

## **SITE LICENCE APPLICATION – Sole Prop**

**Route Operator:** **Crazy Slots (Pty) Ltd**

**Applicant:** **Yogesh Chhita t/a JC Pub**

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**Date of Publication:** **22 February 2023**

**Date of Public Inspection:** **15 March 2023**





08 March 2023

Gauteng Gambling Board  
125 Corlett Drive  
Bramley  
Johannesburg  
South Africa

The Chief Executive Officer

**RE: APPLICATION FOR GAMING MACHINE LICENSE IN GAUTENG**

Crazy Slots (Pty) Ltd would like to thank the board for the opportunity to submit this application for a gaming machine license on behalf of **Yogesh Chhita CC** trading as **JC Pub**.

Application is formally made, in terms of the aforesaid legislation, for a Limited Payout Machine Site License and we submit herewith the following documentation in support of such application for your consideration and records.

- 2.1. License application form
- 2.2. Copies of advertisements required by Section 20 of the Act
- 2.3. Applicants proposal in accordance with the requirements set out in Section 3 Annexure D of the RFP
- 2.4. Relevant declaration and Personal Release Authorisation by the applicant/company
- 2.5. Company Declaration and Release Authorisation for companies

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

- All financial information
- All company declarations
- All personal declarations

Yours Faithfully,

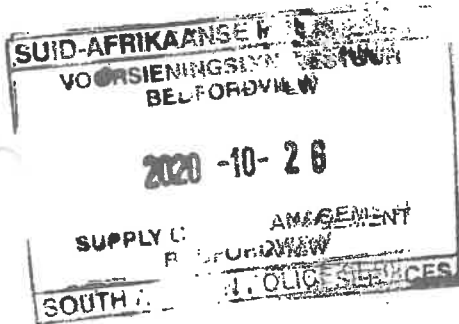
Sibongile Maswanganyi  
[sibongile@crazyslots.co.za](mailto:sibongile@crazyslots.co.za);  
Licensing Administrator

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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





...KOPIE DOKUMENT ...  
...VERIFISEER VERDER DAT VOLGENS NY WAARNEMING DAAR NIE ...  
...VERANDERING OP DIE OORSPRONKLIKE DOKUMENT AAN ...  
...CERTIFY THAT THIS DOCUMENT IS A TRUE REPRODUCTION (COPY) OF THE ...  
...ORIGINAL DOCUMENT WHICH WAS HAND TO ME FOR AUTHENTICATION ...  
...FURTHER CERTIFY THAT FROM MY OBSERVATIONS AN AMENDMENT ...  
...CHANGE WAS NOT MADE TO THE ORIGINAL DOCUMENT

PROVINCIAL GOVERNMENT  
HANS MOEN  
RANK ...  
HANDTEKENING/SIGNATURE  
RANK ...  
Department of Economic Development

GLB6000000479  
GAU0010578

**CERTIFICATE IN TERMS OF SECTION 23 OF THE  
GAUTENG LIQUOR ACT, 2003**

**("THE ACT")**

**PUB LIQUOR LICENCE**

**Yogesh Chhita**, is hereby licenced to sell **all kinds of liquor** and to conduct under the name of **J.C. Pub**, upon premises, the plan of which has been approved situated on **Remainder of Portion 41 of the Farm Rieffontein 63 IR, Shop 2, no. 2 Amber Road, Corner Amber and Kraft Roads, Elandsfontein**, in the district of **Germiston**, such as is, in accordance with the conditions of the Act or any other law, authorized to be conducted under the abovementioned licence.

Liquor not required for immediate sale, shall be stored on the licenced premises.

The holder of **Pub Liquor Licence** shall in terms of Section 69 of the Act, at all times maintain on the licenced premises a *bona fide* Pub Liquor Licence in respect of which the requirements of the Act are being complied with.

The operation times for a **Pub Liquor Licence** will be **10:00 – 02:00** as provided for in terms of Section 70 of the Act.

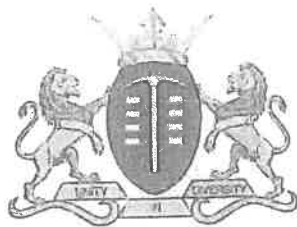
**The Gauteng Liquor Board reserves the right to suspend or terminate the licence, should you contravene the conditions of this licence.**

As Licensee, your compliance with the abovementioned requirements is expected during the currency of the licence period:

Date of Issue	Prescribed Fees
31 January 2013	R 1 500.00

Place of issue: **GAUTENG**

Adv L.G. Mokgatle  
Chairperson



# GAUTENG PROVINCE

ECONOMIC DEVELOPMENT  
REPUBLIC OF SOUTH AFRICA

## GAUTENG LIQUOR BOARD

2023 Renewal Certificate in terms of Section 98 of the Gauteng Liquor Act 2 of 2003

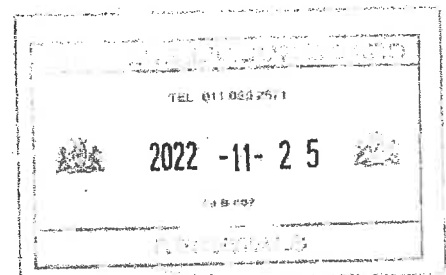
**THE GAUTENG LIQUOR BOARD HEREBY APPROVES THIS APPLICATION FOR  
THE RENEWAL OF THE LIQUOR LICENCE IN ACCORDANCE WITH THE  
DETAILS BELOW AND CONDITIONS OF ISSUE OF THE LIQUOR LICENCE**

Name and Address of Liquor Outlet	
Name of Outlet	J.C. Pub
Address of Outlet	Remainder of Portion 41 of the Farm Rietfontein 63 IR Shop 2 - Amber Road Corner Kraft Road Elandsfontein • GERMISTON

Details of the Licence	
Licence Number	GLB6000000479
Type of Licence	Pub Liquor Licence
Date of Original Issue	31 January 2013

Details of Issue of the Licence	
Year Valid	2023/2024
Date of Payment	23 November 2022
Amount Paid	R5 000-00

**Note:** Conditions of a Licence issued by the Board apply to this renewal certificate *mutatis mutandis*.  
The Renewal Certificate and the Original Licence must be displayed in the Outlet.



