

5. VOORGESTELDE SEKONDERE GEBRUIK OP SAKESONE I

Voorgestelde gebruik:-

'n Vergunningsgebruik op Sakesone I vir 'n **vermaaklikheidsplek** binne bestaande struktuur, met totale voetspoor oppervlakte van slegs 22,55 m².

Vermaaklikheidsplek word soos volg gedefinieer:-

(slegs engelse omskrywing) **Place of entertainment**

"a place used predominantly for commercial entertainment and may include a bar, stage for live music, one or more dance floor areas, a DJ booth, and which may attract relatively large numbers of people, operate outside normal business hours or generation noise from music or revelry on a regular basis, including-

- ❖ A nightclub
- ❖ Disco
- ❖ Dance club
- ❖ Club
- ❖ A place of leisure

Die voorgestelde klein skaal dobbelplek het minimale tot geen impak en het nie die selfde impak as die tipe van fasiliteite wat normaalweg geassosieer word met 'n vermaaklikheidsplek nie.

V-Slots wil gedeelte van die bestaande struktuur, groot 22,55 m² aanwend vir dobbelmasjiene en het dus die vergunningsgebruik vir vermaaklikheidsplek daarvoor nodig op die huidige sonering van Sakesone I.



6. TITELAKTE

Genoemde titelakte is nagegaan en is daar geen beperkings op die titelakte wat nie deur die aansoek self aangespreek word of dan die voorgestelde aansoek om vergunningsgebruik negatief sal beïnvloed nie.

7. LIGGING EN TOEGANKLIKHEID VAN DIE EIENDOM

Toegang is bestaande vanuit Voortrekkerstraat en formele parkeering word op terrein voorsien.

8. DIENSTE

8.1. Watervoorsiening:-

Geen impak. Munisipale watervoorsiening infrastruktuur is bestaande.

8.2. Vaste afval:-

Geen impak. Munisipale vullisverwyderingsdienste is bestaande.

8.3. Elektrisiteitsvoorsiening:-

Geen impak. Munisipale elektrisiteitsvoorsieningsdienste en infrastruktuur is bestaande.

8.4. Sanitasie:-

Geen impak. Munisipale riool en dienste infrastruktuur is bestaande.

9. BEHOEFTE EN WENSLIKHEID

Die grondslag vir die oorweging van 'n aansoek van hierdie aard is bepaal aan die hand van assessering van die aansoek in terme van Langeberg Munisipaliteit se besluitnemings bevoegdheid soos uiteengesit in Artikel 65 van Langeberg Munisipaliteit se Grondgebruiksverordening, 2015, en dit dien as die motivering vir die goedkeuring van die ondersoek aansoek:-

11.1:- KONSEKWENTHEID MET BEPLANNINGSWETGEWING

11.1.1:- SPLUMA (*Spatial Planning and Land Use Management Act, 16 of 2013*)

Section 42 of SPLUMA stipulates that, in considering and deciding on an application, a Municipal Planning Tribunal must –

- (a) Be guided by the development principles set out in Chapter 2 (of SPLUMA);*
- (b) Make a decision which is consistent with norms and standards, measures designed to protect and promote the sustainable use of agricultural land, national and provincial government policies and the municipal spatial development framework; and*
- (c) Take into count –*
 - i. The public interest;*
 - ii. The constitutional transformation imperatives and the related duties of state;*
 - iii. The facts and circumstances relevant to the application;*
 - iv. The respective rights and obligations of all those affected;*
 - v. The state and impact of engineering services, social infrastructure and open space requirements; and*
 - vi. Any factors that may be prescribed, including timeframes for making decisions.*

The application is considered to be in line with the requirements of Section 42 of SPLUMA, due to the following reasons:-

- ❖ The business premises contributes positively to the principle of spatial justice as it ensures the improved use of land.
- ❖ Approval of the application will allow the land to be utilized more efficiently.
- ❖ It contributes positively to the principle of spatial sustainability.
- ❖ The proposal contributes positively to the principle of efficiency as it optimises the use of existing resources and infrastructure on the property without resulting in negative financial, social, economic or environmental impacts.
- ❖ The proposal supports the principle of spatial resilience as it will ensure flexibility in municipal policies that will ensure economic development and creation of employment opportunities.
- ❖ The application promotes the sustainable use of the existing structure as it allows current existing services infrastructure to be utilised, thereby contributing to the economic viability of the property while also contributing to employment creation.
- ❖ The proposal takes into account and respects public interest and ensures that rights and obligations of affected parties are not affected and does not impact on engineering services, social infrastructure and open space requirements.
- ❖ The application is compliant with all relevant environmental legislation.

