



The play runs until 14 August and tickets R250. For more information, contact (021) 461-4554. Photo: Ridger Beach



ALIENS LEAVE A MESSAGE 6

Days of road 'free-for-all' numbered

TERESA FISCHER

An application for an adult training facility on Belvedere Road, Claremont has shone a spotlight on the road's "problematic" land use policy, currently being revisited in a substantial review to be tabled at the subcommittee in September.

The present policy allows a degree of mixed use but over the years many residential properties have been taken over by businesses, many of them illegal.

These illegal businesses include attorneys, letting agents and property developers.

Alderman Owen Kinahan says this "free-for-all" will be a thing of the past when a draft policy goes before the Protea Subcommittee in September.

In 1993, the former Cape Town City Council adopted policy guidelines to deal with land use in Belvedere Road, but it has been inconsis-

ently and poorly policed for various reasons over the years, resulting in a mishmash of business and residential uses often with undrivable security, traffic and aesthetic consequences.

Last year Kinahan made R100 000 of his ward allocation available to revise the guidelines.

"Legitimate applicants were getting tied up with the number of properties that simply did their own thing and relied on the gap in the law that allowed them to continue operating illegally as long as their application was in process. I despise this regularisation of irregularities and many of the gaps are being closed - but not before many neighbourhoods have been very adversely affected."

TEXT IT
 SMS your views to us! Send your message, starting with 'post' to 32516.
 SMS cost R1 each.

Kinahan says he doesn't think it is too late for Belvedere Road.

"While Belvedere is a de facto alternative to the M5 and Main Road,

that is not a good reason for it to lose the vestiges of a community high street with mixed land use. What we really don't want is for it to become over-scaled beyond two and three storeys, nor for it to become a four-lane freeway. I would really like to see a message of 'slow down, people live here' coming through in the new policy, with substantial landscaping and a variety of traffic calming measures.

"There is no doubt that some of the businesses which have positioned themselves here are ugly and over-scaled and have a detrimental effect on traffic patterns and the residents. I also put R100 000 into improving the footway in front of the shops in Belvedere Road and there are some interesting ideas doing the rounds for the Choo Choo Park. All these can help to ensure a future of village high street rather than used vehicle

strip."

character. They describe the policy as "outdated and inappropriate" and lacking current relevance.

Residents will have the opportunity to have input into the new policy and will be advised closer to the time in September. See *People's Post* for details.

In terms of the specific application, the applicant submits there are no adverse impacts in terms of noise, traffic or pollution that may impact negatively on surrounding neighbours. "Low-key training" will take place "rather infrequently".

The latest application is for a place of instruction on erf 51890, on the corner of Rembrandt and Belvedere roads - in a single dwelling house.

Access would be from Rembrandt Road only and there are two entrances. No disruption to existing traffic is anticipated by the town planners.

The 569m² erf is currently zoned residential and the proposal is in conflict with both the current zoning and the conditions contained in the title deed. A non-profit organisation, Learn to Earn, plans to work from the site in conjunction with another NPO, Tag.

The proposal is to be contained within the current single dwelling and the total area occupied by offices is 199m².

According to town planners, Holtmann Olden & Associates, 60% of the properties along Belvedere Road are businesses. There are 17 residential properties, some of which are higher density.

Learn to Earn's focus is on empowering unemployed people, especially from disadvantaged communities.

The town planners say the policy for the area, formulated in 1993, was to try and maintain residential

For details on how to submit an objection, contact Roger Brice on (021) 710-9308 or email Roger.Brice@capetown.gov.za.

NOTE
SUSANW