



Making Claremont
a better place for all

The Claremont Clarion

Official newsletter of the Claremont Improvement District Company (CIDC)

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Zille opens the new Claremont Boulevard

The new Claremont Boulevard allowing traffic to bypass the congested Main Road was opened on 19 February by the Executive Mayor of Cape Town, Helen Zille.

"In terms of traffic congestion, recent years have seen Claremont becoming a victim of its own success," said Zille. "In Cape Town overall the number of cars on our roads is increasing by 6% per annum, and Claremont has been well above that average."

The Claremont Boulevard will give harassed motorists an easy commuting alternative. It runs parallel to the Main Road, between the railway line and the Main Road, from the Southern Sun Newlands hotel to Stanhope Road.

The Claremont Boulevard was financed by levy paying businesses who are members of the Claremont Improvement District Company (CIDC). The new Public Transport Interchange, which is part of the development, was financed by the City of Cape Town. It comprises a Taxi Rank, Taxi Holding Area and Bus Terminus across the road from the existing Claremont Railway Station. The City also financed the building of the Claremont Clinic in the area.

Chairman of the CIDC, Chris Drummond, said: "This is a ground-breaking initiative in that private finance designed and constructed this piece of public infrastructure."

According to Drummond the layout of the route, with the elevated Stadium on Main building and the manner that the bridge over the railway line was designed, shows that this road was planned and assessed as important for Claremont as far back as the early sixties. "It has taken 45 years to get to this moment. That shows that a good idea has longevity."

In March 2002 Drummond launched the 'Claremont Vision' which set out several major projects and initiatives and was the first step towards the Claremont Boulevard. "The Claremont Vision called for a public-private partnership between the City and the CIDC. The most ambitious was the development of the Claremont Boulevard and the Public Transport Interchange."

"This was a unique departure from the normal civic



improvement blueprint because traditionally City Improvement Districts deal principally with crime and grime, but not matters of capital and infrastructure," he said.

"We embarked upon a massive process with both the City and the Provincial Government as a road of this nature falls within both of their authorities."

According to Drummond, the CIDC had to secure financing of R22 million to design and construct the road. "First we had to get overwhelming approval from the members of the CIDC to increase their levies to finance the road. We subsequently received this overwhelming approval in excess of 98%. Basically everyone we could trace gave their approval," he said.

"Once we had the approval of the members and increased the monthly levies the CIDC was able to source the finance for the project with a loan from the Development Bank of Southern Africa (DBSA). The DBSA identified this project as an example of the increasing role private enterprise needs to play to finance public projects," he said. "Projects such as this require expertise, skills and capital. All three are not always readily available to municipalities, therefore increasingly private enterprise needs to be supporting of and assisting public enterprise with these sort of initiatives."

"It was an extremely difficult and complicated process as pioneering carries with it a particular level of unique difficulties. Many were cynical about our chances of success but the opening today is the tangibility of that success. Thanks to this project we now have the expertise to assist others with projects of this nature," said Drummond.

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From the Executive Manager's desk



After the very good news that the Claremont Boulevard was opened on the 19th of last month, I want to announce that on the 31st of March I will be handing over the reins of Executive Manager to my friend and colleague from the Central Cape Town City Improvement District (CCID), Mr Abdul Kerbelker. He is very experienced, having been in CID management for the past nine years. He is currently working with me to get a grip

on the needs of Claremont and he is indeed a man who will bring a new vision to our CBD. I welcome him on board most warmly.

As far as my future is concerned, I will be continuing to serve the CIDC in the area of expanding our operations. More about this in future issues of the Clarion.

Therefore dear readers, this is my final message as Executive Manager after nearly ten years from when we were founded in May 1999. What an exciting ten years it has been with massive infrastructure development, the advent of close on two thousand new residents into our CBD and last, but by no means least, the opening of the Claremont Boulevard. It is, therefore, with grateful thanks to all the stakeholders of the CIDC for allowing me the great privilege to serve you all as your Executive Manager, also to my Chairman Chris Drummond and the Board of Directors for their support during the past decade.

God bless you all and may the CIDC flourish under new management as it continues its work of making Claremont a better place for all!

Anthony Davies, Executive Manager

New CIDC Executive Manager



Anthony Davies, outgoing Executive Manager of the CIDC, welcomes Abdul Kerbelker, formerly of the Cape Town CID, who will be replacing him on 1st April 2009

Keep us posted

Share your views or let us know of any new or important developments that we should be highlighting in the Claremont Clarion.

Email claremontcentral@iafrica.com or call 082 2241 222.