11.1.2:- LUPA (Western Cape Land Use Planning Act, 3 of 2014)

Section 59 of LUPA contains a list of land use principles which should guide land use planning. The application adheres to these principles, as stipulated below:-

Spatial justice:-

The proposal contributes to the principle of spatial justice and redressing of past spatial and other development imbalances as it ensures improved utilisation of land.

Spatial sustainability:-

The proposal will contribute positively to the economic viability of the property, while it will also promote and stimulate the effective functioning of land markets.

The proposal also does not affect any natural habitat, heritage and tourism resources or ecological corridor and environmentally protected areas.

Efficiency:-

The proposal optimises the use of existing resources and infrastructure and is in support of existing land uses in the surrounding area.

Spatial Resilience:-

The proposal supports spatial resilience as it will ensure flexibility in municipal policies by promoting economic development and creation of employment opportunities.

11.2:- RUIMTELIKE ONTWIKKELINGSRAAMWERKE:-

11.2.1:- Wes Kaapse Provinsiale Ruimtelike Ontwikkelingsraamwerk (WCPSDF)

Die WCPSDF is 'n omvattende beleidsdokument waaraan alle ontwikkelings in die Wes-Kaap aan moet voldoen. Die genoemde beleidsdokument spreek talle beplanning beginsels en owerheidsbeleidsriglyne aan maar verskaf nie spesifieke detail tot elke dorp nie.

Die visie van die dokument is:- **"A HOME FOR ALL"**



Hierdie visie som die gees van die WCPsDF op. Drie areas is geïdentifiseer waar owerheidsinmenging nodig is om die visie van die WCPsDF te bereik. Hierdie drie area's is:-

- ❖ Sosio-ekonomiese ontwikkeling (verbetering van die kwaliteit van lewenstandaard en vermindering van armoede);
- ❖ Stedelike herstrukturering (vermindering van ruimtelike diskriminasie, rassisme en oneffektiwiteit); en
- ❖ Omgewingsvolhoubaarheid (die versekering dat daar voldoende omgewingskapitaal is vir toekomstige generasies).

Die voorgestelde ontwikkeling gaan aan die hand van die volgende drie doelwitte van die WCPsDF bespreek word:-

Sosio-ekonomiese ontwikkeling

Die doelwitte vir sosio-ekonomiese ontwikkeling in die WCPsDF is die volgende:-

Voorgestelde ontwikkeling moet in lyn wees met toekomstige vestigingspatrone van die Wes-Kaap in aggenome die bestaande ekonomiese geleenthede en omgewingshulpbronne. Groei in die regsgebied moet gefokus wees binne bestaande stedelike nodusse en nie buite die stedelike randgebiede nie.

Die voorgestelde ontwikkeling is binne 'n area geoormerk vir sake doeleindes. Grondeienaar voel daar 'n groot behoefte vir die sekondere gebruik op die bestaande sake georiënteerde gebruik.

Die bewaring van die "sin van plek", kulturele landskap en historiese geboue is van belang om volhoubare sosio-ekonomiese ontwikkeling te bevorder. Ondersoek eiendom bevat geen kulturele landskap of geboue van historiese belang nie.

Die voorgestelde sekondere gebruik skep 'n ekonomiese geïntegreerde fasiliteit. Aangesien bestaande struktuur aangewend word gaan die karakter van ondersoek eiendom nie verander word deur die voorgestelde sekondere gebruik nie.

Stedelike herstrukturering

Doelwitte vir stedelike herstrukturering is die volgende:-

Die beëindiging van apartheid verwante strukture en vestigingspatrone. Aangesien voorgestelde ontwikkeling hoofsaaklik binne 'n bestaande sake georiënteerde ontwikkeling geleë is, is die bydrae wat gemaak word om bestaande residensiële apartheid vestigingspatrone te verander beperk.

Omgewingsvolhoubaarheid

Doelwitte ten einde omgewingsvolhoubaarheid te bereik is die volgende:-

Die voorgestelde gebruik van ondersoek eiendom gaan omgewingsvolhoubaarheid bevorder aangesien:-

- ❖ Geen landbouhulpbronne negatief benadeel word nie;
- ❖ Geen bydrae tot die besoedeling van bestaande waterbronne of natuurlike areas nie; en
- ❖ Geen sensitiewe natuurlike omgewing deur die aktiwiteit beïnvloed word nie.

11.2.2:- Langeberg Munisipaliteit se Ruimtelike Ontwikkelingsraamwerk (LSDF)

Omrede die area geoormerk is vir sake verwante ontwikkeling is daar geen verdere verwysing op ruimtelike vlak nie.

