



## **Minutes of De Waterkant Civic Association Meeting held at Victoria Junction Hotel, Somerset Road, De Waterkant, at 18h00, Thursday 2<sup>nd</sup> October 2014**

### **Attendees:**

#### **Management Committee**

Ian McMahon, Chair  
Francesco Uys Rootenberg, Secretary  
Theo Nortje, Treasurer  
Elda Storck  
Annalien Loots  
Deon de Wet

#### **Apologies**

Heather Parker

### **Members**

Karen Muller  
Krisjan Rossouw  
Deon Redman  
Allan Watt  
Nigel Price  
John Gray  
Marianne Louw  
Deseré Orill-Legg  
Tim Orrill Legg  
Paul van den Berg

Marc Truss, CEO CID  
Demetri Qually, Sub-Council Chair

### **1. Welcome**

The Chair welcomed attendees and thanked Victoria Junction for accommodating the DWCA and its members.

### **2. Built & Public Environment**

#### ***a) Window frames of 37 Dixon***

Request for demolition was handled last month with no objections. In addition, a request has been made to replace existing window frames with aluminium frames – no objection based on the commitment that the new windows will respect DW traditional forms.

Query from JG whether anodised aluminium will be used as this would allow window coloured frames that blend in better with surrounding houses. Request that ES follow up to ensure that windows will not be in stark metallic colours.

***b) Destruction of ficus tree on embankment of Bayview Terrace***

IMM followed up with company that cut down a massive ficus tree on the embankment between Bayview Terrace and Waterkant St. Guilty party has been identified thanks to co-operation of tree cutters and DWCA has taken up contact with them; the party in question claimed that fence does not represent boundary line.

Further investigation by DWCA has subsequently revealed that boundary line cuts directly through tree. Cutting has been reported to council and councillor, who confirmed that the removal of any large tree in a heritage area such as De Waterkant requires a permit.

Council will follow up with guilty party as per required procedure.

JG recommends that DWCA lays charge with Green Scorpions in order to make penalties commensurate with the offence.

Update on focus to be provided in next public meeting.

AW noted that trees have also been removed on Chiappini St. ES noted that ruling applies to heritage areas, and that area on Chiappini St does not fall into heritage area. Legislation and rules on removal of trees outside heritage areas are unclear.

***c) Construction work on Bellbank Terrace***

ES noted that the current construction work on 2 Bellbank Terrace (continuing down to Waterkant St) has not passed via the DWCA. DWCA is following up on why this is the case and will report back in next public meeting.

***d) Renovation of 60 Loader St***

Plans for renovation of 60 Loader presented by Paul van der Berg.

Noted that key visible change will concern the height of façade on Loader St that will be aligned to neighbouring properties.

Intention to remove set-back on SW side – sheer façade as with adjoining properties on Loader St.

ES noted that treatment of windows require special attention in order to blend in with surrounding houses. PvdB assured that windows would be in line with “traditional” style.

In response to AW’s query, PvdB noted that there is no intention to create a roof terrace.

No objections raised.

***e) De Smidt Street Steps Update***

Councillor Bryant informed the DWCA by mail that three potential contractors have been identified but not a single one had submitted a quotation within the deadline set by COCT. The RFQ process will thus start afresh as per city regulations, further delaying the satisfactory resolution of this long-standing issue.

***f) Renewal of public land lease***

1 Bayview Terrace has requested the renewal of lease of public land – previous owners have always leased a small portion of public land on which the boundary wall is situated. No objection was raised.

**3. Noise & Events*****a) Noise Complaints regarding Manhattan***

FUR notified meeting of continued noise issues identified by neighbour with regard to Manhattan.

FUR noted that DWCA mediation had led to a number of counter-measures and interventions being deployed by Manhattan in order to reduce noise levels, but that a key continuing issue highlighted by the neighbour was the inconsiderate behaviour of patrons on the terrace and at the exit at late hours. FUR observed that Cubana's handling of noise issues seems to have had visible results, DR noted that Cubana's measures included steps to prevent illegal or disruptive parking via placement of cones and use of bouncers to proactively prevent people from creating noise in residential areas.

DR observed that key noise issues relate to the terrace along Dixon St: windows are not closed at 22h30 as agreed during mediation by DWCA and patrons are not consistently being moved indoors. DR opined that a number of other possible measures discussed during mediation have not been pursued.

A new anti-noise door is to be placed at DR's residence next week. If noise persists after 23h00 DR has indicated his intention to take formal measures with city officials in order to deliver a neutral intervention that will ensure adherence to relevant by-laws.

IMM recommended that DR contact Peter Gossman, COCT Senior Engineering Technician for Noise Pollution (086 657 3579 / [peter.gossman@capetown.gov.za](mailto:peter.gossman@capetown.gov.za)) to perform noise level assessment before further escalation. IMM will provide DR with details.

JG recommends that chairman of city sub-council be included in all correspondence on the matter in order to ensure that there are no delays in process at a later stage.

FUR will connect with Manhattan to discuss their assessment of the impact of the countermeasures in place and feedback with summary of status to DWCA MC; FUR emphasized that DWCA's aim was to ensure a win-win situation for both parties.

***b) Complaints regarding Dining Room / Radar party***

FUR notified meeting that a large party event was held at Radar and (former?) Dining Room premises on corner of Waterkant and De Smidt on Saturday 27 Sept, with two very large sound installations, and that included the sale of alcohol; led to multiple complaints being raised. DWCA intervened on the spot at 00h30 and with support of CID agents the disruption was put to an end.

