

3/2/4/2/3/4

STELLENBOSCH MUNICIPALITY

MEETING OF SDF DEVELOPMENT WORKING COMMITTEE : 1994-02-10

Notice is hereby given of the above meeting to be held in the Council Chambers, Town Hall Complex, Plein Street, Stellenbosch on **THURSDAY, 1994-02-10 at 19:30** to consider the matters on the attached agenda.

SECRETARY

1994-02-04

Extensive agenda
~~get~~ credibility of meeting will
 be ~~not~~ advanced by delaying
 ... broader issues that Stays
 Mande / (Cmde) / gda Valley

Info re other areas
 development of (other housing)
 projects for (middle-upp)
 income and town council
 financial commitment

1. LEAVE OF ABSENCE

1

Stephan V. Vuurman
mitigating f.o.v. behaviour

2. CONFIRMATION OF MINUTES OF DWC MEETINGS

← additional from.

2.1 MEETING HELD ON 1993-11-10

The minutes are attached as PAGES 6 - 7. ✓

FOR CONFIRMATION.

2.2 SPECIAL MEETING HELD ON 1993-11-29

The minutes are attached as PAGES 8 - 12. ✓

FOR CONFIRMATION.

2.3 SPECIAL MEETING HELD ON 1993-12-15 ✓

The minutes are attached as PAGES 13 - 14.

FOR CONFIRMATION.

2.4 SPECIAL MEETING HELD ON 1994-01-19

The minutes are attached as PAGES 15 - 16.

FOR CONFIRMATION.

3. MATTERS ARISING OUT OF THE MINUTES OF THE SPECIAL DWC MEETING HELD ON 1993-11-29 TO BE FURTHER PURSUED BY THE DWC

3.1 Item 2.1.1 : Kaya Mandi : Opening of Library and Clinic

It was agreed

- (a) that it be noted that Consultants Hill Kaplan Scott is at present facilitating the appointment of a library committee from the community, whose task will be to look at staff matters and the continued utilising of the present library building;
- (b) that the insurance assessors investigating the damages to the community hall, library building and equipment, liaise with Jimmy Potgieter of Hill Kaplan Scott when they want to carry out the necessary inspection;
- (c) that the verbal report of Me E van Blommestein be noted but that similar reports be submitted in writing in future; and

- (f) that the verbal report on the socio-economic survey conducted in Kaya Mandi be noted but that the written report be made available to all members of the forum (report by Hill Kaplan Scott attached as PAGES 19 - 35);
- (g) that the dismal picture presented by the aforementioned report, especially the housing backlog and development of the Smit/Costa land, be addressed as a matter of urgency.

FOR CONSIDERATION.

3.3

Item 2.1.3 : Kaya Mandi : Development of Smit/Costa Land

The Technical Committee concerned is presently addressing the abovementioned matter.

FOR REPORT-BACK.

3.4

Item 2.1.4 : Social upliftment in Kaya Mandi

The Technical Committee concerned is presently addressing the abovementioned matter.

See also item 2.3(f) on the agenda.

FOR REPORT-BACK.

3.5

Item 3 : Stellenbosch and Environs Sub-Regional Plan : Development and Conservation

It was agreed

- (a) that the report be noted and the matter be pursued by the SDF Technical Committee;
- (b) that regarding this matter, more organisations be involved in the Technical Committee, especially from adjoining areas such as Jamestown, Kylemore, Johannesburg and Priel;
- (c) that the SDF determine which organisations should be represented in the Technical Committee to address the Stellenbosch and Environs Sub-Regional Plan; and
- (d) that the consultants concerned also be invited to the meetings when the matter is addressed.

It was further agreed by the SDF on 1993-12-02 (item 2.6(b)):

- (a) that the matters agreed upon be approved; and

Date

DEV PLAN


status

upgrading of hotels

spent

- (b) that the Technical Committee of the DWC (Stellenbosch Sub-Regional Plan) should comprise of at least one representative of each organisation (observer-members included) and that the Klappmuts Steering Committee also be co-opted on the aforesaid Technical Sub-committee.

RECOMMENDED

that a date now be set for a meeting of the Technical Committee concerned. 

3.5 Item 4 : Post Office for Kaya Mandi

It was agreed that the SDF investigate the possibility of obtaining part of the offices of the Kaya Mandi Town Council for the purposes of a post office.

FOR CONSIDERATION.

4. MATTERS REFERRED TO THE DWC BY THE SDF MEETING HELD ON 1994-02-03

4.1 Item 8 : Plight of Farm Workers

It was agreed

- (a) that it be noted that the Farm and Rural Workers Support Association is presently pursuing the matter of the conditions under which farm workers are being transported to Stellenbosch for their weekly/monthly shopping and that they will report back at the next SDF meeting; and
- (b) that the housing situation of farm workers also be addressed by the DWC.

FOR CONSIDERATION.

4.2 Item 9.1 : Compilation of Development Framework for the Total Urban Area of Stellenbosch

It was agreed that the report, tabled as **PAGES 36 - 39** be referred to the DWC.

RECOMMENDED

that the matter be referred to the Technical Committee as in item 3.5 of the agenda.

4.3 Item 9.3 : Agreement on Finance, Services and Service Rendering

A report on the abovementioned matter is attached as **PAGES 40 - 44**.

It was agreed that the report be submitted to both the DWC and CWC to determine which Committee should address the matter.

FOR CONSIDERATION.

4.4 **Item 9.5 : Occupation of Illegal Structures**

It was agreed that the matter be referred to the DWC for further investigation.

FOR CONSIDERATION.

4.5 **Item 9.7 : Siyakhala and Lindelani : Places of Safety near Koelenhof**

It was agreed that a report on the abovementioned places of safety near Koelenhof be submitted to the DWC.

FOR CONSIDERATION.

Number of Houses

MINUTES OF A MEETING OF THE SDF DEVELOPMENT WORKING COMMITTEE HELD IN THE COUNCIL CHAMBERS, TOWN HALL, PLEIN STREET, STELLENBOSCH ON WEDNESDAY, 1993-11-10 AT 19:30

PRESENT:

Facilitator	:	S Adams (Chairperson)
Members	:	EPS Taljaard SW Oliphant (me) F Osman
Stellenbosch Municipality	:	(me) H Neethling (Adviser) L de Villiers (Adviser) CTB Davy (Secretary)
Stellenbosch Ratepayers Association	:	BJP Pienaar FH Stephens
SANCO	:	MM Ngcofe WN Kalazana
Observer Members:		
Stellenbosch Chamber of Business	:	L Silberbauer
Stellenbosch Sakekamer	:	MC Carinus
Other observers:		
Medical Research Council	:	AJS Benadé JA Kriek
University of Stellenbosch	:	(me) M Senekal
Stellenbosch Child and Family Welfare Society	:	(me) V Saville
USKOR	:	(me) L Burger
Kaya Mandi Clinic	:	(me) M Mayembana

* * * * *

1. **LEAVE OF ABSENCE**

1. **RESOLVED**

that leave of absence be granted to N Flaaten (National Party) and SP Kruger (Chamber of Business).

2. **MINUTES OF THE SPECIAL DWC MEETING HELD ON 1993-12-15**

The above minutes are not attached - *previously circulated*.

A copy of the circular sent to the various organisations concerned is not attached as it was previously circulated.

FOR CONSIDERATION.

2. AGREED

- (a) that the minutes be noted;
- (b) that each organisation be invited to send one (or two) representatives to the proposed workshop; and
- (c) that the Medical Research Council also contact the local authorities from the surrounding areas such as Pniel, Kylemore and Johannesburg.

3. KAYA MANDI : ISSUING OF ACCOUNTS FOR SERVICES RENDERED

The meeting was informed that there was a 66 % response to the first accounts that were issued. Letters were sent to those who did not pay, resulting in a total response of 80 %. Payment of December accounts however dropped to 45 % and reminders are presently being sent to those who did not respond.

Only a handful refused to accept accounts.

The following problems must be addressed:

- (a) houses are not properly numbered;
- (b) what action must be taken against those who do not settle their accounts;
- (c) problems Telkom has with access in delivery of accounts; and
- (d) investigation must be undertaken by Telkom re the establishment of a Post Office in Kaya Mandi.

