



**Minutes of De Waterkant Civic Association meeting  
held at Victoria Junction Hotel, Somerset Road, De Waterkant,  
at 18h00, Thursday 7<sup>th</sup> August 2014**

**Attendees:**

**Management Committee**

IMM - Ian McMahon, Chair

TN - Theo Nortje, Treasurer

HP - Heather Parker, Secretary DdW - Deon de Wet

GC- Gert Coetzee

ES - Elda Storck

AL - Annalien Loots

**Apologies**

FUR - Francesco Uys Rootenberg

AE - Andrea Erwee

**Members**

KM - Karen Muller

KR - Krisjan Rossouw

DR - Deon Redman

AW - Allan Watt

BS - Bruce Speirs

NC - Niels Colesky

JG - John Gray

Neil Viljoen

NFR - Norbert Furnon- Roberts

**Office bearers**

DB - Cllr Dave Bryant

MT - Marc Truss, CEO CID

MS - Marius Swanepoel, GPCID

**1. Welcome**

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

**2. Building issues**

GC led the meeting through various challenges in this portfolio.

**a) De Smidt Street steps**

The situation remains unresolved, with contradictory messages in media and communications from the City of Cape Town about timelines.

DB offered an update from the Council official in charge confirming the scheduled Council timelines.

#### b) Land-use contraventions

There is a “package” of complaints against four properties in the Village that has proven particularly problematic for the Village. GC reported the following series of events relating to the following properties:

1	Erf 439, 47 & 39 Napier	permanent tent-like structure added to roof
2	Erf 610, 31 Dixon	permanent tent-like structure added to roof
3	Erf 427, 137 Waterkant c/o Dixon	wendy house added to roof
4	Erf 4793, 35 Loader	pizza oven with chimney built in front of house

DATE	
2/5/14	GC wrote to CCT official Johan Cornelius regarding property 1. Mr Cornelius undertook to take the matter further
24/5/14	GC wrote again to Mr Cornelius regarding property 4; and Mr Cornelius replied that he would report the matter.
25/6/14	Having seen no action, GC submitted a formal complaint regarding the above two transgressions, and added details of transgressions at two other properties – 2 and 3. It is City policy that complainants should receive a reply or acknowledgement within 24 hours; no such acknowledgement followed.
7/7/14	GC again emailed an official, this time Mr Christiaan Coetzee, the public face of the B&PM Department asking for help. He received no answer.
8/7/14	GC again emailed Johan Cornelius. He suggested GC write to Mr Koekemoer, regional head.
10/7/14	GC wrote to Mr Koekemoer which led to some correspondence about the correct forms to be used
15/7/14	Mr Koekemoer in a letter to GC said that a notification was served regarding all four properties. GC noticed that all the notifications had been served on one property, i.e. 49 Napier.
16/7/14	GC pointed this out to Mr Koekemoer and offered to meet an official to make the point that these are 4 different properties; CCT did not take him up on his offer
18/7/14	Mr Koekemoer emailed to say there had been an "oversight" on the part of the building inspector. He said notification had now been served on 1, 2 and 3 but that 4 was legal
22/7/14	GC wrote to Mr Cornelius pointing out Mr Koekemoer's stance re the illegal building of a pizza oven at a building over 60 years old, in a Heritage Area
24/7/14	Mr Cornelius responded, saying he had spoken to Mr Koekemoer and that due process with a LUPO application would have to be followed.
23/7/14	In view of the fact that Mr Koekemoer had previously accepted his Building Inspector's judgement (regarding the four complaints belonging to a single erf), GC requested evidence in the form of copies of the notifications served on properties 1, 2 and 3. He asked also to be informed about the process followed w.r.t property 4. He received no reply.
31/7/14	GC repeated his request for copies of the notices and asked for confirmation that the LUPO process was being followed for 4. He received no reply.
5/8/14	GC repeated the request, saying that he wish to report back to the DWCA meeting. By the

time of the meeting on the 7 <sup>th</sup> , he had received no reply.
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GC argued that DWCA's options now were a) to ask DB to follow this up; or b) for DWCA to enlist the Freedom of Information Act in order to force the CCT officials to share this information. He also argued there was a case to go to the Press with this evidence of gross incompetence, and undertook to email all information along with supporting documents to DB in the aftermath of the meeting.

**c) 15a/17 Loader – illegal demolition of a wall**

GC informed the meeting that DWCA will follow through on this; an update had been requested from the City (no response to date). KM said there was no sinister intent and the demolition was occasioned by a damp problem; IMM pointed out that it remained important to follow process in a heritage area.

