

# **APPLICATION FOR AN AMENDMENT OF LICENCE (RE-LOCATION OF PREMISES).**

**(PUBLIC INSPECTION COPY)**

## **INDEX TO APPLICATION**

1. **Item 1** - Letter of Intention to Apply.
2. **Item 2** – Conformation of payment of fees.
3. **Item 3** – Newspaper / Gazette notice.
4. **Item 4** – Application for relocation of premises.
5. **Item 5** – Zoning & Conformation.
6. **Item 6** – Location of premises.
7. **Item 7** - Proposed Floor plan of premises.



**Head Office:**  
66 Ontdekkers Road  
Cnr Ontdekkers Rd & Ruhamah Dr  
Westgate  
1734

P O Box 7383  
Westgate  
Roodepoort  
1734

Tel: +27 (0) 11 279 7900  
Cell: +27 (0) 82 5615133  
Email: allan.scott@goldrushgroup.co.za

3<sup>rd</sup> October 2023  
The Chief Executive Officer  
The Gauteng Gambling Board  
Corlett Drive  
Bramley  
Gauteng.

Dear CEO

**RE: Amendment of Licence Condition Application. Viva Bingo Centurion Lake Pty Ltd: Public inspection Application.**

We hereby submit our Public inspection copy of our application and relevant fees for the Amendment of the Bingo licence for Viva Bingo Centurion Lake Pty Ltd.

The purpose of the application is to Re-locate the current licenced Bingo premises from Site 2193, Lucas Mangope Highway, Mabopane to new premises at Wonder Park Shopping centre, Karen Park, Pretoria

In terms of section 24 of the Gauteng Gambling Act.

We hereby identify the following documents has been confidential and request to the Board that these documents remain private and confidential.

- Signed offer to lease should remain private and confidential.
- All Financial and Intellectual property information to remain private and confidential.

We trust the above is in order and if you have any queries please contact the writer.

Kind regards,

A handwritten signature in black ink, appearing to read "AS", is written over a faint, circular stamp or watermark.

Allan Scott  
Business Development Director – Goldrush Group.

**Directors:** S Zungu (Chairman), M. Naidoo (Chief Executive Officer), R. Hipkin\* (Non-Executive Director), A. Scott (New Business Development Director), S. Padayachee (Managing Director: LPMS), K Thejane (Managing Director: Bingo & Casinos), M. Nurick (Chief Financial Officer), J Van Niekerk (Non-Executive Director), SR Hipkin\* (Non-Executive Director), HL Mtanga (Non-Executive Director).  
\*British



## NOTIFICATION OF PAYMENT

To Whom It May Concern:

First National Bank hereby confirms that the following payment instruction has been received:

---

Date Actioned	: 2023/09/27
Time Actioned	: 15:36:52
Trace ID	: P4MVT47K

### Payer Details

Payment From	: Goldrush Lake
Cur/Amount	: 10,042.00

### Payee Details

Recipient/Account No	: . . 776254
Name	: Gauteng Gambling Board
Bank	: Standard Bank
Branch Code	: 051001
Reference	: Viva Bingo Centurion Lake

*END OF NOTIFICATION*

---

To authenticate this Payment Notification, please visit the First National Bank website at [fnb.co.za](http://fnb.co.za), select the "Verify Payments" link and follow the on-screen instructions.

Our customer (the payer) has requested First National Bank Limited to send this notification of payment to you. Should you have any queries regarding the contents of this notice, please contact the payer. First National Bank Limited does not guarantee or warrant the accuracy and integrity of the information and data transmitted electronically and we accept no liability whatsoever for any loss, expense, claim or damage, whether direct, indirect or consequential, arising from the transmission of the information and data.

DAILY

# SUN

Tuesday 3 October 2023

OUR LIVES. OUR JOURNEY.

PRICE: R7,00 ..

<p><b>PERSONAL SERVICES</b></p>	<p><b>LEGAL &amp; TENDERS</b></p>
<p><b>PERSONAL</b></p> <p>0123224541 ABORTION 0839870855 Sameday 7day One Health Women clinic Pta</p>	<p><b>BUSINESS LICENCES</b></p> <p><b>Gaming Gambling and Betting Act No 4 of 1995</b></p> <p>Notice of Application for Approvals of a Game License</p> <p>Notice is hereby given that one Zikoo Mkhumbane (Pty) Ltd T/A Gamalac (Zikoo) intends to apply for an approval for the Gaming Gambling Board for an amendment of its license to:</p>
<p><b>PROPERTIES</b></p>	<p>Resale to Shop 4033 Wondershop shopping centre, 344 Gains Road, Kereit, Pretoria</p> <p>The application will be open for public inspection at the offices of the Board from the 6th October 2023.</p>
<p><b>PLOTS STANDS</b></p>	<p>Attention is directed to the amendment of section 20 of the Gaming Gambling Act, 1995 which makes provision to the holders of valid license to have in respect of the application for representation, and in respect of the following information:</p>
<p><b>CHEAP STANDS INSTALLMENT SALES VAAL GOLDEN GARDENS from R135 000.00 Call: 011-728-9166 or 072-612-4646 www.buyastand.co.za</b></p>	<p>(a) The names of the individuals to which representations relate;</p> <p>(b) The grounds on which such representations are made;</p> <p>(c) The name address, telephone number and fax number of the person making the representation;</p> <p>(d) Whether the person claiming the representation requires the Board to discontinue that such person's name may not be used again and the reasons for such request; and</p> <p>(e) Whether he will furnish the Board with complete details of his income in the year.</p>
<p><b>EMPLOYMENT</b></p>	<p>Any representation made regarding the information required above must be at the same or other times shall be open for public inspection at the Board.</p> <p>Written representations may also be lodged with the Board through the National Gambling Board, Private Bag 11, Sunningdale, 2009. The Board's website www.ngb.co.za may also be used for this purpose.</p>
<p><b>SECURITY</b></p> <p><b>TIRHANI SECURITY</b> Train E, D, C, B, A Reaction, C.I.T. JHB, 106 Prichard St. Plantation H. 0113385571/082 766 5587</p>	