AGREED

- (a) that the numbering of all relevant houses be proceeded with but that notice to the effect be given beforehand;
- (b) that action to be taken against those who do not pay their accounts be addressed by the SDF; and
- (c) that it be noted that the occupying of the Administrative Offices at Kaya Mandi has been suspended but that clarity on the vacating thereof must still be finalised (possibly by 1994-01-28).

The meeting adjourned at 20:30.

CONFIRMED.

CHAIRPERSON

MINUTES OF A MEETING OF THE SDF DEVELOPMENT WORKING COMMITTEE HELD IN THE COUNCIL CHAMBERS, TOWN HALL, PLEIN STREET, STELLENBOSCH ON MONDAY, 1993-11-29 AT 19:30

PRESENT:

Facilitator	:	V Honey (Chairperson) S Adams
Stellenbosch Municipality	:	EPS Taljaard J Cawood SW Oliphant L de Villiers (Adviser) JE Delport (Adviser) LP Fourie (Adviser) CTB Davy (Secretary)
SANCO/ANC	:	P Swartz MM Ngcofe E Matyatya WM Kalazana
National Party Students Branch	:	N Flaaten
Stellenbosch Ratepayers Association	:	FH Stephens BJP Pienaar
SHAC	:	P Louw HC de Klerk
PAC	:	M Swartz SM Mrali
OBSERVERS:		
PAC	:	S Makomazi
ANC Womens League	:	Me M Stokwe Me D Hanl Me N Yanta
SHAC	:	J Nortje
Stellenbosch Sakekamer	:	W Bekker
Stellenbosch Chamber of Business	:	LC Silberbauer
Stellenbosch Municipality	:	D Hattingh (me) E van Blommestein
SANCO	:	T Congwa
Others	:	D Moss (Dennis Moss Partners) D Shandler (Zille Shandler Ass.) P Prinsloo (Western Cape RSC)

* * * * *

1. LEAVE OF ABSENCE

1. NONE.

2. MINUTES OF THE DWC MEETING HELD ON 1993-11-10

The minutes are not attached - *previously circulated.*

FOR INFORMATION.

2. L de Villiers said that the question of a post office for Kaya Mandi, which he had to pursue, was omitted from the minutes.

AGREED

- (a) that the minutes be noted; and
- (b) that the question of a post office for Kaya Mandi be placed on the agenda.

2.1 MATTERS ARISING OUT OF THE MINUTES TO BE PURSUED BY THE DWC

2.1.1 Item 3 : Kaya Mandi : Opening of Clinic and Library

It was agreed:

- (a) that the matter of the library be referred to the next meeting of the Technical Committee (Provision of Services: Kaya Mandi) which meets on 1993-11-16;
- (b) that the Technical Committee pursue the appointment of a Library Committee from the Kaya Mandi Community, on the same basis as the proposed Zone Committees, to address the library problems;
- (c) that the names of the proposed Library Committee be tabled at the Special DWC meeting to be held on 1993-11-25 (*re-scheduled to 1993-11-29*); and
- (d) that the Chief: Health Services of Stellenbosch Municipality be asked to submit a report on the functioning of the new clinic in Kaya Mandi to the Special DWC meeting to be held on 1993-11-25 (*re-scheduled to 1993-11-29*).

FOR REPORT-BACK/CONSIDERATION.2.1.1 **AGREED**

- (a) that it be noted that Consultants Hill Kaplan Scott is at present facilitating the appointment of a library committee from the community, whose task will be to look at staff matters and the continued utilising of the present library building;

-
- (b) that the insurance assessors investigating the damages to the community hall, library building and equipment, liaise with Jimmy Potgieter of Hill Kaplan Scott when they want to carry out the necessary inspection;
 - (c) that the verbal report of Me E van Blommestein be noted but that similar reports be submitted in writing in future; and
 - (d) that the report of the Chief: Health Services, be noted and placed on the agenda of the next DWC meeting and that the aforementioned official be requested to be present to answer any question that may arise.

2.1.2 **Item 4 : Overall housing development by Stellenbosch Municipality**

It was agreed that an Ad Hoc Committee comprising of one each from SHAC, SANCO ANC Womens League and Stellenbosch Ratepayers Association meet on Thursday, 1993-11-18 at 18:00 with officials of the Department of Planning and Development of Stellenbosch Municipality to look at land available for development in the short-term for low-cost housing, with report-back to the Special DWC meeting to be held on 1993-11-25 (*re-scheduled to 1993-11-29*).

FOR REPORT-BACK/CONSIDERATION.

- 2.1.2 A report of the Ad Hoc Committee meeting (Overall housing development) held on 1993-11-18, was tabled.

AGREED

- (a) that the report be noted;
- (b) that Stellenbosch Municipality immediately proceed with the acquiring and planning of the land adjacent to Dhelminie Street and Schoongezicht farms, with report-back to the SDF and relevant committees by latest February 1994.

2.1.3 **Item 5 : Kaya Mandi : Additional land for informal settlements/low-cost housing : Development of Smit/Costa land**

It was agreed that the Technical Committee pursue the matter of the Smit/Costa land, with report-back to the Special DWC meeting to be held on 1993-11-25 (*re-scheduled to 1993-11-29*).

FOR REPORT-BACK.

- 2.1.3 See item 2.1.2.

2.1.4 **ITEM 6 : REPORT OF THE TOWN ENGINEER ON TECHNICAL MEETINGS HELD WITH KAYA MANDI COMMUNITY-BASED ORGANISATIONS**

It was agreed that the matter be pursued by the Technical Committee with report-back to the Special DWC meeting to be held on 1993-11-25 (*re-scheduled to 1993-11-29*).

FOR REPORT-BACK.

2.1.4 **AGREED**

that the report be noted - *report not attached, previously circulated.*

3. **STELLENBOSCH AND ENVIRONS SUB-REGIONAL PLAN : DEVELOPMENT AND CONSERVATION**

A copy of a letter dated 1993-11-16 received from Development and Public Policy Consultants Zille Shandler Associates, was attached.

The aforementioned Consultants will address the meeting further on the matter.

FOR CONSIDERATION.

3. A report on the proposed Stellenbosch and Environs Sub-Regional Plan was tabled - *not attached, previously circulated.*

AGREED

- (a) that the report be noted and the matter be pursued by the SDF Technical Committee;
- (b) that regarding this matter, more organisations be involved in the Technical Committee, especially from adjoining areas such as Jamestown, Kylemore, Johannesdal en Pniel;
- (c) that the SDF determine which organisations should be represented in the Technical Committee to address the Stellenbosch and Environs Sub-Regional Plan; and
- (d) that the consultants concerned also be invited to the meetings when the matter is addressed.

4. **POST OFFICE FOR KAYA MANDI**

The meeting was informed that Telkom was quite positive about a post office for Kaya Mandi, provided suitable accommodation can be obtained as they do not have the resources to erect buildings.

AGREED

that the SDF investigate the possibility of obtaining part of the offices of the Kaya Mandi Town Council for the purpose of a post office.

5. **BOUNDARY WALL AT KAYA MANDI**

A report on the abovementioned matter was tabled for information only.

NOTED.

The meeting adjourned at 21:45.

CONFIRMED.

CHAIRPERSON.

dwc25k93/cr

MINUTES OF A SPECIAL MEETING OF THE SDF DEVELOPMENT WORKING COMMITTEE HELD IN THE COUNCIL CHAMBERS, TOWN HALL, PLEIN STREET, STELLENBOSCH ON WEDNESDAY, 1993-12-15 AT 19:30

PRESENT:

Facilitators : V Honey (Chairperson)

Members:

Stellenbosch Municipality : (Me) H Neethling (Adviser)
DJ Hattingh (Adviser)
CTB Davy (Secretary)

Stellenbosch Ratepayers Association : BJP Pienaar
FH Stephens

SHAC : P Louw
HC de Klerk

Observer Members:

Stellenbosch Chamber of Business : L Silberbauer

Stellenbosch Relations Committee : (Me) M Gabriels

Other observers:

Medical Research Council : AJS Benadé
JA Kriek

* * * * *

1. LEAVE OF ABSENCE

1. RESOLVED

that leave of absence be granted to N Flaaten (National Party), MC Carinus and WJ Bekker (Stellenbosch Sakekamer) and J Cawood, EPS Taljaard and SW Oliphant (Stellenbosch Municipality).