**d) Report-back on complaint at 50 Loader**

DWCA followed process, and the meeting was told the complainant should take it up with CCT if CCT has not followed their own protocols.

**e) Report-back on 37 Napier.** There was a request to install spikes on walls. It's an interim solution for 7 months pending building in the mid-season. GC undertook to write to Johan Cornelius asking for CCT policy on this kind of addition. DB says CCT is preparing a boundaries wall policy which will be a legal entity (National Building Regulations); it is in the to-and-fro process as the initial one was considered too prescriptive. It was noted that currently it is illegal to have barbed wire on boundary walls.

**f) Letter from Donald Cameron,** owner of 25 Loader, saying that Japie Hugo (ED of EESP) had sent him a letter supporting his complaint, and asking DWCA to bring this to DB's attention. So done.

### 3. Security

#### a) Crime & grime

- MT reported that the past period has been an active time with several house robberies, car break-ins, a forced entry, an armed robbery, and increasing "robbery common" (hustling etc). Notable is the number of car break-ins where there is no evidence of forced entry, leading to suspicion that jammers are being used. ID looking at a device that sounds an alarm when jammers are used.
- There are many more new faces among the street strollers. But the police have few mechanisms they can use to manage this. MT appealed to local residents and businesspeople not to support "car guards" and other street people – there have been incidents of letters of support being notarised and used as "evidence of legitimacy"; and they have used arguments like loss of income to try and entrench their position on the streets.
- Security continues to struggle with random harassment and robberies in the club area. Taxis remain a problem and the shortage of Traffic Department resources on night duty isn't helping. Metro cops not able to help; eyes and ears of the community remain our strongest resource.

- One of the City's top-10 most wanted criminals was arrested in the Quarry during this period.
- The white CitiGolf that had elicited anxiety among DW community some time back – it is known to have been used in the area as a getaway car for muggings, and was specifically identified by the man who was mugged at 7am in Jarvis - was apprehended in Union Street as a stolen phone had been traced to that car. However, no arrests were made. Police continue to persist.
- New interim station commissioner is in place due to ill health of former commissioner; he is unfamiliar and it will take time to hit the stride.

#### **b) Other developments/news via CID**

- Mirage comes on line end-November – retail and residential space is all taken.
- The block where the paint shop currently is (border of BoKaap) is going to come under development;
- the Readers Digest building will follow soon after.
- The owner of the building c/o Waterkant & Chiappini which is currently boarded up is to be approached.
- CID trailer is working hard.
- New club opening above Smeg, St Ives (relocated from Camps Bay).
- Diamond Liquor did apply to CCT for extended hours, says DB, and was one of only two applications that CCT turned down – mostly due to their proximity to mosques (the other was Harrington area).
- The fence on Port/Stanley has been fixed – looking for some resources for a more solid response.

#### **c) Pink Village Safety Campaign**

There have been 8 or 9 muggings in the last weeks. The informal grouping has clubbed together to employ a private security resource over the weekends – and again, on Thursday, when security was not present, there was a mugging in the area between Beefcakes & Beulah.

#### **4. Noise update**

- In Francesco's absence, no formal report, though anecdotally, status quo remains.
- Andiamo party night (DJ advertised to start playing from 10pm) – not clear yet what took place.
- The noise and social problems originating from Cubana continues in spite of efforts (much appreciated) on the part of Cubana management.

#### **5. COCT feedback**

- Notices and policies continue to come through.
- Feedback on ward allocation requests – considerable resources have been put into the parks space, which will address the De Smidt Street Park request.
- DB asks DWCA to stay in communication about any changing priorities as we draw closer to the 2015/16 fiscal. Include specifics.

- DB gives a heads-up on rejigging of old policy on old cellphone towers – doesn't specifically affect DWCA.

## **6. Communication**

First newsletter has gone out and was well received.

## **7. General**

- The need to follow up with CCT re the parking proposal was flagged. MT provided feedback on the general parking policy, which is looking at 2016, but DW policy has its own trajectory.
- AL expresses distress about Son Vida's laundry on balconies. TN says they're looking for a new manager.
- Midmar may be taken over by Pick n Pay Liquors.
- Farewell in absentia to AE.

**The meeting closed at 19h10.**

**The next public meeting will take place on the first Thursday of October. The new subcouncil chair Ald Qually will be invited by DB.**