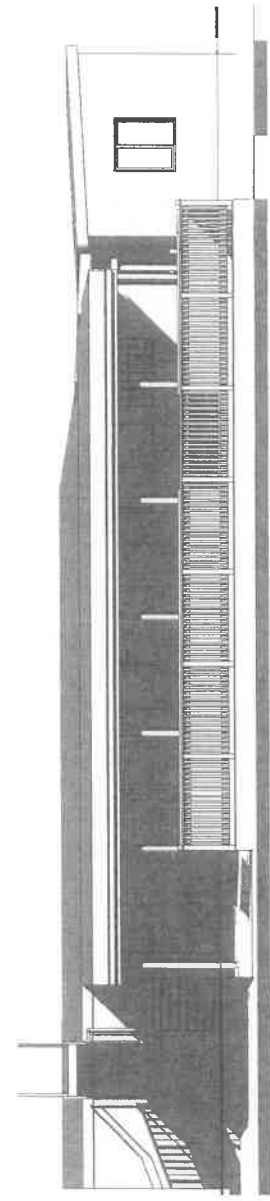
3



WESAANSIG - A3

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2



SUIDAANSIG - A3

1 : 100

1

SCALE: 1:100 1:100 1:100 1:100

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PROJECT: BESIGHEIDIGENSIE HERNUWING

ADDRESS: GRINGOS WATERFRONT

SITE: ERF 8651
 HAWEWEG
 KLEINMOND

TITLE:	AANSIGTE		
SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1 : 100	07/31/17	JHB	JHB
PROJECT NO.:	DRAWING NO.:	REVISION:	
E0006	07		