2. **MEDICAL RESEARCH COUNCIL : COMMUNITY HEALTH SERVICES**

A copy of a letter dated 1993-12-07 received from Dr JA Kriek was attached - *previously circulated.*

FOR CONSIDERATION.

2. The meeting was informed of a house-to-house assessment that was made of the nutritional status of children younger than six years in Cloetesville and Kaya Mandi by the Medical Research Council. This assessment has shown an increasing prevalence of undernutrition with age during the first two years in both townships.

Statistics have also shown that the low birth weight rate is nearly three times higher in Cloetesville (18 %) than in Kaya Mandi (7 %), which indicates that an integrated nutrition intervention and supplementation programme is of high priority.

The proposed urban nutrition workshop scheduled for 1994-01-31 to 1994-02-11 can unfortunately not be scheduled to a later date due to the fact that two overseas experts on the matter will be in South Africa at that time.

AGREED

- (a) that a follow-up Special DWC meeting be held on 1994-01-19; and
- (b) that representatives from the schools, medical profession, clinics and other community organisations concerned, also be invited to the meeting.

The meeting was adjourned at 21:15.

CONFIRMED.

CHAIRPERSON

dwc15193/cr

MINUTES OF A MEETING OF THE SDF DEVELOPMENT WORKING COMMITTEE HELD IN THE COUNCIL CHAMBERS, TOWN HALL, PLEIN STREET, STELLENBOSCH ON WEDNESDAY, 1994-01-19 AT 19:30

PRESENT:

Facilitator	:	S Adams (Chairperson)
Members	:	EPS Taljaard SW Oliphant (me) F Osman
Stellenbosch Municipality	:	(me) H Neethling (Adviser) L de Villiers (Adviser) CTB Davy (Secretary)
Stellenbosch Ratepayers Association	:	BJP Pienaar FH Stephens
SANCO	:	MM Ngcofe WM Kalazana

Observer Members:

Stellenbosch Chamber of Business	:	L Silberbauer
Stellenbosch Sakekamer	:	MC Carinus

Other observers:

Medical Research Council	:	AJS Benadé JA Kriek
University of Stellenbosch	:	(me) M Senekal
Stellenbosch Child and Family Welfare Society	:	(me) V Saville
USKOR	:	(me) L Burger
Kaya Mandi Clinic	:	(me) M Mayembana

* * * * *

1. LEAVE OF ABSENCE

1. RESOLVED

that leave of absence be granted to N Flaaten (National Party) and SP Kruger (Chamber of Business).

2. MINUTES OF THE SPECIAL DWC MEETING HELD ON 1993-12-15

The above minutes are not attached - *previously circulated.*

A copy of the circular sent to the various organisations concerned is not attached as it was previously circulated.

FOR CONSIDERATION.

2. AGREED

- (a) that the minutes be noted;
- (b) that each organisation be invited to send one (or two) representatives to the proposed workshop; and
- (c) that the Medical Research Council also contact the local authorities from the surrounding areas such as Pniel, Kylemore and Johannesburg.

3. KAYA MANDI : ISSUING OF ACCOUNTS FOR SERVICES RENDERED

The meeting was informed that there was a 66 % response to the first accounts that were issued. Letters were sent to those who did not pay, resulting in a total response of 80 %. Payment of December accounts however dropped to 45 % and reminders are presently being sent to those who did not respond.

Only a handful refused to accept accounts.

The following problems must be addressed:

- (a) houses are not properly numbered;
- (b) what action must be taken against those who do not settle their accounts;
- (c) problems Telkom has with access in delivery of accounts; and
- (d) investigation must be undertaken by Telkom re the establishment of a Post Office in Kaya Mandi.

AGREED

- (a) that the numbering of all relevant houses be proceeded with but that notice to the effect be given beforehand;
- (b) that action to be taken against those who do not pay their accounts be addressed by the SDF; and
- (c) that it be noted that the occupying of the Administrative Offices at Kaya Mandi has been suspended but that clarity on the vacating thereof must still be finalised (possibly by 1994-01-28).

The meeting adjourned at 20:30.

CONFIRMED.

CHAIRPERSON

MEMO TO : SECRETARY SDF DEVELOPMENT COMMITTEE

KAYA MANDI CLINIC

Item 3 of the minutes dated 1993-11-10 refers.

The clinic started its operations on the 13 th of September 1993 with the following staff compliment:

1. 3 Trained sisters
2. 1 Staff nurse
3. 2 Assistant nursus
4. 1 Health Educator
5. 1 Clerk
6. 1 Cleaner

A medical practitioner will be on duty as from January 1994 on a 2 hour per week session basis.

During October:

1. 1143 Persons visited the clinic to receive treatment
2. 107 Home visits were carried out.
3. 139 Persons attended lectures given by nursing staff on various health matters.

The existing service includes:

1. Mother and child care and immunizations.
2. Family planning and youth counselling.
3. Tuberculosis medications and contacts.
4. Sexually transmitted diseases.
5. Health education.
6. Home visits.
7. Feeding schemes.
8. Interaction with Child Welfare, CPA and Day Hospital.
9. Curative Services for children 0-5 years.

As from the 3rd of January a curative service for adults was implemented, and on certain days more than 30 patients are treated for various disorders i.e. sores, dressings, removal of stitches, etc. An additional service was started from the 1st February whereby the clinic staff are available between 6.00 and 7.00 p.m. as well as from 7.30 p.m. to provide services to those not able to attend the clinic during the day.

The building is now fully equipped and fitted out. Negotiations to buy medicine and surgical lotions from the CPA have been approved and the council is at present awaiting registration.

The lack of telephones for this clinic seriously hampers effective functioning and despite representations at the highest level Telkom has to date been unable to provide the service due to cables not yet provided in the area.

CHIEF HEALTH SERVICES

1994-02-07



HILL KAPLAN SCOTT INC

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POPULATION SURVEY AND SOCIO-ECONOMIC ANALYSIS OF KAYAMANDI

1	INTRODUCTION	1
2	RESULTS OF POPULATION AND SOCIO ECONOMIC SURVEY	1
	2.1 Population Size	1
	2.2 Household and Family Size	2
	2.3 Age and Sex Distribution	2
	2.4 Education	3
	2.5 Economic Activities	4
	2.6 Income	4
	2.7 Modal Split	5
	2.8 General	5
3	CONFIDENCE IN RESULTS	6
4	PLANNING IMPLICATIONS	7
5	CONCLUSIONS	7

POPULATION SURVEY AND SOCIO-ECONOMIC ANALYSIS OF KAYAMANDI

1 INTRODUCTION

During October 1993 Hill Kaplan Scott Inc were appointed to carry out a population survey and socio economic analysis in Kayamandi outside Stellenbosch. The study also included a partial health situation analysis according to the World Health Organisation.

The basis for the survey was a questionnaire which was compiled with assistance from Macroplan Town Planners and Dr J A Kriek of the Medical Research Council.

An example of the questionnaire is shown in the appendices.

Field workers from Kayamandi were recruited and trained to have the questionnaires completed. The survey was carried out over a three week period during November 1993 and was closely supervised by personnel from Hill Kaplan Scott Inc.

A number of spot checks were carried out to determine the accuracy of the information on the individual forms and the overall information.

The results of the survey will be compared to a previous survey carried out in April 1989 and which was reported on in the Kayamandi Development Plan by Macroplan in October 1992.

For ease of comparison the same headings as in the Development Plan will be used.

2 RESULTS OF POPULATION AND SOCIO ECONOMIC SURVEY

Three main types of accommodation are available in Kayamandi namely, conventional houses, private and municipal hostels and informal dwellings (shacks). Figure 1 shows a layout of the town and distribution of the accommodation types.

2.1 Population Size

When the survey was carried out in November 1993 a total population of 7 928 people were residing in Kayamandi. Of the total population 13,9% were residing in formal houses, 23,4% in hostels and 62,7% in informal dwellings. See Table 1.

