



Dixon Street Parking Extension Lease Feasibility Study



Artist Impression



City of Cape Town Notice

The DWCA, on behalf the De Waterkant community, after a request, has been approached by the City Of Cape Town with a proposal to lease the extension of Dixon Street (Parallel to Loader Street / between Dixon and Napier Streets) as the current exclusive use of fenced-in council land is unlawful.

As per City of Cape Town instruction, the land may therefore:

- Be leased from the City by the DWCA, formalizing its use;
- Failing an agreeable conclusion, the City's could offer this property to any other interested parties, that meet the criteria, should none exist the final resort would be to remove any and all existing fencing and gates (including the boundary fence along Strand Street which currently acts as a crucial security measure) to revert the land back to open public use.



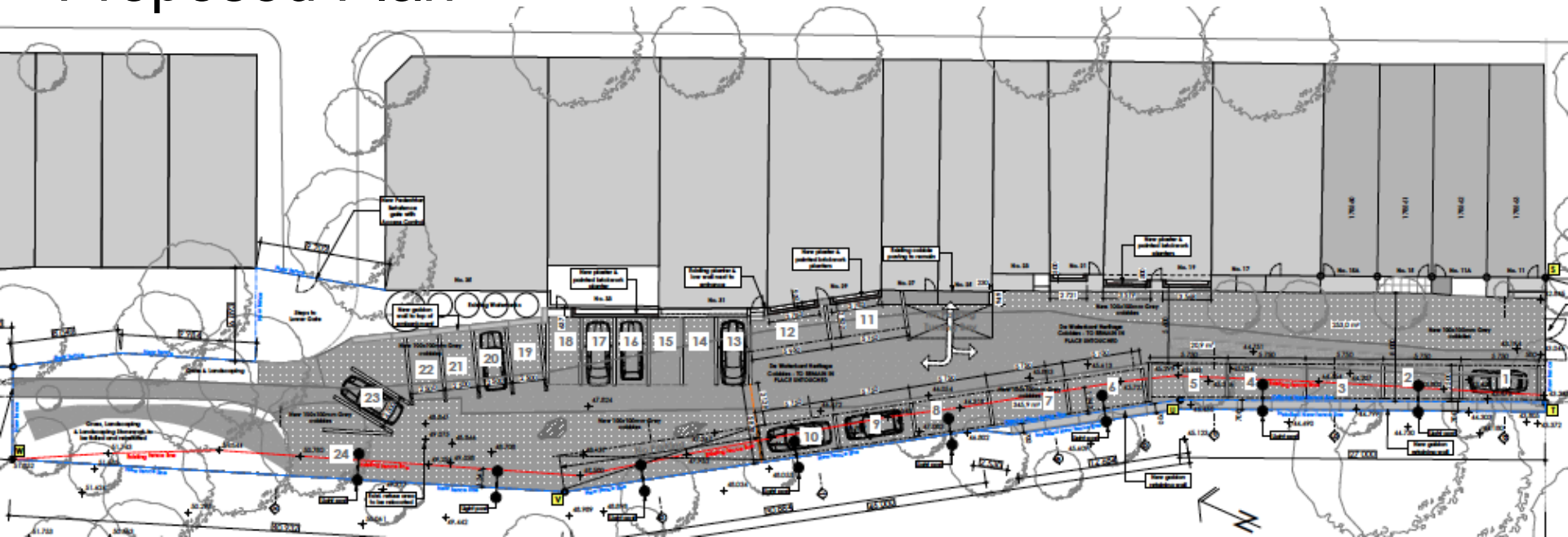
Feasibility

The DWCA is currently assessing the feasibility of this proposal, noting that it may provide :

- A formalized, long term parking opportunity
- Improved security (not only for abutting properties but the also the greater community)
- Improved visual appearance of De Waterkant
- Additional and regular revenue to be used for approved neighbourhood projects as decided upon by the community (replacing streetlights and street signage, security camera's, etc.)