Claremont Boulevard opening



Neil Gardner, Deal Originator (Old Mutual Investment Group Property Investments), Brenda Bibby, General Manager Cavendish Square and Abdul Kerbelker, former Senior Precinct Manager CCID, at the official Boulevard opening function



Eddie Chinnapen, Executive Director for Transport, Roads and Stormwater, Andrew Boraine of the Cape Town CID and Mansoor Mohammed of the City of Cape Town also attended the event

Special notices

Chris Farley

A number of our readers would have known Chris Farley, the local Manager of Trafalgar properties. He was also for many years a director of the CIDC. Sadly he passed away late last month after a short battle with cancer.



Isobel Aitken

Isobel, a great character in Claremont CBD circles and the Chairperson of the Marlborough Court Body Corporate and Trustees, is gravely ill (at the time of going to press) in St. Luke's Hospice, also suffering from cancer.

“To the Table ...” for authentic Italian cuisine

If the animated buzz of dinner conversation is in any way related to the level of contentment experienced by diners, A Tavola, the newly opened Italian eatery has certainly succeeded in its culinary offering. Brightly lit with a relaxed ambience, the cuisine is authentically Italian - with the focus on “doing it the way it is done in Italy” - out of the garden and into the kitchen. Owners, Giancarlo Pironi, David Haupt and Kurt Henderson, who hail from Johannesburg and have been involved with several successful Italian restaurants there, believe it important to bring the real taste of Italy to South Africa, rather than pandering to the South African palate, which tends toward over-saucing of pasta dishes.

“Our emphasis is on freshness and seasonality,” says Restaurant Manager, Kurt Henderson, adding that some ingredients are imported from Italy, while fresh produce is sourced locally. The menu changes on a daily basis depending on what is available. Pasta is also made freshly daily on site using flour and egg. Many of the recipes have been handed down over several generations, with the more unusual dishes on offer being veal sweet breads, liver and tripe. *Farfalle Salsiccia con Piselli* (Fresh bowtie pasta with Italian sausage meat, tomatoes, peas and Parmesan) or *Pallard di Vitello* (Grilled veal with rosemary and a touch of garlic served with potato wedges, tomato and zucchini) are popular choices. Part owner, David Haupt, believes their location is ideal with the open piazza style setting perfectly matching their restaurant offering.



A Tavola (open Monday to Saturday) is situated in the Claremont Civic Precinct, Shop1, Library Square, Wilderness Road. Tel. 021 671 1763

The Financial Hub



Financial Hub (VH) specialises in short term insurance broking and has agencies with all the major insurance companies and many niche underwriting agencies. Their involvement with the CIDC dates back to the CIDC's commencement

in May 2000, when they were asked to insure a cell phone. A needs analysis was subsequently undertaken to determine and to draw the CIDC's attention to the risks it faced and which were insurable. Eventually extra cover was arranged with a major insurance company in the areas required.

While Financial Hub has specialised knowledge in the risks and insurance needs of the building and civil engineering contracting industry, they also provide expert advice and service for property owners, commercial businesses and private householders. Says John Higson of the Financial Hub: “It is our privilege to serve our clients as we see ourselves as trustees of the protection for their assets and liabilities. It has been a particular privilege to have been associated with the CIDC since its inauguration, as we have witnessed the dramatic effect it has had on the Claremont CBD. The enormous amount of building development in the CBD bears witness to a job well done. We trust that the CIDC will continue in its excellent work and hope that we shall be able to do our part in supporting that work through best advice and top notch service.”

Financial Hub believes it is in the interest of their clients to remain with their insurers unless changes occur in the insurers' attitudes towards certain risks, claims or rating patterns. CIDC has maintained its present relationship with its insurer for many years.

Anthony Davies, outgoing Executive Manager of the CIDC, extends a big thank you to John Higson and his excellent and highly professional staff for taking care of all the CIDC's insurance needs.

For more information contact: Financial Hub (VH) Tel: 021 670 2444 Cell: 079 0741600 Email: johnhigson@financialhub.co.za

PKF keeps CIDC accountable

PKF (Newlands) Inc. assisted in the set up and maintenance of the accounting records of the CIDC since its inception in 2000, reviewing the monthly management accounts and related annual and monthly budgets. PKF also perform the company secretarial work for the CIDC and The Claremont Road Bypass Company preparing the annual financial statements, as well as assisting with VAT and employees' tax related queries. PKF's Audit Director, David Cohen, has contributed to the management of the CIDC by attending the monthly board meetings in an advisory capacity. “It has been a real pleasure,” says Anthony Davies, outgoing Executive Manager of the CIDC, having PKF act as our auditors during these past 9 years. We wish them well as they relocate to their new offices in town.”



