

## **TRANSFER OF SITE LICENCE APPLICATION: PUBLIC COPY FILE**

**Route Operator:** **CRAZY SLOTS (PTY) LTD**

**Applicant:** **GROOT DINGE (PTY) LTD**

### **INDEX**

**1. Application letter**

- Zoning Certificate
- Local Authority Approval

**2. Site Licenses**

- Current Site License

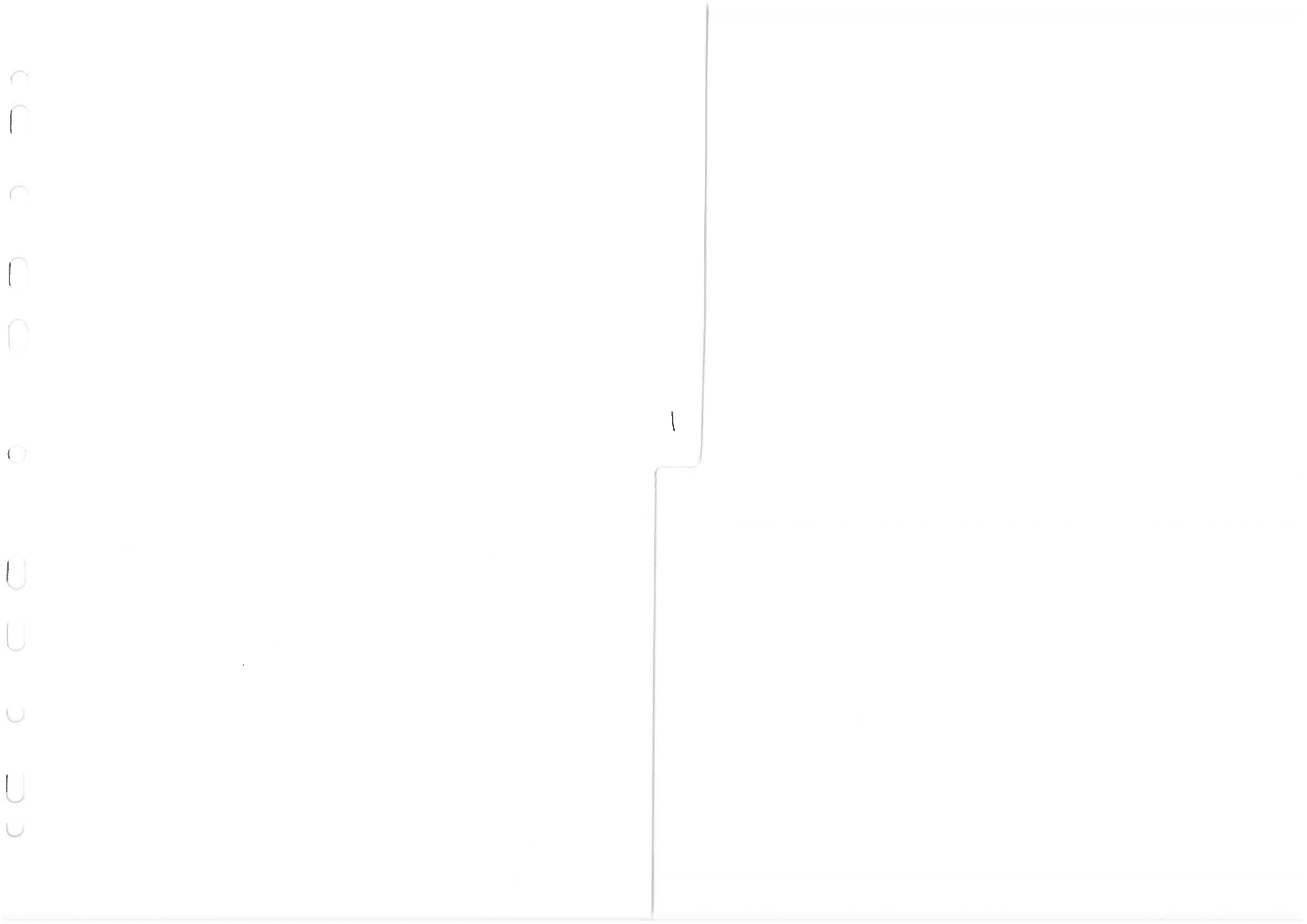
**3. Organogram**

- Organogram of staff structure in primary business

**4. Notices – Provincial Gazette & Newspaper  
Proof of Payment**

**Date of Publication:** **08 December 2022**

**Date of Public Inspection:** **16 January 2023**





09 December 2022

Gauteng Gambling Board  
125 Corlett Drive  
Bramley  
Johannesburg  
South Africa

The Chief Executive Officer

**RE: APPLICATION FOR TRANSFER OF A GAMING MACHINE SITE LICENSE**

Crazy Slots (Pty) Ltd would like to thank the board for the opportunity to submit this application for transfer of a site gaming machine license **2012/217144/07 (South Africa) (Pty) Ltd to Groot Dingie (Pty) Ltd.**

It must be noted that the following documents are considered confidential and have been excluded from the public copies:

- Route & Site agreement
- Sale agreement
- All personal declarations
- SARS Documents

Yours Faithfully,

Sibongile Maswanganyi

[sibongile@crazyslots.co.za](mailto:sibongile@crazyslots.co.za);

Licensing Administrator

---

Crazy Slots (Pty) Ltd

Wild fig business park, block A, suite 14, 1494 cranberry street, honeydew | p o box 7383, westgate, 1734 tel: +27 11 589 5170 | e-mail: [reception@crazyslots.co.za](mailto:reception@crazyslots.co.za)  
Directors: S. Padayachee, D Govender | Reg No. 2007/030359/07





## City Planning & Development Department

Room 1-010 | Isivuno Building | 143 Lilian Ngoyi (Van der Walt) Street | Pretoria | 0002  
PO Box 3242 | Pretoria | 0001  
Tel: 012 358 7987/8  
Email: [geoinfoservice@tshwane.gov.za](mailto:geoinfoservice@tshwane.gov.za) | [www.tshwane.gov.za](http://www.tshwane.gov.za) | [www.facebook.com/CityOfTshwane](http://www.facebook.com/CityOfTshwane)

Generated by: GeoWEB

Date 2015/04/20

### TO WHOM IT MAY CONCERN

### ZONING CERTIFICATE IN TERMS OF TSHWANE TOWN-PLANNING SCHEME, 2008 (REVISED 2014)

PROPERTY KEY: 029802292

PROPERTY DESCRIPTION: 2292 HIGHVELD X12 (Registered)(CHARLES DE GAULLE CRESCENT 10)

The following zoning information must be read with the relevant Annexure T, Clauses and Schedules of the Tshwane Town-Planning Scheme 2008 (Revised 2014).

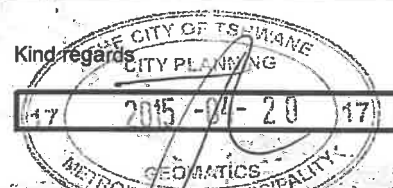
#### A. USE ZONE 28: SPECIAL

PURPOSES FOR WHICH LAND AND BUILDINGS MAY BE ERECTED AND USED IN TERMS OF TABLE B (COLUMN 3):	THE FOLLOWING LAND-USES MAY NOT BE ERECTED AND USED EXCEPT ONLY WITH THE CONSENT OF THE MUNICIPALITY IN TERMS OF TABLE B (COLUMN 4):	PURPOSES FOR WHICH LAND AND BUILDINGS MAY NOT BE ERECTED OR USED IN TERMS OF TABLE B (COLUMN 5):
In terms of Annexure T	In terms of Annexure T	In terms of Annexure T

\*\* If no land uses are indicated in the Annexure T, then Clause 14, Table B, shall apply.