***c) Complaints regarding Sky Bar party***

FUR notified meeting that DWCA responded on the spot to concerns about Sky Bar karaoke party with use of speakers – constructive response from management regarding noise complaint. DOL noted that there was regularly loud noise emanating from the Sky Bar premises but that she considered this to be within the norms of what she would expect from the area.

***d) Yoga Life event***

Noted that a Yoga Life event on Tuesday 30 Sept generated very significant noise pollution. DWCA will track any further infractions and intervene if required.

***e) Presentation of Lanique Bar in Waterkant Street***

Nigel Price announced opening of Lanique Bar, a new joint-venture with Andiamo, on Waterkant street adjoining the Andiamo premises. Lanique is high profile drink (crafted liqueur made from rose petal oil) and bar is aimed at high profile clientele. Noted that bar aims to attract “classy” clientele, who would not appreciate loud or disruptive music. IMM noted that the bar had already installed outdoor speakers that are technically illegal and emphasized the need for careful management of sound. NP responded that outdoor speakers are weak and not connected to main speakers in order to allow micro-management of sound . IMM noted that DWCA will reserve the right to insist on removal of speakers if any noise complaints are raised. NP committed to take care and remains open to feedback from DWCA.

**4. Parking & Traffic*****a) Parking Strategy Update***

Draft guidelines for COCT Parking policy has been finalised. Fine-tuning of legalities and details by COCT is ongoing. Certain areas with special needs, including De Waterkant, will receive dedicated attention. Focus on parking opportunities along High Level Rd. DdW indicated that resident’s permit solution continues to be under serious study. In response to comments by JG, DdW emphasized that traffic flows are included in scope of general handling of parking and traffic issues. JG recommended that DWCA study circulation flows and pro-actively make a proposal in this regard; JG offered suitable map material to support such an activity.

***b) Handling of Traffic and Circulation on Events Days***

In response to concerns raised by JG about traffic issues on events days IMM noted that there appeared to be a need to develop an Events Traffic Flow Policy for Events Day specifically for De Waterkant.

JG noted that proposed use of stadium for rugby events will generate extra traffic issues on event days and should be included in any such approach to policy definition.

FUR noted concerns raised by local businesses that fines had been issued to vehicles parked in Hudson Street on occasion of Bafana Bafana event at stadium despite there being no signage regarding event days. Better handling of event days by city officials is required, especially in terms of clearly identifying to drivers what days are considered to be event days.

In general it was noted that more regular and stricter policing of traffic infractions would be welcomed, specifically to deal with high level of illegal parking around Yoga Life.

**5. COCT Notices**

- RENAMING OF TABLE BAY BOULEVARD PUBLIC PARTICIPATION 1-31 OCTOBER 2014
- OPEN HOUSE: THE PROPOSED REDEVELOPMENT OF THE SOMERSET HOSPITAL PRECINCT: PROPOSED REZONING OF ERF 1559 AND ERF 1955, A PORTION OF ERF 1056, GREEN POINT

- PROPOSED LEASE OF CITY LAND BEING A PORTION OF PUBLIC STREET ABUTTING ERF 296 CAPE TOWN, NAPIER STREET: O1 INVESTMENTS (PTY) LTD – VILLAGE CAFÉ No objections raised to formalisation of use of pavement by Village Café; however IMM will urge Village Café to also formalise liquor licence. ES noted that the Café is a real community asset, and acts as extra set of eyes and ears in the village.

## **6. Management Committee**

### ***a) Resignation of Andrea Erwee***

Andrea Erwee has regretfully had to resign from her post in the MC as she has taken up a job opportunity in the United States. The chair thanked her for her contribution and extended his best wishes to her in her new life on behalf of the DWCA and De Waterkant residents.

### ***b) Resignation Gert Coetzee***

Gert Coetzee has tendered his resignation from the MC after many years of dedicated, focused and passionate service in DWCA. The Chair thanked him on behalf of DWCA and De Waterkant residents for the massive levels of support and engagement that he invested on behalf of the inhabitants of the neighbourhood, and expressed the hope that he would continue to be active in the community.

## **7. Any Other Business**

### ***a) Community Partnership with Lavender Hill***

FUR raised request to DWCA to support a pending initiative aimed at linking De Waterkant individuals and businesses with NGO active in the Lavender Hill community, focused on supporting and empowering vulnerable groups such as women, children, youths, elderly and the LGBTI community in order to break through vicious cycle of disempowerment and poverty.

JG raised an objection due to geographical distance from Lavender Hill and expressed concern that such an initiative would bring gangsters into the neighbourhood. Urged co-operation with more local concerns areas such as Bo-Kaap and Night Haven instead.

FUR noted that repeated efforts to connect with various Bo-Kaap representatives and organisations had failed. Written proposal outlining practical support initiative to the Lavender Hill community will be provided by FUR to MC.

### ***b) Handling of (suspected) criminal activity***

TOL queried how best to handled incidences of (suspected) criminal activity in the neighbourhood. IMM urged that such activity be reported to CID, and DWCA where relevant, who could then alert stakeholders and residents to concerns.

## **8. Closure**

The Chair noted that the next DWCA meeting in November will be an internal MC meeting.

The date of the next public meeting in December will be announced to members by mail.

Meeting closed at 19h30.