**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE VAN  
GAUTENG**

**Provincial Gazette  
Provinsiale Koerant**  
**EXTRAORDINARY • BUITENGEWOON**

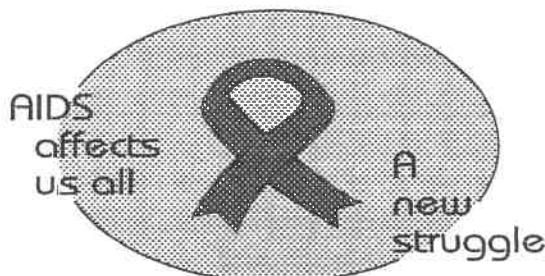
Selling price • Verkoopprys: **R2.50**  
Other countries • Buitelands: **R3.25**

**Vol: 29**

**PRETORIA**  
3 OCTOBER 2023  
3 OKTOBER 2023

**No: 359**

**We all have the power to prevent AIDS**



**Prevention is the cure**

**AIDS  
HELPLINE**

**0800 012 322**

DEPARTMENT OF HEALTH

*N.B. The Government Printing Works will not be held responsible for the quality of "Hard Copies" or "Electronic Files" submitted for publication purposes*

ISSN 1682-4520



9 771682 452005



00359

**GENERAL NOTICES • ALGEMENE KENNISGEWINGS****GENERAL NOTICE 1141 OF 2023****Gauteng Gambling and Betting Act No 4 of 1995****Notice of Application for Amendment of a Bingo Licence**

Notice is hereby given that Viva Bingo Centurion Lake (Pty) Ltd T/A Goldrush Bingo intends submitting an application to the Gauteng Gambling Board for an amendment of its bingo licence to:

- Relocate from Site 2193, Lucas Mangope Highway, Unit U, Odi district, Mabopane, Pretoria and:
- Relocate to: Shop 401B, Wonderpark shopping centre, 344 Brits Road, Karen Park, Pretoria.

This application will be open for public inspection at the offices of the Board from the 6<sup>th</sup> October 2023.

Attention is directed to the provisions of section 20 of the Gauteng Gambling Act, 1995 which makes provision for the lodging of written representations in respect of the application. Such representations shall contain at least the following information:

- (a) The name of the application to which representations relate;
- (b) The ground or grounds on which representations are made;
- (c) The name, address, telephone number 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.

Any representations not containing the information required above shall be of no force or effect and shall be deemed not to have been lodged with the Board.

Written representations should be lodged with the Chief Executive Officer, Gauteng Gambling Board, Private Bag 15, Bramley, 2018, within one month from the 6<sup>th</sup> October 2023.

#### **4. – Application for Amendment of licence for the re-location of Bingo premises.**

The Bingo licence that was awarded to Viva Bingo Centurion Lake Pty Ltd has been operational in the Old Sun International Morula Casino since late 2016. We only took occupation of the Morula premises once the Casino had re-located to Time Square Pretoria and our application was approved by the Gauteng Gambling Board.

Our lease has now come to end and Viva Bingo Centurion Lake Pty Ltd have taken the decision to re-locate to new premises at the Wonder Park shopping centre in Karen Park, Pretoria.

Full details:

Shop 401B Wonder Park Shopping Centre

344 Brits Road.

Karen Park

Pretoria

Viva Bingo Centurion Lake Pty Ltd have now sourced a suitable area and location at Wonder Park shopping centre in Karen Park, Pretoria hence the submission of this application for Amendment of its licence and re-location of the Bingo premises. A copy of the confidential signed offer to lease is included in the private copy of the application.

We are of the belief this location been part of a busy retail and entertainment node the centre itself has over 180 stores will allow us to grow and increase its revenues as well as contributions to the fiscus, whilst protecting and creating sustainable employment numbers.

We have attached a location plan indicating the location of Wonder Park shopping centre, 344 Brits Road, Karen Park, Pretoria.

Been part of the busy Wonder Park shopping centre they are ample parking bays available to the public approx. 3 400 bays, as well as well as further private parking bays for Goldrush Bingo clients only.

The Wonder Park shopping centre has the correct Zoning in place as well as a conformation letter from the municipality confirming their consent it is suitable for a licenced bingo premises.

In terms of the proximity to any places of worship or schools we are not aware of any places of worship or places of education in close proximity or having line of sight in to the Bingo premises.

We believe the nearest Schools are Sage Hill Private School which is approx. 1.5 Km away and the Educare Pre School which is approx. 1.3 Km away.

The nearest place of worship we are aware of is the Lighthouse Chapel Int Church in which is approx. 1.2Km away and the Life Changing ministry of all Nations which is approx. 1Km away.



The premises will have secure access control to prevent any minors entering the premises and no gambling activities will be visible from the outside of the premises.

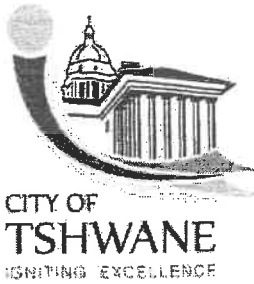
The premises if approved will be built and developed to high standards and the premises will contain the following facilities:

- Gaming equipment utilizing the latest approved Bingo technology.
- 200 x Electronic Bingo terminals.
- Licenced Bar and catering.
- Bathroom facilities.
- Fully airconditioned for the customer's comfort.
- Secure and controlled entrance.
- Approved surveillance systems.

### **Benefits to the Gauteng Province.**

If the re-location is approved by the Gauteng Gambling Board this will have a number of benefits to the province. Long term sustainability for the number of employees employed by Viva Bingo Centurion Lake been the priority.

In the private and confidential financial information provided the financial benefits to the province, in terms of taxes to the fiscus can be seen.