Tel: 011 085 223 1/2245 or 060 996 4629

Web: [www.gauteng.gov.za/government/departments/economic-development/services/Pages/Liquor-Licensing.aspx](http://www.gauteng.gov.za/government/departments/economic-development/services/Pages/Liquor-Licensing.aspx)  
124 Main Street, (opposite Carlton Centre), Marshalltown, Johannesburg | Private Bag X091, Marshalltown, 2107

[www.gautengonline.gov.za](http://www.gautengonline.gov.za) | Hotline: 0860 428 8364





City of Ekurhuleni  
METROPOLITAN MUNICIPALITY

CITY PLANNING

P O Box 145  
Germiston 1400

Tel. (011) 999-0970

## ZONING CERTIFICATE

	Property no.	Township / Farm / Holding
1. DESCRIPTION OF PROPERTY	R/41/63-IR	RIETFontein 63-IR
2. TOWN PLANNING SCHEME	City Of Ekurhuleni Land Use Scheme, 2021.	
Zoning	BUSINESS 2	
Central Business District (CBD)		
Urban Development Boundary	INSIDE	
Annexure number	<null>	
Additional or Restrictive Rights	<null>	
Consent use number	<null>	
Consent use Description	<null>	
* Coverage	70%	
* Height (in storeys)	2	
* Floor Area Ratio (FAR)	<null>	
* Density (per sqm or ha)	85/HA	
Parking Requirements	Refer to Table "H" or Annexure	
Building Lines	Refer to Table "C" or Annexure	
Lines of no Access	Refer to Map i.t.o. Clause 13 or Annexure	
Promulgation Date	2022/02/16	
3. STREET ADDRESS	<null>	

  
I.G. NKOANE

Manager: Town Planning  
Germiston Sub Section

Date: 25/11/2022

Properties with a relevant annexure/s are subject to the special rights, restrictions and conditions applicable to the property.

This certificate does not override any restrictive conditions contained in the Deeds of Transfer of any property.

Terms used as defined in the City Of Ekurhuleni Land Use Scheme, 2021.

Reference: Unrestricted (UNR); Annexure (ANX); Municipality (MUN); Site Development Plan (SDP);  
Local Spatial Development Framework (LSDF); Refer to Map (RTM)

This document is issued without any alterations or erasures of any kind

Version 1



COLUMN 1	COLUMN 2	COLUMN 3	COLUMN 4	COLUMN 5	COLUMN 6
	Land Use Category	Primary Rights: Purposes for which land and/or buildings may be used	Special Consent of Municipality Land Use Application Land and/or Buildings which may be erected and purposes for which they may be used only with the Special Consent of the Municipality	Written Consent A and 8 of the Municipality Land and/or Buildings which may be erected and purposes for which they may be used only with the Written Consent of the Municipality	Provides: Ancillary Uses applicable to Columns 3 & 4 (see Clause 13.2)
6 (cont.)	Business 1 (cont.)	Service Industries Shops Social Halls Sport and Recreation Clubs			
	Business 2	Beauty/Health Spas Business Purposes Dwelling Units Guest Houses Gymnasium Medical Consulting Rooms Municipal and Government offices Parking Garages Places of Education Places of Instruction Places of Public Worship Plant Nurseries Residential Buildings (excluding Boarding Houses) Place of Refreshment Service Industries Shops	Adult Entertainment Animal Care Centre Boarding Houses Clinic Filling Stations Furniture Centres Funeral Parlours Conference Centres Helistop Hotels Institutions Motor Dealers Motor Workshop Places of Entertainment Social Halls Special Uses	Written Consent A Builder's Yards Car Wash not part of a Filling Station Taxi Ranks Veterinary Hospitals	Automatic Teller Machines (ATM's) Canteens 1 to 5 Gaming Machines Guard house Living Accommodation for Domestic Workers subject to clauses 7 1(a) and (b)

TABLE C: STANDARD BUILDING LINES		
STANDARD BUILDING LINES (IN METRES) PER LAND USE CATEGORY		
Column 1	Column 2	Column 3
LAND USE CATEGORY	STREET BOUNDARY	OTHER BOUNDARIES
Residential 1: Single Storey (Erf less than 500m <sup>2</sup> )	3m	2m on side affected by municipal services and 1m on one other side;
Single Storey (Erf 501m <sup>2</sup> and bigger)	5m	2m on 2 sides;
Double Storeys	5m	4m on affected sides
Triple Storeys	5m	6m on affected sides
Residential 2: Single Storey	2m	2m on side affected by municipal services and 1m on one other side; 1m on 2 sides where no municipal services are affected
Double Storey	2m	2m on sides affected by municipal services
Triple Storey	2m	2m on affected sides
Residential 3 & 4	5m	2m per storey (to a maximum of 10m)
Business 1 In CBD	0m	0m
Outside the CBD	3m	0
Business 2	3m	0
Business 3	5m	2m
Industrial 1 & 2	6m	0
Mining	10m	5m
Agriculture	5m	5m
Public & Private Open Space	5m	5m
Recreation	10m	5m
Community Facility	5m	3m
Public Services	5m	3m
Social Services	5m	3m
Parking	0	0
Roads	0	0
Transportation	0	0
Special	5m or As per Annexure	3m or As per Annexure

- 9.3 Except for the physical barrier and structures referred to in Clauses 10 and 12, no swimming pool, tennis court, **Building** or **Structure** which is attached to the **Land** shall be erected nor shall anything be constructed or laid under or below the surface of the **Property** at a distance less than those stipulated in Table C and D; nor shall any alteration or addition be made to any existing **Structure** or **Building** so situated, without the written **Approval** of the **Municipality** in terms of section 58 of the **By-law** after consultation with the relevant **Controlling Authority**.

## PART 5: PARKING AND LOADING PROVISIONS

### 25 PARKING REQUIREMENTS

25.1 Parking, including parking spaces for disabled persons according to Part S of the National Building Regulations, together with suitable manoeuvring space, in accordance with standards, as determined by the **Municipality** and drop off areas and loading bays shall be provided on the land for vehicles including heavy vehicles, in respect of the uses listed in Table H: Provided that:

- (a) The layout, accessibility and maintenance of the parking shall be to the satisfaction of the **Municipality**.
- (b) Direct access to parking spaces or parking garages from any **Private Road** or right-of-way **Servitude**, within residential developments requiring a **Site Development Plan (SDP)**, shall be in accordance with an approved **SDP**. Direct access to parking spaces or parking garages from any **Private Road** or right-of-way **Servitude** within non-residential developments will not be supported. Parking bays and access to parking bays must be provided on the site itself.
- (c) Direct access to parking spaces from any **Public or Private Road** will not be allowed for larger developments not administered by means of an **SDP**. Parking bays and access to parking bays must be provided on the site itself.
- (d) The area (in m<sup>2</sup>) referred to in Table H applies to the **Total Building Floor Area**.

