



Making Claremont
a better place for all

The Claremont Clarion

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'Broken window' theory applied to Claremont



A defaced sign at the Claremont Bus terminus and a brick bench requiring repair work are just two of the defects found on the recent CIDC walkabout. It is the CIDC's intention to have these issues attended to without delay in accordance with their 'zero tolerance' approach.

Taking their cue from former New York City Mayor, Rudy Giuliani's 'broken windows policy', which theorises that monitoring and maintaining urban environments in a well-ordered condition may prevent further vandalism and escalation into more serious crime, Ward Councillor Ian Iversen and CIDC Executive Manager, Abdul Kerbelker are conducting regular walkabouts in the Claremont Public Transport Interchange (PTI) area to ascertain problem areas requiring maintenance and repair.

The walkabouts are taking place at two monthly intervals and a photographic record of all maintenance related issues is being created, thus providing a visual archive of urban problems requiring attention. Future progress checks will then be conducted against this visual record and an account kept on an ongoing basis of areas still needing to be fixed and those that have already been attended to.

This strategy to eliminate crime from urban neighborhoods by addressing and preventing vandalism and structures falling into disrepair is based on the notion that if problems are fixed when they are small, such as broken brickwork being repaired within a day or a week of the problem being noted, the tendency that further damage may occur is far less likely.

"Restoring order and reducing crime ensures that the urban space is of such a nature that visitors and shoppers are drawn to the area in

greater numbers and are assured of a quality experience," adds Kerbelker.

If an area is riddled with signs of deterioration such as peeling paint, vandalised signage, broken brickwork and litter, it indicates that disrepair and crime are tolerated - if not outright accepted - and that no one is taking care of the area. This not only encourages crime, but also serves to attract criminals from other neighborhoods as well. If, however, sidewalks and the like are cleaned every day and litter is not allowed to accumulate, problems do not escalate and urban decay is prevented from compounding.

The importance of this "zero tolerance" approach to urban management is its implications for crime prevention. "The way to cut down on crime in a given location is to change its physical and social characteristics," say Kerbelker. "This can be done by giving priority to repairing buildings, sidewalks and roads and fixing anything that makes the CBD look run down."

It also means enforcing the law for minor infractions. Police, Law Enforcement and Metro police are asked to more strictly enforce the municipal by-laws and punishable offences. By cracking down on the smaller problems, the police are discouraging more serious crimes from taking place. With the co-operation of SAPS and other law enforcement agencies and the ongoing supplementary services provided by the CIDC, the environment is cleaner and safer for all to enjoy.

From the Executive Manager's desk

CIDC's street presence



The World Cup has come and gone and left us with many special memories. The two memories I carry are the excellent service delivery all visitors and locals experienced along the fan mile and in the greater metropole, which proved that South Africans can fulfill expectations on service delivery and the tremendous 'gees' demonstrated throughout the 6 week period. In fact the word 'gees' has really entered the South African lexicon.

It is the intention of the CIDC to take on these 'twin drivers' of service delivery and 'gees' to deliver our core services of Security, Urban Management and Social Outreach with enthusiasm and integrity.

Our lead story, in which the inter-connectivity of urban management initiatives like fault monitoring and crime is made clear, illustrates some of this 'gees' and service delivery. The lead article also illustrates the constructive partnership between the CIDC, City politicians and Council's service departments. Since this monitoring initiative was launched, 45 defects were reported to this triumvirate, of which 25 have been repaired or attended to, including weeding, improved cleaning and security and graffiti removal. The remaining 20, which include cracked mortar in the public toilets, incorrect route signage at the bus terminus and providing dedicated wash bays for taxis, remain on our agenda.

These initiatives benefit every one of the approximate 24 000 commuters who pass through this space on a daily basis. It is after all the quality of the public spaces, which inspires artists like Beezy Bailey to exhibit in them. This incremental improvement, celebrated by urban design gurus, such as Danish architect Jan Gehl, could see the likes of Bailey's King and Queen, as well as ballet dancer sculptures featured in our article on page 3, on display in the public space adjacent to the public transport interchange in the future.

It would be remiss of me not to thank the service departments at Council and the SAPS, who for the period of the World Cup, have delivered excellent services in the Claremont CBD. I would like to acknowledge every cleaner, security officer and technician, who made it their personal responsibility to keep Claremont clean and safe for this period. I would argue that this was not a flash in the pan delivery, but something South Africans can deliver on a daily basis.

Abdul Kerbelker Executive Manager

Simon Nkinga, the CIDC's Cleansing Manager, has been in the employ of the CIDC for more than 7 years. His responsibilities include managing the CIDC cleaning team and liaison with the City's Solid Waste Department. He also monitors defects in and around the CBD, recording those items in need of repair.