B	ANNEXURE T	S836.pdf
C	MINIMUM ERF SIZE	N/A
D	UNITS PER HA	N/A
E	COVERAGE	Annexure T, subject to Clause 27.
F	FLOOR AREA RATIO	Annexure T, subject to Clause 25.
G	HEIGHT	Annexure T, subject to Clause 26
H	DENSITY	N/A
I	CONSENT USE	consent/CC158.pdf Disclaimer: Please note that the validity of the Consent Use cannot be verified as the rights may have lapsed.
J	BUILDING LINES	Streets : Subject to Annexure T (S836.pdf) Other : Subject to Annexure T (S836.pdf)
K	SCHEDULE 5	N/A
L	ATTACHED DOCUMENTS	N/A

Kind regards



f. STRATEGIC EXECUTIVE DIRECTOR: CITY PLANNING & DEVELOPMENT

On request, this document can be provided in another official language.

Kgoro ya Peleanyo le Tlhabollo ya Toropokgolo • Departement Stadsbeplanning en - ontwikkeling  
Lefapha la Thutaganyo le Tlhabollo ya Toropo • Ndzawulo ya Nhlunkiso wa Vupulani bya Dorobankulu  
UMnyango Wezentuthuko Yokuhlelwa Kwedolobha • City Planning and Development Department  
UmNyango wokuHlelwa kweDorobha neTuthuko

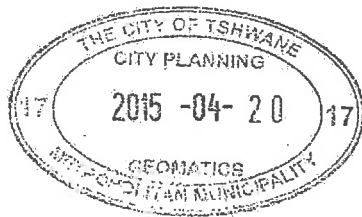
Document Ref: 694d04e0-6ae4-4b2b-b045-f706da51c1eb

**VERWOERBURG TOWN PLANNING SCHEME 1992**  
**AMENDMENT SCHEME 547 SHEET 1 OF 3 SHEETS-**

Verwoerburg Town planning scheme, 1992, approved by virtue of Local Authority's Notice 4509 dated 30 December 1992 is hereby further altered and amended in the following manner:

1. The Map, sheets 11, 76 and 100 A and B series, as shown on Map 3, amendment scheme 547;
2. By the addition of the following schedule:

TOWN SHIP	ERF	USE ZONE	PERMIT- TED	WITH CON- SENT	NOT PER- MITTED	HEIGHT	COVE- RAGE	FAR	DENSITY	PARKING REQUIRE- MENTS	BUILDING- LINES	GENERAL	S/ No	A/S No
1	2	3	4	5	6	7	8	9	10	11	12			
Highveld X12	2289 to 2298	X	Such purposes as the local authority may approve subject to clause 15 of the scheme	none	uses not in columns 3 and 4							The erven are subject to lines of no access as indicated in Table E.	336	547



# AMENDMENT SCHEME 547 SHEET 3 OF 3 SHEETS

3. By the addition of the following building lines to table E;

TOVNSHIP	ERF	BUILDING LINES	RELEVANT BOUNDARIES	ROAD/BOUNDARY WHERE NO ACCESS	ACCESS RESTRICTED TO	PHYSICAL BARRIER	A/S NO
Highveld X12	2160 to 2165			Nelmapius Drive			547
Highveld X12	2130 to 2135 2167 to 2172 2205 to 2209 2213 to 2215 2310 to 2311			Luton Street			547
Highveld X12	2124 to 2128, 2189, 2196 to 2204 and 2284			Logan Avenue			547
Highveld X12	2166 2146, 2188, 2227				Metropolitan Street 5m on Newark Street as indicated on the scheme map		547 547
Highveld X12	2129			John Vorster Drive	Hatfield Street		547
Highveld X12	2293 to 2295, 2297 to 2299						547
Highveld X12	2291				20m on Logan Avenue as indicated on the scheme map		547
Highveld X12	2312			John Vorster Drive, Nelmapius Drive and Luton Street			547



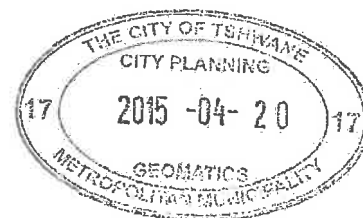
*[Handwritten signature]*

## Consolidated Consents

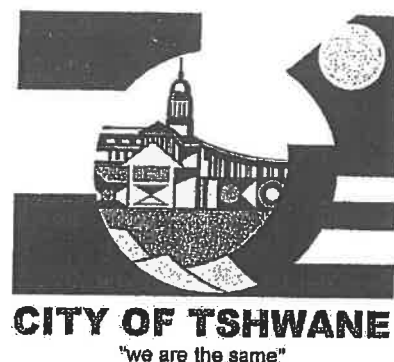
# CC158

Consisting of the following  
documents:

1. P1413
2. T1220







**DEPARTMENT OF HOUSING,  
CITY PLANNING, AND  
ENVIRONMENTAL MANAGEMENT**

Tel: (012)358-3830  
Fax: (012)358-3434  
E-Mail: lorinad@tshwane.gov.za

P O Box 14013  
LYTTTELTON  
0140

Room F6  
Municipal  
Offices  
Centurion

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**CITY PLANNING DIVISION**

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Your ref / U verw:

Our ref / Ons verw: HVDX12/298/2292(ITEM7409)

Enquiries / Navrae: L Durand

Infrastructure Planning Services Inc.  
PO Box 32017  
TOTIUSDAL  
0134

Sir

**APPLICATION FOR COUNCIL'S CONSENT: ERF 2292, HIGHVELD EXTENSION 12**

The City of Tshwane Metropolitan Municipality approved your application on behalf of for the construction of a cellular mast and base station on Erf 2292, Highveld Extension 12 subject to the following conditions, as set out in Annexure 1 and 2 and Annexures 3 (site plan) attached hereto.

Yours faithfully

*L. J. Holtzhausen*

**f GENERAL MANAGER: CITY PLANNING**

Date: 2/03/06.....



HARD COPIES TO : CITY TREASURES PROPERTY AND TAXES SECTION  
(For attention: Charlotte Labuschagne)  
For your Information and Records

THE HEAD: LEGAL AND SECRETARIAL SERVICES  
(For Attention: Legal Services: Land use Rights and Township  
Establishment)  
Registration office 17<sup>th</sup> floor Saambou Building  
For further finalization

STRATEGIC EXECUTIVE OFFICER: CORPORATE SERVICES:  
(For Attention: Administration Services: Property and Estate)  
For your Information and Records

LAND USE LEGISLATION  
(Charlotte, Williams, Room 317, Munitoria)

ELECTRONIC  
COPIES TO:

STRATEGIC EXECUTIVE OFFICER: SERVICE DELIVERY:  
(For Attention: Electricity: Energy Management)  
(For Attention: Roads and Stormwater: Infrastructure Planning and  
Management)  
(For Attention: Roads and Stormwater: Traffic Engineering and  
Operations)  
(For Attention: Water and Sanitation: Infrastructure Development:  
Water)  
(For Attention: Water and Sanitation: Infrastructure Development:  
Sewerage)

STRATEGIC EXECUTIVE OFFICER: HOUSING, CITY  
PLANNING, LAND

AND ENVIRONMENTAL PLANNING:

(For Attention: Land and Environmental Planning: Environmental  
Planning)

(For Attention: Land and Environmental Planning: Parks &  
Horticultural  
Services)



## ANNEXURE 1

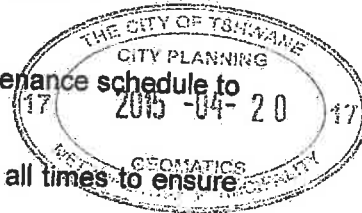
### CONDITIONS APPLICABLE TO THE CONSENT FOR A MAST ON ERF 2292, HIGHVELD EXTENSION 12.