**Table 1 : Total Population per Dwelling Type :
Kayamandi; November 1993**

Dwelling Type	Number of People	%
Formal Houses	1 104	13,9
Hostels: Private	279	3,5
Municipal	1 578	19,9
Informal Dwellings	4 957	62,7
TOTAL	7 928	100

During April 1989 a total population of 6 524 was determined. The average population growth from 1989 to 1993 was thus 4,3% per annum, which is high.

2.2 Household and Family Size

Of the total population of Kayamandi 952 are single and the remainder of 6 976 people consists of 2 650 families. Of these families, 245 live in formal houses, 792 in hostels and 1 613 in informal dwellings. The average family size is 2,63 persons.

A summary of the number of people per household and average household size is shown in Table 2. Hostels are not considered in terms of households as communal living of some sort or another is practised in most of the hostels.

Table 2 : Number of Households and Average Household Size per Dwelling Type Kayamandi; November 1993

Dwelling Type	Households	People	Average Household Size
Formal Houses	245	1 104	4,51
Informal Dwellings	1 613	4 967	3,08
TOTAL	1 858	6 071	3,26

The family number and size per dwelling type are summarised in Table 3.

Table 3 : Number of Families and Family Size per Dwelling Type : Kayamandi; November 1993

Dwelling Type	Families	People	Average Family Size
Formal Houses	245	1 070	4,37
Hostels	792	1 447	1,83
Informal Dwellings	1 613	4 459	2,76
TOTALS	2 650	6 976	2,63

2.3 Age and Sex Distribution

The age and sex distribution of the total population of Kayamandi is indicated in Table 4. The distribution coincides with that of a typical third world country and high growth rates can be expected. This is confirmed by the fact that families have grown from 410 in November 1989 to the present 2 650.

**Table 4 : Age and Sex Distribution
Kayamandi; November 1993**

Age Years	Number of People		Total	%
	Male	Female		
0 - 5	520	450	970	12,36
6 - 10	355	409	764	9,73
11 - 15	358	389	731	9,31
16 - 20	355	389	744	9,48
21 - 25	563	571	1 134	14,44
26 - 30	532	508	1 040	13,25
31 - 35	363	341	704	8,97
36 - 40	245	207	452	5,76
41 - 45	189	189	378	4,81
46 - 50	125	128	253	3,22
51 - 55	134	151	285	3,63
55 - 60 +	241	155	396	5,04
TOTAL	3 980	3 871	7 851	100,0

Note: 77 occupants without birth date.

From the above it can be seen that 40,88% of the population is younger than 20 years and 83,39% younger than 40 years of age.

2.4 Education

Table 5 gives details of the level of education in Kayamandi for the breadwinners and spouses.

Table 5

Level of Education	Number of People	Percentage
None	624	18,61
Primary School	1 344	40,08
Secondary School	1 027	30,63
Tertiary Education	358	10,68
TOTALS	3 353	100,0%

2.5 Economic Activities

Of the total population of Kayamandi 5 274 persons are 16 years and older and can be considered employable. Of this group 2 016 or 38,22% are employed. Of the 3 258 unemployed persons 591 can be considered spouses.

Table 6 provides a summary of the economic activities of the population of Kayamandi.

**Table 6 : Economic Activities
Kayamandi; November 1993**

Economic Activity	Number of People	Percentage
<u>Economically Active</u>		
Employed	2 016	25,43
Unemployed	3 258	41,09
Sub Total	5 274	66,52
Pre School (0 - 5 yrs old)	970	12,24
Scholars and Students (6 - 16 yrs)	1 445	18,23
Pension/Welfare (over 60)	239	3,01
TOTALS	7 928	100%

It was also found that of the 2 648 breadwinners, 827 or 31,23% are unemployed.

2.6 Income

Table 7 gives the income distribution of the total population of Kayamandi and Table 8 gives the income distribution of all breadwinners.

Table 9 gives the average income per dwelling type.

**Table 7 : Income Distribution of Total Population
Kayamandi; November 1993**

Income pm	No	Income pm	No	Income pm	No	Income pm	No
0-100	40	1201-1300	18	2401-2500	1	3600→	2
101-200	145	1301-1400	18	2501-2600	1		
201-300	233	1401-1500	20	2601-2700	1		
301-400	326	1501-1600	13	2701-2800	1		
401-500	242	1601-1700	3	2801-2900			
501-600	276	1701-1800	4	2901-3000	1		
601-700	168	1801-1900	4	3001-3100			
701-800	206	1901-2000	16	3101-3200	2		
801-900	91	2001-2100	3	3201-3300			
901-1000	92	2101-2200		3301-3400	1	Income	No
1001-1100	25	2201-2300	1	3401-3500		With	2016
1101-1200	62	2301-2400		3501-3600	2	Without	5912

**Table 8 : Income Distribution of All Breadwinners
Kayamandi; November 1993**

Income pm	No	Income pm	No	Income pm	No	Income pm	No
0-100	19	1201-1300	18	2401-2500		3600→	2
101-200	115	1301-1400	18	2501-2600	1		
201-300	198	1401-1500	16	2601-2700			
301-400	289	1501-1600	11	2701-2800			
401-500	221	1601-1700	3	2801-2900			
501-600	260	1701-1800	4	2901-3000	1		
601-700	161	1801-1900	4	3001-3100			
701-800	198	1901-2000	14	3101-3200	2		
801-900	88	2001-2100	3	3201-3300			
901-1000	90	2101-2200		3301-3400	1	Income	No
1001-1100	24	2201-2300	1	3401-3500		With	1820
1101-1200	59	2301-2400		3501-3600	1	Without	827

**Table 9 : Gross Monthly Income per Dwelling Type :
Kayamandi; November 1993**

Dwelling Type	No of Families	Average Monthly Income
Formal Houses	245	R756,67
Hostels	792	R380,97
Informal Dwellings	1 613	R457,85
TOTALS	2 650	R462,50

2.7 Modal Split

Table 10 gives details of the mode of transport to employment for the economically active population. 2,21% of the population use buses, 6,68% travel by train, 12,07% by taxis or own cars whilst most of the people indicated that they travel by other means (79,04%).

2.8 General

By far the majority of the respondents indicated that housing is their first priority (69,5%). The second most important issue, especially amongst the hostels and informal dwellings, was adequate ablutions and sewage removal (4,65%). A summary of the preference for community issues is shown in Table 10.

**Table 10 : Preference for Community Issues
Kayamandi; November 1993**

	COMMUNITY ISSUE	Shack	PHost	MHost	House	Other	Total
1	Housing	1386	94	571	152	6	2209
2	Primary Schools	9		1	4		14
3	Secondary Schools	13	1	4	9		27
4	Creche Facilities	10		1	8		19
5	Community Hall	10	1	1	9		21
6	Old Age Home	27	2	9	20		58
7	Clinic	9	1	2	4		16
8	Slaughter Facilities	2					2
9	Tarred Roads	14					14
10	Stormwater Drainage	6		3	3		12
11	Sewage Removal	68	4	73	3		148
23	Refuse Removal	13	3	5	5		26
13	Electricity	18		2	5		25
14	High Rentals	2		1	10		13
15	Sport & Recreation	4		3	6		13
16	Satisfied	3		1	1		5
TOTAL RESPONDENTS							3178

3

CONFIDENCE IN RESULTS

There is obviously room for error in a survey of this nature. There are a number of factors which give confidence in the results of the survey.

- 1 The questionnaires were filled in by fieldworkers from the community in the specific area where they reside.
- 2 The fieldworkers were paid per questionnaire after the information was checked. This ensured that all households were surveyed.
- 3 The results were cross-checked and spot checks were carried out during weekends, particularly in the hostel area.
- 4 The number of dwellings were checked against an aerial photograph also taken in November 1993 and the results compared extremely well. For instance, the number of informal dwellings from the population survey is 1 613 and from the aerial survey count 1 577.
- 5 The total number of people (7 928) compares very well with the projection of 7 966 from Macroplan's Development Plan of 1992.
- 6 The Stellenbosch Municipality's own estimate, based on dwellings, came to between 8 000 - 10 000 people.

