



**OVERSTRAND MUNISIPALITEIT**  
**ERF 122, MARKSTRAAT 4,**  
**GANSBAAI, OVERSTRAND**  
**MUNISIPALE AREA: AANSOEK OM**  
**VERGUNNINGSGEBRUIK:**  
**GRANDSLOTS NAMENS HOLTCO**  
**PROPERTIES**

Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) dat 'n aansoek ontvang is ingevolge Artikel 16(2)(o) om vergunningsgebruik van toepassing op die bogenoemde eiendom ten einde 'n plek van vermaak (vyf slotsmasjiene) te akkommodeer.

Besonderhede aangaande die voorstel lê ter insae gedurende weksdae tussen 08:00 and 16:30 by die Departement: Stadsbeplanning te Patersonstraat 16, Hermanus en by die Gansbaai Biblioteek, Hoofweg, Gansbaai.

Enige kommentaar moet skriftelik wees ingevolge die bepalings van Artikels 51 en 52 van die Verordening en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) bereik voor of op **15 Oktober 2021**, met u naam, adres, kontakbesonderhede, belang in die aansoek, en die redes vir kommentaar. Telefoniese navrae kan gerig word aan die **Senior Stadsbeplanner, SW van der Merwe** 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 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. **133/2021**

**OVERSTRAND MUNICIPALITY**  
**ERF 122, 14 MARK STREET,**  
**GANSBAAI, OVERSTRAND**  
**MUNICIPAL AREA: APPLICATION FOR**  
**CONSENT USE: GRANDSLOTS ON**  
**BEHALF OF HOLTCO PROPERTIES**

Notice is hereby given in terms of Section 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) that an application has been received in terms of Section 16(2)(o) for consent use applicable to the above-mentioned property in order to accommodate a place of entertainment (five slot machines).

Details regarding the proposal is available for inspection during weekdays between 08:00 and 16:30 at the Department : Town Planning at 16 Paterson Street, Hermanus and at the Gansbaai Library, Main Road, Gansbaai.

Any comments must be in writing in terms of the provisions of Sections 51 and 52 of the By-law and reach the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) on or before **15 October 2021**, quoting your name, address, contact details, interest in the application and reasons for comment. Telephonic enquiries can be made to the **Senior Town Planner, SW van der Merwe** 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 in order to formalize their comment.

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

Municipal Notice No. **133/2021**

**UMASIPALA WASE-OVERSTRAND**  
**ISIZA 122, 14 MARK STREET,**  
**GANSBAAI, UMMANDLA**  
**WOMASIPALA WASE-OVERSTRAND:**  
**ISICELO SEMVUME**  
**YOKUSETYENZISWA GRANDSLOTS**  
**EGAMENI LEHOLTCO PROPERTIES**

Isaziso sinikezelwa ngokwemiqathango yeCandelo 48 loMthetho kaMasipala oLungisiweyo woMasipala wase-Overstrand ongoCwangciso loSetyenziso loMhlaba kaMasipala, 2020 sokokuba isicelo sifunyenwe semvume yosetyenziso ngokweCandelo 16(2)(o) semvume yosetyenziso olusebenza kule propati ichazwe ngasentla ukulungiselela ulwakhiwo lwendawo yokuzonwabisa (oomatshini bokungcakaza abahlanu).

linkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ngeentsuku zomsebenzi phakathi kweyure-08:00 ne-16:30 kwiSebe: Town Planning, 16 Paterson Street, eHermanus kunye nakwiThala lwencwadi laseGansbaai, Main Road, Gansbaai.

Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zamaCandelo 51 nelama-52 alo Mthetho kaMasipala yaye mazifike kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) ngomhla okanye ngaphambi komhla we-**15 uOktoba 2021**, unike igama lakho, idilesi neenkukacha zonxibelelwano nawe, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Xa ufuna ukubuza into malunga nesi saziso ungaftsalela umnxeba **uMchwangcisi weDolophu, Mnu SW van der Merwe** kule nombolo 028-313 8900. UMasipala angala ukuzamkela izimvo ezifike emva komhla wokuvalwa. Nabani na ongakwaziyo ukufunda okanye ukubhala makaye kwiSebe loCwangciso lweDolophu apho igosa likamasipala liya kumncedisa azibhale izimvo zakhe.

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

Inothisi kaMasipala Nomb. **133/2021**



ERF 122, 14 MARK STREET, GANSBAAI





Date: 19 May 2021  
Enquiries: Bonga Mkuzangwe  
Contact: 021 421 7771 – 072 362 1008



**APPLICATION FOR CONSENT USE BY GRAND GAMING WESTERN CAPE (PTY) LTD TRADING AS GRANDSLOTS ON BEHALF OF HOLTCO PROPERTIES (PTY) LTD**

**1. PURPOSE OF THE APPLICATION**

This application is made on behalf of the owner of Erf 122 Gansbaai, HOLTCO Properties (PTY) Ltd 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 122 Gansbaai, 14 Mark Street.