#### 1. Housing, City Planning and Environmental Management Department

##### 1.1 City Planning Division

##### 1.1 City Planning Division

1. The maximum height of the cellular telephone mast on the erf shall not exceed 9 metres.
2. The gross floor area of the cellular telephone mast and base station is restricted to 8m<sup>2</sup> according to the layout plan (Annexure 2).
3. A formal building plan application shall be submitted to the City of Tshwane Metropolitan Municipality (CTMM) for approval and the SA Civil Aviation Authority's permission shall be submitted before any construction may commence. An Engineer's safety certificate shall be submitted to the City of Tshwane Metropolitan Municipality within 14 days after the erection of the tower.
4. Building lines as defined in the relevant Town-planning schemes and title deeds are applicable to all telecommunication structures. The normal process of building line relaxation and the removal of restrictive title deed conditions will be applicable.
5. No advertisement or sign boards (except for operator's logo on the base station) shall be placed on the mast or base station.
6. The applicant shall be held responsible for any interference or disturbance in receptions of electrical and electronic equipment in the surrounding area caused by the antenna.
7. The Municipality shall not be held liable if in future the mast is to be removed or relocated for whatever reason.
8. If evidence in future link RF emissions with health issues, the CTMM will have the right to review existing masts and ask for modifications or demolition at the cost of the owner.
9. If the structure will be co-used to put up lights for security purposes, the written consent of surrounding land users must be obtained. Lights must be screened in such a way as to prevent light pollution.
10. The applicant must ensure that the structure has an ongoing maintenance schedule to keep it visually attractive.
11. Environmental sensitive construction methods must be applied at all times to ensure that disturbance of the environment is minimized.



KRA

12. The structure and all related elements must be removed from the site when the structure ceases to be used for telecommunication purposes and the site must be rehabilitated to a condition that is similar to the surrounding area and vegetation.

13. Access to the site / development shall be to the satisfaction of the Municipality.

14. Any future structures/buildings being erected on the above-mentioned premises, must conform with the provisions of the National Building Regulations, SABS 0400, Part T.

15. Any requirements for air pollution-, noise abatement- or health measures set by the Medical Officer of Health must be complied with to the satisfaction of the said official without any costs to the Municipality.

16. The applicant is not absolved from complying with the requirement(s) / restriction(s) of any title deed, law, by-law or ordinance.

17. The Municipality is not bound in any way whatsoever to issue any further permit or to grant any further consent.

18. Should the manner in which the consent use is exercised interfere in any way with the amenities of the neighborhood or constitute a nuisance, the Municipality reserves the right to take appropriate steps for the removal of the cause of such interference or nuisance.

19. The consent shall be null and void if the requirements imposed in considering the application, have not been complied with.

20. The City of Tshwane Metropolitan Municipality shall not be held liable for the payment of any damages that may arise from any claim instituted against the Municipality due to a health related illness caused by the telecommunication mast.

21. All conditions as stipulated by the Gauteng Department: Agriculture, Conservation and Environmental shall be complied with.

## **2. Water & Sanitation Infrastructure Development (Region B)**

### **2. Water & Sanitation Infrastructure Development (Region B)**

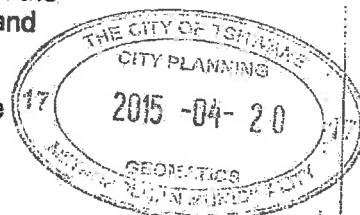
No objection.

### **3. Roads & Stormwater: Infrastructure Planning & Management (Region B)**

In order. The following apply:

1. A complete Site Development Plan must be submitted before any building construction may commence, at the cost of the applicant, for the approval of the Division: Roads and Stormwater. Details regarding access, parking layout and stormwater drainage must be clearly shown on the Site Development Plan.

2. If any municipal service prohibits access, then it must be relocated by the applicant at his cost and to the approval of this Division.



3. No Roads and Stormwater contribution payable.

**4. Roads & Stormwater Infrastructure Planning & Management (Geology)**

No objection.

**5. Roads & Stormwater: Traffic Engineering & Operations**

In order

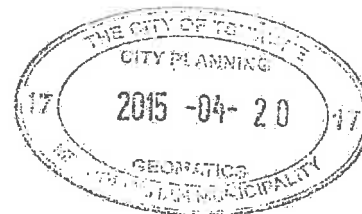
**6. Safety & Security: Emergency Services: Fire Brigade & Ambulance**

Any structures/buildings being erected on the above-mentioned premises, must conform to the provisions of the National Building Regulations, SABS 0400, Part T.

**7. Tshwane Electricity**

No objection

Cellphone Masts: A connection must be taken from the erf's existing connection. If not possible, an application for a new connection must be made at Building Connections, Schoeman Street, Sanlam Plaza East, Room 440. All payments must be made at least 8 weeks before any new connection is needed. If the new connection is in excess of the existing credit or existing connection, an additional external service contribution will be payable.



KBA



### ANNEXURE 3

**PROJECT NUMBER: 58867**

**REVISION AND REVISIONS**

REV.	DATE	DESCRIPTION
A	08-03-10	2ND REVISION
B	08-04-10	2ND REVISION
C	08-08-03	2ND REVISION

**LOCATION** 28-11-57.0  
**ELEVATION** 25-52-37.0  
**SCALE** 1"=100'  
**DATE** 08-08-17  
**BY** R.T.S.  
**CHECKED** D  
**ISSUED** 0

**CELL RADIO INSTALLATION**

**HIGHFIELD PARK S/CENTRE**

**CELLS AND ANTENNA DATA**

**CELL 1** 08-08-17  
**CELL 2** 08-08-17  
**CELL 3** 08-08-17

**CELL 4** 08-08-17  
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**DEPARTMENT OF AGRICULTURE,  
CONSERVATION AND  
ENVIRONMENT**

Diamond Corner Building, 65 West & Market Street, Johannesburg  
P O Box 8789, Johannesburg, 2000

Telephone: (011) 355-1999  
Fax: (011) 355-1000  
Email: [gdac@gauteng.gov.za](mailto:gdac@gauteng.gov.za)  
<http://www.gdac.gauteng.gov.za>

Reference: 002/05-06/0878  
Inquiries: Mashudu Dzivhani  
Telephone: (011) 355 1563  
Email: [Mashudu.dzivhani@gauteng.gov.za](mailto:Mashudu.dzivhani@gauteng.gov.za)

Jaco Schreink  
MTN (Pty) Ltd  
Postnet suite 146  
Private Bag x 15  
Menlo Park  
0102

Fax No: (012) 342 9208  
Tel no: (012) 342 2900

BY FACSIMILE

Dear Sir

**GRANTING OF EXEMPTION FOR PROJECT REFERENCE GAUT 002/05-06/0878: PROPOSED 9 METRE MAST AND EQUIPMENT CONTAINER ON THE ROOF OF HIGHELD PARK SHOPPING CENTRE CENTURION, ERF 1292 HIGHELD PARK EXTENSION 12.**

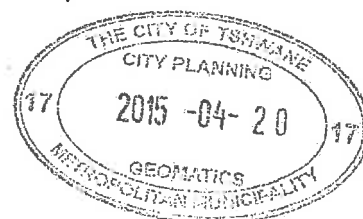
The abovementioned application for exemption in terms of section 28A of the Environment Conservation Act, 1989 (Act 73 of 1989) ("the Act") from complying with provisions of Government Notice R1183 (as amended) promulgated under sections 26 and 28 of the Act refers.

