



LIQUOR OUTLETS AND ITS NEGATIVE AFFECTS ON THE COMMUNITY

Issues faced by the primrose community regarding the density of liquor outlets and the non-cooperative GLB. Evidence and information gathered by PRA will be submitted to the GLB for appropriate actions.

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1. Introduction

The Primrose Ratepayers Association is a group of dedicated and proactive residents who work together to ensure the well-being and advancement of the Primrose community. Our association is committed to maintaining the quality of life in Primrose, advocating for the interests of its residents, and fostering a sense of community spirit.

Our activities include liaising with local government on issues such as public safety, infrastructure, and community services, organizing community events, and promoting environmental sustainability. We believe in the power of collective action and the importance of local engagement in shaping our community's future.

1.1 Problem statement

The Primrose Ratepayers Association wishes to draw your attention to the detrimental effects that the proliferation of liquor outlets is having on our community. The density of these establishments has exceeded the limit set by the Liquor Board, leading to a multitude of negative repercussions. These include an escalation in public nuisance, safety risks, health implications, and adverse effects on our youth and local economy.

In our view, the Liquor Board has exceeded its mandate by issuing an excessive number of licenses without soliciting public participation. In an area of merely 4.3 acres, Primrose is home to 56 licensed outlets, equating to a liquor establishment every 250 to 300 meters. This is a clear violation of regulations. Several studies have found that in and near neighborhoods where there is a high density of places that sell alcohol, there is a higher rate of violence. An increase in outlets increased violence, especially in neighborhoods having mostly low to middle income-based households.

This coupled with little to know law enforcement has created numerous issues within multiple departments and all levels of our community.

2. Impact of Outlets on Community

Liquor establishments significantly influence public health in urban areas. Census investigations have consistently shown a correlation between the density of liquor outlets and increased violent crimes, which negatively impact local communities, police services, and health services. Many of these crimes, whether occurring on or off the premises, involve outlets that frequently violate regulations and by-laws, with numerous establishments being repeat offenders. The lengthy and inefficient processes of the Gauteng Liquor Board (GLB), coupled with inadequate investigations and inspections, have allowed these outlets to operate with impunity.

The Gauteng Liquor Act (2 of 2003), which established the GLB, fails to address these transparency issues. It is crucial for the Gauteng Department of Economic Development (GDED) and the GLB to ensure that the public has access to all necessary information to understand and exercise their rights regarding the sale and consumption of alcohol in their neighbourhoods. Nationally, the Liquor Act (59 of 2003) aims to reduce the socio-economic and other costs of alcohol abuse and promote a responsible and sustainable liquor industry.

While the Gauteng Liquor Act aligns broadly with the national Liquor Act, its primary focus is on controlling the retail sale and supply of liquor within the province, regulating license applications, and ensuring public notification and participation. However, it does not explicitly address the need to

reduce the socio-economic harm caused by liquor or promote the industry responsibly. The Act does recognize the necessity of controlling liquor sales, enforcing existing regulations, and facilitating public involvement in the licensing process.

Moreover, the limited information on liquor licensing available on the Gauteng Provincial Government (GPG) website is primarily directed at applicants and current license holders, with no provisions for public objections to license applications or actions against non-compliant outlets. Consequently, most liquor license applications go unchallenged, and many operators do not feel compelled to manage their establishments in a manner that respects the rights of the surrounding community. Overall, the proliferation of liquor outlets in Primrose has created a challenging environment for both local businesses and property owners, contributing to economic and social issues within the community.

3. Concerns

Increased Public Nuisance: The high density of liquor outlets has led to an increase in public nuisance incidents. Noise pollution, littering, and public intoxication have become common, disrupting the peace and tranquility of our community.

Public Safety Concerns: The oversaturation of liquor outlets has escalated safety concerns. Incidents of drunk driving, vandalism, and other alcohol-related crimes have seen a significant rise, posing a threat to the safety and security of our residents.

Health Implications: The easy accessibility and availability of alcohol have contributed to an increase in alcohol consumption, leading to health issues such as alcoholism, liver diseases, and other related health problems among community members.

Impact on Youth: The presence of numerous liquor outlets within proximity has made alcohol easily accessible to underage individuals, exposing them to the risks of early alcohol consumption and its associated problems.