## Economic Development and Spatial Planning

7th Floor | Middestad Building | 252 Thabo Sehume Street | Pretoria | 0002  
PO Box 440 | Pretoria | 0001  
Tel: 012 358 7426 |  
Email: CityP\_Registration@tshwane.gov.za | www.tshwane.gov.za |  
www.facebook.com/City Of Tshwane

My ref: BHMA01-22  
Your ref: CPD 9/2/31  
Contact person: Thami Makalima  
Section/Unit: Land Use Scheme, Toponymy and Application Management

Tel: 012 358 1638  
Email: thamif@tshwane.gov.za

10/05/2023

### CONFIRMATION OF ZONING IN RESPECT OF LAND USE RIGHTS FOR AN APPLICATION IN TERMS OF THE GAUTENG GAMBLING ACT



**NAME:** GOLDRUSH BINGO  
**ERF:** 900  
**TOWNSHIP:** KARENPARK EXTENSION 9  
**ZONING:** SPECIAL subject to Annexure T T822

#### APPLICATION FOR BINGO HALL (BHMA)

In terms of the Tshwane Town-planning Scheme, 2008 (Revised 2014), the property is zoned Special subject to Annexure T T822 whereby a Place of Amusement is permitted as one of the primary rights in this zoning. It is hereby confirmed that Erf 900 Karenpark Extension 9 (Goldrush Bingo) thus has the land use rights for **BHMA (Bingo Hall)**.

In terms of the said town-planning 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.

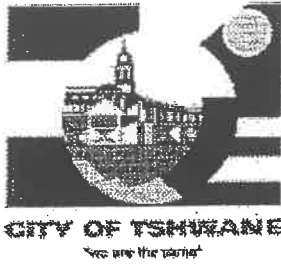
Notwithstanding The Gauteng Gambling Act, the above premises is subject to all Municipal by-laws and all other relevant legislation.

**PLEASE NOTE THAT THIS IS NOT A GAMBLING LICENCE.**

Regards

f. GROUP HEAD: ECONOMIC DEVELOPMENT AND SPATIAL PLANNING

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



## CITY PLANNING, DEVELOPMENT AND REGIONAL SERVICES DEPARTMENT

Tel: 012 358 3588  
Fax: 012 358 -  
Email: [arnob@tshwane.gov.za](mailto:arnob@tshwane.gov.za)

PO Box 3242  
Pretoria  
0001

Room F11, Building F, Cnr Rabie & Basden Street, Centurion

Your ref:

Enquiries: A. Becker

My ref:

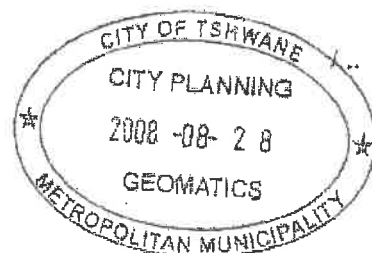
Date: 28 August 2008

TO WHOM IT MAY CONCERN

### ZONING CERTIFICATE IN TERMS OF TSHWANE TOWN-PLANNING SCHEME, 2008

PROPERTY DESCRIPTION: Erf 900, Karenpark Extension 9

1. USE ZONE 28: SPECIAL Subject to Annexure T A69
2. PURPOSES FOR WHICH BUILDINGS MAY BE ERECTED AND USED IN TERMS OF TABLE B (COLUMN 3):  
Uses only as in Annexure T A69
3. PURPOSES FOR WHICH BUILDINGS MAY BE ERECTED AND USED ONLY WITH THE CONSENT OF THE MUNICIPALITY IN TERMS OF TABLE B (COLUMN 4):  
Uses only as in Annexure T A69
4. PURPOSES FOR WHICH BUILDINGS MAY NOT BE ERECTED OR USED IN TERMS OF TABLE B (COLUMN 5):  
All other Uses as in Annexure T A69  
or  
All other Uses if not stated in Annexure T A69
5. A HOME ENTERPRISE MAY BE EXERCISED IN A DWELLING-UNIT SUBJECT TO SCHEDULE 9 (if a dwelling-unit or dwelling-house is a primary right).
6. TEMPORARY USES MAY BE PERMITTED IN TERMS OF CLAUSE 14(8).
7. DENSITY: Not applicable.
8. HEIGHT: Annexure T A69.



- 9. FLOOR AREA RATIO: Annexure T A69.
- 10. COVERAGE: Annexure T A69.
- 11. BUILDING LINES: Streets: Annexure T A69.  
Other: Annexure T A69.
- 12. ATTACHED DOCUMENTS:  
Annexure T A69

**NOTE:**

The above zoning information must be read in conjunction with the relevant Annexure T, if any, and the rest of the Clauses of the Tshwane Town-Planning Scheme 2008. Where an Annexure T does not specify or stipulate a land use or development control (for eg. Height, F.A.R. etc) the stipulations of the said Scheme clauses and the above Zoning Certificate shall prevail.

Kind regards



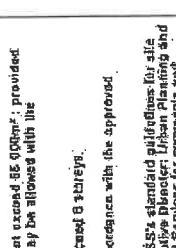
DO Nkoane  
f STRATEGIC EXECUTIVE DIRECTOR: CITY PLANNING, DEVELOPMENT AND REGIONAL SERVICES

---

On request, the contents of this letter can be made available in another official language



ERWE 398 EN 399  
ERVEN 398 AND 399  
KARENPAK  
UITBREIDING/EXTENSION 9



1: 8 OCT 2004

**USE ZONE 5 : SPESIAL**

In addition to the general provisions of the Akasia Soshanguve Town Planning Scheme, 1996, the current and buildings thereon shall also be subject to the following paragraphs:

- The extent of the buildings thereon, or to be erected thereon, shall be used solely for the purposes of shops, business premises, professional offices, consulting rooms, public garage, places of instruction, places of amusement, showrooms (including motor showrooms with workshops related and subsequent to the motor showrooms), social halls, restaurants, institutions, clubs, hotels, night clubs, taverns, bars, and other places of entertainment, and shall be subject to the approval of the local authority, and other laws applicable and related to the main use.
- The gross floor area of the development will not exceed 95 000m<sup>2</sup>; provided that an additional 4 000 m<sup>2</sup> gross floor area may be allowed with the special content of the local authority.
- The height of buildings on this site shall not exceed 8 storeys.
- The total coverage of buildings shall be in accordance with the approved site development plan.
- A site development plan, in terms of the ACT/CSZ standard guidelines for site development plans, to be submitted to the Executive Director, Urban Planning and Development and the Executive Director, Civil Services for comments and approval, prior to commencement of any construction.
- Demarcated parking spaces of a dust free surface must be provided on the property in the following table:

6.1 Shops:	6.1 Hotels:
5 Parking spaces per 100m <sup>2</sup> gross leasable shop floor area.	1 Parking space per bedroom or suite and 5 parking spaces per 100m <sup>2</sup> public floor area.
6.2 Places of amusement and restaurants:	6.4 Offices:
1 Parking bay per every 4 seats provided.	2 Parking spaces per 100m <sup>2</sup> gross leasable office floor area.
6.3 Hotels:	6.5 Retail Warehouse:
1 Parking space per bedroom or suite and 5 parking spaces per 100m <sup>2</sup> public floor area.	4 Parking bays per 100m <sup>2</sup> feasible retail warehouse floor area.
6.4 Offices:	6.6 Gymnasium:
2 Parking spaces per 100m <sup>2</sup> gross leasable office floor area.	4 Parking spaces per 100m <sup>2</sup> gross floor area.
6.5 Retail Warehouse:	7. Buildings lines will be in accordance with the approved site development plan.
4 Parking bays per 100m <sup>2</sup> feasible retail warehouse floor area.	
6.6 Gymnasium:	
4 Parking spaces per 100m <sup>2</sup> gross floor area.	

**GEBRUIKSONE 5 : SPESIAAL**

Handreiking van die spesiale bepalinge van die Akasia-Soshanguve Dorpsbeplanningsskema, 1996, is die diens en die geboue op die terrein ook aan die volgende voorskrifte onderworpe:

- Die terrein en die geboue daarop word slegs gebruik vir die volgende doeleindes: winkels, professionele kantore, konsultantkantore, advieskantore, plekke van onderrig, plekke van vermaak, plekke van sport, plekke van amusement, motorwinkels (insluitende motorwinkels met werkswinkels wat aan motorwinkels gerelateerd is en wat gevolglik aan motorwinkels gerelateerd is), sosiale saal, restaurante, instansies, klubs, hotels, nagklubs, bars, taverne, kroegens, en ander plekke van vermaak, en die ontwikkeling daarvan moet goedgekeur word deur die plaaslike owerheid.
- Die bruto vloeroppervlakte van die geboue mag nie 95 000 m<sup>2</sup> oorskry nie; indien daar 'n addisionele 4 000 m<sup>2</sup> bruto vloeroppervlakte toegestaan word, moet die spesiale inhoud van die plaaslike owerheid.
- Die hoogte van geboue op die terrein mag nie 8 verdiepinge oorskry nie.
- Die totale dekking van geboue moet in ooreenstemming met die goedgekeurde terreinontwikkelingsplan wees.
- 'n Terreinontwikkelingsplan volgens die ACT/CSZ se standaardriglyne vir terreinontwikkelingsplane moet voorgelê word en moet goedgekeur word deur die Uitvoerende Direkteur, Stads- en Dorpsbeplanning en die Uitvoerende Direkteur, Burgerdiens, voordat begin word.
- Algemene parkeerplekke, met 'n stofvrye oppervlak, moet op die terrein verskaf word in die volgende tabelle:

6.1 Hotelle:	6.1 Hotelle:
5 Parkeerplekke per 100m <sup>2</sup> bruto verkoopbare winkelvloer oppervlakte.	1 Parkeerplek per slaapkamer of suite en 5 parkeerplekke per 100m <sup>2</sup> publieke vloer area.
6.2 Plekke van vermaak en restaurante:	6.4 Kantore:
1 Parkeerplek per elke vier sitplekke verskaf.	2 Parkeerplekke per 100m <sup>2</sup> bruto verkoopbare kantoorvloeroppervlakte.
6.3 Hotelle:	6.5 Kleinhandel winkels:
1 Parkeerplek per slaapkamer of suite en 5 parkeerplekke per 100m <sup>2</sup> publieke vloer area.	4 Parkeerplekke per 100m <sup>2</sup> bruikbare kleinhandel winkelsvloer area.
6.4 Kantore:	6.6 Gimnasium:
2 Parkeerplekke per 100m <sup>2</sup> bruto verkoopbare kantoorvloeroppervlakte.	4 Parkeerplekke per 100m <sup>2</sup> bruto vloeroppervlakte.
6.5 Kleinhandel winkels:	7. Gebouingslyne sal in ooreenstemming met die goedgekeurde terreinontwikkelingsplan.
4 Parkeerplekke per 100m <sup>2</sup> bruikbare kleinhandel winkelsvloer area.	
6.6 Gimnasium:	
4 Parkeerplekke per 100m <sup>2</sup> bruto vloeroppervlakte.	