**1. DEPARTMENTAL DECISION**

The above activity falls within the ambit of sub regulation 1 (g) of Government Notice R1182 (as amended) promulgated under sections 26 and 28 of the Act.

Based on a review of the application, the Department's conclusion is that this activity will not lead to substantial detrimental impact on the environment, alternatively, that potential detrimental impacts resulting from this activity can be mitigated to acceptable levels and that the principles contained in section 2 of NEMA can be upheld.

The Department has accordingly decided, in terms of section 28A of the Act, to grant MTN (Pty) Ltd exemption from complying with provisions of Regulations GN R.1183 (as amended) promulgated under sections 22, 26 and 28 of the Act, subject to the conditions and provisions listed in section 3 below.





**2. KEY FACTORS INFORMING THE DECISION:**

In reaching its decision in respect of the application, the Department of Agriculture, Conservation, and Environment ("the Department") has taken, *inter alia*, the following into consideration:

- a) The information contained in the:
  - Pre-Application Checklist dated 26 July 2005.
  - Proof of advertisement dated 29 July 2005.
  - Copy of affidavit dated 31 October 2005.
- b) Information obtained from the Departmental information base including *inter alia*:
  - Gauteng Agricultural Potential Atlas (2002).
  - Gauteng Conservation Plan (version 2).
  - Gauteng Open Space Project (GOEP 3).
  - Gauteng Communications Network Strategy (GAUCONS).
- c) Compliance with applicable departmental, provincial and national legislation, policies and guidelines:
  - Objectives and the requirements of the Act;
  - Principles set out in section 2 of the National Environmental Management Act, 1999 (Act 107 of 1998) ("NEMA").

In reviewing this information, the Department made the following findings:

- 2.1. Advertising was carried out as per Departmental procedure, which requires advertising before exemption can be granted.
- 2.2. No objections were received from the Interested and Affected Parties (I & AP's).

**3. CONDITIONS****3.1. Description of the activity**

The exemption application is in respect of a 9 metre mast and equipment container which falls within the ambit of sub-regulation 1 (g) of GNR1182.

The 9 metre mast and equipment container is to be erected on the roof of Highveld Park shopping centre, Centurion, at 2292 Highveld Park Extension 12 (corner Charles de Gaulle and Lagoon Avenue). The site falls within the jurisdiction of the City of Tshwane Metropolitan Municipality.

**3.2. Specific conditions**

- a) Any changes to the nature and/ or height of the structure for the purpose of sharing or upgrading and that necessitates an additional equipment container will require a new application.
- b) The additional antennae and equipment container must simulate the colour and nature of the existing building.
- c) The equipment container and antennae must comply with regulated parameters for the protection of public health that are in effect at the time of authorization. Should these regulated parameters change, the telecommunication structures must be removed or changed to comply with the new regulations.

**3.3. General conditions**

- a) Any changes to, or deviations from, the project description set out in this letter must be approved, in writing, by the Department before such changes or deviations may be effected. In assessing whether



to grant such approval or not, the Department may request such information as it deems necessary to evaluate the significance and impacts of such changes or deviations.

- b) This Department may review the conditions contained in this letter from time to time and may, by notice in writing to the applicant, amend, add or remove a condition.
- c) The applicant must notify the Department, in writing, at least 10 (ten) days prior to the change of ownership, project developer or the alienation of any similar rights for the activity described in this letter. The applicant must furnish a copy of this document to the new owner, developer or person to whom the rights accrue and inform the new owner, developer or person to whom the rights accrue that the conditions contained herein are binding on them.
- d) Where any of the applicant's contact details change, including the name of the responsible person, the physical or postal address and/ or telephonic details, the applicant must notify the Department as soon as the new details become known to the applicant.
- e) Authorisation for the activity is granted in terms of the Environment Conservation Act, 1989 (Act 73 of 1989) only and does not exempt the holder from compliance with other relevant legislation.
- f) The applicant shall be responsible for ensuring compliance with the conditions contained in this letter by any person acting on his behalf, including but not limited to, contractors and consultants.
- g) Departmental officials shall be given access to the property referred to in 1 above for the purpose of assessing and/ or monitoring compliance with the conditions contained in this document at all reasonable times.
- h) The applicant must notify the Department within 24 (twenty four) hours if any condition of this exemption cannot, or is not, adhered to. The notification must be supplemented with reasons for non-compliance.

#### 3.4. Duration of exemption and authorisation

If the activity authorized by this letter does not commence within two (2) years from the date of signature of this letter, the exemption will lapse and the applicant will need to reapply for exemption or authorisation in terms of the above legislation or any amendments thereto.

#### 4. CONSEQUENCES OF NON-COMPLIANCE

The applicant must comply with the conditions set out in this letter. Failure to comply with any of the above conditions may result in, *inter alia*, the Department withdrawing the exemption, issuing directives to address the non-compliance – including an order to cease the activity – as well as instituting criminal and/or civil proceedings to enforce compliance.

#### 5. APPEALS

Appeals in respect of this decision must be directed to the MEC, Mr Khabisi Mosunkutu, Agriculture, Conservation and Environment, Gauteng Provincial Government within 30 (Thirty) days of the date of this decision. Appeals can be submitted utilizing one of the following methods:

By facsimile: (011) 333 0620;  
By post: P.O. Box 8769, Johannesburg 2000;  
By hand: 16<sup>th</sup> Floor, Diamond Corner Building, 68 Eloff Street, Johannesburg.

Please note that all appeals must comply with Section 35 of the Environment Conservation Act, Act No 73 of 1989, read together with Regulations R1182 and R1183 of 5 September 1997. In terms of the above




section and regulations, your appeal must set out all the facts as well as the grounds of appeal. Furthermore, all the relevant documents or copies thereof must accompany the appeal and a commissioner of oaths must certify them as true.

The applicant is required to inform all registered interested and affected parties of the decision contained in this Record of Decisions as well as the process for appeal described above within 7 (Seven) calendar days of the date of signature of this Record of Decision. Failure to inform interested and affected parties within the stipulated time period will constitute non-compliance with this Record of Decision.

Should the applicant wish to appeal any aspect of this decision, the applicant must notify all registered interested and affected parties of the intended appeal, and furnish them with copies of the appeal on request. Proof of such notification must be submitted to the MEC with the appeal. Failure to comply with this provision may result in the MEC refusing to consider the appeal.

Please note that any development that commences prior to the expiry of the time period allowed for the submission of appeals, or before the MEC has reached a decision on an appeal submitted, is done so solely at the applicant's risk.