There will be people who for various reasons may not want to co-operate with such a survey and the total number of people may be slightly underestimated. The survey should, however, give a good indication of the population of Kayamandi.

4 PLANNING IMPLICATIONS

The purpose of this report is to make information available for future planning and these issues will thus not be addressed here. Some aspects which will have to be considered in any planning exercise are as follows:

- From the 1989 and the present survey it can be seen that there is a large shift from singles to young families. This implies that a different type of accommodation is required.
- The number of young families would indicate that a substantial natural growth can be expected over the medium term.
- The high level of unemployment and very low income of the area must be considered in any planning exercise.

5 CONCLUSIONS

A recent population survey has been carried out in Kayamandl and the results can be accepted with a fair amount of confidence for future planning purposes.

The results also compare well with previous estimates.

The results indicate a young and fast growing community with very low income and education levels and social upliftment in the area will have to be given serious attention.



D.J. POTGIETER *
DJP/jb/17063.02

HILL KAPLAN SCOTT INC
January 1994

APPENDIX

STELLENBOSCH MUNICIPALITY

KAYAMANDI

OCCUPANT QUESTIONNAIRE / INWONER VRAELYS

Please complete all items or mark with a "X" where applicable.

Voltooi asseblief alle items of merk met 'n "X" waar nodig.

All information is strictly confidential / Alle inligting is streng vertroulik.

Please complete all items or mark with a "X" where applicable. Voltooi asseblief alle items of merk met 'n "X" waar nodig. All information is strictly confidential / Alle inligting is streng vertroulik.							Zone No.			
							Card Ref.			
ACCOMMODATION TYPE / AKKOMMODASIE TIE					LANGUAGE / TAAL				Agent No.	
SHACK	HOUSE	PRIVATE HOSTEL	MUNICIPAL HOSTEL	OTHER	ENG	AFRIK	XHOSA	ZULU	Survey Date	
					Other/Ander				___ / ___ / ___	

A PERSONAL PARTICULARS - PERSOONLIKE BESONDERHEDE

BREADWINNER / BROODWINNER

SPOUSE / GADE

1 Surname : Van										
2 First Name/s : Voornaam/e										
3 Sex : Geslag	MALE/MANLIK		FEMALE/VROULIK		MALE/MANLIK		FEMALE/VROULIK			
4 Date of Birth : Geboortedatum	___ / ___ / 19 ___				___ / ___ / 19 ___					
5 ID No./Nr. - RSA										
- Other/Ander										
6 Marital Status : Huwelikstatus	UNMARRIED ONGETROUD	MARRIED GETROUD	DIVORCED GESKEI	WIDOWED	UNMARRIED ONGETROUD	MARRIED GETROUD	DIVORCED GESKEI	WIDOWED		
Marriage Type / Huwelikstipe	CIVIL/SIVIEL	RITES	LOBOLA	OTHER	CIVIL/SIVIEL	RITES	LOBOLA	OTHER		
Comm. of Prop. / Gem. van Goedere	IN	OUT/UIT			IN	OUT/UIT				
Marriage Date / Troudatum	___ / ___ / 19 ___				___ / ___ / 19 ___					
Divorce Date / Skeidatum	___ / ___ / 19 ___				___ / ___ / 19 ___					
Maiden Surname / Geboore Van										
7 Religion (In full) Kerkverband (Voluit)										
8 Tel. No./Nr. - Work/Werk	() -				() -					
Tel. No./Nr. - Home/Tuis	() -				() -					
9 Permanent Residential Address Permanente Woonadres	-----				-----					
	-----				-----					
	-----				-----					
10 Occupation : Beroep										
11 Employer : Werkgewer										
12 Work Address : Werkadres										
	Code/Kode				Code/Kode					
13 Transport to Work Vervoer na werk	CAR KAR	TRAIN TREIN	TAXI HUURMOTOR	BUS ANDER	OTHER ANDER	CAR KAR	TRAIN TREIN	TAXI HUURMOTOR	BUS ANDER	OTHER ANDER
14 Income : Inkomste	R	weekly weekliks	R	monthly maandeliks	R	weekly weekliks	R	monthly maandeliks	R	monthly maandeliks
15 Number of Dependants Aantal Afhanklikes	(Including Wife, Children and any Other Dependants) (Insluitend Gade, Kinders en enige Ander Afhanklikes)									

Please complete all items or mark with a "X" where applicable.
 Voltout asseblief alle items of merk met 'n "X" waar nodig.
 All information is strictly confidential / Alie inligting is streng vertroulik.

Card Ref.

A PERSONAL PARTICULARS - PERSOONLIKE BESONDERHEDE (Continued/Voortgesit)

BREADWINNER / BROODWINNER

SPOUSE / GADE

16 Education : Onderwys	NONE GEEN	PRIMARY PRIMêRE	SECONDARY SEKONDêRE	HIGHER HOËR	NONE GEEN	PRIMARY PRIMêRE	SECONDARY SEKONDêRE	HIGHER HOËR

B OTHER PEOPLE - ANDER MENSE

Particulars of other people who live with you / Besonderhede van ander mense wat by u bly :
 (If married, details of your spouse must NOT be included here / Indien getroud, moet besonderhede van u gade NIE hier ingesluit word nie.)

	NAME NAAM	SEX GES	RELATIONSHIP VERWANTSAP	BIRTH DATE GEOORTE DATUM	AT SCHOOL OP SKOOL	STANDARD STANDAARD	RELIGION KERKVERBAND	INCOME per INKOMSTE per m
1				/ /	Y/J N			R
2				/ /	Y/J N			R
3				/ /	Y/J N			R
4				/ /	Y/J N			R
5				/ /	Y/J N			R
6				/ /	Y/J N			R
7				/ /	Y/J N			R
8				/ /	Y/J N			R
9				/ /	Y/J N			R
10				/ /	Y/J N			R

C PARENTS AND FAMILY LITERACY - OUBERS EN FAMILIE GELETERDHEID

	Is your natural mother alive ? Lewe jou aange- bore moeder ?	Does she live with you ? Woon sy saam met jou ?	Is your natural father alive ? Lewe jou aange- bore vader ?	Does he live with you ? Woon hy saam met jou ?	Can you read ? Kan jy lees ?	Can you write ? Kan jy skryf ?
B	Y/J N DK	Y/J N DK	Y/J N DK	Y/J N DK	Y/J N	Y/J N
S	Y/J N DK	Y/J N DK	Y/J N DK	Y/J N DK	Y/J N	Y/J N
1	Y/J N DK	Y/J N DK	Y/J N DK	Y/J N DK	Y/J N	Y/J N
2	Y/J N DK	Y/J N DK	Y/J N DK	Y/J N DK	Y/J N	Y/J N
3	Y/J N DK	Y/J N DK	Y/J N DK	Y/J N DK	Y/J N	Y/J N
4	Y/J N DK	Y/J N DK	Y/J N DK	Y/J N DK	Y/J N	Y/J N
5	Y/J N DK	Y/J N DK	Y/J N DK	Y/J N DK	Y/J N	Y/J N
6	Y/J N DK	Y/J N DK	Y/J N DK	Y/J N DK	Y/J N	Y/J N
7	Y/J N DK	Y/J N DK	Y/J N DK	Y/J N DK	Y/J N	Y/J N
8	Y/J N DK	Y/J N DK	Y/J N DK	Y/J N DK	Y/J N	Y/J N
9	Y/J N DK	Y/J N DK	Y/J N DK	Y/J N DK	Y/J N	Y/J N
10	Y/J N DK	Y/J N DK	Y/J N DK	Y/J N DK	Y/J N	Y/J N

DK = Don't Know

HKS-TSS

Please complete all items or mark with a "X" where applicable.
 Voltooi asseblief alle items of merk met 'n "X" waar nodig.
 All information is strictly confidential / Alle inligting is streng vertroulik.

Card Ref.