Attached hereto is the owner's consent letter authorizing Grandslots to submit this application to the local authority on their behalf (refer to Annexure C).

For ease of reference, Erf 122 on this application will be referred to as "the property".

## 2. PROPERTY INFORMATION

### 2.1. Locality

The property is located on the corner of Mark Street and Main Road in Gansbaai. A locality plan has been attached (refer to Annexure B).

### 2.2. Summary of property details

Registered owner	HOLTCO Properties (PTY) Ltd
Applicant	Grand Gaming Western Cape (Pty) Ltd t/a Grandslots
Erf Number	122
Extent	972 m <sup>2</sup>
Title Deed Number	T 106311/2004
Restrictive Title Deed conditions	None
Applicable zoning scheme	Overstrand Land Use Planning Amendment By-law, 2020
Current Zoning	Business Zone 2: General Business B2
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 as per the attached site development plans (refer to Annexure F).
Previous land use approvals	Departure to operate limited payout machines on the property (refer to Annexure E).



### 2.3. Zoning

The following sets out parameters associated with Business Zone 2:

#### **“Use of the property**

7.1.1 The following use restrictions apply to property in this zone:

(a) **Primary uses** are: business premises, conference facility, flats (above ground floor), guest house, hotel, place of assembly, place of instruction, rooftop base station;

(b) **Consent uses** are: adult entertainment business, bottle store, crematorium, dwelling unit, flats (on ground floor), funeral parlour, informal trading, institution, motor repair garage, place of entertainment, recreational facilities, residential building, second dwelling unit, service station, transmission tower, transport use, utility services, warehouse.”

The application is made with the intent to secure permanent Consent Use rights to operate a place of entertainment on the property, as per the attached site development plans.

### 2.4. Characteristics of the property

The property is predominantly a business premises offering a variety of services (shops, restaurant, pub, and place of entertainment). It had a 5-year approval for a place of entertainment that was extended in 2014 for an additional 5 years (2014 to 2019), which has now lapsed. The proposed use is already in harmony with the existing uses as the site has been operating since 2009, 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 inside and around the property for its various customers.



2.5. Surrounding land uses

Most land uses surrounding the property are zoned for business, with residential zoned properties located along Mark Street where one abutting the property as indicated on the land use map (refer to Annexure A). The property is a corner plot that is surrounded by low density buildings along Mark Street and Main Road. The proposed use is in uniform with the general surrounding land uses (Refer to Annexure G).

2.6. Municipal services

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

**3. PROPOSAL**

This application proposes that Council grants the property permission to operate a place of entertainment on Erf 122 Gansbaai. The property is currently making use of its primary use right as a business premises, and this application proposes to make use of the secondary use right to operate a place of entertainment for 5 limited payout machines (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. The Council Officials advised the site that a consent use application should be submitted to the Land Use department as the previous rights to operate limited payout machines lapsed.



#### 4. DESIRABILITY

This application is desirable for the surrounding environment. The site is located along the Gansbaai Main Road which is a strip of a wide range of business uses. The proposed LPM's 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 238m<sup>2</sup>. The LPM's are located within the existing structure and only 15m<sup>2</sup> is dedicated to the LPM's (refer to Annexure F). No further development is proposed or required as the area in which the LPM's are placed does not require any further construction. No additional structures will be added, and no natural vegetation will be removed.

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.



- 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.

- 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 RECOMMENDATION**

- 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 since 2009.
- A temporary departure was approved, extended, and has lapsed.
- The use is in uniform with the surrounding land uses.
- There is enough on-street public parking along Mark and Main Streets, thus no impact on parking and traffic is envisaged.



- The application is submitted for a permanent use right as 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.
- 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.