Yours faithfully

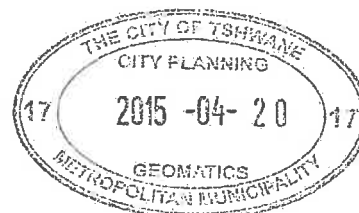
  
 Dr. S.T. Cornelius  
 Head of Department  
 Department of Agriculture, Conservation and Environment  
 Date: 18/01/2006

CC: Infrastructure Planning Services

Attn: Hannes Prayson  
 Tel: (012) 804 1504  
 Fax: (012) 804 7072

City of Tshwane Metropolitan Municipality

Attn: Madeline Goshuizen  
 Tel: (012) 358 8731  
 Fax: (012) 358 8934



2292

T 1220

D21/2000

AANSOEK OM RAADSTOESTEMMING:  
ERF 2292, HIGHVELD UITBREIDING 12-  
UITBREIDING VAN REGTE (VERSKEIE  
GEBRUIKE)  
APPLICATION FOR COUNCIL'S CONSENT:  
ERF 2292, HIGHVELD EXTENSION 12-  
EXTENSION OF RIGHTS (VARIOUS USES)  
16/4/13/643/2292

1

## BESLUIT DAT/RESOLVED THAT:

1. Die aansoek om Raadstoestemming van Plandev Stads- en Streeksbeplanners namens Erf 2292 Beleggings BK vir die vestiging van 'n verskeidenheid van gebruike, naamlik restaurante, plekke van verversing, plekke van vermaaklikheid, winkels en diensnywerhede op Erf 2292, Highveld Uitbreiding 12, goedgekeur word, onderworpe aan die volgende voorwaardes:

*The application for Council's consent of Plandev Town and Regional Planners on behalf of Erf 2292 Highveld Beleggings BK to establish a variety of uses, namely restaurants, places of refreshment, places of entertainment, shops and service industries on the property on Erf 2292 Highveld Extension 12 be approved, subject to the following conditions:*

- 1.1 'n Terreinontwikkelingsplan ingedien word vir goekeuring alvorens die gebruik uitgeoefen word;

*A site development plan be submitted for approval before the use be exercised;*

- 1.2 ontwikkelingsbeperkings/development controls:

- 1.2.1 Dekking: 35 % met dien verstande dat dit met die toestemming van die plaaslike bestuur verhoog kan word;

*Coverage: 35 % provided that the coverage can be increased with the consent of the Local Authority;*

- 1.2.2 VOV: 0,35 met dien verstande dat die VOV met die toestemming van die plaaslike bestuur verhoog kan word;

*FAR: 0,35 provided that the FAR can be increased with the consent of the Local Authority;*

- 1.2.3 Hoogte: 2 Verdiepings;

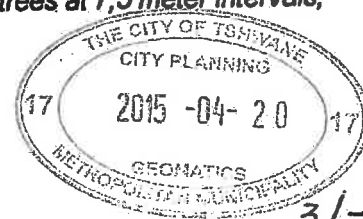
*Height: 2 Storeys;*

1.



2/-

- 1.2.4 Boulyne: Soos per terreinontwikkelingsplan;  
*Buildinglines: As per site development plan;*
- 1.2.5 Parkering: Winkels / Restaurante: 6 parkeerplekke per 100 m<sup>2</sup> BVVO;  
*Parking: Shops / Restaurants: 6 parking spaces per 100 m<sup>2</sup> GLA;*
- 1.2.6 Ander gebruike: Aantal soos per terreinontwikkelingsplan;  
*Other uses: Number in accordance with site development plan;*
- 1.2.7 parkering voor die gebou geplaas word;  
*parking take place in front of the building;*
- 1.2.8 geen skadustrukture (losstaande afdakke of skadunette) aan die straatkant toegelaat word nie;  
*no shade-netting (free standing carports or shade-netting carports) be allowed on the street frontage;*
- 1.2.9 alle parkeerareas of harde oppervlakte deur grendelstene geplaveer word; en  
*all parking areas or hard surfaces be paved with interlocking bricks; and*
- 1.2.10 ten minste een boom vir elke 3 parkeerplekke voorsien word;  
*at least one tree be provided for every 3 parking bays;*
- 1.3 'n losstaande gebou op die perseel geplaas word wat die straat hoek definieer;  
*a free standing building be placed on the site which defines the streetcorner;*
- 1.4 die gebou se plasing, massa, steil en argitektoniese versorging by die ontwikkeling op Erf 714, Highveld Uitbreiding 12 aanpas;  
*the placing of the building, volume, style and architectural handling be the same as the development on Erf 714, Highveld Extension 12;*
- 1.5 ten minste 30 % van die straatfront bebou word. Die gedeelte op die straatgrens wat nie deur 'n gebou gedefinieer word nie, met bome teen 7,5 meter intervale beplant word;  
*at least 30 % of the streetfront be built up. The portion on the street boundary which is not defined by a building, be planted with trees at 7,5 meter intervals;*



- 1.6 geen voorafvervaardigde betonmure op enige plek op die erf toegelaat word nie;

*no prefabricated concrete walls be allowed anywhere on the erf;*

- 1.7 'n goed ontwerpte en geartikuleerde muur van steen op die agter- en sygrense van al die individuele eiendomme opgerig word. Hierdie mure moet 'n minimum van 2 meter maar nie hoër as 2,5 meter hoog wees nie en moet onderhoudsvry wees op die kant van die aangrensende eiendom;

*a well-designed and articulated brick wall be erected on the rear and side boundaries of all the individual properties. These walls must be at least 2 m high but not higher than 2,5 m and must be maintenance free on the side of the abutting property;*

- 1.8 indien die individuele eiendomme op die straatgrens afgeskerm word, 'n afskermende / palisade of deursigte heining ten minste 75 % daarvan sal uitmaak. Die soliede gedeelte van die muur moet geartikuleer wees en op enige punt moet die maksimum lengte daarvan 6 meter wees;

*if the individual properties are to be screened off on the street boundaries, a screening / palisade or transparent fencing of at least 75 % of its length be provided. The solid portions of the wall must be articulated and its maximum length at any one point must be 6 m;*

- 1.9 die daklyn geartikuleer word;

*the roof line be articulated;*

- 1.10 die hoofingang goed gedefinieer en geartikuleer wees;

*the main entrance be well defined and articulated;*

- 1.11 advertering tot bestemming gebonde advertensietekens beperk word wat in die ontwerp van die gebou of skermmuur geïntegreer is. Indien 'n losstaande advertensiestruktuur nodig is, moet dit beperk word tot een per eiendom. Die skaal en tipe advertensietekens moet die skaal van die onmiddellike omgewing komplimenteer;

*advertising be limited to destination linked signage which is integrated into the design of the building or screening wall. If a free standing advertising structure is necessary, it must be limited to 1 per property. The scale and type of advertisement signage must compliment the scale of the immediate environment;*

- 1.12 belandskapping tot op die straat voorsien word en bome elke 7,5 meter op die sypaadjies geplant word. Siglyne by ingange asook ruimte vir onbelemmerde voetganger beweging moet in ag geneem word;



*landscaping be provided up to the street and trees be provided at intervals of 7,5 m on the sidewalk. Lines of sight distances at entrances as well as room for free pedestrian movement must be taken into account.*

- 1.13 geen werkswinkel aktiwiteite buite die geboue toegelaat word nie;

*no workshop activities be allowed outside the buildings;*

- 1.14 stoor- of diensareas mag nie van enige straat sigbaar wees nie en moet verkieslik aan die agterkant van die geboue geplaas word. Dit kan ook aan die kant van die gebou geplaas word indien die afskerming aanpas en in die ontwerp van die gebou geïntegreer is;