Economic Consequences: The proliferation of non-compliant liquor outlets can deter other businesses from setting up in our community, potentially impacting the local economy and

job creation. Furthermore, impacting on the property market in the residential space, as property values will decrease, and the rental market will not be able to rent business or residential buildings.

Overstepping of Authority: It is concerning to note that the Liquor Board has granted **56 licenses** in an area of just **4.3 acres**. This is a clear overstepping of authority and is not in the public interest. The high concentration of liquor outlets in such a small area is detrimental to the community's wellbeing and contradicts the purpose of having licensing regulations.

Gathering of Information: The Ratepayers Association has taken the initiative to gather information against these non-compliant establishments. We are documenting instances of non-compliance, public nuisance, and other related regulation issues. This evidence will be submitted to the Liquor Board to highlight the severity of the situation and to demand immediate action.

Seeing the severity of these concerns, we urge the Liquor Board to take a serious look at the applications that have been applied for in primrose. Stricter enforcement of compliance rules, regular inspections, and penalties for non-compliant outlets can help mitigate these issues. We believe that by taking these steps, we can restore the harmony, safety, and health of our community.

1. Impact on Local Businesses

Deterrence of New Businesses: The presence of numerous liquor outlets can deter other types of businesses from opening in the area. Potential investors and business owners may perceive the area as less desirable due to the associated noise, crime, and public intoxication.

Increased Competition: For businesses that do operate in the area, the high number of liquor outlets can lead to increased competition, particularly for those in the hospitality and retail sectors.

Negative Perception: The reputation of the area can suffer, leading to a decrease in foot traffic and customers for non-alcohol-related businesses.

2. Impact on Property Values

Decreased Property Values: Properties located near a high concentration of liquor outlets often see a decline in value. This is due to the increased noise, crime, and general decline in neighbourhood desirability.

Difficulty Selling Properties: Homeowners may find it more challenging to sell their properties at a desirable price. Potential buyers who are often deterred by the negative aspects associated with living near numerous liquor outlets.

Lower Rental Income: Property owners may also experience lower rental income as tenants might be unwilling to pay premium rents in areas perceived as less safe or less desirable.

4. Protentional Solutions

1. Closure of Non-Compliant Outlets: The Liquor Board should enforce stricter regulations and ensure that all liquor outlets are compliant with the rules. Non-compliant outlets should be closed to protect the community.

2. Penalties for Non-Compliance: There should be severe penalties for non-compliant outlets. This could include fines, temporary closure, or even permanent revocation of the liquor license in case of repeated violations.

3. Limit on Licenses: The Liquor Board should reconsider the number of licenses issued in a particular area. A limit should be set based on the area's population, infrastructure, and other relevant factors.

4. Community Awareness Programs: Conduct awareness programs to educate the community about the negative impacts of excessive alcohol consumption. This could potentially reduce the demand for alcohol in the area.

5. Collaboration with Law Enforcement: Collaborate with local law enforcement agencies to monitor and control alcohol-related crimes in the area.

6. Support for Rehabilitation: Provide support for alcohol addiction rehabilitation programs. This can help individuals struggling with alcoholism and reduce the overall demand for alcohol.

7. Public Feedback: Encourage public feedback and participation in decision-making processes related to the issuance of new liquor licenses.

By implementing these solutions, we can mitigate the negative impacts of non-compliant liquor outlets and create a safer and healthier community. It's important to remember that the goal is not to eliminate all liquor outlets, but to ensure they operate in a manner that respects the wellbeing of the community.

5. Petition from the community

Subject: Petition for the Closure of Liquor Outlets in Primrose, Germiston and Enforcement of Liquor Board Regulations

Dear Community Members,

We, the undersigned, are concerned citizens who urge our leaders to act now to close the non-compliant liquor outlets in Primrose, Germiston and enforce the regulations set by the Liquor Board.

Background: The density of liquor outlets in our community has surpassed the limit set by the Liquor Board, leading to a range of negative consequences. These include increased public nuisance, safety concerns, health implications, and negative impact on our youth and

local economy. Furthermore, the Liquor Board has overstepped its authority by granting an excessive number of licenses without requesting public participation.