Langeberg se Ruimtelike Ontwikkelingsraamwerk se punte verwysings met positiewe impak op hierdie aansoek:-

- Area is ruimtelik geoormerk in die ROR as 'n 'opportunity frontages' /geleentheidsfront,
- Kompakteer en integreer stedelike areas,
- Ondersteun 'n mengsel van geleenthede,
- Maak gebruik van bestaande hulpbronne,
- Maak gebruik van bestaande infrastruktuur,
- R62 toerisme roete,
- Intensiewe aktiwiteite verkieslik langs hoof vervoerroetes, en
- Bevorder sakegeleenthede binne die dorpsgebied.

Ruimtelike verwysing steun die aansoek.

11.2.3:- Munisipale beleid

Die nuwe fasiliteit het ten doel bevordering van ekonomiese en sosiale ontwikkeling wat 'n verpligting is in lyn met bestaande beleid van Langeberg Munisipaliteit.

11.3:- WENSLIKHEID VAN DIE BEPLANDE GRONDGEBRUIK

11.3.1:- Geen impak op die natuurlike omgewing

11.3.2:- Erfenis impak

Geen impak. Geboue infrastruktuur bestaande.
Geen argiteksglyne in die ondersoek gebied.

11.3.3:- Visuele impak

Geen visuele impak, binne bestaande sake nodus.

11.3.4:- Werkskepping

Die voorgestelde sekondere fasiliteit sal voorsien in die behoefte na meer werksgeleenthede.

11.3.5:- Karakter van die omgewing

Die area het 'n sake karakter, die voorgestelde aansoek kan dus net positief hierop impakteer.

11.3.6:- Die primêre gebruik van die eiendom verander nie

Geen negatiewe impak.

11.3.7:- Geen negatiewe impak op verkeerskongestie

Geen verkeersimpakstudie was onderneem nie. Die aansoek behoort nie negatief te impakteer op die bestaande verkeerspatroon in Robertson nie.

11.3.8:- Geen negatiewe impak op die estetika van die gebied

Geboue infrastruktuur bestaande.

11.3.9:- Sosio-ekonomiese probleme

Geen sosio-ekonomiese probleme word voorsien nie.

11.3.10:- Indringing

Die privaatheid van omliggende grondeienaars word nie negatief beïnvloed deur die voorgestelde aansoek nie.

11.3.11:- Parkering

Formele op terrein parkering is beskikbaar.

11.4:- LANGEERG MUNISIPALITEIT SE SONERINGSKEMA

Die aansoek het ten doel om te voldoen aan die voorskrifte van die voorgestelde grondgebruiksbeperkings soos gestel in die Sakesone I sonering voorskrifte van Langeberg Munisipaliteit.

Terreinplan sal voldoen aan die voorskrifte soos gestel deur die Sakesone I sonering voorskrifte soos bepaal in die Soneringskema.

10. GELEENTHEDE

Die voorgestelde vergunningsgebruik hou talle ekonomiese voordele vir die omgewing in:-

Die skep van 'n vermaaklikheidsplek en werksgeleentheid.

11. SAMEVATTING

BolandPlan Stads- en Streekbeplanning is gevolglik van mening dat die voorgenome aansoek om vergunningsgebruik 'n addisionele toevoeging is tot effektiewe maniere waardeur effektiewe gebruik en bestuur van die sakegebou gewaarborg kan word.

Ons glo ook dat die aansoek nie op enige wyse die beleid teengaan nie, geen negatiewe uitwerking sal hê op enige bestaande grondgebruiksregte in die omgewing nie, nie die veiligheid en welsyn van die plaaslike omringende gemeenskap sal bedreig nie en geen steurnis op hetsy die beboude of natuurlike omgewing sal veroorsaak nie.

In ag genome die voorafgaande motiveringsverslag word die mening gehuldig dat die voorgestelde konsolidasie wat 'n groter struktuur moontlik maak die bestaande karakter van die area sal komplimenteer en die sake karakter sal versterk:-

- ❖ Daar is geen natuurlike faktore wat die voorgestelde aansoek sal benadeel nie.
- ❖ Daar is geen natuurlike elemente wat deur die aansoek beïnvloed sal word nie.
- ❖ Die aansoek sal geensins negatief impakteer op verkeer en dienste nie.

- ❖ Geen impak op samedromming van mense.
 - ❖ Geen impak op geraas.
 - ❖ Geen negatiewe impak op estetika, karakter, kwaliteit of funksionering van die area nie.
- In ag genome die voorafgaande motivering word die mening gehuldig dat die aansoek om vergunningsgebruik die bestaande area sal bevoordeel.