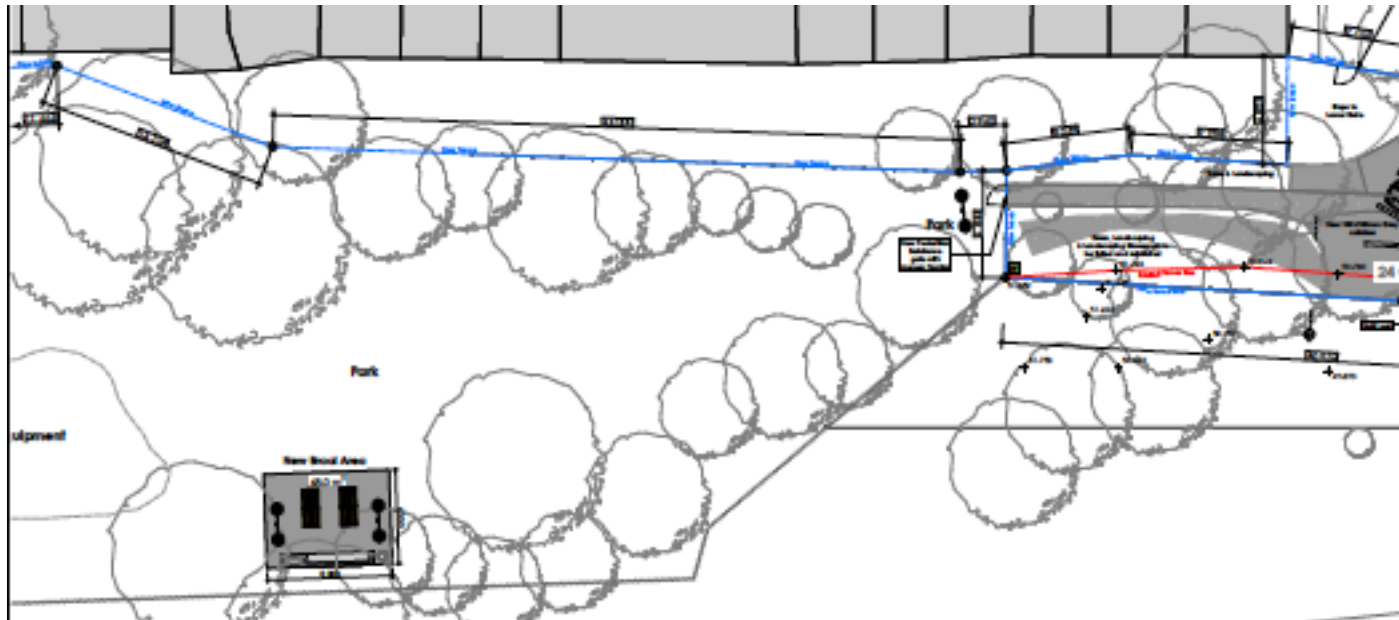
Proposed Plan



- 24 Parking bays
- New & Improved Fencing (blue) as per City surveyor diagram
- Additional Landscaping
- Improved Paving
- Additional Lighting



Proposed Plan



- New & Improved Fencing (blue) along Park Boundary
- Communal Braai Area in Park (or similar facilities)



Process

- The DWCA will table a member's vote at the 26 March AGM in order to obtain a mandate to proceed with a detailed project feasibility outlined
- Pending approval by DWCA members, a more formal and detailed proposal addressing the mechanics, process for the distribution of bays, legalities, and lease requirements to then be tabled later this year for member approval
- Pending this second approval, a lease with the City will then be signed by the DWCA as the civic body representing members.

Intent is to conclude the project before the 2020 AGM.



Allocation of Parking Bays

Some options were presented but it was decided via a Show of hands in the majority to hold off any immediate “ Distribution Options” until a Special Meeting to be held within the year, and the “ Distribution Options” to be included in the Feasibility Study – and voted upon at this Special Meeting



Proposed Lease Period

As per standard City of Cape Town Lease Agreement:

- 5+5 = 10 Years
- Rental review and reversion to market rental at year 5
- Standard Terms & Conditions applicable



Projected Costs

- R38 000 – R48 000 Capital contribution per bay to cover all initial requirements (fencing, landscaping, paving, painting of the bays)
- Monthly rental of ±R600 – R700 for the duration of the lease period (annual rental increase applies)
- Maintenance and repair costs to be paid per rata to sustain the area



FAQ

➤ What is the proposed plan for distribution of these parking bays?

The DWCA is discussing feasible options both involving the adjacent properties and then proximity to the entrances to the leased area are up for review.

The DWCA shall accept more options and a separate Special Meeting will be called to vote for these options.

It was indicated by show of hands at the meeting 5th March 2019 – that these Distribution Options shall be tabled at a separate Special Meeting and voted on..

➤ What are we voting for at the AGM?

1. To vote **NO** - to NOT pursue the Feasibility study at all
2. To Vote **Yes** – to pursue the Feasibility study as per this document
3. **Abstain**



FAQ

➤ Will existing services / utilities be affected?

We don't know all the eventualities, but we have not seen a scenario that will affect services/utilities in a negative way. The improvement of the park via a braai area is an improved service.

➤ Is the area accessible to the public

Yes, all De Waterkant Residents will access the current Park through pedestrian gates.

➤ Is the parking area accessible to anyone.

For security reason, only adjacent house owners will have servitude access (deliveries, etc) and lease holders will have car access.



FAQ

- Is the lease transferable between changes of same property owners?

Yes, the lease gives the owner of an erf, the rights to rent the bay monthly for the prescribed term which is the 5+5=10.

- Is the lease transferable between neighbouring property owners?

Still under discussion but probably not. If a person wishes to surrender the lease it will be offered to the next on the lease list distribution as voted upon by members.

- Will the DWCA ensure that there is no legal, financial or other risk?

Yes, this will be covered in the Study



Thank you

This Feasibility Study is to be voted upon at the AGM
on Tuesday 26th March 2019

Venue Rockwell Hotel 6pm

This document and voting questions will be uploaded
onto website shortly for review