VIR GOEDGEKURING AANBEVEEL  
RECOMMENDED FOR APPROVAL

Stadsbeplanning Town Planning

DATE

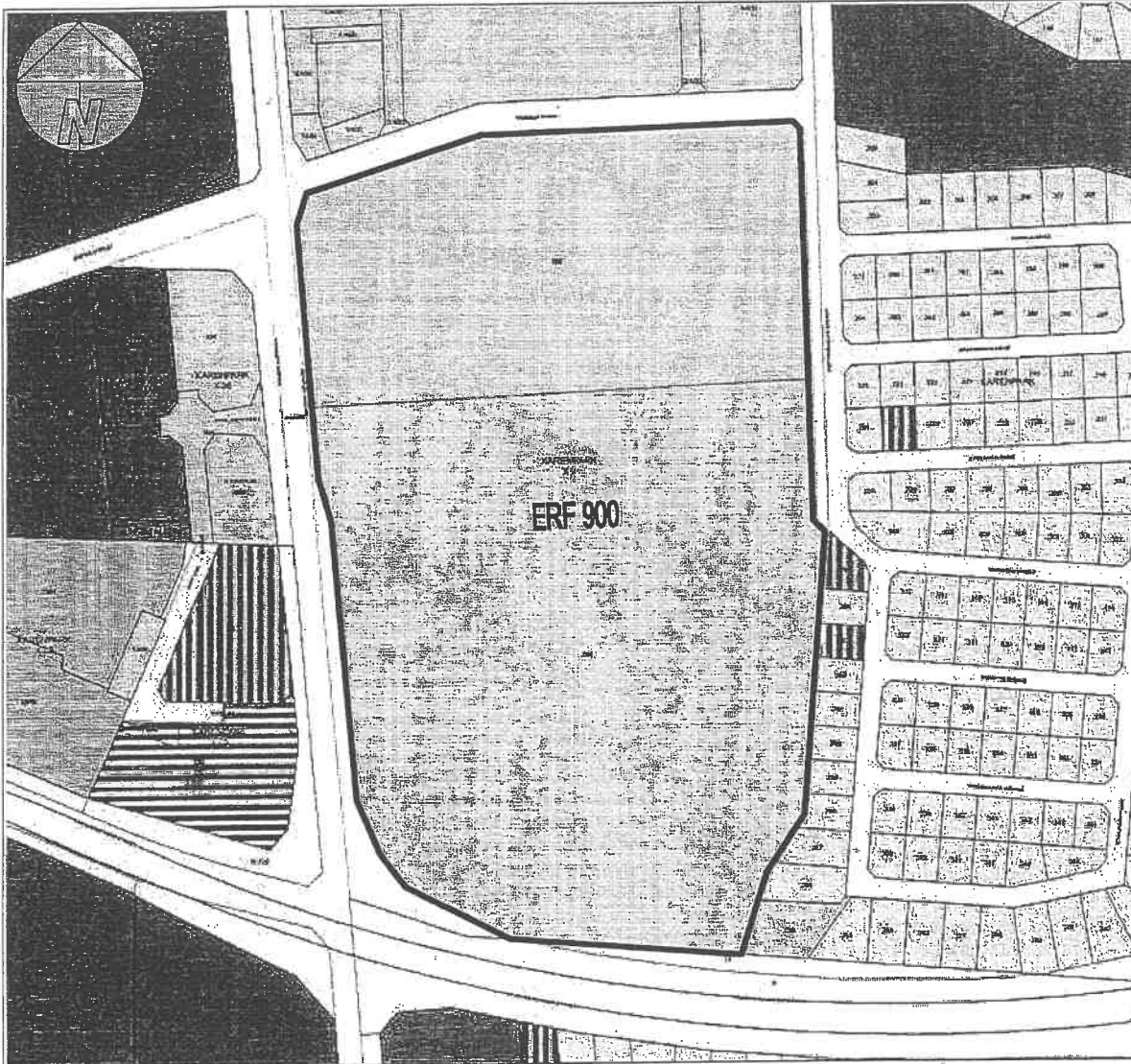
GOEDGEKEUR: AANGEGEVAAR  
APPROVED: 28 APRIL 1999

UITVOERENDE DIREKTOR: Stadsbeplanning en Oorname  
EXECUTIVE DIRECTOR: Urban Planning and Development  
Nouvolet Pragma Makelaars en Substantiële  
Northern Pragma Metropolitan Substantiële

DATE: 28-10-2004



# ZONING PLAN ERF 900 KARENPARK EXTENSION 9



	<b>Residential 1</b>		<b>Industrial 2</b>		<b>Private Open Space</b>
	<b>Residential 2</b>		<b>Commercial</b>		<b>Existing Streets</b>
	<b>Residential 3</b>		<b>Educational</b>		<b>Proposed Streets and Widening</b>
	<b>Residential 4</b>		<b>Institutional</b>		<b>Aerodrome</b>
	<b>Residential 5</b>		<b>Municipal</b>		<b>S.A.R.</b>
	<b>Business 1</b>		<b>Government</b>		<b>Cemetery</b>
	<b>Business 2</b>		<b>Agricultural</b>		<b>Infrastructure Works</b>
	<b>Business 3</b>		<b>Public Garage</b>		<b>Special</b>
	<b>Business 4</b>		<b>Undetermined</b>		
	<b>Industrial 1</b>		<b>Public Open Space</b>		