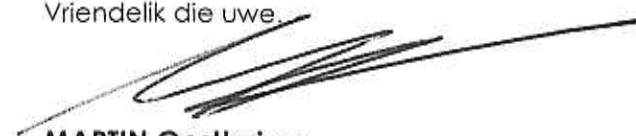
Om hierdie rede kan die voorgestelde aansoek om:-

AANSOEK OM VERGUNNINGSGEBRUIK:- RESTANT ERF 1052, VOORTREKKERSTRAAT, ROBERTSON, VERGUNNINGSGEBRUIK OP SAKESONE I VIR 'N VERMAAKLIKHEIDSPLEK (V-SLOTS DOBBELMASJIENE IN 22,55 m² SPASIE)

met vrymoedigheid aanbeveel word vir u Raad se gunstige oorweging.

Ek vertrou dat u dit so in orde sal vind en verneem graag van u in hierdie verband.

Vriendelik die uwe.



MARTIN Oosthuizen

BolandPlan Stads- en Streekbeplanning

Tch.Pl/B/8270/2014

082 5655 835 / bolandplan@breede.co.za

Besware

BESWAAR 1 22

~~Ronel Ferreira~~

~~From:~~
~~Sent:~~
~~To:~~
~~Subject:~~

~~Jack van Zyl~~
~~02 August 2019 15:34~~
~~Ronel Ferreira~~
~~FW: Vergunningsgebruik erf 1052, Voortrekkerstraat, Robertson~~

~~Beswaar ontvang:~~

From: THERESA VILJOEN - VILARCH [mailto:admin@vilarch.com]
Sent: 02 August 2019 10:02
To: Jack van Zyl <JvZyl@langeberg.gov.za>
Subject: Vergunningsgebruik erf 1052, Voortrekkerstraat, Robertson

Geagte Meneer

Hiermee my kommentaar op die voorgestelde vergunningsgebruik van restant Erf 1052, Voortrekker straat Robertson (Bourbon Street Food and Wine CC)

Dubbel is 'n verslawende aktiwiteit.

Die Langeberg Munisipale gebied het reeds baie drank- en dwelmverslawing en om dobbelmasjiene toe te laat, gee ruimte vir nog 'n addisionele verslawende aktiwiteit.

Ons omgewing gaan reeds gebuk onder baie armoede en ons kan nie toelaat dat mense nog verder verarm weens die beskikbaarheid van dobbelmasjiene nie.

Alhoewel die aansoek by punt 11.3.9 noem dat geen sosio-ekonomiese probleme voorsien word nie, is daar wel verreikende gevolge – ek heg 'n paar uittreksels uit artikels hierby aan.

Ek staan dus die aansoek teen ter wille van ons omgewing wat reeds swaar kry.

Theresa Viljoen
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Namens die GF Viljoen Familie Trust
Posbus 244
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Executive summary

International trends

The recent exponential growth in the South African gambling industry has parallels in the United States and Australia. Starting with remotely situated casinos, accessible primarily to upper income clientele, legislation has softened to allow for the licensing of casinos within the major urban areas of these countries. Although the industry has created employment opportunities, a backwash effect has been the increasing incidence of compulsive or "problem" gambling. There is consensus that this social phenomenon impacts negatively on the financial circumstances, personal and family relationships, health and work situations of victims. Views about the nature of problem gambling differ, however. One view is that in extreme cases, gambling becomes a chronic clinical condition requiring professional treatment, including counselling of a psychological, spiritual and emotional nature. Another perspective is that by succumbing to the temptation to gamble, a "problem gambler" wilfully relinquishes responsibility for his/her own actions and requires therapeutic support to gain control of his/her behaviour.

Casino clientele

Interviews with casino operators revealed that although target markets were the middle and high-income groups, most of their customers were middle or low-income people. At most casinos, the average customer was aged between 30 and 50 years, with

more men gambling at night and more women during the day. White customers were in the majority at most casinos, but there were substantial proportions of Indian and black customers, especially at certain casinos. In most cases, customers lived in close proximity to the casinos they visited. The average amount spent per customer per visit was about R150, although frequent customers tended to spend much more.

Existing measures to address problem gambling

While Sun International recently introduced a comprehensive policy on problem gambling, this was not yet the case with the other operating groups. Sun International's programme included education, counselling, research and treatment. It has established a national help line and counselling sessions for people who admitted to having problems. The help line was well utilised. Other groups appeared to be waiting for the National Gambling Board to establish a national policy. Closed circuit television systems were in place in all casinos and staff members were in the process of being trained to watch out for compulsive behaviour patterns.