D. FAMILY BACKGROUND - FAMILIE AGTERGROND

Breadwinner / Broodwinner

Spouse / Gade

	Breadwinner / Broodwinner	Spouse / Gade
1 Up to the age of 12 years old, where did you live ? Waar het jy gewoon tot en met die ouderdom van 12 jaar ?	CITY / STAD 1	CITY / STAD 1
	TOWN / DORP 2	TOWN / DORP 2
	COUNTRY / PLAAS 3	COUNTRY / PLAAS 3
	OTHER / ANDER 4	OTHER / ANDER 4
2 How long have you been living here ? (years) Hoe lank het jy hier gewoon ? (jare)		
3 Before you moved here, where did you live ? Voordat jy hier kom woon het, waar het jy gewoon ?	CITY / STAD 1	CITY / STAD 1
	TOWN / DORP 2	TOWN / DORP 2
	COUNTRY / KONTREI 3	COUNTRY / KONTREI 3
	OTHER / ANDER 4	OTHER / ANDER 4
4 Can you read and understand a newspaper or letter ? Kan jy 'n koerant of 'n brief lees en verstaan ?	NO / NEE 1	NO / NEE 1
	EASILY / MET GEMAK 2	EASILY / MET GEMAK 2
	DIFFICULTY / MET MOEITE 3	DIFFICULTY / MET MOEITE 3
5 How often do you read a magazine or newspaper ? Hoe gereed lees jy 'n tydskrif of koerant ?	NEVER / NOOIT 1	NEVER / NOOIT 1
	DAILY / DAAGLIKS 2	DAILY / DAAGLIKS 2
	WEEKLY / WEEKLIKS 3	WEEKLY / WEEKLIKS 3
	MONTHLY / MAANDELIKS 4	MONTHLY / MAANDELIKS 4
6 How often do you listen to the radio ? Hoe gereed luister jy na die radio ?	NEVER / NOOIT 1	NEVER / NOOIT 1
	DAILY / DAAGLIKS 2	DAILY / DAAGLIKS 2
	WEEKLY / WEEKLIKS 3	WEEKLY / WEEKLIKS 3
	MONTHLY / MAANDELIKS 4	MONTHLY / MAANDELIKS 4
7 How often do you watch television ? Hoe gereed kyk jy televisie ?	NEVER / NOOIT 1	NEVER / NOOIT 1
	DAILY / DAAGLIKS 2	DAILY / DAAGLIKS 2
	WEEKLY / WEEKLIKS 3	WEEKLY / WEEKLIKS 3
	MONTHLY / MAANDELIKS 4	MONTHLY / MAANDELIKS 4
8 Do you take part in any type of sport ? Neem jy deel aan enige sportsoort ? If YES, give details Indien JA, gee besonderhede	Y/J	Y/J
	N	N
9 Have you any hobbies ? Het jy enige stokperdjies ? If YES, give details Indien JA, gee besonderhede	Y/J	Y/J
	N	N

Please complete all items or mark with a "X" where applicable.
 Voltooi asseblief alle items of merk met 'n "X" waar nodig.
 All information is strictly confidential / Alle inligting is streng vertroulik.

Card Ref.

E GENERAL INFORMATION - ALGEMENE INLIGTING

1 Where do you get water for hand and dish washing ? Waar kry jy water vir hand en skottelgoed opwas ?	INSIDE TAP / BINNE KRAAN	1	OUTSIDE TAP / BUIITE KRAAN	5
	WELL / PUT	2	RAINWATER / REENWATER	6
	RIVER / RIVIER	3	TANKER / TENKWA	7
	DAM	4	OTHER / ANDER	8
2 Where do you get drinking water ? Waar kry jy drinkwater ?	INSIDE TAP / BINNE KRAAN	1	OUTSIDE TAP / BUIITE KRAAN	5
	WELL / PUT	2	RAINWATER / REENWATER	6
	RIVER / RIVIER	3	TANKER / TENKWA	7
	DAM	4	OTHER / ANDER	8
3 How long does it take to fetch water ? Hoe lank neem dit om water te gaan haal ?	15 minutes / minute	1	30 minutes / minute	4
	45 minutes / minute	2	1 hour / uur	5
	1½ hours / ure	3	Longer / Langer	6
4 What kind of toilet facilities do you have ? Watter soort toiletgeriewe het jy ? * VIP = Ventilated Improved Pit	NONE / GEEN	1	FLUSH / SPOEL	4
	PIT LATRINE (Traditional)	2	VIP LATRINE (Ventilated)	5
	BUCKET / EMMER	3	OTHER / ANDER	6
5 How often is refuse removed ? Hoe gereeld word vullis verwyder ?	NEVER / NOOIT	1	SELDOM / SELDE	3
	REGULARLY / GEREELD	2		4
6 Does your household have any of the following : Het jou woning enige van die volgende :	ELECTRICITY/ELEKTRISITEIT	1	RADIO / DRAADLOOS	4
	TELEVISION / TELEVISIE	2	REFRIGERATOR / KOELKAS	5
	STOVE / STOOF	3		6
7 Does any member of your family own : Besit enige lid van jou familie :	DONKEY CART / DONKIE KAR	1	HORSE / PERD	4
	BICYCLE / FIETS	2	MOTORCYCLE / MOTORFIETS	5
	MOTORCAR / MOTOR	3	TAXI / HUURMOTOR/MINIBUS	6
8 Main material of the floor in the dwelling : Hoof materiaal van die vloer in die woonplek :	EARTH / GROND	1	WOOD / HOUT	5
	WOODBLOCK / HOUTBLOK	2	VINYL / VINIEL	6
	CERAMIC / KERAMIEK	3	CEMENT / SEMENT	7
	CARPET / TAPPYT	4	OTHER / ANDER	8
9 How many rooms are there in the dwelling ? Hoeveel kamers is daar in die woonplek ?				
10 If the dwelling is a hostel, give name and number As die woonplek 'n hostel is, gee die naam en nommer				
11 For how long have you or any member of your family lived in this hostel ? Vir hoe lank het jy of enige lid van jou familie in hierdie hostel gewoon ?				
12 Are you or any member of your family a registered tenant in this hostel ? Is jy of enige lid van jou familie 'n geregisteerde huurder in hierdie hostel ?				Y
				N

Please complete all items or mark with a "X" where applicable. Voltooi asseblief alle items of merk met 'n "X" waar nodig. All information is strictly confidential / Alle inligting is streng vertroulik.	Card Ref.	

F GENERAL HEALTH AND WELFARE - ALGEMENE GESONDHEID EN WELSYN

1 What is the name of the nearest health care centre Wat is die naam van die naaste gesondheidsentrum										
2 How do you get to the health care centre ? Hoe kom jy uit by die gesondheidsentrum ?	WALK / TE VOET	1	MOTORCAR / MOTOR	5						
	BUS	2	TRAIN / TREIN	6						
	TAXI / HUURMOTOR/MINIBUS	3	BICYCLE / FIETS	7						
	OTHER / ANDER	4		8						
3 How long does it take you to get to the centre ? Hoe lank neem dit om by die sentrum uit te kom ?	15 minutes / minute	1	30 minutes / minute	4						
	1 hour / uur	2	1½ hours / ure	5						
	2 hours / ure	3	Longer / Langer	6						
4 What services does the centre provide ? Watter dienste bied die sentrum aan ?	DON'T KNOW / WEET NIE			1						
	CHILD IMMUNISATION / IMMUNISASIE VAN KINDERS			2						
	ANTENATAL CARE / VOORGEBOORTELIKE SORG			3						
	DELIVERY CARE / VERLOSKUNDIGE SORG			4						
	POSTNATAL CARE / POSTNALE SORG			5						
	FAMILY PLANNING / GESINSBEPLANNING			6						
5 Is the nearest health centre a hospital ? Is die naaste gesondheidsentrum 'n hospitaal ?					Y	J	N			
6 What is the name of the nearest hospital ? Wat is die naam van die naaste hospitaal ?										
7 How do you get to the hospital ? Hoe kom jy by die hospitaal ?	WALK / TE VOET	1	MOTORCAR / MOTOR	5						
	BUS	2	TRAIN / TREIN	6						
	TAXI / HUURMOTOR/MINIBUS	3	BICYCLE / FIETS	7						
	OTHER / ANDER	4		8						
8 How long does it take you to get to the hospital ? Hoe lank neem dit om by die hospitaal uit te kom ?	15 minutes / minute	1	30 minutes / minute	4						
	1 hour / uur	2	1½ hours / ure	5						
	2 hours / ure	3	Longer / Langer	6						
9 Is your area served by a mobile clinic ? Word jou area deur 'n mobiele kliniek bedien ?					Y	J	N			
10 Number of women eligible for individual interviews. Aantal vrouens wat geskik is vir individuele onderhoude.	0	1	2	3	4	5	6	7	8	9

Please complete all items or mark with a "X" where applicable.
 Voltooi asseblief alle items of merk met 'n "X" waar nodig.
 All information is strictly confidential / Alle inligting is streng vertroulik.