Founded in 1943, PKF is the 5th largest Audit and accounting firm in South Africa and has grown steadily into a national and international network of offices, with 75 Directors and 1000 employees in the major centres. They are committed to high quality service characterised by senior level attention tailored to each client's requirements. Says Alan Ipp, Managing Director of PKF: “We offer integrated accounting, business advisory and consulting services suited to the individual needs of our client's businesses, who range from owner-managed firms to listed companies. Our commitment to training and knowledge development ensures that our professionals are trained using the latest methodologies in all aspects of their work - from interpersonal to technical skills.”

PKF claim to offer more than an opinion on financial statements. “We offer strategic advice based on our understanding of the industry pertaining to our client which incorporates their growth objectives, business processes, risks and opportunities,” added Ipp.

For further information contact PKF at Tel. 021 673 2000 or visit www.pkf.co.za

Health for Life now in Claremont

A visit to the new and exciting branch of Health For Life, the well known health store and vegetarian/vegan restaurant at MontClare Place in Claremont, will expose you to the largest range of natural health products, nutritional supplements and a wide variety of alternative medicines, as well as an expansive range of wheat-free and gluten-free products. Diabetic-friendly products, as well as a large range of aromatic oils, incense sticks, health magazines and organic feminine hygiene products are also on offer.

Owner, Allan Sakinofsky, has brought experienced and knowledgeable staff to assist customers at the new store. His philosophy of “nothing being too much trouble for any reasonable customer request” means that they will gladly try and get a product for you if they do not stock it. He adds: “It’s not just about price, but about good service and knowledgeable advice toward a healthier lifestyle. We have an on-site homeopath who offers Live Blood Analysis, Iridology, Hair Analysis and Homeopathic diagnoses and treatments to help clients assess their individual health needs. “



The store also carries the full ranges of Candence Nutrition, a superior range of nutritional products for all endurance athletes, as well as Supplements SA, which caters for men and women at all sports and gym activity levels. Skin products include Dr Hauschka, Daia Research, Natraloe, Simply Natural and more. A wide range of herbal teas, cereal beverages and goats milk products cater for people suffering from various food allergies. Fresh wheat-free and gluten free bread is also available daily. An added bonus is the 60-seater vegetarian/vegan Halaal restaurant on the mezzanine floor, managed by Anesia Pienaar. The large menu offers a wide and delicious choice of healthy fare with filling portions.

The store is open 9.00am to 7.00pm Mondays to Fridays; 9.00am to 5.00pm on Saturdays and 9.00am to 3.00pm on Sundays and public holidays. Visit Health For Life, MontClare Place, Main Road, Claremont Tel: 021 671 4000.

Vines planted at the Vineyard Hotel & Spa



“The scope of the subject of wine is never ending,” wrote British (and world) wine authority Hugh Johnson, “so many other subjects lie within its boundaries. Without geography and topography it is incomprehensible; without history it is colourless; without taste it is meaningless; without travel it remains unreal. It embraces botany, chemistry, agriculture, carpentry, economics – any number of sciences whose names I do not even know. It leads you up paths of knowledge and by-ways of experience you would never glimpse without it.”

Almost all of these elements converge in a single project which is being undertaken by the Vineyard Hotel & Spa in Newlands, Cape Town. Guests strolling along one of the many paths or by-ways in the beautifully lush gardens of this historic 175-room hotel set on six acres in the midst of suburbia will discover a vineyard once more along the banks of the Liesbeeck River. This vineyard is more humble than those which were present when its original owners took occupation of their new house in February 1800. Naming their property The Vineyard was easy – since there were

some 22 000 vines already planted there!

In February 2009 South Africa celebrated the 350th anniversary of wine-making. The replanting of this vineyard is just one of the measures to commemorate this historic occasion. “The intention is never for this to be a commercial project,” says the Vineyard Hotel & Spa General Manager, Roy Davies. “Yes, we fully intend to harvest the vines – and we will supply them to our five wine partners – Meerlust, Warwick, Simonsig, Waterford and Klein Constantia. Our idea is to bring the hotel’s history alive for our guests. Not only can they visit our genuine vineyard planted with a range of grape varieties, but we can use it to enliven our wine offering. We would like for the hotel and wine to be synonymous – and we want it to be more than having a Diners Club awarded wine list offering in our restaurants or an excellent sommelier making recommendations.”

The Vineyard Hotel & Spa Hosts regular wine and dine evenings and is also the venue of choice for many annual wine award events and trade shows.



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