



Since 1975

Minutes of De Waterkant Civic Association Public Meeting
held at Victoria Junction Hotel, Somerset Road, De Waterkant,
at 18h00 on 4th August 2015

Attendees:

Management Committee

Ian McMahon, Chair
Francesco Uys Rootenberg, Secretary
Theodore Nortje, Treasurer
Heather Parker
Deon Redman

Apologies

Elda Storck
Garth Psaradelis
Deon de Wet
Annalien Loots

Attendees / invitees

Niels Colesky
Norbert Furnon-Roberts
Gregoire Fontaine
Karen Muller
Krisjan Rossouw
Thilo Schotte

1. Welcome

The Chair welcomed attendees to the meeting and thanked the Victoria Junction Hotel for hosting the DWCA.

2. Approval of minutes

The Chair noted that no comments had been received regarding the previous minutes. The minutes are duly considered to have been approved.

3. Built environment

3.a) 68 Loader Street

Plans for renovations at 68 Loader submitted for commentary. Key impact is proposed creation of roof terrace. Noted that proposed entry appeared to be unobtrusive and sensitive to neighbours' feedback.

3.b) Napier Street Development

MC has been notified of plan to build 7 storey building – including 168 additional parking bays along Napier St opposite Cape Quarter

HP noted that this specific area of De Waterkant faced issues regarding structural integrity during construction of Cape Quarter II & expressed concern regarding possible impact on neighbouring buildings, most notably the church.

ND noted that traffic was an issue in this part of Napier (especially due to deliveries to Cape Quarter II) and that this might exacerbate existing issues.

IMM noted that the Built Environment sub-committee would secure more information from developers and relevant authorities in order to better understand exact plans and planned usage.

Photo of proposed development:

http://www.fwjk.co.za/propdev/2015/07/32-napier-street-cape-town/14093_c11b_logo/

3.c) Sky Bar Bedouin tent

IMM noted that following DWCA intervention Sky Bar has been fined for their illegal Bedouin tent.

Mike Mtshula notes that the matter was in court and the owner removed the previous tent - he will serve a notice for the current tent.

3.d) Café Manhattan Balcony application

IMM noted that MC has been discussing Café Manhattan's application to continue to lease terraces.

COCT is catching up management and administration of terrace leases across city, including Café Manhattan, and public participation has been requested with regard to the proposed leases.

MC has debated handling of noise complaints from Café Manhattan for one and half years and has been asked to provide input to the request for a lease.

Noted that some neighbouring residents oppose renewal of lease due to noise issues from terrace.

NC stated the view that Manhattan was an asset for the neighbourhood and that some level of disruption for residents living near Manhattan was to be expected; therefore deemed it unfair to oppose lease.

IMM observed that terrace has existed for many years and was incorporated into architecture of neighbouring Cape Quarter I establishments.

IMM reported that COCT recognises existence of "institutionalised venues", and initial feedback from Councillor in such cases is that complaints regarding noise or nuisance considered to be natural spill-over from establishments deemed to be such long-term institutions (such as the Forrester's Arms in Newlands) would not be handled sympathetically, as neighbours could be expected to reasonably accept such phenomena when moving close to such "institutional venues".

DR noted that he was one of the objectors and that the terrace was a source of noise pollution well beyond what might be considered to be reasonable hours. He noted that if Café Manhattan could manage the situation with staff and patrons better, he would not feel obliged to take such a stance.

FUR noted that the DWCA had been mediating with Café Manhattan regarding noise complaints for over a year, and that after strong co-operation, interest in finding a mutually acceptable solution appears to have waned. He acknowledged the efforts and investments previously made by Manhattan, considered

the removal of terrace to be too heavy-handed intervention but agreed with DR that poor management has been key grounds for continuing nuisance and still needs monitoring.

IMM indicated that MC would decide on a stance in the next internal meeting.

HP noted that the ongoing robust discussion was positive in terms of helping DWCA to explore win-win solutions with business and residents in partnership with COCT.

3.e) Ward Demarcation

COCT has proposed to split DW in two wards and the proposal has been accepted.

DWCA has already strongly objected to the proposed split but there is a last opportunity to object to Pretoria, ending today (4 Aug).

IMM noted that queries by DWCA have not revealed any robust logic as to grounds on which De Waterkant will be split in two. Elected councillors were unable to explain the reasoning or simply insisted that the DWCA accept it.

Feedback from the floor highlighted the lack of comprehension from residents for the proposed demarcation that ignored the recommendations on respecting natural community boundaries and that effectively put aside the social, economic, infrastructural, historical and community-based unity of De Waterkant.