An exclusion system was still to be finalised, especially for an exclusion strategy between casinos.

National survey of gambling behaviour

A national survey in February and March 2000 found that 2,2% of adults had gambled during the week prior to being interviewed. Gambling was more prevalent in Gauteng and its immediate neighbours than elsewhere, but most of the country's frequent gamblers lived in either Gauteng or KwaZulu-Natal. Although frequent gambling was more common amongst Asian and white groups, overall the majority of frequent gamblers were black adults. Similarly, although a higher proportion of white gamblers spent R500 or more per visit than those of other groups, black gamblers spent the most in absolute terms. About one in twelve of all adults spent more than 10% of their monthly income the last time they gambled. This category of individuals was disproportionately large among residents of Gauteng and KwaZulu-Natal, among whites and Indians, males, unmarried people and people aged less than 26 years. Other over-represented groups were individuals who had achieved Grade 11 or 12 levels of education, speakers of isiZulu, Sepedi or English and people who were unemployed, students or housewives. Finally, persons who did not have a personal income or whose household income was less than R2 500 per month were more highly represented than those in other income groups.

Survey of gamblers at ten casinos

Two hundred customers at ten casinos in four provinces were asked several questions about their gambling behaviour. More than half indicated that they gambled at least once per week and that it took them less than half an hour to reach the casino. Four out of five travelled by car. About half of the respondents spent more than R1 000 on gambling during the previous month and one in ten spent more than R5 000. Just over one-third admitted to having won more than R1 000 in the last month. When testing for potential problem gambling behaviour it emerged that one in seven borrowed money to gamble, one in twenty sold things to finance gambling and almost one-quarter admitted to using household money for gambling. Only one-third never gambled for longer than they had planned, almost half felt they had to return soon after losing money and more than half felt that they should not stop after a good win. One in seven said that they gambled to escape from worry or trouble, and one in twelve indicated that they arrived late or missed work as a result of gambling or that the habit affected their family relationships. Most respondents spent more than 10% of their income on gambling during the previous month and more than one-third won less than R50 during the same period.

https://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=1&cad=rja&uact=8&ved=2ahUKEwiGyMvm1OPjAhV0s3EKHRvmBncQFjAAegQIAhAC&url=https%3A%2F%2Fwww.ngb.org.za%2FSiteResources%2Fdocuments%2F5_HSRC_Social_Impact.pdf&usg=AOvVaw0r01eGo6lRyPRlqkeVVS23

However, all gambling or betting involves an element of risk. What for most people is just one of many pastimes can turn into pathological behaviour. The severity of a gambling problem can range anywhere from the occasional missed utility bill to a life-threatening relationship with bookmakers and organized crime. Compulsive or pathological gambling is the inability to resist impulses to gamble, that lead to severe personal or social consequences. It affects men more often than women and progresses from occasional gambling to habitual gambling. Gambling becomes a problem when people start spending more time or money on gambling than they intended; try to win back the money they have lost; hide their gambling from friends or family; skip school or work to gamble; borrow or steal money for gambling. Others make regular excursions to the casinos and claim that they never lose more than they can afford to. Some insist they have won more than they've lost; that it is a harmless form of entertainment and that everyone does it. Many of us imagine the gambling addict as a person spending days at the race track or the casino, chasing the elusive big win. Reality has, however, shown that the gambling addict can look like the person next door or just like ourselves. When gambling becomes a problem, it has far-reaching consequences on the social, family and even working lives of individuals. [The dangers of gambling | lexpress.mu](https://www.lexpress.mu/article/dangers-gambling)<https://www.lexpress.mu/article/dangers-gambling>

The Cost of Problem Gambling in Your Community

Studies have shown that more than \$6 billion has been lost each year to gambling addictions. This problem is far-reaching and can cause both individuals and companies to panic and act in ways they would not normally act.

Gambling addictions also place a severe hardship on prison systems, public assistance programs, and legal systems. There are many consequences of gambling addictions that result in community economic costs.

How Gambling Impacts the Individual and Family

While the addicted person will definitely suffer during a gambling addiction, that person's family will also face challenges. The stress that the problem gambler experiences may cause irritable behavior, secrecy, and arguments. Calls from creditors and bill collectors erode relationships. Financial strains impact all family members, and strained relationships make the experience difficult for even extended family members, friends, and colleagues.