**SCALE: 1: 5 000**

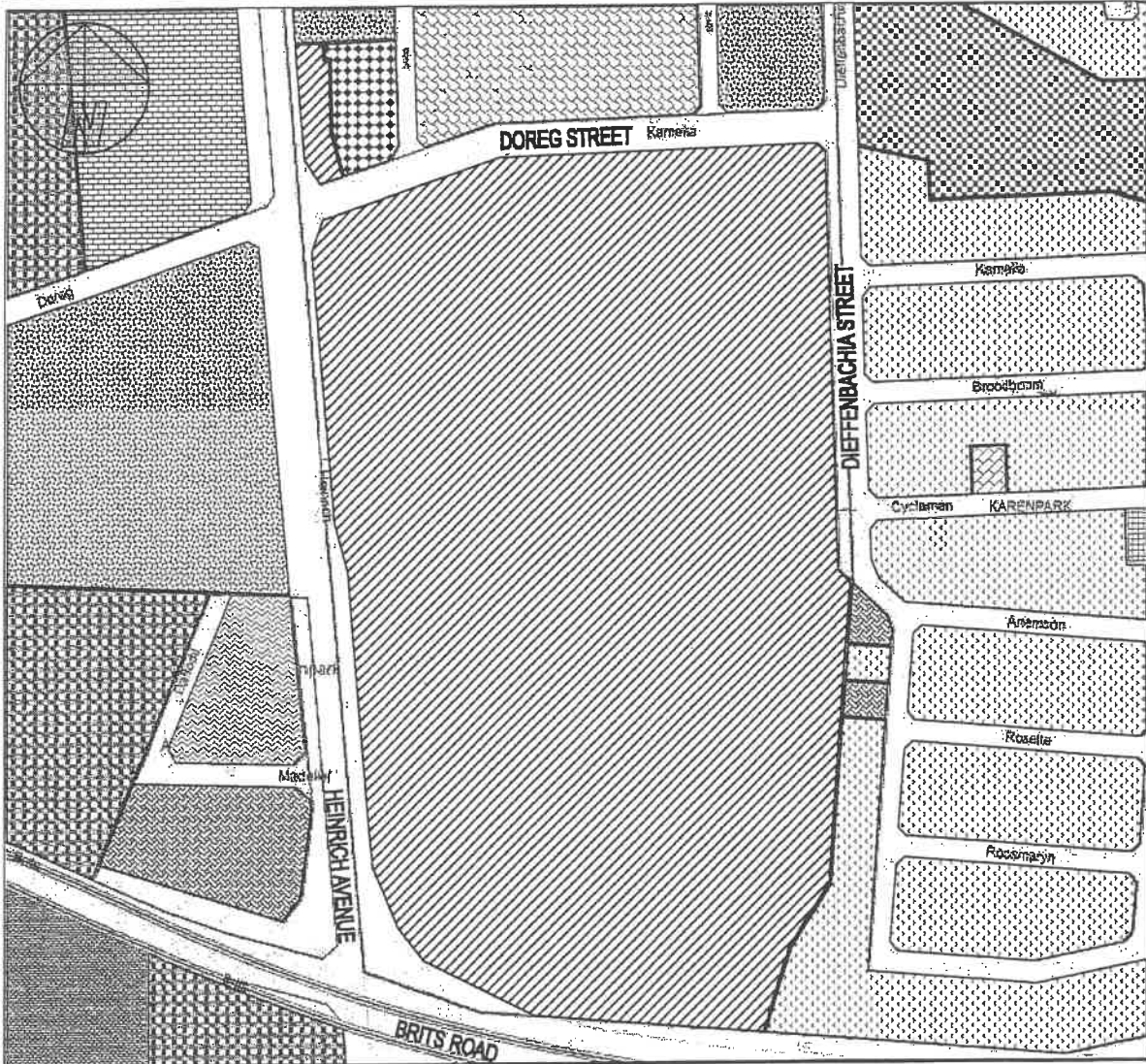
**ETIENNE DU RANDT PROPERTY CONSULTANCY CC**  
Registration Number 2005/005786/23



**GAUTENG OFFICE**  
TEL NO: (012) 547 3898  
FAX NO: 086 671 5732  
CELL: 082 893 3938  
e-mail: edurandt@mweb.co.za  
P.O. BOX 82644  
DOORNSPOORT  
0017  
COPYRIGHT: ETIENNE DU RANDT PROPERTY CONSULTANCY CC

**EASTERN CAPE OFFICE**  
TEL NO: (042) 296 1889  
FAX NO: 086 685 5664  
CELL: 082 327 0278  
e-mail: cmndurandt@mweb.co.za  
P.O. BOX 1868  
NOORSEKLOOF  
6331

# LAND USE PLAN ERF 900 KARENPAK EXTENSION 9



**SCALE: 1: 5 000**

### LEGEND

OFFICES  
RETAIL  
HOME UNDERTAKING  
PUBLIC OPEN SPACE

	VACANT LAND
	MUNICIPAL
	BRICK YARD
	RESIDENTIAL

	GUEST HOUSE
	AGRICULTURAL HOLDING
	NURSERY
	BUSINESS
	MEDICAL SUITES

**ETIENNE DU RANDT PROPERTY CONSULTANCY CC**  
Registration Number 2005/005786/23



**GAUTENG OFFICE**  
TEL. NO: (012) 547 3898  
FAX NO: 086 671 5732  
CELL: 082 893 3938  
e-mail: edurandt@mweb.co.za  
P.O. BOX 82644  
DOORNPOORT  
0017

**EASTERN CAPE OFFICE**  
TEL. NO: (042) 296 1889  
FAX NO: 086 685 5664  
CELL: 082 327 0278  
e-mail: cmndurandt@mweb.co.za  
P.O. BOX 1868  
NOORSEKLOOF  
6331

COPYRIGHT: ETIENNE DU RANDT PROPERTY CONSULTANCY CC

**BYLAE T VAN TSHWANE WYSIGINGSKEMA  
ANNEXURE T OF TSHWANE AMENDMENT SCHEME**

**NOG NIE AFGEKONDIG NIE  
NOT YET PROMULGATED**

1 of 2

**ERF 900 KARENPAK**

1	Use Zone	<b>28: "SPECIAL"</b>
2	Uses permitted	The erf and the buildings thereon or to be erected thereon shall be used solely for the purposes of shops, business premises, professional suites, consulting rooms, public garage, places of instruction, places of amusement, showrooms (including motor showrooms with workshops related and subservient to the motor showrooms,) social halls, restaurants, institutions, gymnasium, hotel, warehouses, caretaker's flats, bakery and dry cleaners and with consent of the City of Tshwane, any other uses ancillary and related to the main use.
3	Uses with consent	Any other uses ancillary and related to the main use.
4	Uses not permitted	Any uses not ancillary and related to the main use.
5	Definitions	Clause 5.
6	Density	N/A
7	Coverage	The total coverage of buildings shall be in accordance with the approved site development plan.
8	Height	As per approved site development plan.
9	Floor space ratio	The Gross Leasable Area of the development will not exceed 100 000m <sup>2</sup> ; provided that an additional 5 000m <sup>2</sup> Gross Floor Area may be allowed with the special consent of the City of Tshwane.
10	Site development plan and landscape development plan	(1) A site development plan and a landscape development plan, unless otherwise determined by the Municipality, compiled by a person suitably qualified to the satisfaction of the Municipality, shall be submitted to the Municipality in accordance with its requirements for approval prior to the submission of building plans.  (2) The landscaping, in terms of the landscape development plan, shall be completed by completion of the development or any phase thereof. The continued maintenance of the landscape development shall be to the satisfaction of the Municipality.
11	Building lines	As per approved site development plan.