*storage or service areas mag not be visible from any street and must preferably be placed behind the buildings. It can also be placed at the side of the building if the screening compliments and is integrated into the design of the building;*

*(Enige afwyking van bogenoemde ontwikkelingsriglyne kan na oorweging van 'n terreinontwikkelingsplan op meriete oorweeg word indien bewys gelever kan word dat dit nie die karakter en integriteit van die area tot nadeel sal strek nie.*

*Any deviation of the above-mentioned development guidelines can, after evaluation of a site development plan, be considered upon merit if proof can be provided that such deviation will not detract form the character and integrity of the area)*

- 1.15 toegang tot die aansoek eiendom uit Loganlaan sal wees by wyse van 'n servituut van wedersydse oorgang tot Erf 2383, deur die bestaande punt van toegang op Erf 2383 asook toegang vanaf Charles de Gaullesingel;

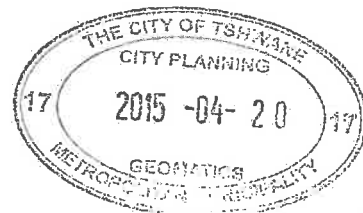
*access to the application site be from Logan Avenue by means of a servitude from both ways crossing to Erf 2383, through the existing point of access to Erf 2383 as well as access from Charles de Gaulle Crescent;*

- 1.16 'n streekspaaie, water en riool bydrae is aan die Raad se Stadsingenieur betaalbaar;

*a regional road, water and sewerage contribution is payable to the Council's Town Engineer;*

- 1.17 alle gesondheidsvereistes wat moontlik kan ontstaan vanweë die beplande aktiwiteite, nagekom word;

*all health requirements which may occur due the proposed activities be adhered to;*



1.18 die vergunningsgebruik hiermee verleen:

*the consent granted hereby:*

1.18.1 Skeld die applikant nie vry om aan die vereistes/beperkings van enige akte van transport, wet of ordonnansie te voldoen nie; en

*Does not absolve the applicant from compliance with the requirements/restrictions of any deed of transfer, act or ordinance; and*

1.18.2 bind die Raad in geen opsig hoegenaamd om enige verdere lisensies, permitte of toestemmings goed te keur of uit te reik nie;

*in no way whatsoever binds the Council to issue or approve any further licences, permits or consents;*

1.19 indien die wyse waarop die vergunningsgebruik uitgeoefen word in enige opsig die buurtaantreklikheid belemmer of enige oorlas uitmaak, behou die Raad die reg voor om paslike stappe te neem om die oorsaak van sodanige belemmering of oorlas uit die weg te ruim;

*should the manner in which the consent is exercised in any way detract from the amenity of the area or cause any nuisance, the Council reserves the right to take the necessary steps to remove the cause of such distraction or nuisance;*

1.20 indien die regte nie uitgeoefen word binne twaalf (12) maande nadat sodanige toestemming verleen is nie, of as die regte uitgeoefen is en die gebruik wat daarkragtens toegelaat word vir 'n deurlopende tydperk van vyftien (15) maande onderbreek word, vervel sodanige toestemming;

*should the consent hereby granted not be exercised within twelve (12) months from the date on which it was granted, or if any rights have been exercised and the use permitted thereby be suspended for a continuous period of fifteen (15) months, such consent lapse;*

1.21 alle koste en die nakoming van die neergelegde voorwaardes die ontwikkelaar se verantwoordelikheid is;

*the developer be responsible for all costs and the compliance with the conditions laid down;*

1.22 die gevraagde regte nie uitgeoefen word alvorens al die neergelegde voorwaardes nie nagekom is nie; en

*the rights requested not be exercised until such time as all the conditions have been complied with; and*

5.









## City Planning and Development Department

Room 12007 | 12<sup>th</sup> Floor | Isivuno | 143 Lilian Ngoyi Street | Pretoria | 0002  
PO Box 3242 | Pretoria | 0001  
Tel: 012 358 0975 | Fax: 086 214 4411  
Email: makgorometjem@tshwane.gov.za | www.tshwane.gov.za | www.facebook.com/CityOfTshwane

My ref: 029802292  
Your ref: CPD 9/2/14  
Contact person: Donald A. Makheda  
Section/Unit: Land Use Legislation and Application

Tel: 012 358 7932  
Fax: 086 758 3124  
Email: donaldmak@tshwane.gov.za

13/05/2015

### MUNICIPAL GAMBLING AUTHORISATION APPLICATION IN TERMS OF THE GAUTENG GAMBLING ACT 1995

NAME: ELEPHANT AND FRIENDS  
ERF: 2292  
TOWNSHIP: HIGHVELD EXTENSION 12  
ZONING: SPECIAL subject to Annexure T S836



#### APPLICATION FOR LIMITED PAYOUT MACHINES (LPMMA):

In terms of the Tshwane Town-planning Scheme, 2008, the property is zoned "Special" subject to Annexure T S836, whereby a Place of Amusement (Places of Entertainment) is permitted as one of the primary rights in this zoning. The owner(s) of Elephant and Friends thus has the rights to operate LPM's (electronic games).

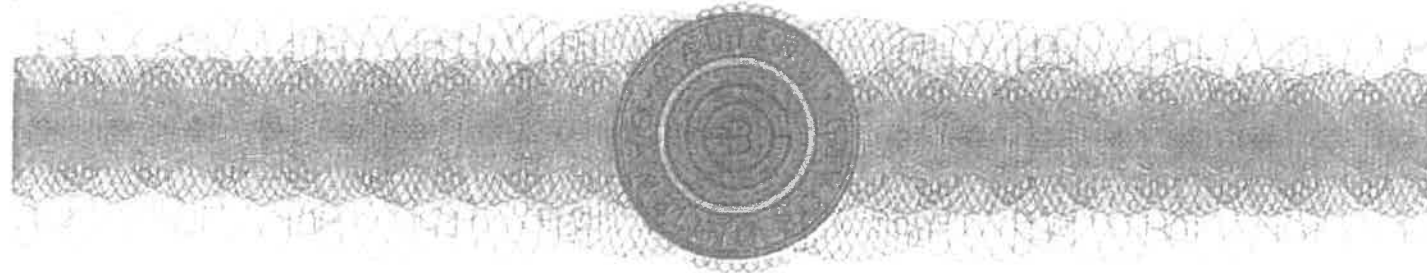
In terms of the said scheme, a Place of Amusement means land and buildings or a part of a building used for entertainment purposes such as a Theatre, cinema, music hall, concert hall, table games, skating rink, dancing, amusement park, gambling (not being a T.A.B.), **electronic games or slot machines or limited pay-out gambling machines**, night club, an exhibition hall or sports arena/stadium used for live concerts or performances. These buildings shall comply with the noise zone criteria and acoustical screening requirements of the Municipality's Health Services.

Regards

f. Makgorometje A. Makgata Pr. Pln (A1243/2002)  
STRATEGIC EXECUTIVE DIRECTOR

On request, this document can be provided in another official language.