Our Demand: We demand the immediate closure of these non-compliant liquor outlets and strict enforcement of Liquor Board regulations. We believe that this is not only in the best interest of our community's health and safety, but it is also crucial for the preservation of our community's peace and tranquility.

Call to Action: We call upon all community members to sign this petition to show your support for this cause. Your signature will send a strong message to our leaders and the Liquor Board about our collective concern and our demand for immediate action.

Next Steps: Once we have gathered sufficient signatures, this petition will be submitted to the Liquor Board and local government representatives. We will also share updates and next steps with everyone who has signed the petition.

6. STATS

These statistics highlight the significant impact that non-compliant liquor outlets can have on a community, reinforcing the need for stricter regulations and enforcement.

Zoning laws can play a crucial role in limiting Alcohol Outlet Density (AOD). Here are some ways zoning laws can assist the community:

Limiting Number of Outlets: Zoning laws can limit the number of alcohol outlets per specific geographic unit. This can help control the density of alcohol outlets in each area.

Population-Based Limits: Zoning laws can also limit the number of outlets per population. This ensures that the number of alcohol outlets is proportional to the population of the areas

Cap on Percentage of Alcohol Outlets: Establishing a cap on the percentage of retail alcohol outlets per total retail businesses in a geographic area can also be an effective strategy.

Regulating Proximity: Zoning laws can regulate the proximity of outlets to one another and to sensitive areas such as schools, parks, playgrounds, and other places where young people are likely to congregate.

Licensing or Local Zoning Processes: States and municipalities can limit increases in the number and concentration of alcohol outlets by area or by population through licensing or local zoning processes. Such restrictions can apply to on-premises settings (e.g., bars and restaurants), off-premises outlets (e.g., liquor stores, grocery and convenience stores), or both.

These zoning laws can help communities manage the density of alcohol outlets, thereby reducing the associated negative impacts. It's important to note that the implementation of these laws can vary based on local regulations and the specific needs of the community.

7. Closing

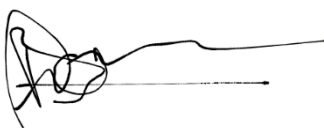
Considering the significant challenges posed by the proliferation of liquor outlets in our community, we urgently call upon the Gauteng Department of Economic Development (GDED) and the Gauteng Liquor Board (GLB) to act immediately and in strict accordance with their regulations. The current situation is untenable, with no limitations on the number of liquor outlets, the unchecked ownership of bottle stores by foreigners, and the glaring lack of enforcement from the board. The residents of Primrose demand

immediate transparency and accountability from the GLB. We need clear answers and swift action on how these critical issues will be resolved to ensure the safety, health, and well-being of our community. The time for complacency is over; decisive action is necessary now to restore order and uphold the rights of our residents. Our community cannot wait any longer and look to have the non-compliant stores closed.

Our constitutional rights are being ignored. While the community acknowledges that liquor establishments have the right to trade, these rights are contingent upon adherence to the laws governing them. The South African Constitution guarantees the right to a safe and healthy environment, as outlined in Section 24. However, the Gauteng Liquor Board (GLB) and the Gauteng Department of Economic Development (GDED) have failed to enforce regulations effectively, allowing many liquor outlets to operate outside the legal framework. Studies have shown that areas with high densities of liquor outlets experience increased rates of violent crime and public health issues. The Liquor Act (59 of 2003) and the Gauteng Liquor Act (2 of 2003) were established to regulate the industry and mitigate these negative impacts, yet enforcement remains lax. It is crucial that the GLB and GDED uphold their responsibilities to ensure that the rights of the community are protected within the confines of these laws...

Additionally, there has been no response from the Health Department regarding the public health concerns raised. The Ekurhuleni Metropolitan Police Department (EMPD) and the South African Police Service (SAPS) have also failed to enforce by-laws and laws related to liquor outlets. Furthermore, the Town Planning and Zoning departments have ignored calls logged about the investigations of these outlets. These departments have allowed liquor outlets to operate without proper oversight, and many should not have received approval in the first place. It is crucial that the GLB and GDED uphold their responsibilities to ensure that the rights of the community are protected within the confines of these laws. We demand an investigation into these divisions to address the systemic failures and ensure accountability.

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