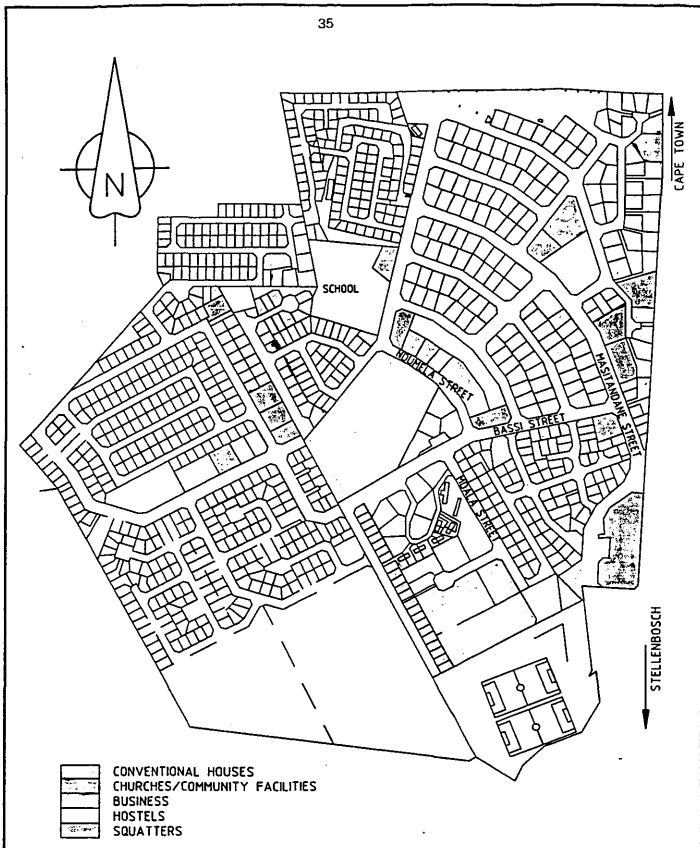
Card Ref.

G PRIORITY OF COMMUNITY ISSUES - PRIORITEIT VAN GEMEENSKAPSSAKE

Indicate which one of the following community issues is, in your opinion, the MOST IMPORTANT to you by placing a "X" opposite that item.

Dui aan watter een van die volgende gemeenskapssake, na jou mening, aan jou die MEES BELANGRIKSTE is deur 'n "X" teenoor daardie item te sit.

1	Shortage of Housing / Te kort aan Behuising	
2	Need for more Primary Schools / Behoeftte vir meer Primêre Skole	
3	Need for more Secondary Schools / Behoeftte vir meer Sekondêre Skole	
4	Need for Crèche facilities / Behoeftte vir Crèche fasiliteite	
5	Need for a Community Hall / Behoeftte vir 'n Gemeenskapssaal	
6	Need for an Old Age Home / Behoeftte vir 'n Ouetehuis	
7	Need for a Clinic / Behoeftte vir 'n Kliniek	
8	Need for slaughter facilities / Behoeftte vir slaggeriewe	
9	Roads should be tarred / Paaie moet geteer word	
10	Poor stormwater drainage / Onvoldoende stormwater afvoering	
11	Poor sewage removal / Onvoldoende rioolverwydering	
12	Poor refuse removal / Onvoldoende vullisverwydering	
13	Need for electricity / Behoeftte vir elektrisiteit	
14	Rentals too high / Huurkoste te hoog	
15	Need for Sport and Recreation Facilities / Behoeftte vir Sport- en Ontspannings-geriewe	
16	Satisfied / Tevrede	



	CONVENTIONAL HOUSES
	CHURCHES/COMMUNITY FACILITIES
	BUSINESS
	HOSTELS
	SQUATTERS

PROJECT KAYAMANDI TOWN COUNCIL

DETAIL POPULATION SURVEY AND
SOCIO-ECONOMIC ANALYSIS

HKS
HILL KAPLAN SCOTT

Drawn
AJK

Checked

Designed

Scale

Date
FEB 1993

Project No. 17063-02 / Drg.No. 01 / Rev.

1. INTRODUCTION

1.1 Background

A *draft structure plan* for the total urban area of Stellenbosch, extending over 15 000 ha, was compiled in terms of the Land Use Planning Ordinance of 1985 during the period 1988 to 1990.

As a result of the public response to the plan as well as the significant constitutional and other changes in the country since 1990, the Town Council decided in October 1991 not to finalize the draft structure plan, but to embark on an amended planning process which provides for maximum community participation at every stage.

The draft structure plan is presently viewed as a working document which supplies very useful information for the purposes of further planning, public participation, consultation and negotiations.

1.2 Planning on regional level

Planning for the Western Cape region as a whole (including the Stellenbosch sub-region) are done through the *Metropolitan Development Framework* (MDF).

Major Western Cape organisations and authorities are involved in the preparation of the MDF. They are doing this through their involvement in the Western Cape Economic Development Forum (WCEDF).

The WCEDF brings together the major stakeholder groups in the Western Cape: central and local government structures, community and political organisations, private-sector and labour organisations and service, environmental, development and funding organisations. Its task is to achieve consensus on planning and development among these bodies.

Development goals and strategies for the Western Cape are set out in two documents, namely:

- * *Metropolitan Development Framework: Proposed Principles for Planning and Development in the Cape Metropolitan Area: Second draft* (March 1993); and
- * *Metropolitan Development Framework: The Way Forward: Draft report for discussion* (December 1993).

The Stellenbosch Spatial Development Framework will be prepared within the context provided by the above-mentioned frameworks.

1.3 Planning on sub-regional level

The *Stellenbosch and Environs Sub-Regional Plan* is one of eight sub-regional plans initiated by the Western Cape Regional Services Council (RSC). The plan is prepared in accordance with the guidelines set by the MDF, and according to strategic planning principles with a commitment to full public participation.

The purpose of the sub-regional plan is to provide a policy framework for the social and economic development of the Stellenbosch and environs sub-region as well as guidelines for the future spatial development of the area in order to

promote the general welfare of the community concerned and the quality of the natural environment.

A first draft report named *Stellenbosch & Environs Sub-Regional Plan: Working Document: (Draft 1)* was published in May 1993.

1.4 Why a Development Framework ?

The purpose of a Spatial Development Framework for Stellenbosch is to provide guidelines for managing the development of the town in order to most efficiently meet the needs of all its communities, encourage economic growth, protect the historical and architectural heritage and conserve the farming and natural environment. It is an appropriate forum to consider some fundamental questions about the future of Stellenbosch:

- Where urban development should not be permitted;
- How and where future growth could best be accommodated;
- Spatial actions which could improve the interaction between place of work, place of residence and community facilities;
- How to address the imbalances and backlogs created in the era of apartheid; and
- How to protect and enhance the unique historical, cultural and natural qualities of Stellenbosch.

The Framework provides a basis to guide decision making and has as object to:

- * Identify problems and issues which need to be dealt with in the Plan, and clarify the planning process;
- * agree on goals and objectives for development and nature conservation in the Stellenbosch sub-region;
- * formulate policies and strategies to achieve the objectives agreed on; and
- * monitor and update the development policies and strategies which are agreed to.

If the Spatial Development Framework is to be an effective planning tool, it must reflect the interests and concerns of all who live in the Stellenbosch area. The community of Stellenbosch therefore need to be involved in the process.