## GAUTENG GAMING MACHINE (SITE) LICENCE

I, Steven Piet Ngubeni, in my capacity as Chief Executive Officer of the Gauteng Gambling Board and under authority of the Board, hereby issue in pursuance of the provisions of the Gauteng Gambling Act, No 4 of 1995, as amended ("the Act") and the Regulations made there under,

a gaming machine (site) licence to

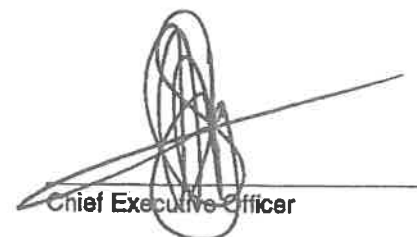
**2012/217144/07(SOUTH AFRICA) (PTY) LTD**

**T/A**

**THE COPPER DRUM**

To make available for play a maximum of 5 limited payout machines supplied and linked through Crazy Slots (Pty) Ltd (Route Operator) at, Shop 4, High Park Centre, Corner Charles de Gaulle Crescent and Logan Avenue, Highveld Extension 12, Centurion in terms of the attached conditions.

This licence shall continue to be of force and effect until revoked or suspended by the Board.

  
Chief Executive Officer

*23 January 2018*  
Date of issue

This licence is issued in  
substitution of the licence issued  
on the 09/05/2016

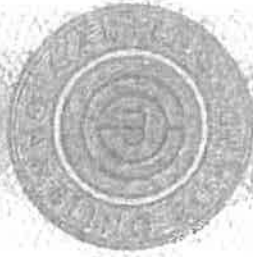
Licence Number SIT- 818



## GAUTENG GAMING MACHINE (SITE) LICENCE

### TERMS AND CONDITIONS

1. This licence shall not be transferable save as provided in section 35 of the Gauteng Gambling Act No 4 of 1995 as amended (hereinafter referred to as "the Act"), any regulations or rules made under the Act and no person may acquire an interest of five percent or more in the business to which the licence relates, save as provided in section 38 of the Act.
2. This licence must be displayed at the site or at the entrance to the designated area, together with a copy of the licence issued to the route operator.
3. The holder of this licence shall at all times comply with all the laws of the Republic of South Africa and in particular the provisions of the Gauteng Gambling Act and the Regulations promulgated thereunder and the Rules of the Board and the Municipal laws.
4. The licensee shall ensure that:
  - 4.1 all installations, equipment and procedures for security and safety purposes are used, operated and applied in a manner which will best serve the interest of the public attending the licensed premises;
  - 4.2 the operations are conducted at all times in a proper and competent manner;
  - 4.3 all facilities and amenities in the licensed premises are maintained at all times in such condition as to provide for the comfort and convenience of the public attending the licensed premises;
  - 4.4 adequate security, supervision and control is maintained by those in authority in areas and places adjacent to or near to the licensed premises to provide for the security, safety and convenience of the public attending the licensed premises;



- 4.5 a site maintains adequate control and supervision of all limited payout machines during hours of operation and must not exceed the number of licensed limited payout machines or change the location of any limited payout machine within the site without the prior approval of the Board.
5. The licence holder or site licence holder shall not directly or indirectly, extend credit in any form whatsoever to any patron, for the purposes of playing on, or operating, a limited payout machine.
6. All agreements between the site operator and route operator must be in writing and approved by the Board.
7. The movement of limited payout machines to or from sites must be done with the approval of the Board.
8. The Board may require the licensee to submit guarantees in a form acceptable to it for the liabilities of the licensee in relation to:
- 8.1 Taxes payable in terms of the Act, as and when the Board so directs; and
- 8.2 Gambling debts payable by the licensee, as and when the Board so directs.
9. All guarantees shall be maintained at such levels as may be determined by the Board from time to time.
10. The licensee shall comply to the satisfaction of the Board with all undertakings given in its licence application and stipulations issued by the Board based on the aforesaid undertakings.
11. The licensee shall bear the cost incurred by the Board or its agents in ensuring compliance with the undertakings and stipulations contemplated in 10 above.
12. The licensee shall not enter into any management agreement or amend the terms and conditions of such agreement without the prior written approval of the Board.
13. The shareholders of the licensee shall not enter into any shareholders agreement or amend the terms and conditions of such agreement without the prior written approval of the Board.



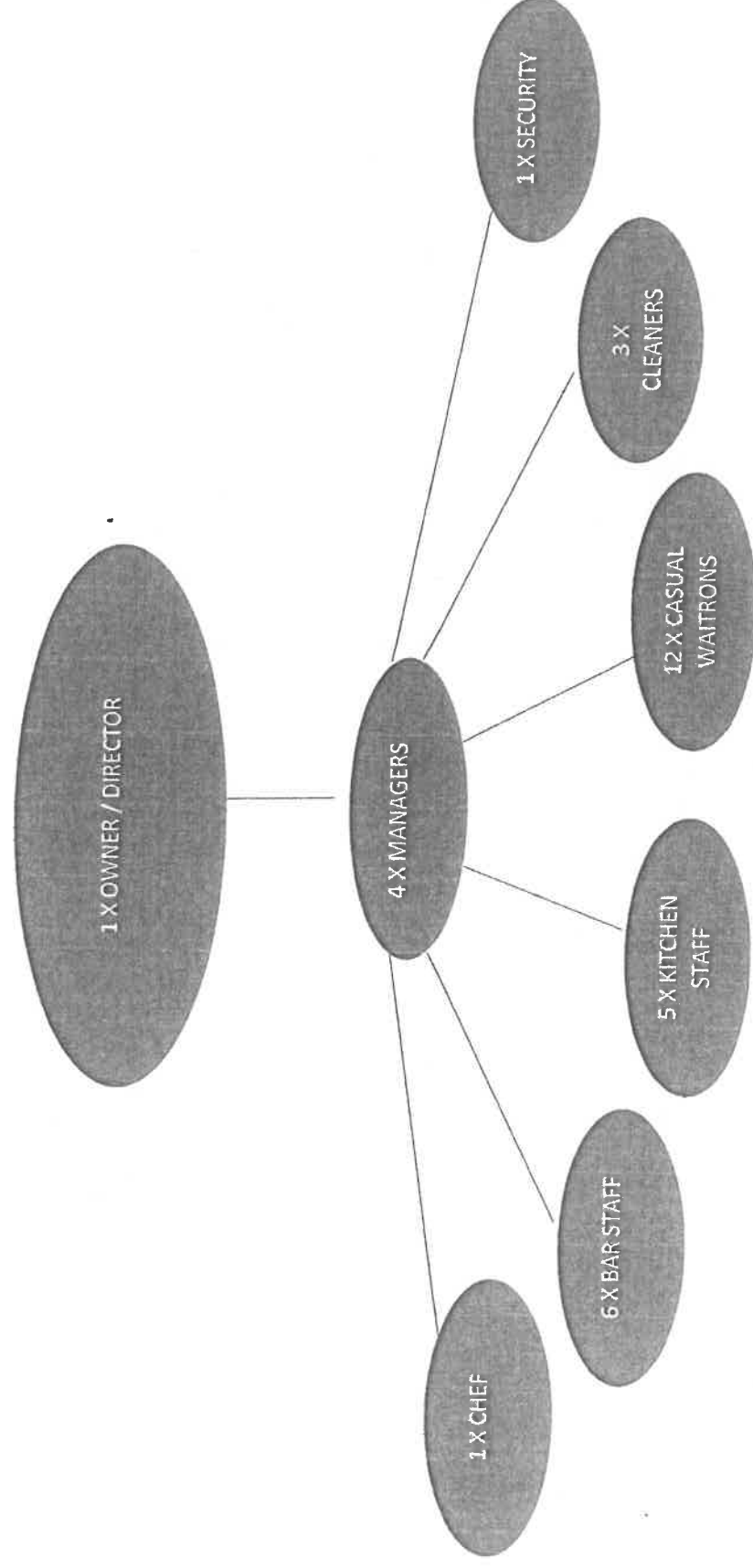
14. This licence is a revocable privilege contingent upon continuous suitability for licensing.
15. The licensee shall, in the conduct of its business, deal only with reputable third parties.
16. The Board may in terms of Section 37 of the Act impose on the licensee certain penalties for failure to comply with, or contravention of, any term or condition of this licence, which includes inter alia, suspension or revocation of the licence.
17. No limited payout machine may be exposed for play unless that machine has been certified according to the SANS as outlined in SANS 1718 specifications and approved and registered or licensed by the Board and all games offered for play shall be purely random as prescribed in SANS specification 1718.
18. The licence holder shall ensure that all limited payout machines exposed by it for play are, at all times, linked to the national central electronic monitoring system currently operated by Zonke Monitoring Systems(Pty) Ltd.
19. Where the primary business conducted on the site to which this licence relates allows access to such site by persons under the age of eighteen (18) years, the licence holder shall implement, at all times, access control measures in such a manner as to ensure that person under the age of eighteen years are precluded from gaining access to any part of the site.
20. This licence is issued on the basis that the gambling machine business is secondary to the site owner's primary business and should this change, the number of machines may be reduced or the licence may be withdrawn.
21. The licensee shall comply with all the regulatory requirements relating to the promotion of responsible gambling including the placing of conspicuous signage on responsible gambling on the premises.
22. This licence shall, subject to section 37 of the Gauteng Gambling Act, be valid indefinitely.
23. The Board may at any time impose such other conditions as it may deem fit.