TABLE H: PARKING REQUIREMENTS PER LAND USE	
LAND USES	PARKING RATIOS
RESIDENTIAL USES	
Dwelling Houses (Residential 1)	Sufficient space for the parking of two vehicles (not exceeding 2,500 kgs)
Dwelling Houses (Residential 2)	Sufficient space for the parking of one vehicle (not exceeding 2,500 kgs); or No parking for erven less than 100m <sup>2</sup> in extent
Dwelling Units and Residential Buildings	1,5 parking spaces per dwelling unit with 1 or 2 bedrooms; or 2,5 parking spaces per dwelling unit with 3 or more bedrooms
Boarding Houses	0.5 parking spaces per bedroom
Commune	0.5 parking spaces per bedroom
Hostels (excl. school hostels)	0,5 parking spaces per bedroom
Day Care Facility: Residential 1	Drop-off and manoeuvring space on site to the satisfaction of the Municipality
Residential 2	No parking or drop-off required
Child Care Centre:  Residential 1: more than 6 children & Residential 2: more than 30 children	1 parking space per staff member and Drop-off and manoeuvring space on site to the satisfaction of the Municipality

Child Care Centre: Residential 2: less than 30 children	Drop-off space to the satisfaction of the Municipality
Home Enterprises	Refer to Clause 15.1 (i) and (k)
Retirement Villages	1,5 parking spaces per dwelling unit
Old Age Homes	0,5 parking spaces per bed
Frail Care	0,3 parking spaces per bed
<b>BUSINESS USES</b>	
Home Care Facilities	A minimum of 2 parking spaces; and Additional parking to the satisfaction of the Municipality
Guest Houses Bed and Breakfast Self-Catering units	1 parking spaces per guest room or suite
Business 1 - CBD's*	No parking is required, provided that sufficient on-street parking is provided, to the satisfaction of the Municipality
Business 1 – Other Areas	
Ancillary Offices (where permitted)	2 parking spaces per 100m <sup>2</sup> Total Building Floor Area
All other Offices	4 parking spaces per 100m <sup>2</sup> Total Building Floor Area
Ancillary Storage floor area	1 parking space per 100m <sup>2</sup> Total Building Floor Area
Shops:	
Retail floor area	6 parking spaces per 100m <sup>2</sup> Total Building Floor Area
Ancillary Storage floor area	1 parking space per 100m <sup>2</sup> Total Building Floor Area
Ancillary office floor area	2 parking spaces per 100m <sup>2</sup> Total Building Floor Area
Business Purposes (excl. offices)	6 parking spaces per 100m <sup>2</sup> Total Building Floor Area
Place of Refreshment	10 parking spaces per 100m <sup>2</sup> Total Building Floor Area
Ancillary Storage floor area	1 parking space per 100m <sup>2</sup> Total Building Floor Area
Coffee Shop: On Residential 2	No parking required
Other Use Zones	6 parking spaces per 100m <sup>2</sup> Total Building Floor Area
Places of Entertainment	12 parking spaces per 100m <sup>2</sup> Total Building Floor Area
Ancillary Storage floor area	1 parking space per 100m <sup>2</sup> Total Building Floor Area
Gymnasiums	10 parking spaces per 100m <sup>2</sup> Total Building Floor Area
Conference Centres	10 parking spaces per 100m <sup>2</sup> Total Building Floor Area public area
Ancillary Storage floor area	1 parking space per 100m <sup>2</sup> Total Building Floor Area
Ancillary office floor area	2 parking spaces per 100m <sup>2</sup> Total Building Floor Area
Hotels	1,5 parking spaces per bedroom or suite
Ancillary Conference centres	10 parking spaces per 100m <sup>2</sup> gross public floor area
Ancillary Place of refreshment	10 parking spaces per 100m <sup>2</sup> floor area
Resorts	1 parking space per bedroom or chalet; and 4 parking spaces per 100m <sup>2</sup> gross public floor area; and Sufficient staff parking to be provided to the satisfaction of the Municipality
Funeral Parlours	6 parking spaces per 100m <sup>2</sup> Total Building Floor Area
Ancillary Storage floor area	1 parking space per 100m <sup>2</sup> Total Building Floor Area
Ancillary office floor area	2 parking spaces per 100m <sup>2</sup> Total Building Floor Area
Plant Nurseries	4 parking spaces per 100m <sup>2</sup> total display and retail areas
Ancillary Place of Refreshment	10 parking spaces per 100m <sup>2</sup> Total Building Floor Area
Showrooms (Business 1 and 2)	4 parking spaces per 100m <sup>2</sup>

Filling Stations Ancillary Shop Ancillary Place of Refreshment Ancillary Car Wash	No parking required for the refuelling of motor vehicles 6 parking spaces per 100m <sup>2</sup> Total Building Floor Area 10 parking spaces per 100m <sup>2</sup> Total Building Floor Area 4 parking spaces per wash bay
Panel Beaters	4 parking spaces per service bay; and 2 parking spaces per 100m <sup>2</sup> Total Building Floor Area for offices and spares
Motor Dealers	2 parking spaces per 100m <sup>2</sup> Total Building Floor Area showroom floor area
Auctioneers	4 parking spaces per 100m <sup>2</sup> auction floor area (whether indoors or outdoors)
Tavern on Residential 2 Other Use Zones	2 parking space per 50m <sup>2</sup> 6 parking spaces per 100m <sup>2</sup>
Beauty and Health Spa	1.5 parking spaces per therapy room and 2 parking spaces for staff
<b>MEDICAL USES</b>	
Medical Consulting Rooms	6 parking spaces per consulting room
Veterinary Clinics and Veterinary Hospitals	6 parking spaces per 100m <sup>2</sup> Total Building Floor Area
Hospitals, Clinics and Institutions	1 parking space per bed; and 6 parking spaces per 100m <sup>2</sup> Total Building Floor Area
<b>INDUSTRIAL USES</b>	
Industries and Noxious Industries	1 parking space per 100m <sup>2</sup> Total Building Floor Area and Parking and manoeuvring space for heavy vehicles be provided on the property to the satisfaction of the Municipality
Light Industries	2 parking spaces per 100m <sup>2</sup> Total Building Floor Area and Parking and manoeuvring space for heavy vehicles be provided on the property to the satisfaction of the Municipality
All Industrial Uses: Subservient Offices (where permitted)	2 parking spaces per 100m <sup>2</sup> Total Building Floor Area
All other Offices	4 parking spaces per 100m <sup>2</sup> Total Building Floor Area
Showrooms (Industrial 1 and 2)	2 parking spaces per 100m <sup>2</sup> Total Building Floor Area
Service Industries	4 parking spaces per 100m <sup>2</sup> Total Building Floor Area
Commercial Purposes, Builder's Yards and Scrap Yards	2 parking spaces per 100m <sup>2</sup> Total Building Floor Area
Warehouse Retail	3 parking spaces per 100m <sup>2</sup> Total Building Floor Area
Mini Storage	1 parking space per storage bay in front of the storage bay
Motor Workshops	4 parking spaces per service bay; and 2 parking spaces per 100m <sup>2</sup> for offices and spares
Fitment Centres	1,5 parking spaces per service bay; and 2 parking spaces per 100m <sup>2</sup> for offices and spares
<b>COMMUNITY FACILITIES</b>	
Places of Public Worship	10 parking spaces per 100m <sup>2</sup> Total Building Floor Area
Social Halls	10 parking spaces per 100m <sup>2</sup> Total Building Floor Area
Places of Instruction	<b>Classes/lessons for adults:</b> 1 parking space per 2 students or portion thereof; or  <b>Classes/lessons for children under 18 years:</b> 1 parking space per 4 students or portion thereof

