



Since 1975

Minutes of De Waterkant Civic Association Public Meeting
held at Alforno Café & Bistro, 12 Jarvis Street, De Waterkant,
at 18h00 on 4th October 2016

Attendees:

Management Committee

Ian McMahon, Chair
Francesco Uys Rootenberg, Secretary
Theodore Nortje, Treasurer
Annalien Loots
Deon Redman
Garth Psaradelis
Deon de Wet
Gary de Klerk

Apologies

Heather Parker

Attendees / invitees

Elda Storck
David Adams
Nemone Bieldt
Sue Joscelyne
Kris Rossouw
Niels Colesky
Karen Muller
Neil Viljoen
Allan Watt
Pieter Botha

1. Welcome

The Chair welcomed attendees to the meeting and thanked Alforno Café & Bistro for hosting the DWCA.

2. Approval of minutes

The Chair noted that the previous meeting was an internal meeting and that no minutes were therefore issued to the public.

3. Built Environment

i) 82 Waterkant

GP noted that objections and proposals of DWCA have been taken into consideration.

No land use changes, DWCA's concern with side of house has been adequately addressed.

GP proposes to approve latest plans. No objections raised.

ii) 11-15 Loader

GP noted that plans have been submitted for terraced set of buildings comprising four homes along 11-15 Loader Street. The four owners have agreed to submit an aligned proposal.

DA explained that aim was to create more light within the houses.

Loader Street-style windows would be placed on either side of existing doors.

Current plans under review reflect third revision following negotiation with DWCA to de-clutter façade and agreement to do all houses at once.

DA has preference for aluminium windows and shutters but GP noted that DWCA would object of windows that were visibly aluminium.

GP noted that DWCA would also insist that all windows were identical.

No objections raised from meeting. Committee will vote on approval.

iii) 15 Loader

Specific proposal from DA for renovation of his house in parallel renovations for neighbouring houses.

No land use change, same basic structure, re-configuring inside and building out at the back.

GP noted that DWCA was concerned by roof structures. After negotiations with DWCA roof terrace has been set back 5 metres from road and footprint reduced to minimum.

Proposal for roofbox is concerning, and various attendees raised objections from the floor to placement of another roofbox in the village.

Plan for roof terrace to be reviewed after further discussion on content of best solution.

After discussion on roof terrace solutions with attendees, DR noted that there now appears to be a sliding roof solution that is affordable, safe and aesthetically acceptable for all roof developments in the village and which did not require roofboxes.

GP also noted that plans for chimney are concerning as it is too chunky, large and modern. DWCA request to move or reduce size of chimney.

iv) 2 Loader St

GP noted that plans for proposal were first formally presented earlier this year. DWCA currently considers solution to effectively represent the addition of another room, to which it has objections.

Also concern about whether proposed setback will ensure that addition is not visible from entrance to Loader.

NB reminded attendees that client's roof terrace was overshadowed by the Hudson complex and proposed alterations were in response to owner's quest for greater privacy. Noted that 22 departures granted by city for Hudson complex, despite objections by DWCA and neighbours

NB noted that additional viewing terrace, which DWCA regarded as fourth storey, has been removed at DWCA request. NB indicated that she is currently in process of developing fourth set of plans and that client is unhappy with repeated requests for changes.

IMM noted that addition of pergola had clearly been identified as an issue in previous discussions. NB contested that pergola had been discussed and that addition of a sun room had been clear request of client.

GP queried what height departure were. NB noted that most developments in DW required height departures but this premise was queried by some attendees.

GP and IMM noted that the DWCA MC has a resounding objection to the addition of another room and a glass solution behind the façade that may be visible from the road or neighbours.

NB maintained that sloping glass roof would not be visible from road. Various attendees challenged this after studying plans, maintaining that addition would be visible from entrance to Loader on Upper Strand and to neighbours.

DR suggested that the space not be enclosed as a possible solution and that style of additions on roof be adapted to De Waterkant.

IMM noted that the key sticking points in current plan were the addition of new room and its glass roof. GdK observed that the sloping glass above current façade could be seen from the entrance to DW when turning into Loader Street / Vos Lane and that the proposed addition does not fit into the heritage or architectural spirit of DW at all. Noted that visibility from street was not only issue but also visibility to neighbours from their homes.

AW requested that DWCA endeavour to prevent a precedent being set by the proposed development at such a highly visible point.

IMM proposed to NB to thrash out concerns and seek a mutually satisfactory solution via a meeting with Built Environment sub-committee within next week.

v) 20 Loader Street / 157 Waterkant / Napier plans

GP noted that concern had been raised by GdK about work on this complex.