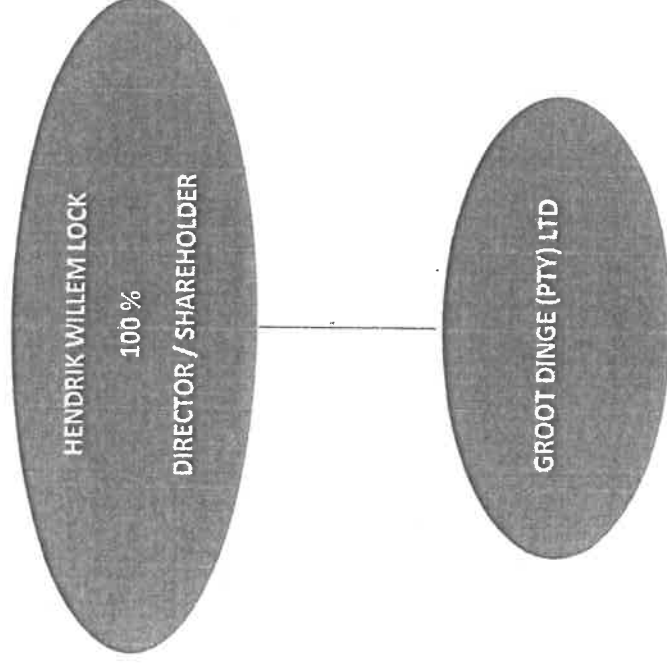
**GROOT DINGE (PTY) LTD TRADING (PTY) LTD T/A JITTER BUGZ PUB & GRILL**

**STAFF ORGANOGRAM**



**GROOT DINGE (PTY) LTD TRADING (PTY) LTD T/A JITTER BUGZ PUB & GRILL**

**SHAREHOLDER ORGANOGRAM**



4

## PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS

## PROVINCIAL NOTICE 1047 OF 2022

## GAUTENG GAMBLING ACT NO 4, OF 1995

## APPLICATION FOR GAUTENG GAMING MACHINE (SITE) LICENCE

Notice is hereby given that:

1. **Calocel (Pty) Ltd** trading as **Afribet** situated at First Floor, Nedbank Hill Building, Corner of Kotze Street, Banket and Catherine Avenue, Hillbrow, Johannesburg;
2. **Motlatsi Khaolo Khaolo (Pty) Ltd** trading as **Royal City Bar** situated at Erf 1212, Westonaria;
3. **JII Company (Pty) Ltd** trading as **Supabets-Dobsonville** situated at Shop 3, Dobsonpoint Shopping Centre, 52 Mohajane Drive, Dobsonville, Johannesburg;
4. **Yogesh Chhita** trading as **J.C. Pub** situated at Remainder of Portion 41 of the farm Rietfontein 63 IR, Shop 2, no. 2 Amber Road, Corner Amber and Kraft Roads, Elandsfontein, Germiston;
5. **Xtensec Resourcing (Pty) Ltd** trading as **#Tag Sports Bar-Garsfontein** situated at No. 466 (566) Serene Street, Garsfontein, Pretoria;

Intend on submitting applications to the Gauteng Gambling Board for Site Operator Licences for Limited Pay-out Machines at the above-mentioned sites. These applications will be open for public inspection at the offices of the Board from the **16 January 2023**.

Attention is directed to the provisions of Section 20 of the Gauteng Gambling Act, 1995 as amended, which makes provision for the

lodging of written representations in respect of the applications.

## GAUTENG GAMBLING ACT NO 4, OF 1995

## APPLICATION FOR AN AMENDMENT OF LICENCE AS CONTEMPLATED IN SECTION 35 OF THE ACT

Notice is hereby given that:

1. **2012/217144/07 (South Africa) (Pty) Ltd** trading as **The Copper Drum** situated at Erf: 2292, Corner Charles De Gaulle Crescent and Logan Avenue, Shop No.4, Highveld Extension 12, Centurion, Tshwane intends submitting an application for transfer of the Gauteng Gaming Machine (Site) License from **2012/217144/07 (South Africa) (Pty) Ltd** to **Groot Dinga (Pty) Ltd**.

These applications will be open for public inspection at the offices of the Board from **16 January 2023**.

Attention is directed to the provisions of Section 20 of the Gauteng Gambling Act, 1995 as amended, which makes provision for the lodging of written representations in respect of the applications.

Such representations should be lodged with the Chief Executive Officer, Gauteng Gambling Board, Private Bag 15, Bramley, 2018, within one month from **16 January 2023**.

Such representations shall contain at least the following information:

- (a) the name of the applicant to which representations relate;
- (b) the ground or grounds on which representations are made;
- (c) the name, address, telephone and fax number of the person submitting the representations
- (d) whether the person submitting the representations requests the board to determine that such person's identity may not be divulged and the grounds for such request; and
- (e) whether or not they wish to make oral representations at the hearing of the application.

702

BUSINESS  
LICENCE

**GAUTENG GAMBLING  
ACT NO 4, OF 1995**

**APPLICATION FOR AN  
AMENDMENT OF  
LICENCE AS  
CONTEMPLATED IN  
SECTION 35 OF THE  
ACT**

Notice is hereby given that:

1. 2012/217144/07 (South  
Africa) (Pty) Ltd trading  
as The Copper Drum  
situated at Erf 2292,  
Corner Charles De Gaulle  
Crescent and Logan  
Avenue, Shop No. 4,  
Highveld Extension 12,  
Centurion, Tshwane  
intends submitting an  
application for transfer of  
the Gauteng Gaming  
Machine (Site) License  
from 2012/217144/07  
(South Africa) (Pty) Ltd  
to Groot Dinga (Pty) Ltd.

These applications will be  
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of the person submitting  
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(d) whether the person  
submitting the  
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the board to determine that  
such person's identity may  
not be divulged and the  
grounds for such request;  
and  
(e) whether or not they  
wish to make oral  
representations at the  
hearing of the application.

(THE STAR)