



Since 1975

Minutes of De Waterkant Civic Association Public Meeting
held at Victoria Junction Hotel, Somerset Road, De Waterkant,
at 18h00 on 3rd November 2015

Attendees:

Management Committee

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

Apologies

Heather Parker

Attendees / invitees

Marc Truss, CID
Tommy Brummer, architect
Pierre Swanepoel, architect DHK
Allan Steyn, DHK
Campbell Brummer, FWJK
Renske Haller, DHK
Bridget O'Donoghue, Heritage Consultant
Kris Rossouw
Gregoire Fontaine
Norbert Furnon-Roberts
Karen Muller
Hugh Perry
Pieter Botha
Arie Roos
Allan Watt
Sue Joscelyne

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.

4. Crime & Grime

Update provided by Marc Truss (MT), Director of CID.

MT noted that new fence placed with support of COCT in De Smidt St Park was expected to improve security concerns in this particular area.

DW noted that fence had not been finished into corner. MT promised follow-up and requested that any further feedback be directed to him.

Crime: 3 incidents reported in last month, 3 thefts-out-of, one attempted robbery, various smash and grabs. Noted that there are criminal groups ringing doorbells and attempting break-ins when no response; MT observed that this modus operandi also relates to businesses.

MT noted that Mirage hotel will open soon (67 rooms) and bring more guests to the neighbourhood.

NFR noted that Sky Bar at top of Mirage has requested Liquor Licence. NFR assured the meeting that he will ensure that the bar is fully aware of regulations and local sensitivities

MT observed that re-cabing in lower De Waterkant is underway which has led to some traffic and access issues. CID will follow up on planting of trees in Hudson Street which have been removed as a result.

MT mentioned that De Smidt street steps are being maintained by CID. FUR complimented CID on regular maintenance as steps tend attract and retain litter. AW queried who was responsible for maintenance of steps between Upper Somerset and De Smidt, MT noted that this did not fall under CID but effort had been made by Green Point residents to have regular clean ups in the area.

TN noted that red line in front of steps and elsewhere need to be maintained. MT confirmed that site inspections will take place this week. In addition MT observed that bollards had been placed on corner of Waterkant and De Smidt to prevent cars from parking on circle at request of TN.

5. Built Environment

a.) Update on 32 Napier

PS (architect) noted that some changes and improvements have been made in response to the objections raised. Document will be forwarded by architects to DWCA with these proposed improvements.

b.) Piazza Development

PS (architect) kicked off his presentation on the CQ Piazza development by noting that the piazza in question is one of few spaces in CT with an open space. Aim to work with the piazza and improve essence of public space with more pedestrian access.

Architects received brief to reactivate failing Piazza restaurants and to respond to huge demand for residential space in De Waterkant.

Observed that there were number of heritage buildings on proposed site and acknowledged merit of existing development which refers to heritage element and character.

These existing build & heritage elements will be kept to maximum degree, most construction will be above existing buildings.

Developer's aim is to realise unrealised bulk – less than half of maximum has been used.

Noted that heights of proposal were adapted to adjacent buildings – dropping down scale as it approaches the precinct of the Heritage Zone.

Plan aims to deliver an activated retail edge on streets along periphery.

PS mentioned that there was a 25m maximum height on one side of development facing De Waterkant, with 38m maximum height on side facing City.

Noted that the heritage value of heritage walls would be preserved.

PS invited BO'D, Heritage Consultant, to extrapolate on heritage value.

BO'D informed meeting that three site buildings classified as 3C, most however are ungraded.

Plans proposed to safeguard character, preserve valuable facades, maintain three storey interface to street and place bulk of development in centre - noting that height restriction on De Waterkant side was 25m.

BO'D noted that Mark Bell and Johan Cornelius of HWC were consulted with regard to construction Design seeks synergy between existing development and shape of surrounding buildings

Observed that the second stories of 68 and 70 Waterkant St are not authentic but will be retained. 72 is original two storey but roof is not original.

Proposal to demolish entrance to Vos Lane to restore original lane and allow light and views to be visible from central square.

PS noted that HWC has verbally endorsed approach presented by BO'D.

PS recognise that there are typical elements of DW architecture remarked that it was developer's intention and aim to integrate that into design: plaster walls, punctures openings, timbered shutters, cornices, metal railings, multi-coloured, flat roofs.

There will be some contemporary accretions to add to hybrid style.

Height proposed to go above 4 storeys but with set-backs from heritage sites and existing facades.

Connection from Hudson Street to Piazza via steps, in conjunction with street entrances on Waterkant & Dixon, which will break facades.

Facades have been punctured to create impression that facades are incremental and have been developed over time and reflect character of area.

Terraces along top edges of proposed high development.

Requesting setbacks on top floor above maximum height along Dixon (and elsewhere)

From existing -3 to +1 levels there will be no significant changes to the existing buildings.

Basement will be extended with support of city council.

23 additional parking bays will be accommodated via existing parking entrances.

AW requested how many new units would be built. PS informed the meeting that 55 new units were planned.

PS expressed the opinion that there was ample parking available in precinct and that proposed additions would be sufficient to absorb needs of residents, their visitors and businesses.

AW and IMM noted that parking was currently an issue in DW, specifically because CQ2 has not been a successful retail centre and has expanded its commercial space, with increased need for parking.

PS objected that residential has much lower parking requirement than commercial.

IMM noted on behalf of DWCA's clear stance is that proposed additional parking is currently insufficient. Current CQ2 parking is already being used by neighbouring buildings (such as Edge); proposal to use CQ2 parking to absorb needs for proposed Piazza development will only exacerbate existing issues.

GP and DR noted that proposal did not seem to take account of the reality of parking needs for residents and their visitors as well as businesses and their clients. DR noted that CQ2 parking appears to have been over-promised to multiple parties and developments.

PS emphasized that ground floor will mainly be restaurants and some commercial units, 1st floor will be offices and commercial, above that mainly residential.

PS noted that request for departures will be submitted to go one above level zoning limits based on fact that zoning line is embedded in the ground. Development will be higher than current CQ2.

KR noted that the impact of the development on neighbouring resident's views and lives does not appear to have been taken into account. He observed that recent developments on the edge of De Waterkant were "cocooning" the village in with blocks of office and flat developments; underlined that residents had consciously chosen to live in a heritage area and are limited by rules safeguarding this nature, but are now obliged to look at skyscrapers that increasingly surround them on all sides.

IMM queried if owner of Manhattan has been notified or consulted, P informed meeting that this was not the case. IMM requested that contact be made.

IMM summarised that there are 4 key areas of concern for the community and the DWCA:

- 1) Traffic impact of 55 new residences threaten to negatively impact traffic CQ1 is already constricted and CQ2 also faces issues. Flow of traffic, congestion, one-way systems threaten to create traffic anarchy
- 2) New development will exacerbate parking issues in DW, e.g. parking required for each 55 residences plus visitors parking (generally calculated as one for every four residences)
- 3) Height departures must be acceptable to community and respect scale, massing, articulation and texture.
- 4) Proposed roof terraces may exacerbate existing nuisance issues and lead to increased noise disturbances created by the residents. FUR noted that it was more difficult to manage fallout of nuisance from private residents. Mechanisms would be required to ensure that the proposed terraces would not further exacerbate existing noise issues, and buyers would also have to be aware that they were buying into a lively neighbourhood where tolerance of some noise levels from existing establishments was nonetheless required.

DDW and IMM observed that an holistic approach was required between the various developments underway and that it was deemed reasonable for the architects to help find a solution.

IMM noted that further discussions on four issues raised would be required with developers.

Meeting closed at 19h35.