



OBJECTION TO GRANTING OF RESTAURANT LIQUOR
LICENCE TO ZUDOBIX(PTY) LTD TRADING AS PERRON
MELVILLE SHOP NO 2 Corner 4th AVENUE AND 5th STREET
NO ERF NUMBER STATED MELVILLE DISTRICT
JOHANNESBURG

APPLICATION NUMBER REFERENCE NUMBER
GLB7000008924

LODGED BY: -

Full name of objector: MELVILLE RESIDENTS ASSOCIATION

Full address of objector: 126a 4th AVENUE,
MELVILLE
2092

Contact telephone number of objector:0833757742

Email address of objector: mrateam@ilovemelville.co.za

TO: Liquor Licensing – Johannesburg Regional Office
Gauteng Liquor Board
Matlotlo House
124 Main Street
Johannesburg

Receipt of Objection Acknowledged:

Signed:

Date:

AND TO Otto Wolf (Liquor Consultant)
Applicant's Representative
P O Box 1048
Roosevelt park
2129

Contact number 083437573 / 0114776438

Email: otto@liquorconsultant.co.za

Receipt of Objection Acknowledged:

Signed:

Date:

The applicant has applied for a restaurant liquor licence in respect of Perron Melville at Shop 2 corner 4th Avenue and 5th street t Melville under application reference number GLB7000008924.

The list of active directors of Zudobix are as follows :

Surname and First Name	Type	ID Number	Contribution (R)	Interest (%)	Appoint date	Address
Jakoby Martin Walter	Director	7512025215085	0.00	0.00	20/12/13	Postal and residential 42 Garden Road Orchards 2129
Hughes Thomas Patrick	Director	7605105196082	0.00	0.00	20/12/13	Postal and Residential 49 06 Ave Melville 2092
Jakoby Christa Gwen	Director	8105240121086	0.00	0.00	30/01/14	Postal P O Box 130582 Bryanston 2021 Residential 22 Anslow Crescent Bryanston 2021
Ansell Grant David	Director	8008215273181	0.00	0.00	30/01/14	Postal P O Box 130582 Bryanston 2021 Residential 22 Anslow Crescent Bryanston 2021

The Melville Residents Association ("MRA ") has had sight of the application papers made available by the Johannesburg Regional Office of the

Gauteng Liquor Board and filed by the applicant for the restaurant liquor licence, ZUDOBIX trading as PERRON in terms of section 23 of the Gauteng Liquor Act 2 of 2003. Certain aspects relating to this application are of particular concern to the association and have led to the association and have led to it filing this objection.

OBJECTIONS AND CONCERNS

1 Although a minor concern, the number of the Erf is incorrect as it states that the erf is SHOP 2

2 While we accept that there are 4 directors, a concern is that none of the directors have any interest or contribute to Zudobix (PTY) LTD. Please clarify

3 A further concern is the oversaturation of restaurants in Melville in general in 7th street between 1st Avenue and 4th Avenue . The saturation is now moving up 4th Avenue to at least 4th Street which is a major concern to our residents staying within 2 to 3 deep of 7th Street and 4th Avenue in respect of noise and other disturbances by invading exposed residents to littering, noise and other indecent acts, Liquor trading and consumption in Melville have had a considerable impact on our suburb. While Melville has two strip business/commercial areas on 7th Street leading into 4th Avenue and Main Road, Melville, it is a primarily residential area. The business/commercial strips were created to allow for the establishment of retail outlets and facilities to serve the Melville residential area. As a consequence of this residentially-based layout, the business/commercial strips are very narrow, typically consisting of a depth of only one erf from the Main Road, 7th Street and 4th. There is a concern that the type of activity which is likely to take place in and around the applicant's premises should it obtain a liquor licence, will raise noise levels with a potentially negative impact on the quality of life enjoyed by residents who live within earshot of the premises.

4 While there is an oversaturation of restaurants in 7th Street, the concern is that it is now moving up to 4th Avenue Melville right up to 5th street. And while we accept that THE LEOPARD is moving out, we have no information regarding any new tenant.

5 Parking is already a major problem especially 7th Street. In addition parking space has moved up 5th up to 6th street and ignoring the fact that there is only parking on one side of 4th avenue.

In terms of your restaurant plan you have capacity of 60 indoor seats and 25 outdoor seats totalling 85 possible patrons and this excludes staff. This will no doubt lead to parking moving into residential areas around 5th, 6th Street and 4th Avenue. The lack of parking will lead to invasion into residential area, also increase the number of car guards that maybe legal or illegal. There have been cars stolen and other crimes committed. Perhaps it is time that we can get together and consider options to reduce parking problems e.g UBER or parking

Refer pictures below

Saturday 21 May 2017 at 1.00pm

From new venue (Perron)



at 27 Boxes .