If You Can't Stop Gambling, Your Life Will Be Forever Changed

The effects of a gambling addiction are often quite clear. A large number of people who engage in compulsive gambling will use credit cards and debit cards to pay casinos or internet gambling organizations. If you engage in problem gambling, you will most likely incur debt, damage your relationships, and lose sight of your goals in life.

There are many ways that an untreated gambling addiction can change your life.

Family problems are very common. Almost all compulsive gamblers around the world have issues at home with their family because of their addiction.

Financial devastation is unavoidable. People with a gambling addiction will go to extreme measures to get money to gamble. Many people eventually resort to stealing, taking out large loans, or other desperate means that are out-of-character.

Job loss is very high among gambling addicts. Gambling addiction may lead you to miss work, or come to work distracted. Gambling addictions will interfere with work relations, promotions, and employment. [Negative Effects of Gambling Addiction | The Oaks at La Paloma ...https://theoakstreatment.com/gambling.../negative-effects-of-gambling-addiction/](https://theoakstreatment.com/gambling.../negative-effects-of-gambling-addiction/)

For some, visiting a casino and dropping a few quarters into a slot machine doesn't present much of a problem. In fact, millions of Americans visit Las Vegas every year and return home having experienced a wonderful vacation. For others, the risk-taking involved in gambling – the thrill – can pose a much larger problem.

The psychiatric community has recognized that gambling can be a problem for many years. The most recent publication of the Diagnostic and Statistical Manual – the guidelines used by psychiatrists and psychologists so that each diagnosis is formed in a similar manner among a cross section of patients – lists gambling disorders with other addiction-related concerns. This type of addiction is commonly known as a "process addiction". In other words, it is a behavior that some people become psychologically addicted to.

Signs and Symptoms of Gambling Addiction Mimic Substance Abuse Disorder

We've compiled a list of three criteria that may indicate the presence of a gambling addiction. If you suspect that you or someone you love might have a problem with gambling, it is a good idea to speak with a licensed mental health counselor or call our toll-free number to learn more. In the meantime, here are three symptoms that compulsive gambling may have become a problem in your life:

1. TIME SPENT THINKING ABOUT GAMBLING

2. THE PRESENCE OF TOLERANCE

3. THE PRESENCE OF WITHDRAWAL SYMPTOMS

OTHER SYMPTOMS AND WARNING SIGNS OF GAMBLING ADDICTION:

Avoiding one's problems through gambling. This is similar to the avoidance that someone addicted to drugs will experience as the drugs encourage a feeling that nothing else matters.

Counteracting the negative effects of gambling with more gambling. Known as "chasing" one's losses, addicted gamblers will return to a casino to try to earn back the dollars they have lost in much the same way that someone addicted to cocaine will use more cocaine to avoid the cocaine-induced depression that follows a binge.

Dishonesty can appear in two forms. Lying to family and friends about the severity of gambling practices and/or committing illegal activities to support the habit are traits that also appear for those who are struggling with drug addiction.

Strain on family relationships is present in any addiction, and significant arguments often occur due to destructive behaviors.

Significant financial losses are common due to excessive gambling, and it is often necessary for friends and family to supplement income and pay necessary bills, such as rent, for an individual who has a gambling problem. These strains may also carry over into legal fees and overdrafted bank accounts, liens, or fines.

An inability to stop gambling, or even cut back on the frequency or dollar amounts gambled, is similar to a drug addict's inability to stop using drugs.¹

Drug Abuse and Gambling Impact the Brain in the Same Way

Evidence has shown that both drug abuse and gambling affect similar parts of the brain. As in drug use, gambling can affect levels of dopamine, serotonin, and norepinephrine, as well as the GABA neurotransmitters. These are the same parts of the brain are altered through drug abuse and addiction to drugs.

BRAIN BASICS

To understand how each of these conditions relates to these parts of the brain, it is necessary to understand what each of these brain chemicals do for us as well as how the brain works normally. For instance, the human brain is made up of brain cells called neurons. In between each neuron is a space, called the synapse.

Each neuron can send and receive messages about how we feel, what we're thinking, and how we behave. One neuron will release a chemical, called a neurotransmitter, into the synapse and an adjoining neuron will receive that chemical. Various neurons contain receptors and transporters. The receptor is the part of the neuron that receives the chemical messengers traveling through the synapse, and the transporter is the part of the neuron that recycles any excess chemical left in the synapse. The transporter is located on the same neuron that released the message to begin with.

DOPAMINE: THE "FEEL GOOD" NEUROTRANSMITTER"

Dopamine is an important neurotransmitter related to both drug addiction and gambling. Dopamine has two characteristics that are related to addiction in general.