Plans submitted with shutters but behind shutters are aluminium windows with modern-style balustrades.

ES noted that modern style façade on Napier St façade was approved, GP and GdK however observed that the concerns raised related to the façade on Waterkant St, which was required to be aligned with De Waterkant heritage style.

City has issued stop works order on steps to property which were not built as per plan and which were built on city property but work has since been completed and steps appear to be considered a *fait accompli*. DWCA follow-up with City has not yet delivered any serious response regarding the issue.

IMM proposed that DWCA meet with owners and developers to review all outstanding issues, such as steps, obstruction and nuisance caused by delivery of building materials, aluminium windows, etc.

IMM requests attendees to submit any queries or concerns about the development to DWCA within next days so that these could be included in the discussions.

GdK observed that large electricity box attached to outside wall on 20 Loader is also a serious aesthetic issue.

vi) CQ1 Objection

IMM reported to meeting that DR was the only objector to receive a reply from City with regard to his objections to CQ1.

To date, no other objectors, including DWCA, are known to have received notification.

DWCA has kicked up fuss with City regarding this administrative failure and as a result COCT meeting on approval of proposed development has been moved back in order to accommodate DWCA at the meeting.

vii) The Charles Café Roof

IMM informed the meeting that the Charles Café intends to extend activities to roof of the property.

GdK has met with tenants and reported that the lease agreement requires that noise be minimised and that noise must at any rate be reduced in order to prevent guests at The Charles guesthouse being disturbed.

GdK reported that extension of activities to the rooftop will be focused on breakfast and lunch. Venue does not intend to be a late night venue. GdK indicated if that would happen they would be pursued by DWCA.

DdW observed that it is their plan to hold braais on the roof. GdK indicated that if issues arise as a result the DWCA will engage with them.

DdW noted that, as proprietors, Village and Life had a vested interest in preventing issues or any nuisance from the braai.

4. Loader Street Park

IMM notified meeting that DWCA arranged meeting with COCT Parks Management and CID to review state of park.

Removal of access to water has led to destruction of the grass and to the subsequent proliferation of weeds.

IMM has requested a follow-up meeting to review status of the improvements promised by city in Spring.

GdK thanked AW on behalf of the DWCA for placing dog poo bags in the park!

5. Noise report

FUR reported on status of noise complaints to date in the tenure of the current 2016/17 MC:

- 12 official noise complaints this year plus another 3 unofficial complaints since April 2016.
- 7 official complaints about noise inside and on the deck of Manhattan
- 2 official complaints about unauthorised work carried out by Yoga Life outside permitted hours
- 1 official complaint and 1 unofficial complaint about street noise presumed to be caused by Cubana patrons
- 1 official complaint and 1 unofficial complaint about party at Saatchi & Saatchi

In line with the Noise sub-committee's protocol the frequency and regularity of issues at Manhattan have triggered the need for a formal follow-up by the sub-committee, which will be effectuated in the coming weeks.

At the request of DR, Cubana collaborated in an enquiry into an unofficial noise complaint relating to noise from pedestrians and cars in the general area of Cubana on 17 September which appears from the mail to maybe have occurred around 02h00.

Cubana's management staff and security were interviewed by FUR regarding this complaint.

It was noted that significant numbers of drunken patrons of the Shimmy's Beach Club attempted to gain entry from midnight onwards after an event at Shimmy's had ended. In line with Cubana policy on inebriation, drunken or aggressive individuals were refused entry. Security noted that their insistence that these non-patrons leave the area could have led to some of the noises from cars and pedestrians noted in the complaint, although timing of complaint is unclear.

High quality video footage with sound of Dixon Street was reviewed by FUR, both facing up Dixon street and down Dixon street, from 01h45 to 02h45 and from 03h45 to 04h45 on Saturday 17 September. No significant incidents, car alarms, or gatherings of rowdy or animated passers-by were noted in Dixon St during these time slots. A Cubana security guard was present on the corner of Dixon and Waterkant during this period and noted no incidents. A CID guard with dog patrolled Dixon Street between Somerset Road and Waterkant Street and was not seen to have intervened in any incidents. Pedestrian circulation on the corner of Dixon and Jarvis was seen to be coming up from Somerset, down from Waterkant and sideways from Jarvis Street in almost equal numbers, with a spike in those going up Dixon around 04h00, some of whom were presumably departing patrons of Cubana. Of greater concern was the fact that drivers were seen to be driving the wrong way down one-ways: down Dixon to Somerset and from the Napier crossing of Jarvis to the Dixon crossing of Jarvis Street. The provenance of these dangerous drivers was unclear.