During the World Cup the CIDC hosted an on-street 'information centre' on the corner of Main and Campground roads outside MontClare Place. The kiosk was manned by CIDC ambassadors - in their characteristic orange peak caps - who distributed 'Welcome to Claremont' information leaflets to visitors to the CBD.

Station security stepped up



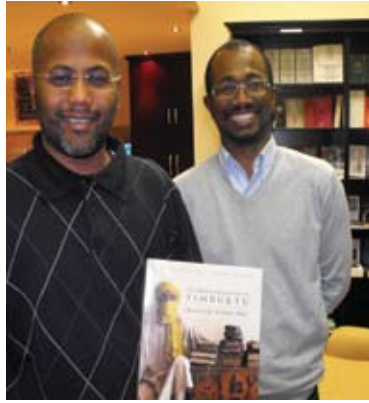
Security in the Public Transport Interchange precinct, embracing the Claremont taxi rank, bus terminus and railway station, adjacent to Newry Street and the Claremont Boulevard, has been stepped up with the introduction of a mobile SAPS surveillance office during peak periods.

Some 18 000 - 24 000 commuters use this area daily getting to and from work. Given the high volumes of people who pass through the transport hub every day, it is potentially an area for increased incidences of crime. "It is thus of critical importance," says the CIDC's Kerbelker, "to apply the strictest urban management principles in highly congested areas such as this to ensure the safety of all who pass through."

Regular meetings are held with Metrorail, Golden Arrow Bus Services, representatives from the City's Public Transport Interchange and SAPS to decide how to tackle the ongoing challenges and how best to utilise the combined resources available in the battle for a safer and cleaner environment.

Good news for Booklovers

A new book store, *Timbuktu Books*, has opened its doors in Stadium on Main in Claremont. The store formally opened on 30 June and according to owner, Saliegh Salaam and manager, Nazeem Manual, they hope to bring a new experience to Muslim readers and open the doors to learning for locals.



Timbuktu Books owner, Saliegh Salaam and store manager, Nazeem Manual

“Travelling the world, we saw a pressing need to create a bookstore experience for the Muslim customer that was much more aspirational - to create a book store that could compete on an equal footing with other well known bookshops. We thought, lets put something together that celebrates the culture of Islam within the South African and Cape Town context,” said Saliegh Salaam.

What differentiates Timbuktu from other book shops is that everything within the store, such as its design, the quality of the literature and the way in which the store has been presented, is all to showcase the beauty of Islam through books and other publications. “We want to reconnect our patrons to the culture of learning, reading and spirituality that was so evident in the great city of Timbuktu,” Salaam continued.

The store has a lounging area, coffee bar, a colourful children’s section, a teenage section and a large selection of books dedicated to different aspects of the Islamic religion. Timbuktu Books also boasts a wireless hotspot within the store and original artefacts, books and handwritten Qurans from the city of Timbuktu on display and available for purchase.

For more info: Tel. 021 671 9819 www.timbuktubooks.co.za

CHARITY BOOK SALE

Support local charities by buying a book at the Annual Charity Book Sale at Cavendish Square on Lower Ground Floor and Edgars Court from 26 - 29 August 2010.

Drop off unused books at the Cavendish Information Kiosk until 22 August.

Wizards Books & Games, which first opened its doors in Stadium-on-Main in 1996, recently underwent an upgrade. “After 13 years of successful trading,” say owners, Chris and Candy Legg, “we have refurbished and enlarged the shop to give the business new impetus. It is much brighter with plenty of space to accommodate more traffic. A new tea and coffee bar has also been provided.



The opening of the new store was celebrated on Saturday 24th April with a mini fair, live music and performances in the atrium area, as well as introductory talks on various holistic topics.

Wizards carries a unique and extensive range of alternative books, gift sets, CDs, DVDs, MP3s and board and card games.

For more info: Tel: 021-6830360/1 E-mail: wizards@mweb.co.za

CAFDA book shop is now operating from its new location in Cavendish Close on Warwick Square after moving from its former premises in Werdmuller Centre at the beginning of April. Mr. Lenny Smith, manager of CAFDA, says of the relocation: “It was a massive job. Huge thanks must go to all the volunteer staff, some of whom are 80 year olds, who packed some 800 books to make the move possible. I still can’t believe that we did it.”

Lenny has noticed a sizeable increase in the number of people who pop in to browse. “We are in a far better location here to serve the community. People find the shop a much more pleasant environment and generally just more convenient and central, especially in terms of the availability of parking. Of course, all our regulars still support us, but new customers who have recently discovered the bookshop are quite pleasantly surprised,” advises Lenny.

Comments from all their customers have been very positive despite the fact that the floor and shelf space is 60% less than in their former store. “We carry the same range of books with only a slightly reduced stock. Excess books are stored at our head office in Retreat and if we don’t have what a customer is looking for here, we can source it for them from our storage facility.”

