

Large Development Group Minutes - meeting 18 June 2019

Present: Leslie, Joy, Sheila

Apologies: Thomas

Meeting opened 6pm. Leslie welcomed everyone.

1. Minutes of previous meeting 19 March 2019 were reviewed and accepted. It was noted we could not have a meeting in May.
 - 1.1. UDZs: To take off the agenda and add to List of things to come back to if we get a chance ('the list')
 - 1.2. Silo Studios complaint: Lara did not do a Zoning Compliance complaint but a normal complaint which was treated as a late objection and ignored. Tracy does not think there is a case for a complaint as the Silo Studios are being rented, not sold. Drop from our agenda.
 - 1.3. Observatropolis. Afrikaburn is now behind us so we should to approach Dominic again; also ask in OCA newsletter and on LDG list for some enthusiastic volunteers to drive it. Afrikaburn happening in April. Pick up again in May.
2. LDG archive: Lara said she no longer has access because the settings were changed. Tauriq says the archive Lara set up was not through the OCA. Jean Paul cannot access anything
3. Matters from the Management Committee – no minutes from last two meetings so difficult to report
 - 3.1. Constitution was discussed June 11th. Good meeting, constructive discussion. Got through 70% of the Constitution, next follow up in July (scheduled 3rd).
4. Inclusive housing initiative:
 - 4.1. Report for website - Sheila and Mathew still to work on this.
 - 4.2. Suggested we fold this into a discussion on a community-driven spatial development plan for the area. To invite Bridget O Donoghue to the next LDG meeting to get some ideas.
5. Future meetings: to be taken to Man Comm to manage – other names suggested – Tauriq Mellet (may not be well enough), Yvette Abrahams, Ciraj Rasool, the person doing heritage work in Salt River (cross-civic collaboration), et al.
6. Letter to developers on political party donations: SB will follow up to see if there are any public reporting obligations on either Swish Properties (who attacked us for implying there were corrupt) or Tamric Trust (owners of the Anson, ignored our letter).
7. Heritage
 - 7.1. River Club:
 - 7.1.1. Heritage Appeal Tribunal process: HWC CEO attempted to find a 'compromise' solution to satisfy the developers and objectors. Caucused the IAPs in May and then presented to a HWC meeting. But HWC rejected the proposal and confirmed the provisional protection order. Which means the Appeal is still 'live'. The matter will come back to the Tribunal.
 - 7.1.2. Comments submitted on the revised HIA report which will now go into the process under an EIA.
 - 7.1.3. At same time, River Club submitted a rezoning application in October 2018. We objected. The City official (Joy san Giorgio) described it as a 'complex' matter when asked when it would come to an MPT. Her last communication was that the applicants had withdrawn their rezoning application pending the EIA running its course. So, as we understand, the rezoning is no longer on the table.
 - 7.1.4. We had approached LRC to represent us in the MPT on the matter. They were interested but after discussions, felt they would prefer to support the arguments around the rights of Khoi groups and felt we would be able to argue other issues sufficiently. We have approached another Law Firm, Webber Wentzel, who helped CAPP pro bono, but they seem to have run out of their pro bono budget. Working with WW lawyers and planners who know the River Club development would be a big plus but will cost (estimated in the order of R 40 000). However, we may just pursue a first meeting to see what is worth doing and pay for only one meeting. LL to clarify from Meagan Adderley what costs we are talking about and then run that by the OCA treasurer.
 - 7.1.5. Affidavits setting out the facts of the sale of the River Club property by Transnet (PROPNET) to private buyers have been sent to the Zondo Commission and the Special Investigative Unit by the OCA Chair.
 - 7.2. For the wider TRUP development, Andrew Rendall and Gita Govan have been appointed as consultants to facilitate the consultative process for that.
 - 7.3. Suggested that the OCA apply for a project on memorialising Obs are part of its culture and heritage activities – as advertised by the ward officials.

8. CAPP:
 - 8.1. Next event in August 14th 4pm to 6.30pm at Tshisimani in Mowbray (Bertha Centre) focused on Ward Councillors;
 - 8.2. UCT student, Dahlia Patsika, will be doing her Masters in Social Development looking at case studies of participation at Civic level. We will invite her to the next OCA LDG. To Ask Man Comm if she can attend Man Comm meetings and access Man Comm documents.

9. Building Developments – Current updates (a very long list)

Hotspots:

 - 9.1. River Club: as covered above under heritage.
 - 9.2. Koornhoop: HWC Belcom dismissed the application in toto. Unclear if applicants will appeal but it seems evident to everyone they have no case.
 - 9.3. Collingwood: No longer JP Carromba but another developer, who has approached OCA. Correspondence with Tracy in May, unclear if going further.
 - 9.4. Car Mania: Nil new – no plans submitted, the weeds on the demolished plot are growing taller
 - 9.5. 321 on Main: Owners appealed the rejection of their demolition application by HWC again. Site visit was meant to happen. Unclear whether it happened and whether there was any decision. Poor communication with OCA.
 - 9.6. Anson – Appeal was lost; Developers in process of adding extra floor
 - 9.7. Lower Main Rd development by Himmy Abader involved demolition that was wreaking havoc on neighbours in Arnold. Building inspectors seemed uninterested. But seems the worst is over now.
 - 9.8. Caltex Garage: Applicants won their appeal to demolish the existing building without imposition of design criteria.

10. General:
 - 10.1. FAMSA want to invite tenants into their building in Bowden to create a Community Wellness Hub rather than sell to a greedy developer. We have advertised across Obs so that service providers potentially interested can engage with FAMSA. We should encourage Obs support them in a venture to create something valuable for Obs rather than they have to sell it to a developer with no interest in preserving what the community wants. LL to follow up to see if they have had success.
 - 10.2. Leslie follow up the UCT Real Estate Research Unit to ask if they can research the Rental Market in Obs. the impact of AirBnB and what that means for affordable accommodation in Obs. The head of the Unit indicated they would only be able to find a student for 2020.
 - 10.3. Suggested that we should try to find a student to do a community survey of what residents and businesses think about the OCA

11. Meeting closed 7.20pm

Items for Man Comm

Decision:

1. Man Comm to take up heritage talk series – who will coordinate?
2. Dahlia (student) to attend which meetings, get access to what documents?

Information:

3. Inviting Bridget O Donoghue (with view of getting our own SDP together)