Place of Education - Primary and Secondary Schools	2 parking spaces per classroom; and 2 parking spaces per office; and Drop-off and manoeuvring space to the satisfaction of the Municipality
Place of Education – Universities, Colleges and Training Facilities	1 parking space per 3 students Sufficient on-site staff parking to be provided to the satisfaction of the Municipality
<b>OTHER USE ZONES</b>	
Public Services Zoning	Parking to the satisfaction of the Municipality
Social Services Zoning	Parking to the satisfaction of the Municipality
Transportation Zoning	Parking to the satisfaction of the Municipality, at a ratio to be determined by the Municipality, in conjunction with the relevant agency (e.g. ACSA, PRASA, Gautrain, etc.)
Public Open Space Zoning	Parking to the satisfaction of the Municipality
Private Open Space Zoning	Parking to the satisfaction of the Municipality
All other uses not covered above.	Parking to the satisfaction of the Municipality, at a ratio to be determined by the Municipality

**CBD\* - see Schedules 2 -10**

## 25.2 Alternatives to the Provision of On-site Parking:

Where the **Parking Spaces**, in respect of a **Property** have been determined in terms of Table H, the **Municipality** may, if satisfied of the necessity and desirability thereof and on account of the size of the **Property**, the availability of public parking in the direct vicinity of the **Property**, the nature of the **Buildings** on the **Property** and the likely parking demand, grant the provision of the required number of **Parking Spaces** elsewhere than on the **Property** of the **building** concerned after considering a **Written Consent A** application. The **Written Consent A** application must be accompanied by a parking study compiled by a qualified and registered engineer in that field:

25.3 The **Municipality** may consider the provision of a lesser number of **Parking Spaces** required in terms of Table H, by means of **Written Consent A application**, (which is accompanied by parking study compiled by a qualified and registered engineer), and shall in addition to any other relevant factors, have regard to the following, which shall be included in a report compiled by a suitably qualified professional:

- (a) Accessibility of the **Property** for private or public transport;
- (b) The availability of existing parking and/or public transport facilities in the vicinity of the **Property**;
- (c) Availability of off-street parking in the vicinity of the **Property**;
- (d) The number of staff members and customers related to the use of the property;
- (e) The socio-economic structure and density of the population which the development serves;
- (f) The size and nature of the proposed development and the size of vehicles likely to be used in connection with the proposed development;
- (g) The likelihood of a reduction in parking provision causing injury to the amenity of the area in which it is, or will be situated including, without prejudice to the generality of the foregoing, increased traffic and parking difficulties;
- (h) The likelihood of parking shared by different **Land Uses**;
- (i) The provision of a formal **Taxi Rank** provided for on Business 1 and 2 zoned properties only; or a taxi drop-off bay provided on a Residential 4 zoned properties; and
- (j) The provision of sufficient loading bays (refer to Clause 26) on Industrial 1 Industrial 2 zoned properties.

## 26. LOADING REQUIREMENTS

26.1 All loading and off-loading bays shall be provided on site with the ratios specified in Table 1 below.

26.2 The following minimum measurements shall apply to loading bays:

A loading bay shall measure not less than 4,5m x 10m for perpendicular loading and 2,5m x 12m for parallel loading, or as determined, to the satisfaction of the *Municipality*

26.3 On Industrial 1, Industrial 2 zoned erven the provision of loading bays may off-set the requirements for parking facilities, in terms of Table H and in accordance with Clause 25.3(j), to the satisfaction of the *Municipality*.

TABLE 1: ON-SITE LOADING REQUIREMENTS	
LAND USES	NUMBER OF LOADING BAYS REQUIRED
<b>BUSINESS 1</b>	
<b>CBD</b>	To the satisfaction of the Municipality
<b>BUSINESS 1: OUTSIDE CBD*</b>	
Offices	2 bays per 1000m <sup>2</sup> floor area or part thereof for the first 2000m <sup>2</sup> floor area and 1 bay per 1000m <sup>2</sup> floor area thereafter
Business Purposes	1 bay per 1000m <sup>2</sup> floor area or part thereof for the first 2000m <sup>2</sup> floor area and 0,5 bay per 1000m <sup>2</sup> floor area thereafter
Shops	2 bays per 1000m <sup>2</sup> floor area or part thereof for the first 1000m <sup>2</sup> floor area and 3 bays per 1000m <sup>2</sup> floor area thereafter
Motor Dealers	2 bays per 1000m <sup>2</sup> floor area or part thereof for the first 1000m <sup>2</sup> floor area and 3 bays per 1000m <sup>2</sup> floor area thereafter
<b>BUSINESS 2</b>	
Offices	2 bays per 1000m <sup>2</sup> floor area or part thereof for the first 2000m <sup>2</sup> floor area and 1 bay per 1000m <sup>2</sup> floor area thereafter
Business Purposes	1 bay per 1000m <sup>2</sup> floor area or part thereof for the first 2000m <sup>2</sup> floor area and 0,5 bays per 1000m <sup>2</sup> floor area thereafter
Shops	2 bays per 1000m <sup>2</sup> floor area or part thereof for the first 1000m <sup>2</sup> floor area and 3 bays per 1000m <sup>2</sup> floor area thereafter
<b>BUSINESS 3</b>	
Dwelling House	No loading bays required
Offices and Medical Consulting Rooms	2 bays per 1000m <sup>2</sup> floor area or part thereof for the first 2000m <sup>2</sup> floor area and 1 bay per 1000m <sup>2</sup> floor area thereafter
<b>INDUSTRIAL 1</b>	











**City of  
Ekurhuleni**

**CITY PLANNING DEPARTMENT**

**Our Ref: R/41/6Rietfontein63-IR/IGN/5381**

**Enquires: Itumeleng Nkoane**

**Date: 29 November 2022**

**Messrs. Crazy Slots (Pty) Ltd  
Private Bag X9952  
SANDTON  
2146**

**Town Planning – Germiston Sub Section  
United House Building  
Cnr. Meyer & Library Street  
Germiston  
1401**

**PO Box 145  
Germiston  
1400**

**Tel: (011) 999-0137  
Surietha.Koekemoer@ekurhuleni.gov.za**

**Dear Sir/s,**

**APPLICATION FOR GAMBLING LETTER ON REMAINDER OF PORTION 41 OF THE FARM  
RIETFontein 63-IR**

**The above matter refers.**

**It is hereby confirmed that Remainder of Portion 41 of the Farm Rietfontein 63-IR is zoned "Business 2" in term of the City of Ekurhuleni Land Use Scheme, 2021, and under the zoning, 5 gambling machines are permitted as ancillary uses to the primary use.**

**I trust that you will find all this in order. Please do not hesitate to contact us should you have any further queries in this regard.**

**Yours faithfully**

**I.G. NKOANE  
MANAGER: GERMISTON SUB SECTION  
FOR: HEAD OF DEPARTMENT: CITY PLANNING**

cc  
cc  
cc  
cc  
cc  
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DM 15139