GETEKEN DEUR / SIGNED BY

DATUM / DATE

.....

.....



**BYLAE T VAN TSHWANE WYSIGINGSKEMA  
ANNEXURE T OF TSHWANE AMENDMENT SCHEME**

**NOG NIE AFGEKONDIG NIE  
NOT YET PROMULGATED**

2 of 2

**ERF 900 KARENPAK**

12	Parking requirements	Demarcated parking spaces, together with the necessary paved maneuvering space, shall be provided on the erf to the satisfaction of the City of Tshwane.
13	Paving of traffic areas	All parts of the erf upon which motor vehicles are allowed to move or park, shall be provided with a permanent dust-free surface, which surface shall be paved, drained and maintained to the satisfaction of the City of Tshwane.
14	Access to the erf	Entrances to and exits from the erf shall be sited, constructed and maintained to the satisfaction of the City of Tshwane.
15	Physical barriers	In accordance with the site development plan.
16	Health measures	(1) Any requirements for air pollution-, noise abatement- or health measures set by Municipality shall be complied with to the satisfaction of the Municipality without any costs to the Municipality; (2) No air-conditioning units or compressors may be mounted to the exterior walls of buildings without the prior consent of the City of Tshwane Metropolitan Municipality.
17	Outdoor advertising	Advertisements and/or sign boards may be erected or displayed on the erf in terms of municipal by-laws for outdoor advertising.
18	General:	(1) The loading and off-loading of goods shall only take place within the boundaries of the erf; (2) An approved site development plan may only be amended with the consent of the Municipality and no building plan which does not comply with the proposals and conditions as set out in the approved site development plan, will be approved by the Municipality; (3) In addition to the above conditions the erf and buildings thereon are further subject to the general provisions of the Tshwane Town Planning Scheme, 2008.

GETEKEN DEUR / SIGNED BY

DATUM / DATE

.....

.....

**BYLAE T VAN TSHWANE WYSIGINGSKEMA  
ANNEXURE T OF TSHWANE AMENDMENT SCHEME**

**NOG NIE AFGEKONDIG NIE  
NOT YET PROMULGATED**

1 of 2

**ERF 900 KARENPAK**

1	Use Zone	<b>28: "SPECIAL"</b>
2	Uses permitted	The erf and the buildings thereon or to be erected thereon shall be used solely for the purposes of shops, business premises, professional suites, consulting rooms, public garage, places of instruction, places of amusement, showrooms (including motor showrooms with workshops related and subservient to the motor showrooms,) social halls, restaurants, institutions, gymnasium, hotel, warehouses, caretaker's flats, bakery and dry cleaners and with consent of the City of Tshwane, any other uses ancillary and related to the main use.
3	Uses with consent	Any other uses ancillary and related to the main use.
4	Uses not permitted	Any uses not ancillary and related to the main use.
5	Definitions	Clause 5.
6	Density	N/A
7	Coverage	The total coverage of buildings shall be in accordance with the approved site development plan.
8	Height	As per approved site development plan.
9	Floor space ratio	The Gross Leasable Area of the development will not exceed 100 000m <sup>2</sup> ; provided that an additional 5 000m <sup>2</sup> Gross Floor Area may be allowed with the special consent of the City of Tshwane.
10	Site development plan and landscape development plan	(1) A site development plan and a landscape development plan, unless otherwise determined by the Municipality, compiled by a person suitably qualified to the satisfaction of the Municipality, shall be submitted to the Municipality in accordance with its requirements for approval prior to the submission of building plans.  (2) The landscaping, in terms of the landscape development plan, shall be completed by completion of the development or any phase thereof. The continued maintenance of the landscape development shall be to the satisfaction of the Municipality.
11	Building lines	As per approved site development plan.

**GETEKEN DEUR / SIGNED BY**

**DATUM / DATE**

.....

**BYLAE T VAN TSHWANE WYSIGINGSKEMA  
ANNEXURE T OF TSHWANE AMENDMENT SCHEME**

**NOG NIE AFGEKONDIG NIE  
NOT YET PROMULGATED**

2 of 2

**ERF 900 KARENPAK**

12	Parking requirements	Demarcated parking spaces, together with the necessary paved maneuvering space, shall be provided on the erf to the satisfaction of the City of Tshwane.
13	Paving of traffic areas	All parts of the erf upon which motor vehicles are allowed to move or park, shall be provided with a permanent dust-free surface, which surface shall be paved, drained and maintained to the satisfaction of the City of Tshwane.
14	Access to the erf	Entrances to and exits from the erf shall be sited, constructed and maintained to the satisfaction of the City of Tshwane.
15	Physical barriers	In accordance with the site development plan.
16	Health measures	(1) Any requirements for air pollution-, noise abatement- or health measures set by Municipality shall be complied with to the satisfaction of the Municipality without any costs to the Municipality; (2) No air-conditioning units or compressors may be mounted to the exterior walls of buildings without the prior consent of the City of Tshwane Metropolitan Municipality.
17	Outdoor advertising	Advertisements and/or sign boards may be erected or displayed on the erf in terms of municipal by-laws for outdoor advertising.
18	General:	(1) The loading and off-loading of goods shall only take place within the boundaries of the erf; (2) An approved site development plan may only be amended with the consent of the Municipality and no building plan which does not comply with the proposals and conditions as set out in the approved site development plan, will be approved by the Municipality; (3) In addition to the above conditions the erf and buildings thereon are further subject to the general provisions of the Tshwane Town Planning Scheme, 2008.

GETEKEN DEUR / SIGNED BY

DATUM / DATE

.....

.....