First, it's a "feel good" chemical associated with rewards. Imagine you are stranded on a desert island and you haven't had any fresh water for hours or even days. You go in search of water and discover that a freshwater source is located directly north of the signal fire you've lit on the beach. You experience a rush of joy and elation when you find the spring. This feeling of euphoria is due to the dopamine that has been released in your brain.

Secondly, it plays a part in learning. When you find the water source, you commit the location of this life-giving source of water to your memory. Dopamine does more than make us feel wonderful; it helps us learn what makes us feel that way. Certain drugs can increase the production of natural dopamine, mimic the chemical itself, or block the ability of the transporters in the brain to recycle the dopamine floating in the synapse.

When someone uses a drug that affects dopamine levels, the person will both feel better and then learn what activity or substance created the euphoria.²

An individual who experiences that rush from winning even a small jackpot during the course of gambling learns that pulling the lever or pressing the button on a slot machine has the ability to make them feel great.

Gambling Addiction Treatment is Similar to Drug Addiction Treatment

If the behaviors associated with addiction are learned, is it possible to unlearn them? According to the National Association of Cognitive-Behavioral Therapists, it is not only possible, but it is effective. Cognitive function, which refers to one's ability to think, and our behaviors are connected to what we think.

The basic premise for cognitive behavioral therapy (CBT) addresses the link between our perceptions of the world around us and how we translate that into our actions.

The people and circumstances of our lives have less control over how we behave than we think they do.

For instance, an individual who sees a slot machine and associates the slot machine with the good feeling of winning may blame the presence of that slot machine for their problem. Perhaps, if they thought of that machine in a different way, they would not be as anxious to gamble.

Cognitive behavioral therapy has been used in the treatment of drug addiction to achieve a similar goal: change the association, change the thinking, and practice those new thought patterns until the behavior fully changes.

By helping an individual learn that the drugs or the gambling behaviors do not actually improve life or emotions, and by helping that individual address the issues that have caused the feelings of unworthiness, this person unlearns the association between addictive behavior and self-worth.

[Negative Effects of Gambling Addiction | The Oaks at La Paloma ...https://theoakstreatment.com/gambling.../negative-effects-of-gambling-addiction/](https://theoakstreatment.com/gambling.../negative-effects-of-gambling-addiction/)

The Hazards of Gambling Stephen H. Unger May 21, 2013

"Recreation versus addiction

Gambling is clearly a matter of personal preference. It has a lot in common with consumption of alcoholic beverages. For most people, there are no problems with an occasional drink. Many enjoy the resulting mild high; others do not. Similarly, many people enjoy making occasional modest bets on a horse or an athletic event, or enjoy low stakes poker games with friends.

Another parallel is the possibility of addiction in both cases. There are roughly 15 million alcoholics in the US; people unable to take even a single drink without spinning out of control and endangering themselves and others. Gambling can also be addictive, and, tho not as serious as alcoholism, it can ruin the lives of the addicts and their families. The set of problematic gamblers constitutes a continuum ranging from addicts down to those with habits less serious, but bad enough to adversely affect themselves and their families to a significant extent. "

"The big losers

Clearly the biggest losers are the gambling addicts, those who, once they start gambling, are unable to control themselves, and stop only when they run out of money [Reuter]. Their lives are generally ruined. Many commit crimes to obtain gambling money, their families are devastated, and a disproportionate number commit suicide.

In other cases, people, while not qualifying as addicts, spend excessive amounts on gambling, to the detriment of their own well being and that of their families. Apart from the direct loss of money, which inevitably accompanies long term gambling, problematic gamblers devote so much time and energy to gambling that their earning capacity is substantially diminished. Those who start gambling as teenagers are particularly likely to become addicted.

Another category of prime losers are the many people at the bottom of the income scale who are lured into regularly buying lottery tickets, often skimping on necessities of life in order to so. In general, pathological gambling is a problem at all income levels. " [The Hazards of Gambling - Columbia CSwww1.cs.columbia.edu/~unger/articles/gambling.html](http://www1.cs.columbia.edu/~unger/articles/gambling.html)

BESWAAR 2

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Ronel Ferreira

From: Jack van Zyl
Sent: 01 August 2019 15:00
To: Ronel Ferreira
Subject: FW: ERF 1052 ROBERTSON Bourbon Street Food Wine

From: Andrew Waddacor [mailto:waddacor@hotmail.com]
Sent: 01 August 2019 12:29
To: Jack van Zyl <JvZyl@langeberg.gov.za>
Subject: FW: ERF 1052 ROBERTSON Bourbon Street Food Wine

Sent from Mail for Windows 10

From: Andrew Waddacor
Sent: Thursday, August 1, 2019 12:27:37 PM
To: jv.zyl@langeberg.gov.za <jv.zyl@langeberg.gov.za>
Subject: ERF 1052 ROBERTSON Bourbon Street Food Wine

Hi Jack I am writing to you on behalf of my mom Mrs JA WADDACOR of 15 Constitution Street Robertson. I phoned you yesterday regards the application from the applicant Boland Plan regards the remainder of ERF 1052 Robertson wanting permission and proposal for consent use for a gambling place maximum 7 machines which is the property directly behind my mother erf 1050.