IMM urged those present to use the last opportunity for appeal to object to the proposal, the DWCA has sent in an objection.

4. Noise

4.a) Gym in Eagle House

Several complaints have been received regarding noise from new gym established in Eagle House. Key concern relates to dumb bells used in gym that resonate through the building from early until late.

Noted that situation is further complicated due to the unusual fact that head of Body Corporate is also landlord, making internal handling more difficult.

DWCA has written a formal complaint and requested written feedback on countermeasures. Follow-up to continue.

Noted that casino call centre has been set in same building, with prospect of further noise complaints.

DWCA to continue to monitor situation closely for any nuisance or offenses related to this development.

4.b) Café Manhattan

Noise complaints continue to be received.

MC to discuss handing in combination with issue of application for Manhattan terrace (see above).

4.c) Cubana

DR noted that problems with rowdy patrons in Dixon St continue.

Cubana has deployed additional security at top of Dixon and Loader in order to deal with rowdy patrons.

5. Parking & Streets

No feedback from city on progress of parking project.

NFR noted that report will be provided to City Council regarding public feedback on the proposal to create a parking lot in the Signal Hill quarry. This should then lead to a decision on handling.

6. Liquor application

DR noted that application for liquor licence has been submitted for what appears to be a restaurant on corner of Chiappini and Waterkant. He observed that St Andrew's Presbyterian Church objects to the issuing of a liquor licence for premises so close to the church.

DWCA has provided support to the church in terms of the handling of objection.

Various members of the floor noted that there is also a liquor store opposite the church and queried the logic for opposing the restaurant application.

7. Fundraising campaign for The Haven

DWCA has received request to support fundraising campaign and will publicise the request for funds via its own channels.

8. Crime and grime.

Various incidents of petty crime, including car break-ins, were noted by attendees.

One burglary in Loader Street was noted in past month.

One further attempted burglary is known to have taken place.

Criminals in white Citi Golf involved in spate of muggings in De Waterkant have been apprehended.

KM noted that traffic in Loader St was occasionally dangerous due to speeding vehicles

FUR concurred with KM and suggested speed bumps be considered, in conjunction with repair to potholes at bottom end of Loader St that were not dealt with when potholes in middle part of Loader were repaired.

NFR noted that COCT incurred cost of ZAR 40K per bump and that these costs made it unlikely that the city could support such a request at the moment.

HP suggested that support be requested from Ward Allocation budget.

9. Any Other Business

9.a) DWCA objection to licence for COCT sewage outfalls

DWCA has written to COCT to indicate that it does not support the City's application for coastal waters permits for sewage sea outfalls at Green Point, Camps Bay and Hout Bay. The DWCA also joined the Greater Cape Town Civic Alliance (GCTCA) in appealing to the City to implement a plan to phase out this dangerous method of sewage disposal, and to do so in close consultation with ratepayers in order to ensure that the opportunities in this process are maximized and the costs minimized.

The DWCA urged the City to leverage this opportunity to create innovative sewage disposal facilities that will be fit for purpose, sustainably operated and able to deal adequately with Cape Town's increased population in future years.

9.b.) Garbage bags

Noted that garbage continues to be put out in loose bags instead of in bins. Most cases related to short-term rental agencies operating in De Waterkant.

IMM noted that DWCA has approached short-term rental agencies with request to handle this more considerately. If required the request will be repeated and more forceful intervention considered.

9.c.) NPO status

TN raised question about NPO status of DWCA – will require further investigation by MC.

9.d.) De Smidt St lamp

Noted that the promised lamp on De Smidt St still needs to be put it up. MC to follow up.

9.e.) Etiquette for developers

FUR noted that building activities in Loader continuously created access, traffic and parking issues; also that developments along Waterkant were marked by occupation of public space, dumping of sand and materials, etc. The sale of former Penkin properties in Loader & Waterkant Streets is likely to exacerbate this as further renovations loom. Proposed that MC create rules of etiquette for developers to be issued for all proposed developments and that DWCA track offenders and include their behaviour in decisions to support or reject proposed renovations and construction activities.

9.f.) Hudson Street one-way

NFR queried if DWCA was aware of the plans to make Hudson one way, partly in order to address issue of minibus taxis using the street as a short cut. MC and floor noted concern that making Hudson one-way entails risk that taxis will take Loader St as an alternative route, thus displacing nuisance and associated dangers into the heart of De Waterkant – IMM follow up with Marc Truss

Meeting closed at 19h00.