SECTIONAL PLAN No. SS 671/2000	SHEET 1	S.G. No. D 289/1999
Registered at PRETORIA	OF	Approved <i>H. Wattrus</i>
Registrar of Deeds	8 SHEETS	28-06-1999
Date		for Surveyor-General Date
NAME OF SCHEME:	HENVILLE SHOPS	
DESCRIPTION OF LAND ACCORDING TO DIAGRAM:	Remainder of Portion 41 of the farm Rietfontein No. 63-IR, measuring 9697 square metres, Province of Gauteng.	
DIAGRAM No.:	S.G. No. A 2173/1921	
<p>DESCRIPTION OF BUILDINGS: Nine Buildings, namely :-</p> <ul style="list-style-type: none"> <li>(a) Building 1 comprising Sections 1 to 4;</li> <li>(b) Building 2 comprising Sections 5 to 8;</li> <li>(c) Building 3 comprising Section 11;</li> <li>(d) Building 4 comprising Section 9;</li> <li>(e) Building 5 comprising Part of Section 10;</li> <li>(f) Building 6 comprising Part of Sections 10;</li> <li>(g) Building 7 comprising Part of Section 10;</li> <li>(h) Building 8 comprising Part of Section 10; and</li> <li>(i) Building 9 comprising common property.</li> </ul>		
EXCLUSIVE USE AREAS:	See Sheet 3	
ENCROACHMENTS ON THE LAND:	No	
<p>CERTIFICATE:</p> <p>I, Harald Leopold Wattrus, hereby certify that I have prepared sheets 1 to 8 inclusive of this sectional plan from survey in accordance with the provisions of the Sectional Titles Act, 1986, and the regulations promulgated thereunder.</p> <p>Date : 1998-11-02      Signed <i>H. Wattrus</i>      Harald Leopold Wattrus  Registration No. PLS 0706-D      Professional Land Surveyor  REF : 3047      P.O.Box 52678  Saxonwold, 2132  Tel : (011) 485-1274</p>		
Survey Records No. 1556/1999	Compilation IR1C-10/C	General Plan No.

S.G. No. D 289/1999

Approved

*[Signature]*

28-06-1999

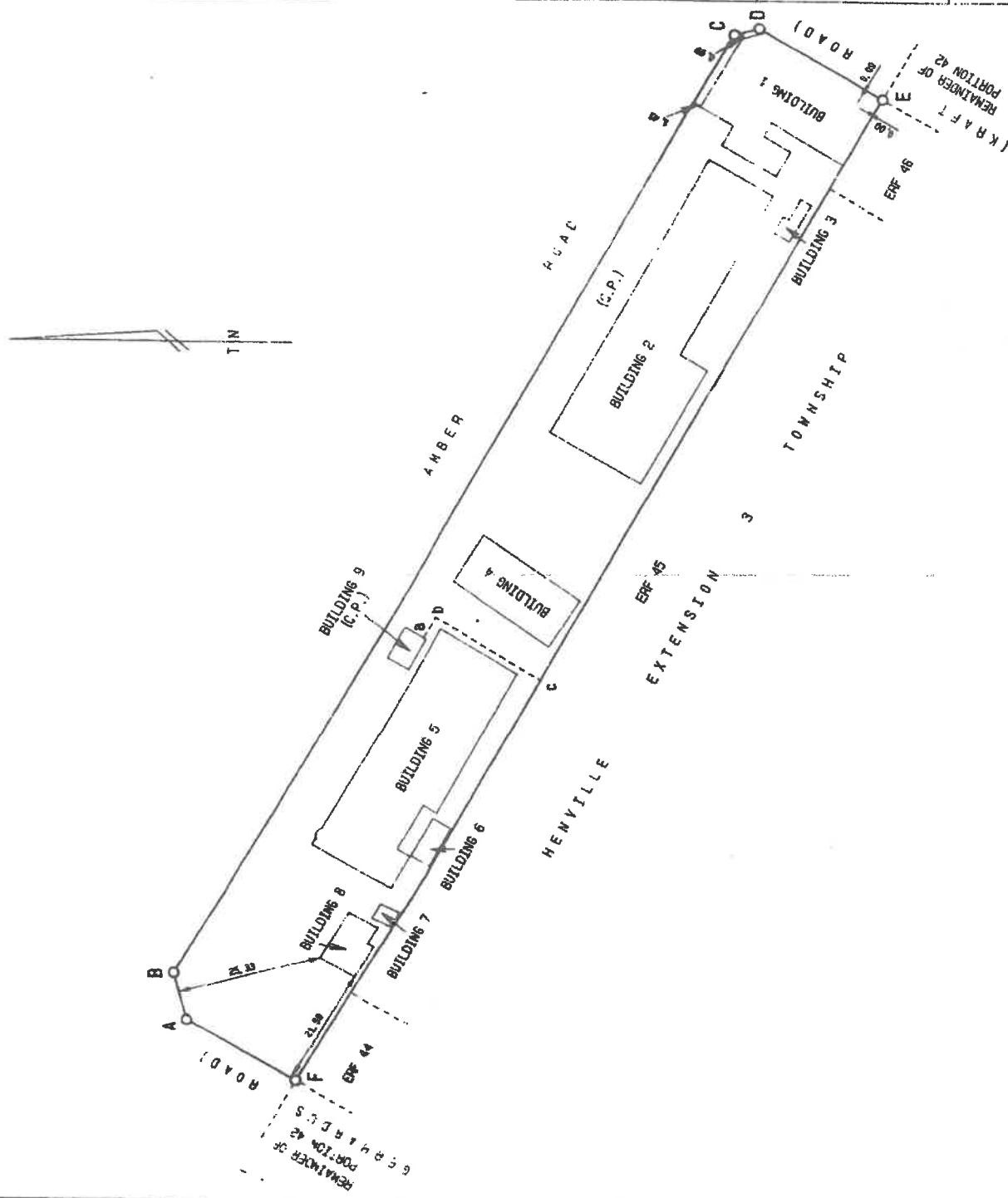
for Surveyor-General

Date

SHEET 2 OF 8 SHEETS

Notes:

1. The figure A B C D E F A represents the Remainder of Portion 41 of the farm Rietfontein No. 63 - IR
2. The line a b c represents the centre line of a Servitude 1.00 metres wide
3. All measurements are given in metres
4. (C.P.) denotes common property
5. For all other areas see Sheet



HENVILLE SHOPS

DRAWING TITLE:

BLOCK PLAN

SCALE 1 : 750

HARALD MATTRUS

PROFESSIONAL LAND SURVEYOR

P.O. Box 52678  
Saxonwold, 2132  
Tel: (011) 485-1274  
REF: 3047


Date: 1998-11-02

R.L. MATTRUS

Professional Land Surveyor

S.G. No. D 289/1999

Approved



for Surveyor-General

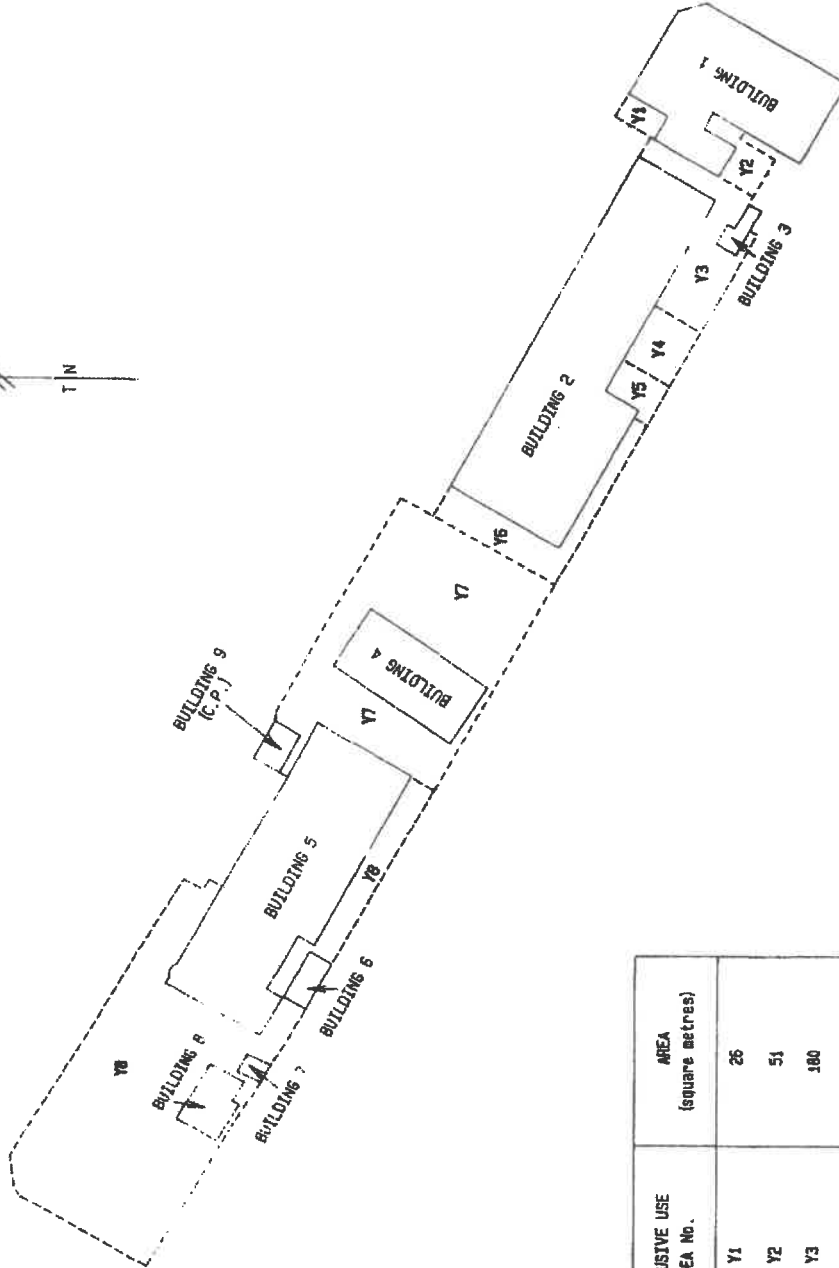
Date

SHEET 3 OF 8 SHEETS

## Notes:

1. The boundaries of exclusive use areas adjoining buildings extend to the middle of walls.
2. (C.P.) denotes common property.
3. ----- denotes middle of wall.
4. - - - - - denotes fence.

**LEGEND**  
(exclusive use areas)  
Y = Yard



EXCLUSIVE USE AREA No.	AREA (square metres)
Y1	26
Y2	51
Y3	180
Y4	71
Y5	45
Y6	159
Y7	328
Y8	1256

HENVILLE SHOPS

DRAWING TITLE:

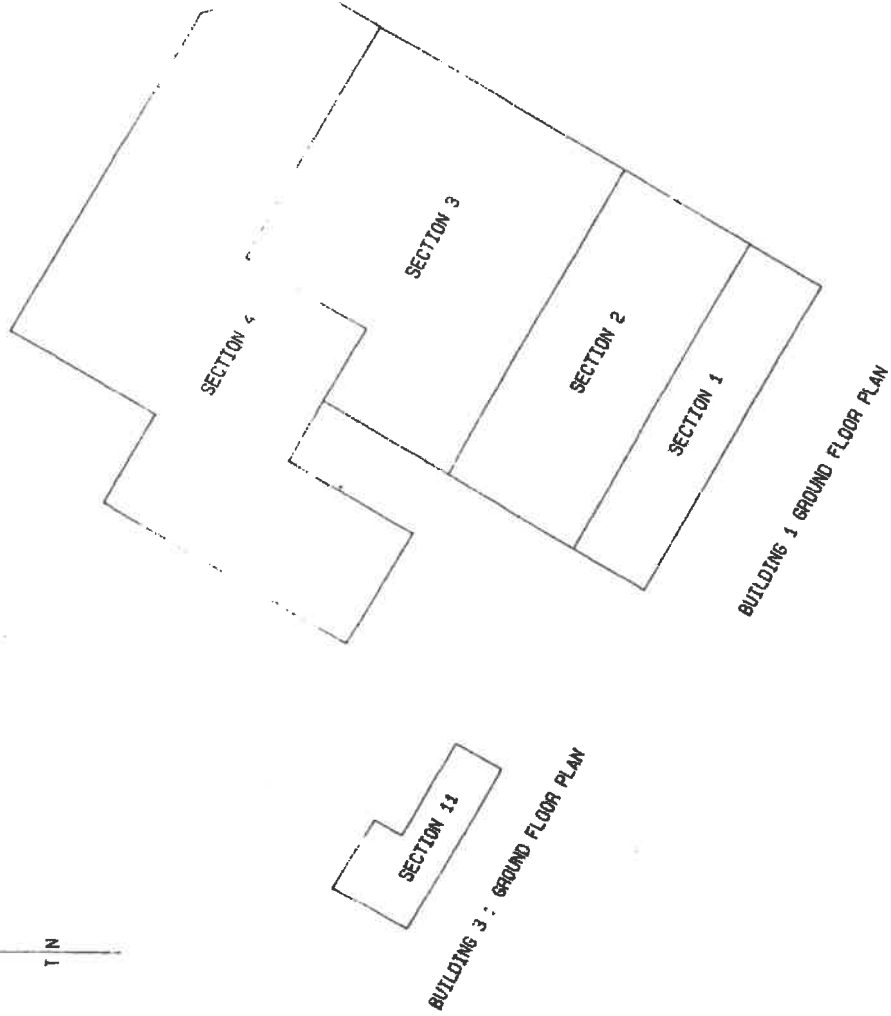
LAYOUT OF EXCLUSIVE USE AREAS ON THE GROUND

SCALE 1 : 750

**HAROLD WATTRUS**  
PROFESSIONAL LAND SURVEYOR

P.O. Box 52678  
Saxonyville 2432  
Tel: (011) 486-1274  
REF : 3047  
Date: 1998-11-02