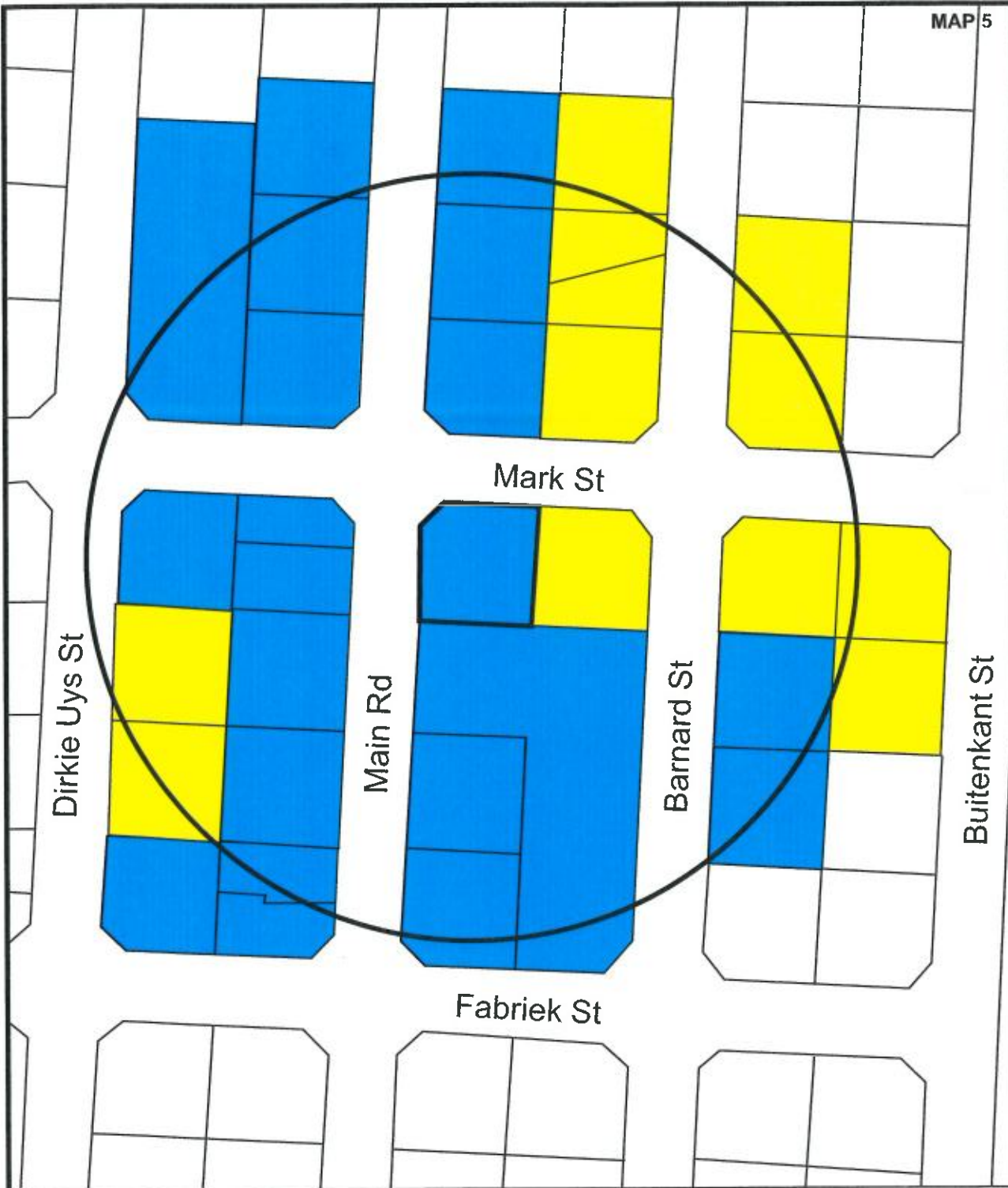
We trust the application will meet Council's positive recommendation. For further information regarding this application, please do contact us.

Yours faithfully



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





LAND-USE LEGEND

- RESIDENTIAL
- MUNICIPALITY
- RELIGION
- EDUCATION
- BUSINESS/COMMERCIAL
- VACANT/PARKING
- PUBLIC OPEN SPACE
- SOCIAL/PUBLIC SERVICES

Drawing:

**JIMMY ROCKETS**

ERF 122, No. 14 MARK STREET, GANSBAAI

LAND-USE MAP

Survey Radius:

100 m

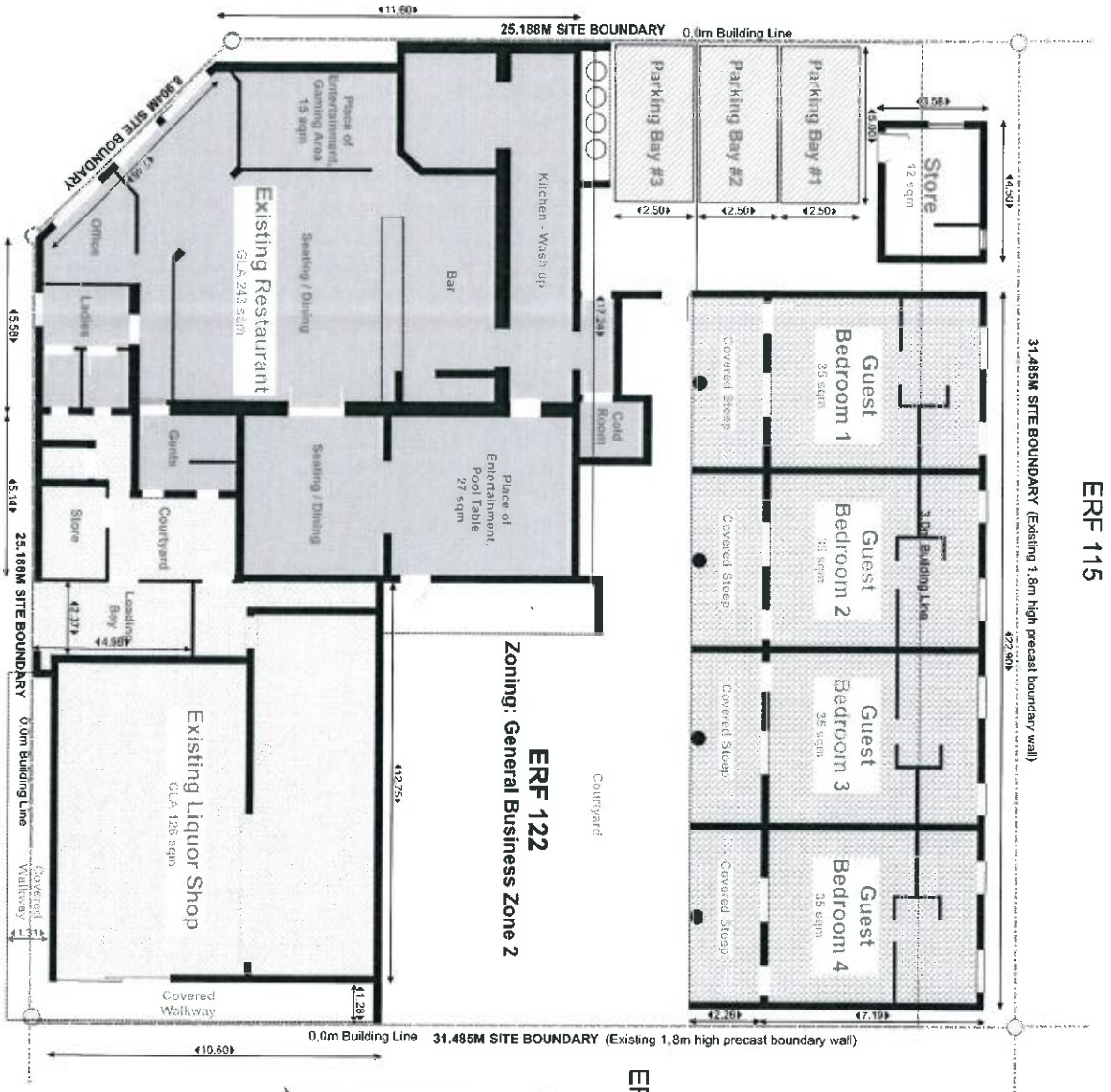
Date:

17/05/2021



# Mark Street

12 AUG 2021



ERF 115

ERF 122  
Zoning: General Business Zone 2

ERF 2925

### COVERAGE CALCULATIONS

ERF SIZE	972 SQM
BUILDINGS	576 SQM
COVERED WALKWAYS, VERANDAHs	91 SQM
TOTAL	667 SQM
COVERAGE	69 %

### FLOOR FACTOR CALCULATIONS

ERF SIZE	972 SQM
RESTAURANT	243 SQM
LIQUOR SHOP	126 SQM
STORES	12 SQM
GUEST BEDROOMS	140 SQM
TOTAL FLOOR AREA	521 SQM
FLOOR FACTOR	0.54

### PARKING BAY REQUIREMENTS

GUEST HOUSE : 1 BAY PER BEDROOM	4 BAYS
PLACE OF ENTERTAINMENT : 1 BAY PER 4 SEATS (15 SEATS)	4 BAYS
SHOPS : 4 BAYS PER 100SQM (GLA 369 SQM)	15 BAYS
TOTAL BAYS REQUIRED	23 BAYS
TOTAL PARKING BAYS PROVIDED	3 BAYS

## Main Road Ground Storey & Site Plan

Existing Covered Walkway projects 500mm over site boundary

**Project:**  
P.O. Box 16155  
Pretoria, 0001  
TEL: 082 980 8782

**Site Development Plan**  
ERF 122 (MARK STREET)  
Scale: 1:500

**Drawn by:** D. Perrow  
**Checked by:** D.P.  
**Drawn by:** D.P.  
**Scale:** 1:500  
**Page #:** 1 of 1