For more info: *CAFDA book shop* Tel. 021 674 2230

Art on the Square



Visitors to Library Square, the public space adjoining The Quadrant in Claremont, were recently treated to two imaginative sculptures by controversial Cape artist, Beezy Bailey. The bronze King and Queen sculpture was carved in wood with a chainsaw and then cast in bronze. The ‘Ballet Dancer’ sculpture wears high heels and has an African mask on its very traditional European-style dance figure.

Bailey, who is one of Cape Town’s most celebrated artists, lives in the City Bowl but was delighted to be showing his work in the ‘suburbs’. “I am often asked,” says Bailey, “what does that ship, or car, or high heel shoe mean. I am not an illustrator - I release the images that appear before me. Like Picasso, I say that it is not for me to explain the contents of my work; this is for the viewer to do. Each of my works is a frozen dream.”

Bailey has exhibited in Europe and England and has collaborated with many artists. His work is currently also featured in several national galleries, as well corporate and private collections.

200 on Main has 'green' edge



The architects of 200 on Main, Kotlowitz Marais, have set out to achieve a completely contemporary A-Grade office building with a pronounced 'green' edge

Situated at the highly visible junction of Bowwood and Main Roads, the newly upgraded and redesigned '200 on Main' building, which forms part of the Growthpoint Properties Claremont portfolio, has a fresh design, as well as a 'green edge'. Intended to qualify for an 'Environmentally Friendly' rating, the building now has environmentally conscious features including double glazing, water management systems, as well as power saving and highly efficient air-conditioning and electrical systems.

Henk Marais, of Kotlowitz Marais Architects, who is overseeing the

redesign says: "The main structure has been retained while the focus has been to upgrade the aesthetics to provide a sophisticated yet 'edgy' design, while rigorously applying 'green' principles to the service component of the building, ensuring that an attractive and functional design that works for Claremont, the owners and the tenants has been achieved."

The emphasis on the "Green" elements runs through the entire building from the air supply system which allows more than three times the required amount of fresh air into the building to the lobbies' striking graphics where bamboo forests are contrasted with panels of natural dark brown marble. Furthermore, the LED lighting in general areas (including the lobby) is triggered by motion sensors and switches on only when needed.

The exterior, with its previously dated visual identity of face brick closely associated with the former tenant, Homechoice, has been given a complete facelift. It has been plastered, painted and provided with an impressive new entrance on Main Road, covered by a glass canopy leading into a spacious security foyer. The lift lobbies are fitted with smoked glass panels, marble cladding and tiled floors. The three typical floors have been divided into four sections each, so will optimally house 12 tenants, although the internal permutations are flexible. Bathrooms have all been upgraded to A-grade specifications with water saving taps and waterless urinals.

The ground floor offers two retail spaces, one of which is already tenanted by FNB.

Newlands springs and streams an important water resource

From as early as the 1840's water from the abundant springs and streams that run off the eastern slopes of Table Mountain toward the Liesbeek River has been harnessed along its course to power the brewing and milling industries in the area. Newlands, then called *Nieuwe Landen*, was in fact favoured as a location for the establishment of breweries, such as the Anneberg, Cannon and Mariendahl breweries at that time particularly because of the abundance of excellent quality water.

Newlands Spring was one of the main sources of water supply to local industry in that period. Both the Mariendahl Brewery and Josephine's Mill, owned by Jacob Letterstedt (circa 1840's), used water from this spring in their operations. Later, when these facilities were leased to Anders Ohlsson, it included the use of 75 000 gallons of water from the Newlands Spring.

Other sources of local water included Mill Stream and the Kommetjie Spring, which were also used in the brewing process by the Anneberg brewery and further down its course by the Dreyer and Albion mills for the grinding of corn.

For a short period in the late 19th century the water of the Newlands Spring was also used as part of the urban water supply to the surrounding suburbs. As a result of a severe drought in 1894, the town councillor requested that Ohlsson supply the local residents with some

of the water to which Ohlsson's Breweries had exclusive rights. Brewery water from the Newlands Spring was used intermittently in times of drought until 1898 when responsibility for the water supply was assumed by the Suburban Municipal Waterworks.

On modern maps of the City Water Works department, according to author Beatrice Law, it shows that water from the Newlands Spring, together with that from the Kommetjie Spring, is still piped to SA Brewery for use in its operations today.

Reference: Beatrice Law's book, *Papenboom in Newlands – Cradle of the Brewing Industry*



Abandoned in the late 1930's, Josephine's Mill fell into disrepair, but after 13 years of restoration, in 1988 the iron water-wheel was once again turning and supplying the surrounding community with freshly milled, stone ground flour.



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