*H.L. Wattrus*  
H.L. WATTRUS  
Professional Land Surveyor



S.G. No. D 289/1999

Approved

*[Signature]*

28.06.1999

for Surveyor-General Date

SHEET 4 OF 8 SHEETS

Notes:

1. For participation quotas see sheet A.

HENVILLE SHOPS

DRAWING TITLE

BUILDINGS 1 AND 3 : GROUND FLOOR PLANS

SCALE 1 : 200

HARALD WATTRUS

PROFESSIONAL LAND SURVEYOR

P.O. Box 52678  
Saxtonville 2132

Tel: (011) 486-1274

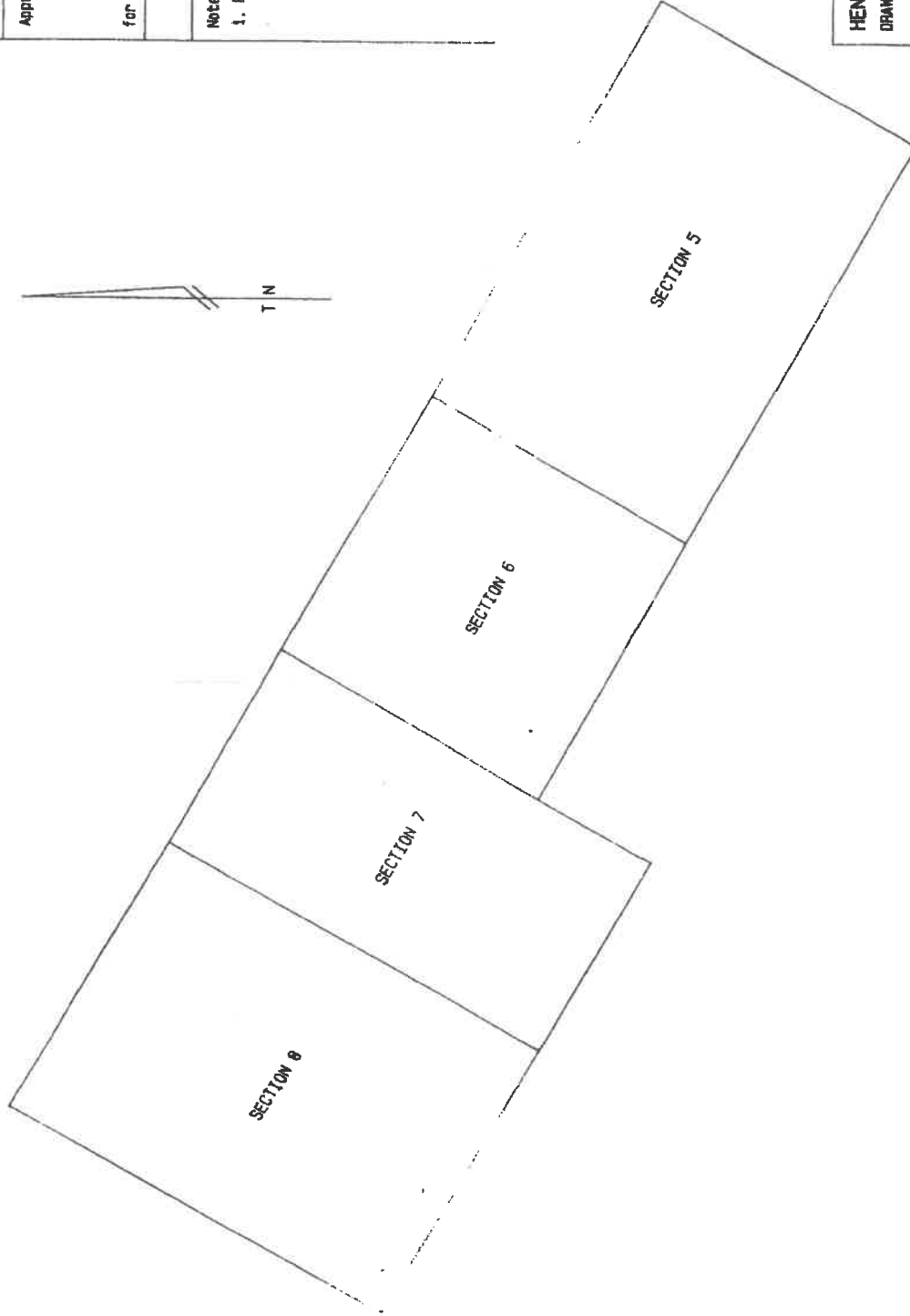
REF : 3047

Date: 1998-11-02

H.L. WATTRUS

Professional Land Surveyor

*[Signature]*



S.G. No. D 289/1999

Approved

*H. L. Matrus*

28-06-1999

for Surveyor-General

Date

SHEET 5 OF 8 SHEETS

Notes:

1. For participation quotas see sheet A.

HENVILLE SHOPS

DRAWING TITLE

BUILDING 2 : GROUND FLOOR PLAN

SCALE 1 : 200

HAROLD MATRUS

PROFESSIONAL LAND SURVEYOR

P.O.Box 52578

Saxonwold, 2132

Tel: (011) 486-1274

REF: 3047

Date: 1998-11-02

H.L. MATRUS

Professional Land Surveyor



DM 15139

SHEET 6 OF 8 SHEETS

S.G. No. D 289/1999

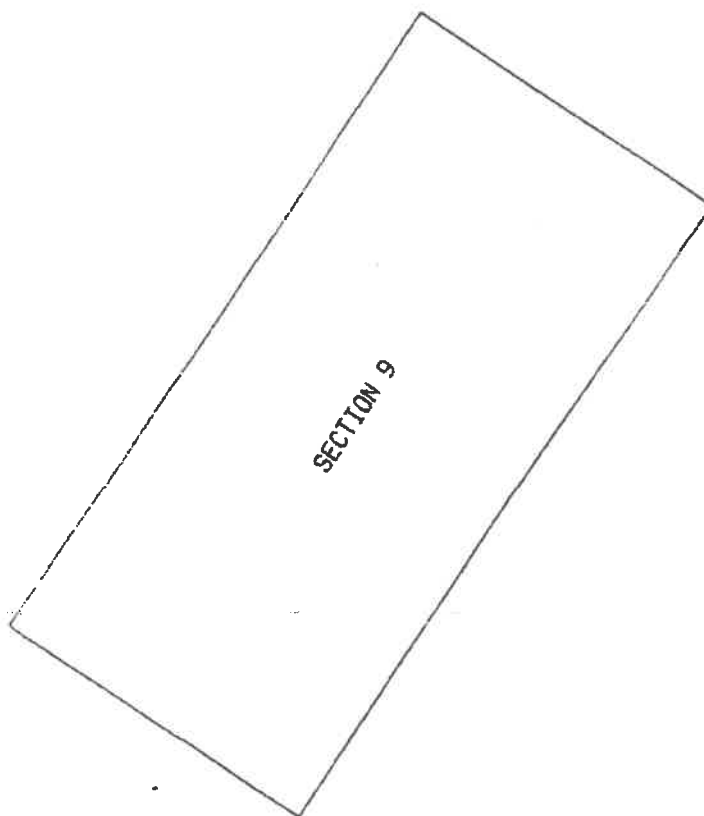
Approved

*Shiley*

28.06.1999

for Surveyor-General

Date



Notes:

1. For participation quotas see Sheet 8.

DRAWING TITLE: HENVILLE SHOPS

BUILDING 4 : GROUND FLOOR PLAN

SCALE 1 : 200

**HARALD WATTRUS**  
PROFESSIONAL LAND SURVEYOR

P.O.Box 52678  
Saxonwold, 2132  
Tel: (011) 486-1274  
REF: 3047  
Date: 1998-11-02

*H.L. Wattrus*

H.L. WATTRUS  
Professional Land Surveyor

DM 15139

BUILDING 8 : GROUND FLOOR PLAN  
PART OF SECTION 10

PART OF  
SECTION  
10

BUILDING 7 : GROUND FLOOR PLAN

BUILDING 6 : GROUND FLOOR PLAN  
PART OF SECTION 10

BUILDING 5 : GROUND FLOOR PLAN  
PART OF SECTION 10

T N

S.G. No. D 289/1999

Approved

*Harold Watrus*

28.06.1999

Date

for Surveyor-General

SHEET 7 OF 8 SHEETS

Notes:

1. For participation quotas see sheet 8.

HENVILLE SHOPS

DRAWING TITLE:

BUILDINGS 5, 6, 7 AND 8 : GROUND FLOOR PLANS

SCALE 1 : 200

HAROLD WATRUS

PROFESSIONAL LAND SURVEYOR

P.O. Box 52678

Saxonwold 2132

Tel: (011) 485-1274

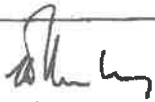

REF: 3047

Date: 1998-11-02

H.L. WATRUS

Professional Land Surveyor

DM 15139

SHEET 8 OF 8 SHEETS		S.G. No. D 289/1999
		Approved  28.06.1999 for Surveyor-General Date
SECTION No.	FLOOR AREA (square metres)	PARTICIPATION QUOTA SCHEDULE
1	44	1.9582
2	78	3.4713
3	134	5.9635
4	200	8.9008
5	249	11.0814
6	159	7.0761
7	172	7.6547
8	244	10.8589
9	194	8.6337
10	754	33.5558
11	19	0.8456
TOTAL	2247	100.0000
Notes:		DRAWING TITLE: HENVILLE SHOPS  PARTICIPATION QUOTA SCHEDULE  <div style="text-align: center;"> <b>HARALD WATTRUS</b>  <b>PROFESSIONAL LAND SURVEYOR</b> </div> <div style="display: flex; justify-content: space-between;"> <div>           P.O.Box 52678            Saxonwold. 2132            Tel: (011) 486-1274            REF: 3047            Date: 1998-11-02         </div> <div style="text-align: right;">   <b>H.L. WATTRUS</b>            Professional Land Surveyor         </div> </div>



702

**BUSINESS  
LICENCE**

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

**APPLICATION FOR  
GAUTENG GAMING  
MACHINE (SITE)  
LICENCE**

Notice is hereby given that

Yogesh Chhita trading as  
J.C. Pub situated at  
Remiander of Portion 41 of  
the farm Rietfontein 63 IR,  
Shop 2, no. 2 Amber Road,  
Corner Amber and Kraft  
Roads, Elandsfontein,  
Germiston;

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 15 March 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

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 15 March 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.  
(THE STAR)

702

**BUSINESS  
LICENCE**

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

**APPLICATION FOR  
GAUTENG GAMING  
MACHINE (SITE)  
LICENCE**

Notice is hereby given that:

1. Modatst Khadlo  
Khadlo (Pty) Ltd trading  
as Royal City Bar  
situated at Erf 1212,  
Westonaria;

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 15 March 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 15 March 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.  
(THE STAR)

**PROVINCIAL NOTICE 189 OF 2023****GAUTENG GAMBLING ACT NO 4, OF 1995****APPLICATION FOR GAUTENG GAMING MACHINE (SITE) LICENCE**

Notice is hereby given that:

1. **Motlatsi Khaolo Khaolo (Pty) Ltd** trading as **Royal City Bar** situated at Erf 1212, Westonaria;
2. **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;
3. **Global Sports Betting (Pty) Ltd (Pty) Ltd** trading as **Global Sports Betting - Jeppestown** situated at 305 and 307 Marshall Street, Jeppestown, Johannesburg;

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 **15 March 2023**.

**GAUTENG GAMBLING ACT NO 4, OF 1995****APPLICATION FOR ADDITIONAL MACHINE GAMING LICENSE (TYPE B)**

1. **JII Company (Pty) Ltd** trading as **Supabets-Dobsonville** situated at Shop 3, Dobsonpoint Shopping Centre, 52 Mohajane Drive, Dobsonville, Johannesburg;
2. **Global Sports Betting (Pty) Ltd (Pty) Ltd** trading as **Global Sports Betting - Jeppestown** situated at 305 and 307 Marshall Street, Jeppestown, Johannesburg;

Intend on submitting applications to the Gauteng Gambling Board for additional 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 **15 March 2023**.

**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. **Lawrence Ramsamy (Logan) Naidoo** trading as **Jakomely's** situated at Erf 165, Shop NO. 11 Sunrise Hendrick Potgieter Road, Edenvale intends submitting an application for transfer of the Gauteng Gaming Machine (Site) License from **Kelvin Jason Anthony Quarsingh** to **Lawrence Ramsamy (Logan) Naidoo**.
2. **Rocka Billy Pool Club (PTY) Ltd (CC)** trading as **Rocka Billy Pool Club** situated at Eden Terrace Shopping Centre and Van Tonder Street, Edenglen, Germiston intends submitting an application for transfer of the Gauteng Gaming Machine (Site) License from **Gary Mark Erasmus** to **Rocka Billy Pool Club (PTY) Ltd (CC)**

These applications will be open for public inspection at the offices of the Board from the **15 March 2023**.

**GAUTENG GAMBLING ACT NO 4, OF 1995****APPLICATION FOR CHANGE IN FINANCIAL INTEREST AS CONTEMPLATED IN SECTION 38 OF THE ACT**

Notice is hereby given that:

1. **Ruben Maritz** situated at Erf: 1616, No 450 Myburgh, Capital Park, Pretoria, Tshwane intends submitting an application for Change in Financial Interest at **Vellies Bar & Grill (Pty) Ltd.**
2. **Jeevan Amit** situated at 210 Rietfontein Road, Primrose, Germiston intends submitting an application for Change in Financial Interest at **Prima Diva Restaurant and Sports Bar CC**

These applications will be open for public inspection at the offices of the Board from **15 March 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 **15 March 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.