What my mom is NOT HAPPY with is the previous process where the restaurant is on erf 4589 and has since purchased erf 4532 which originally belonged to my parents and was subdivided and sold off to the Smuts family in good faith as it was then zoned as residential. Immediately thereafter the Smuts sold it onto the now Bourbon Street owner Leon who as far as we are aware somehow got permission to use the entire erf for parking for the restaurant but he should only have used a small portion of the erf for parking and not the entire erf.....this was classified as residential NOT BUSINESS!

MY mom did not receive any notification from Langeberg Municipality regards this piece of ground getting converted into the now parking which as you can understand has brought her a lot of stress.....especially over the summer periods when the parking is full and the noise of the vehicles leaving late at night plus the gravel on the surface causes a great noise which is very disturbing.

To now make things worse he is applying for permission to obtain consent for a gambling licence as per your documents dated 02 July 2019.

As per the information supplied he is wishing to install 7 machines at the back of the building closest to my moms boundary line plus there is a fence between his two properties where there will now be free access and additional night noise.

As per the info sent to us there is also additional parking of 6 bays against the back wall and another 4 on the building.....if this is granted this will bring additional noise making it even worse than it is at present.....I am not sure if these bays were from the original application when he converted erf 4532 into parking but presently where the 6 bays are mentioned he has built a childrens play area.....this for my mom is ok if it stays as is BUT NO ADDITIONAL PARKING to erf 1052.

Regards the gambling she has no idea of the hours of operation and if this will also bring additional noise.....A BIG NO NO!

Just to keep you posted as to the relationship between my mom and Leon of Bourbon Street not too long ago he approached her to see if he could claim some of her back garden basically extending his erf 1052. As you can imagine my mom was furious that he could even consider this.

I would very much appreciate it if you look into these issues.....my parents came to Robertson to retire and live a quiet life and to be honest it has not been what they wanted.

Many thanks and await your response.

Andrew Waddacor

NB: My mom has requested I deal with this electronically but please do keep her updated as well via post.

Sent from Mail for Windows 10

Aansoeker se reaksie op besware

REAKSIE OP BESWARE

29

Datum:- 12 September 2019
My verw.:- #ROB/1067
U verw.:-

Vir aandag:- Mnr Jack Le R van Zyl

Die Munisipale Bestuurder
Langeberg Munisipaliteit
Privaatsak X2
ASHTON
6715



Geagte Mnr Van Zyl

BESWAAR TEEN AANSOEK OM VERGUNNINGSGEBRUIK:- ERF 1052, ROBERTSON, VERGUNNINGSGEBRUIK OP SAKESONE I VIR 'N VERMAAKLIKHEIDSPLEK (V-SLOTS DOBBELMASJIENE)

Tydens die Raad se Grondgebruik Verordening se publieke deelname proses is twee besware van aanliggende grondeienaar(s) / belanghebbende party(e) op bogenoemde aansoek ontvang.

Geliewe daarop te let dat slegs **22,55 m²** van die bestaande sakeperseel voorgestel vir 7 dobbelmasjiene gebruik te word, die gebou gaan nie in 'n casino omskep word nie en kan die Raad die oppervlakte beperk soos voorgestel op die terreinplan.

Die voorgestelde sekondêre gebruik sal geensins wesentlik verskil van die huidige situasie nie.

Die impak is dus minimaal en beswaarmaker se verwysing na 'n verlangde rustige leefstyl waarop negatief geïmpakteer word is irrelevant as sy 'n woonhuis gekoop het wat grens aan 'n sake korridor langs 'n provinsiale deurpad.

Die verwysing na dobbel-, drank- en armoede verwante probleme is spekulasie en is nie in alle gevalle van toepassing nie.

Vir voorlegging aan die Tribunaal.

Ek vertrou dat u bogenoemde so in orde sal vind.

Die uwe

MARTIN Oosthuizen
BolandPlan Stads- en Streekbeplanning
082 5655 835
MO/mo