



Since 1975

Minutes of De Waterkant Civic Association Public Meeting
held at Anova Health Institute, 24 Napier Street, De Waterkant,
at 18h00 on 2nd February 2016

Attendees:

Management Committee

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

Apologies

Annalien Loots

Attendees / invitees

Gideon Scott, architect
Nemone Bieldt, architect
Norbert Furnon-Roberts
Kris Rossouw
Patrick Cullen
Gregoire Fontaine
Karen Muller
Tobin Shackleford
Jeremy Jonker
Fred Durrow, architect
Michael Dennet, architect
Allan Watt
Roten Shachar

1. Welcome

The Chair welcomed attendees to the meeting and thanked the Anova Health Institute 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

a) Proposed sun room at 2 Loader Street

NB noted that proposed development will take place under the shadow of the neighbouring Hudson skyscraper.

Mass and height of Hudson building impacts on use of terrace by current owner due to lack of privacy. Proposal as presented is to add fairly low top floor, set back so as not to be visible from street, and not higher than any neighbouring buildings along the first block of Loader St.

Request for floor factor and height departure.

Proposal will be advertised to neighbours and DWCA but NB first wanted to procure feedback from DWCA MC and members.

IMM noted that with terrace above sun room, increase is effectively to four storeys.

In response to AW's query on increase in height, NB pointed out that house on corner of Loader and Dixon is currently three stories.

GP asked for current height restrictions by storey. NB pointed out that restrictions are defined by heights, not by storeys. Currently clarifying COCT's division's with Land Use Management department and whether measurement starts at garage level on Vos Lane or on Loader Street.

PC noted that addition of terrace above sun room threatened to create precedents and undermined resident's claim to secure more privacy from Hudson.

AW noted that DWCA had objected to use of garage on Vos Lane. Noted that the objection process did not lead to envisioned solution and that DWCA was excluded from further involvement after objection.

PC noted that key issue is how people will use deck and what they will be built on it.

TS noted that there is a precedent of undesired expansion at 154 Waterkant where modest glass structure on deck was proposed to DWCA, but subsequently became a large metal and sail structure.

TS and PC raised concern that similar growth might occur on proposed deck.

NB noted that Development Management Scheme (DMS) does not allow pergolas. Demountable structures that can be de-mounted within 15 minutes by resident.

DWCA MC consensus to be agreed and communicated to owner and architects in line with feedback from members and MC in meeting.

b.) Extra floor and unit at 67 Loader Street

Proposal to add one story and one additional unit (to two existing units) at 67 Loader.

GP noted that DWCA had objected to similar proposal for sub-division due to absence of parking.

Architects noted that there was a set-back of 1.2 m from front façade and 3m from street.

Architects noted that stepped façade will create an aesthetically acceptable solution from street perspective.

GP noted that DWCA had previously objected to sub-division on grounds of non-availability of parking.

DWCA is currently following guidelines from COCT in terms of parking. On that basis it must oppose the proposed addition of a new unit.

DWCA noted that they would support if one unit was maintained rather than expanded to two.

Also request to consider pushing setback further in.

Architects to confer with client and feed back to MC.

c.) Napier Street development

Tommy Brummer provided proposed changes in response to concerns raised by DWCA. GP walked meeting through proposed changes.

- plans changed to adhere to required setbacks
- propose to remove balconies
- no change to overall height – remains within departures

Number of subject matter experts present noted that since development borders Heritage Overlay Zone the most restrictive rules and legislation should apply. In this case the lower height restrictions would apply. Expressed surprise at failure thus far to challenge proposed development on these grounds.

TS noted that this is very important development in terms of impact on the neighbourhood and that the proposed height and mass will significantly change nature of street and area.

Character of Dixon will disappear with CQ1 which the COCT has already largely approved. Important to fight to secure one of the last remaining authentic streetscapes in De Waterkant.

Various members noted that more effort needs to be made for aesthetics to fit into area – façade does manifestly not fit into the area.

Proposed height is concern to all residents. TS, AW, HP and PC noted that they were seriously concerned by the shadow cast by building. Four floors or an equivalent maximum height were deemed to be acceptable. Space lost could be secured along Moreland Terrace and along back.

General consensus that streetscape needs to be preserved.

In addition roofscape needs to be taken into account, as this will be visible across De Waterkant due to widespread use of balconies and terraces, as well as different heights in the neighbourhood.

True elevation along Napier St needs to be taken into account.

DWCA to integrate feedback from meeting and provide response to proposal.

4. Parking & traffic flows

DDW noted that COCT has given De Waterkant priority in terms of deployment of residents' parking. Most likely to be implemented in a year or more from now.

IMM confirmed that DWCA continued to meet with COCT regularly

DDW noted that he has looked at suggested change of traffic flow with COCT Traffic department in order to improve traffic flow in De Waterkant.

PC requested that DWCA share proposals, DDW agreed to place plans on website to allow comments from residents.

IMM and DDW thanked TS for his support to COCT in re-painting traffic lines.

TS noted that residents between 72 and 90 Waterkant Street had a conflict of interest with CID, Cape Quarter and local businesses, where vehicles parking along that stretch of the road were preventing

residents from accessing their gates and homes. TS requested that the new DWCA MC follow up on this point.

5. Noise feedback

Large number of complaints during high season. FUR noted that despite much frustration and concerns raised informally, many residents still fail to submit formal Noise Complaints, which prevents the Noise Sub-Committee from pursuing

Carnival coordination with organisers, COCT and Law Enforcement is continuing.

Meeting closed at 19h25.