6 The MRA is of the view that no live music should be directed including background music should be directed from the applicant's proposed premises into the area surrounding them, nor should there be any live performances of any kind in the premises .Disc jockeys and any other form of loud music provided for the purpose of entertainment, including dancing, must be strictly prohibited .

7 In terms of the Liquor Licence restaurants may serve liquor with meals between 10.00 am and 02.00 pm.

8 Prior to the issue of the Liquor licence the MRA would like to have copies of Health and Safety certificates as per plans submitted there is going to be raised deck erected externally and the MRA would definitely have a copy that this alteration is safe and sound.

9 In respect of having detailed photographs of the a Perron restaurant the MRA accepts that the design of the new Perron well be based on the same criteria.

10 Another cause for concern is the fact that section 104 of the Gauteng Liquor Act, 2003 permits a liquor licence, once granted, to be transferred to another licensee without any notice to the community. This is unacceptable to the association as no opportunity is provided to the association and the community to object to the proposed transferee or to the transfer in those instances in which there have been problems caused by the activities of the business which have impacted negatively on the surrounding neighbourhood. Unless it is provided as a condition to the grant of the liquor licence that the liquor licence is not transferable to another person and that any change in the current shareholding of the applicant will result in the immediate rescission of the licence, no protection will be afforded to the community to prevent a transfer of ownership and control without its knowledge and the community will have no opportunity to object and raise its concerns

ADDITIONAL INFORMATION REGARDING LIQUOR PRACTICE

. From 1978 to 1994 there was a 150% increase in the per capita consumption of alcoholic beverages in South Africa, which now has one of the highest levels of alcohol consumption per drinker anywhere in the world.

The manufacture, marketing and sale of liquor has recently received much attention from local, provincial and national government structures, as well as from communities and stakeholders in the liquor industry.

The Gauteng MEC for Economic Development Lebogang Maile recently stated that, “ the board must endeavour to limit the negative impact of liquor outlets in residential areas”

Draft Gauteng Liquor Policy

a). The Draft Gauteng Liquor Policy dated June 2011 states, amongst other things, that there are certain challenges in South Africa, including:

- a non-compliant society;
- no respect for the law;
- widespread use of alcohol;
- inadequate law enforcement;

b). It furthermore states, with specific reference to the Proximity of Licensed Premises to Public Facilities, that there are many licensed premises which are located within a 500 metre radius of places of worship, educational institutions, similar licensed premises or public facilities, and that many of these premises are generally located in residential areas.

The result is that, inter alia,

- intoxicated patrons victimize learners and members of the community;
- the activities within these premises and the noise and entertainment interferes with and can be a nuisance to residents living in their vicinity
- These premises and their patrons often operate for at least 16 hours a day, creating continuous noise and pollution for surrounding residents; and
- These premises often have patrons who are involved in fights with each other after alcohol consumption or fights with other people as they leave the drinking premises.

The Draft Policy also states that “all residential areas require protection from the negative impacts of liquor trade. While in the interim it is proposed that the 500m protective radii around community facilities be applied even more rigorously, the fact that entire residential areas need to be buffered from the negative impact of liquor trade should be emphasized”.

The aim of the draft policy is to:

- Lower outlet densities;
- Facilitate the natural agglomeration of specific goods and services within preferred sites with appropriate land use rights;

- Limit the negative impact of liquor trade on residential areas.
 - limit the hours of sale of liquor in residential areas.
- c). The Draft National Liquor Policy, prepared by the Department of Trade and Industry last year, will be placed before Parliament in July. Section 1.6.6 of the draft Policy proposes that liquor premises be located at least five hundred meters (500m) away from schools, places of worship; recreation facilities and residential areas. It further proposes that no liquor licenses shall be issued to premises near public transport; and areas not classified for entertainment or zoned by municipalities for purposes of trading in liquor. It is also proposed that if such a license is already issued it should be terminated within a period of two years.
- d) . The Control of Marketing of Alcoholic Beverages Bill was approved by cabinet on 18 September 2013. The motivation for the bill, according to the Inter-Ministerial Committee on Combating Alcohol and Substance (IMC) is because “alcohol is reported to rank third on the list of risk factors leading to death and disability while other statistics point to a strong link between alcohol consumption and violent deaths, including those resulting from domestic conflict and suicide. In addition, significant numbers of people arrested for robbery, assault, rape and weapons-related offences are under the influence of alcohol”.
- e). It is against the above background that applications for liquor licences are to be considered.

Failing the concerns raised being dealt with by the inclusion of suitable conditions attaching to the grant of the liquor licence, the association are of the respectful view that the application for a restaurant liquor licence should be refused.

Signed: _____

Date:

Full names of Objector: Melville Residents Association
 Address of Objector: 114 3RD AVENUE,
 MELVILLE 2092
 Contact telephone number of Objector: 0833757742
 Email address of Objector mrteam@ilovemelville.co.za