# Google Maps Wonderpark Shopping Centre Goldrush Bingo Shop 401B Wonderpark shopping centre, Brits Road, Karen Park.

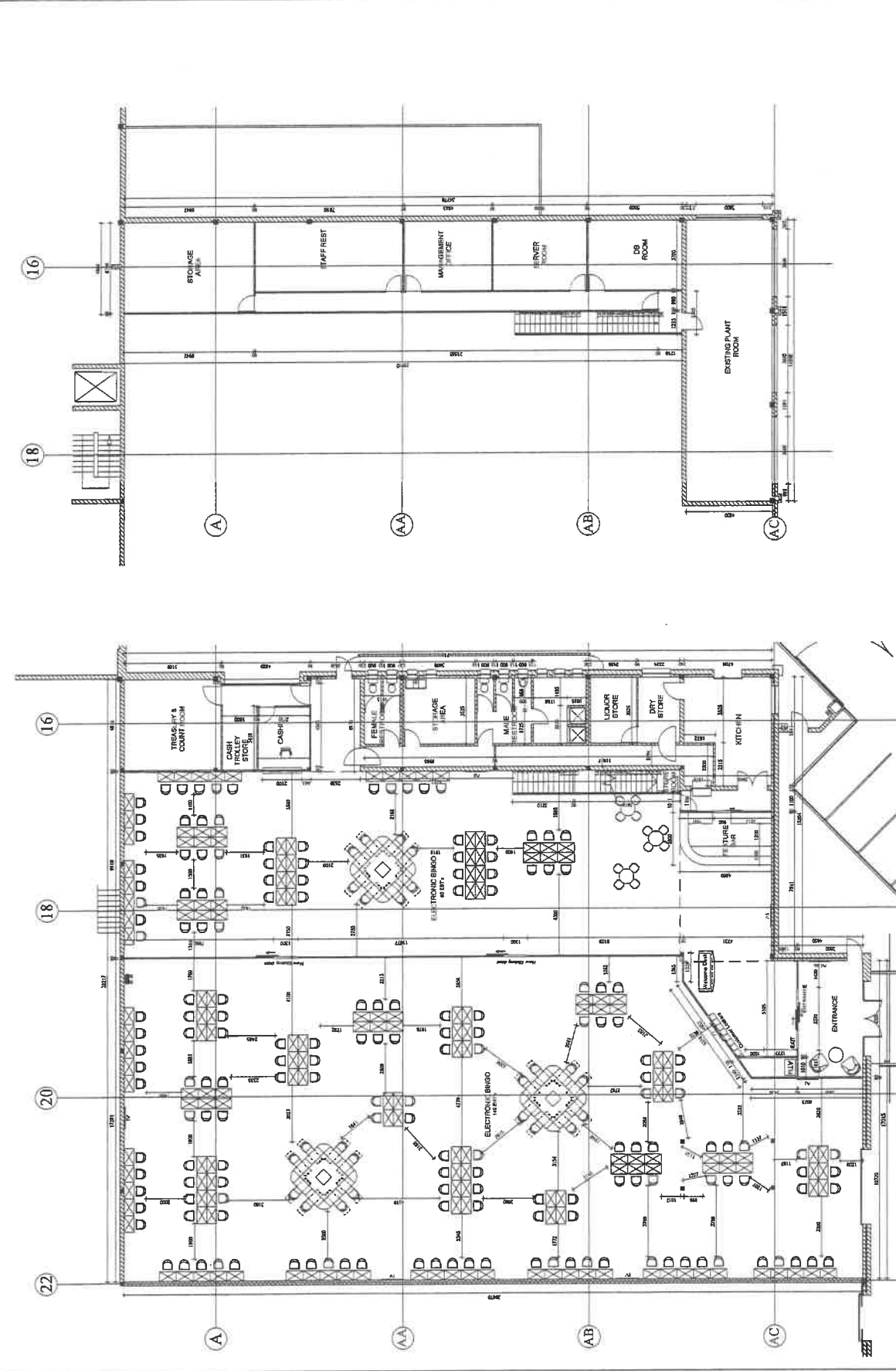


Imagery ©2023 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, Map data ©2023 Afrigis (Pty) Ltd, Google 500 m

6

**MACHINES LEGEND**

EBT'S  
800mm CENTRES



**GENERAL LAYOUT MEZZANINE FLOOR**  
Scale 1:100/A1 and 1:200/A3

**GENERAL LAYOUT GROUND FLOOR**  
Scale 1:100/A1 and 1:200/A3

**ALTERNATE NOTES**  
ALL MATERIALS AND FINISHES UNLESS SPECIFIED SHALL BE AS SHOWN ON THE DRAWINGS AND SHALL BE OF THE HIGHEST QUALITY AVAILABLE AND SHALL BE SUITABLE FOR THE PURPOSES FOR WHICH THEY ARE INTENDED.

**GENERAL NOTES**  
ALL WALLS SHALL BE CONSTRUCTION MUST COMPLY WITH THE REQUIREMENTS OF THE NATIONAL BUILDING REGULATIONS AND THE NATIONAL FIRE ALARMS ACT. ALL ROOFING SHALL BE AS SHOWN ON THE DRAWINGS AND SHALL BE OF THE HIGHEST QUALITY AVAILABLE AND SHALL BE SUITABLE FOR THE PURPOSES FOR WHICH THEY ARE INTENDED.

**NOTES**

**REVISIONS**

**PATTICHIDES & PARTNERS**  
Architectural Design

1000 Muckleneuk, Muckleneuk, Pretoria  
Tel: 011 461 1111  
Fax: 011 461 1112  
Email: info@pattichides.com

**PROJECT**  
PROPOSED BINGO VENUE  
FOR VIVA BINGO  
CENTURION LAKE PTY LTD,  
SHOP 401B, WONDERPARK  
SHOPPING CENTRE, 344  
BRITS ROAD, KAREN PARK,  
PRETORIA  
1211m<sup>2</sup>

**PROPOSED GENERAL LAYOUT**

NO.	DATE	BY	CHKD BY	DESCRIPTION
1	2023.08.27	JANA	JANA	PRELIMINARY
2				
3				
4				