The footage showed two occasions on which taxis stopping at the entrance of Dixon to drop off passengers temporarily blocked access to the street, but since there were no cars behind at that moment no immediate blockage occurred, but it is likely that it would have done so in other circumstances. Cubana has asked Law Enforcement and the CID to intervene to prevent taxi drivers blocking access or creating blockages, but noted that the taxi drivers pointedly ignore the CID's instructions to move on. They have also assigned Cubana security guards to move taxis on, but these guards are also ignored or threatened by the drivers; on one recent occasion the intervention led to a fight between a taxi driver and Cubana security. Cubana and CID management are to meet in the coming weeks to seek ways to satisfactorily resolve the taxi issue.

In addition, in the footage police cars were regularly seen to be touring the area. Between 03h45 and 04h30 police patrols were noted driving up Dixon every 5 to 10 minutes.

In conclusion, it appears that if the complaint pertains to 02h00 or the closure of Cubana around 04h00, then no incidents along Dixon Street contributed to the noise identified in the complaint.

FUR noted that the high quality footage of the video cameras in Dixon Street and Cubana's willingness to make this footage available in response to security and nuisance issues has significantly strengthened the community's ability to monitor and understand the challenges we face in this stretch of the village. In addition, Cubana continues to allocate security guards in Somerset, Dixon and Hudson streets on a monthly basis, based on activity forecasts and risk assessments, and informs the DWCA of their handling and deployment of these resources, inviting comment and feedback. FUR expressed appreciation for

Cubana's proactive and constructive handling of security issues, and willingness to engage with the Noise sub-committee.

6. City of Cape Town: Integrated Development Plan 2017-2022 meeting

FUR represented DWCA at meeting to review Cape Town's IDP (Integrated Development Plan) for 2017-2022 held at Good Hope Council chambers on Tuesday 27 September. Following a delayed start and a lengthy introduction to the principles, pillars and achievements of the IDP programme 2012-2017, FUR joined other representative parties from the former ward 77 to identify priorities for the Ward Budget for the period 2017-2022. In line with priorities agreed within MC FUR pushed for two focus areas to be included in the budget, viz.:

- 1) Integrated parking strategy for De Waterkant, Bo-Kaap, Kloof Street and other affected areas of the CBD periphery that takes local particularities, locality-specific needs and the nature of parking usage in each area comprehensively into account.
- 2) A holistic, collaborative and adaptable process to manage major or controversial developments that is tailored to the needs, character and heritage value of each former Ward 77 area and that departs from the insight that a one-size-fits-all approach is administratively unsuitable and potentially destructive of social, property and heritage value in sensitive neighbourhoods such as De Waterkant, Bo-Kaap and the city centre.

Proposals from all participants were debated in an open forum with input from councillors.

Together with a proposal to provide, maintain and securitize public toilets in the city centre, and another to deploy a sufficiently resourced and well-integrated social intervention strategy (notably for the homeless, beggars, informal traders) the two proposals of De Waterkant were identified as top priorities by those representatives present.

It should be noted however that the prioritisation of these proposals by local representatives does not guarantee that they will be accepted or supported by the City.

Other proposals that received less but significant support included one to focus on investment and promotion of heritage assets in the City Bowl / Ward 77 (made by Councillor Dave Bryant) and one to ensure the allocation of increased and sufficient resources to deliver effective intervention by the Traffic Department, Law Enforcement and Displaced Persons Unit (DPU).

All CT citizens still have the opportunity to provide feedback to the city on their priorities and proposals for IDP until 10 October. Queries in this regard can be addressed to idp@capetown.gov.za

7. Crime and grime

i.) General Update

IMM noted that there was an increase in home crimes / break-ins.

IMM, as club owner in Lower Waterkant, and Cubana had also noted that there was an increase in muggings.

Clubs along Somerset road intersection with Napier and Cobern have therefore come together to create their own security cluster of 7 guards (4 outside venues with 3 to walk guests to cars). In addition Cubana has engaged a cluster of 11 guards (6 outside venue with 5 walking guests to cars).

Dustbin rummagers are still an issue. Noted that certain inhabitants continued to sympathize with rummagers but CID believed that they were a security threat.

IMM noted that a pre-seasonal letter to be issued by DWCA to request good neighbourliness during the Summer high season.

ii.) Letter from Dr. Arie Roos regarding security

Dr. Roos requested support from neighbours on Lower Loader via letter to deal with continuous breaches in the Strand St fence that are leading to increased crime and a threat to security.

The meeting closed at 19h30.