1.5 Status of the Development Framework

This document should be seen as a draft for discussion which will be revised and amended during a process of public participation until consensus is reached on the proposals. A final draft will then be submitted to the Town Council and Stellenbosch Discussion Forum for adoption whereafter the Development Framework will serve as the decision making guide for development in Stellenbosch.

2. THE CORNER-STONE OF THE DEVELOPMENT FRAMEWORK

2.1 Planning ethics/philosophy

The approach to planning and development in Stellenbosch should be informed by certain basic values. The Municipality believes planning should be -

- people orientated;

- accountable;
- fair and reasonable;
- pro-active;
- striving for a balance between development and conservation; and
- purposeful and effective.

These values lay the foundation for the proposals in this document.

2.2 A Planning Vision

- *What is a vision?*

A *planning vision* for the future development of Stellenbosch should express our most cherished hopes for what we think our town could and should become. A vision should convey the ideal towards which we strive, and it should begin to give an indication of how the vision could be achieved.

- *Whose vision should it be?*

If it is going to benefit from the collective energy and commitment of the people of Stellenbosch, the vision must truly reflect the concerns, aspirations and values of all the people of the town.

- *Why do we need a vision?*

We need to know where we would like to go before we can plan the best way of getting there.

Stellenbosch faces a wide range of development challenges which influences our decisions. These daily decisions have long term implications for the use of land, the investment of money, the development of infrastructure, the fate of natural resources, and, ultimately, the quality of life for the town's people.

These decisions need to be guided by a clear and collective vision that will ensure that all decisions contribute to a purposeful whole.

3. POSSIBLE CONTENTS OF THE DEVELOPMENT FRAMEWORK

Introduction

Development challenges

Planning philosophy

Planning vision

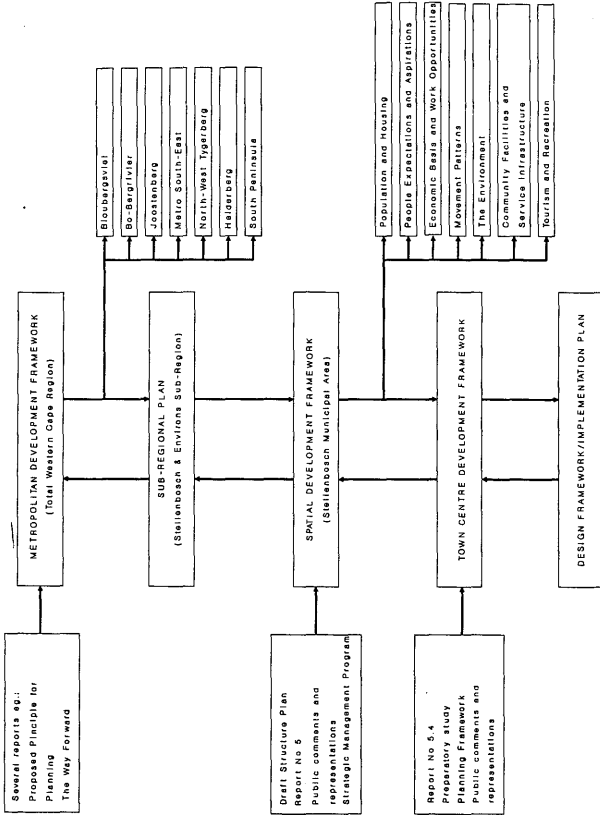
Principles for spatial development

Objectives for spatial development

Proposals and action steps

Zones for special action

The road ahead



**AGREEMENT ON FINANCE, SERVICES
AND SERVICE RENDERING**

1. PREAMBLE

Whereas the signatories agree that a financial, services and service rendering crisis exists, especially in black local authority areas, and wish to resolve that crisis, the signatories commit themselves to a process to promote and expedite the normalisation and stabilisation of the situation.

The signatories acknowledge that the adoption of the Local Government Transition Act, 1993 by Parliament will mark the start of the process of restoring legitimacy and credibility to local government in general, and stability and viability to local government in general, and stability and viability to local government finance, services and service rendering in particular.

2. AGREEMENT

The signatories therefore agree to the following:

2.1 Services and Service Rendering

2.1.1 Transitional councils, established in terms of the Local Government Transition Act, shall immediately commence with a programme to:

- (a) resume municipal services and service rendering;
- (b) improve the rendering and maintenance of such services; and
- (c) upgrade and extend the services in its area of jurisdiction.

- 2.1.2 While the primary responsibility of ensuring the availability of all essential services is vested in local government, the financing, planning and implementation will require regional and national financing and support.
- 2.1.3 A local government shall make provision for access by all persons residing within its area of jurisdiction to water, sanitation, transportation facilities, electricity, primary health, education, housing and security: Provided that such services are rendered in an environmentally sustainable manner and are financially and physically practicable.
- 2.1.4 Residents need to experience a visible and sustained improvement in the quality and quantity of services and service rendering over a time.
- 2.1.5 The immediate priority is to provide services to a level that meets basic health and functional requirements for each resident. The medium term goal is to provide services to a level that meets the basic requirements for sustained economic activity for each resident, and the community as a whole. The long term goal is to provide services to a level that promotes equal and equitable access to all such services for all persons situated within the area of jurisdiction of a local authority.

2.2 Finance

- 2.2.1 All municipal finance should be based on the principle of one municipality, one taxbase.
- 2.2.2 Transitional councils shall utilise all resources within their areas of jurisdiction on an efficient and equitable basis.
- 2.2.3 In order to address historical backlogs, transitional councils will require fiscal transfers from other tiers of government.

- 2.2.4 On a decision of a local government forum as contemplated by section 6 of the Local Government Transition Act, the competent legislative authority shall deal with arrears in respect of service charges owed by residents, no later than 30 days after the promulgation of the Local Government Transition Act, or after such earlier date as agreed upon in terms of locally negotiated agreement: Provided that where a forum cannot reach an agreement on the matter, it shall be referred to the Administrator for a decision; and furthermore Provided that debts accrued after the date of promulgation of said Act shall not be dealt with in such a manner.
- 2.2.5 Transitional councils should not inherit debts and liabilities accumulated by black local authorities except in so far as such debts or liabilities are in respect of infrastructure that will generate revenue or can be utilised for the purpose for which it was provided: Provided that other debts and liabilities shall be dealt with by or in consultation with the competent legislative authority in each instance.
- 2.3 Tariffs
- 2.3.1 The cost of providing services must, as far as possible, be recovered by the relevant tariff structures.
- 2.3.2 The capital and associated costs of providing or extending municipal services shall be equitably borne within the area of jurisdiction of the Transitional Council.
- 2.3.3 The principle of equity in tariffs for different municipal services and service rendering shall apply across all classes of consumers in the area of jurisdiction of Transitional Councils.
- 2.3.4 Transitional Councils shall, in their discretion, determine such interim tariffs as may be appropriate for the restoration of good governance in their area

of jurisdiction.

2.3.5 Tariff structures should be set in such a manner that they address the problems of poverty and unemployment.

2.4 Payment for Services

2.4.1 The principle of payments for services is accepted by all parties and payment for services should continue or commence on or before the date contemplated in subsection 2.2.4 of this Agreement.

2.4.2 Where services are inadequately provided, or do not meet basic standards, a Transitional Council may, in its discretion, apply an interim tariff as contemplated in subsection 2.3.4, until such services are adequately restored.

2.4.3 Procedures must be established to deal with cases of genuine indigence.

2.4.4 Equitable and fair default procedures to deal with instances of non-payment for services, must be established by Transitional Councils in accordance with national guidelines.

2.4.5 Transitional Councils must immediately take all practical steps to enhance payment for services, especially in areas where such steps or measures have been disrupted. This includes, *inter alia*, the compilation or updating of all municipal records, the rendering and delivery of accurate accounts on a regular (preferably monthly) basis, the establishment of properly administered offices to receive payments and issue receipts.

2.4.6 Failure to deliver statements of accounts, shall not absolve any consumer from the liability to pay for municipal services rendered and consumed.

2.5 Promoting the Agreement

All parties to this Agreement hereby undertake to promote all aspects of the Agreement as from the date of the promulgation of the Local Government Transition Act, 1993.