

De Waterkant Civic Association Public Meeting

Held at Victoria Junction Hotel, Somerset Road
At 18h00, Thursday 8 May 2014

Attendees:

Management Committee

Ian McMahon, Chair
Theo Nortje, Treasurer
Elda Storck
Deon de Wet
Andrea Erwee

Apologies

Heather Parker
Gert Coetzee
Annalien Loots

Other

Allan Watt
Bruce Spiers
Krisjan Rossouw
Deon Redman
Thomas Friess
Hermina Friess
Norbert Furnon-Roberts
Marc Truss (CEO GPCID)
Nemone Bieldt (presenting architect)

1. Welcome

The meeting is opened by the Chair, who welcomes all. In the absence of FUR and HP, ES undertakes to minute the meeting and informs attendees of the De Waterkant WhatsApp Group for information sharing, to which they will be added if they tick the appropriate column on the register.

2. CID Report

Marc Truss sums up crime and grime interventions of the past 6 weeks.

Theft out of motor vehicles and common robbery were most reported; 31 cars were stolen from the CBD in one week. Foot traffic from below Somerset Road towards the higher area in early morning hours was targeted by muggers and club patrons needed to be cautioned. The security contractor Vetus Scuola has split ownership and the new contractor will be Securus. The new uniforms are designed to improve nighttime visibility of the patrols and dog patrols have been re-introduced, having proven to be the most efficient deterrent.

The area has been generally neat and tidy. New CID employees with baseball caps and pinstripe jackets have been introduced as extra eyes and ears. Improvements in

the Bo-Kaap will have an effect on adjacent areas. Trees have been trimmed in Napier and Waterkant Streets and street lines touched up – top-ups for City services.

The old Bronx building is reaching completion, Vasco will be revamped, there will be internal works on Cape Quarter 2, new lights are to be fitted on Moreland Terrace.

Marc briefly touches on the socially unintegrated individuals roaming the village and the vagrancy problems under the bridge below Somerset Road and informs us that Charles Willoughby of Quarry fame passed away. The CID provided his common law widow with some support in setting up a household. St. Andrews Square hosts some activities from which the whole community should benefit.

The CPF is driving the appointment of a Designated Police Officer for liquor licence matters.

Traffic flow in the area is under discussion partly driven by the owners of Mirage, who want to see one-ways created and sidewalks broadened.

IMM and Deon Redman question the Council decision to demand no parking facilities from the developers of the Bronx building.

3. Built Environment

a) Architect Nemone Bieldt for Indigo Architects presents plans for internal changes to 82 Waterkant Street. HWC asks for a letter of no objection from the DWCA (see Building and Planning protocol below).

b) Nemone Bieldt also presents a proposed development of the Loader/Dixon Street corner, 37 Dixon Street. Urban Conservation and HWC are in favour of replacing the current building with a more substantial structure in keeping with the Georgian-type structures on the same intersection. The owner has commissioned a design of two double-story dwellings, one for his own use and one to be let.

Discussion of this project reveals one common concern: no parking is being provided for these new residents. The site currently boasts one semi-legal parking bay (it probably would not pass Council directives for minimum dimensions), which would be lost in the new development, although an equally hardly adequate space will replace it. In the light of the new development being about 120sq/m and two bedrooms each (X2), more vehicles would have to be accommodated. NB suggests that the DWCA asks the owner for evidence of a lease agreement with parking facilities nearby. DDW explains that the managed parking agreement that the DWCA is seeking and negotiating with the City would alleviate the problem if followed through: freeloading would become impossible and residents would have preferential parking in some areas. The DWCA is asked to comment to the architect.

c) ES asks attendees to study the draft protocol for Building and Planning matters, copies of which are distributed. GC of the Built Environment Sub-Committee has drafted guidelines by which incoming building and planning projects will be dealt with. The objective is to provide transparency and consistency in the evaluation processes with which the MC is tasked. The final draft will be posted on the website and public comment is encouraged.

d) In the absence of G, ES briefly informs attendees of other BE matters:

The DWCA has commented on the last submission of the Somerset Square development, expressing satisfaction with the solutions regarding height but a caveat regarding parking and an ongoing concern about traffic flow problems.

The DWCA is vigilant regarding future developments in the area between De Smidt/Waterkant/Highfield/Somerset but currently there is nothing of concern.

146 Waterkant Street is being built as a mirror image of the plans approved by the DWCA and negotiated with the neighbours (148a Waterkant). Council has not responded to complaints by the neighbours and the DWCA, but the architect advised that rider plans to mirror the originals were approved and not advertised. ES to follow up with Council.

The DWCA was informed that a pizza oven had been constructed in front of Waterkant House. On enquiry with Urban Conservation it became clear that this was illegal and officials took it upon themselves to alert the building inspector. The DWCA will deal with the transgression if a retrospective building application is filed, and will comment on the business part of it once a business is applied for or in fact running.

4. Noise

IMM reports on meeting with complainants, businesses and CID CEO regarding noise from Cubana. IMM emphasises that businesses cannot entirely shrug off responsibility for their patrons when they leave the venue. Conditions were negotiated and compliance will be insisted upon. Deon and Chris update on their experiences with Cubana and Manhattan – they are still subjected to substantial noise nuisance and are encouraged to help create a paper trail for future reference when licences are to be renewed.

5. Ward Allocation spending

Attendees are advised of the DWCA MC list of priorities regarding a wish list and asked to add their suggestions per email. Discussion clarifies that security concerns along Strand Street/High Level Road, in conjunction with possible parking benefits, leads the list, followed by general aesthetic improvements such as cobblestone paving, lighting etc.

6. Closing

The meeting is adjourned at 19h20 and the next public meeting announced for 3 July. The June meeting will be an internal one for the MC (5 June).

ES 8/5/14