

417.1.4(8)

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STELLENBOSCH MUNICIPALITY

MEETING OF SDF DEVELOPMENT WORKING COMMITTEE : 1993-11-10

Notice is hereby given of the above meeting to be held in the Council Chamber, Town Hall Complex, Plein Street, Stellenbosch on **WEDNESDAY, 1993-11-10 at 19:30** to consider the matters on the attached agenda.

Time

SECRETARY

1993-11-03

SHAC
ernie satco
shri

Time - 9:00

AGENDA :

SDF DEVELOPMENT WORKING COMMITTEE

: 1993-11-10

1. LEAVE OF ABSENCE

2. CONFIRMATION OF MINUTES OF DWC MEETINGS

2.1 MEETING HELD ON 1993-06-21

The minutes are attached as PAGES 3 - 7.

FOR CONFIRMATION.

2.2 SPECIAL MEETING HELD ON 1993-07-26

The minutes are attached as PAGES 8 - 10.

FOR CONFIRMATION.

2.3 SPECIAL MEETING HELD ON 1993-09-23

The minutes are attached as PAGES 11 - 20.

FOR CONFIRMATION.

3. KAYA MANDI : OPENING OF CLINIC AND LIBRARY

It was agreed by the SDF on 1993-10-07 (item 5.6) that the abovementioned matter be referred to the DWC.

FOR CONSIDERATION.

KAYAMANDI

not afford str. political time

School CPA

4. OVERALL HOUSING DEVELOPMENT BY STELLENBOSCH MUNICIPALITY

It was agreed by the SDF on 1993-10-07 (item 6.1) that the abovementioned matter be referred to the DWC.

J Cawood will inform the meeting further on the matter.

FOR CONSIDERATION

CIVIC ZONE OF STELLENBOSCH TRAININGS

CIVIC

KORRITERMIN

de Villiers

STELLENBOSCH

- Scheragaart
- Idolsvlei 8 plots
- Lelley - private
- Lindani - private
- Lorraine (private)
- Gouda
- Helgenlaan
- Derris Park
- Oewer
- Klambloem
- Idolsvlei
- Palmvlei
- Seane homes
- Green Dale



+ Training

NEGOTIATIONS IN PROCESS

- land ownership - private local govt
- locality
- present land use
- ecology

POST OFFICE

Technical
No further progress

Leon de Villiers
low cost
contribution

12 yrs unused
imp. community facilities

Expiry of Term of Office of KMO ? ? ① SIPHO ACCUSE ~~Sipho~~

1

Practical inconveniences ? ② DOREEN ~~Doreen~~ Dat is die probleem?

POLITICAL INCONVENIENCES

NEGOTIATING COUNCIL.

HIRING OF EXTRA SPACE

CGS
Central Kooie

TRANSITIONAL COUNCIL.

AGREED
—
—
—

Partners
Alliance

2

KOERIE VAN SCHOOR

Undertaking

5. **KAYA MANDI : ADDITIONAL LAND FOR INFORMAL SETTLEMENTS/LOW-COST HOUSING : DEVELOPING OF SMIT/COSTA LAND**

At a special DWC meeting held on 1993-07-26 (item 2) it was agreed:

- "(a) that a smaller committee of 5 from Kaya Mandi be appointed to meet next week with the officials concerned of Stellenbosch Municipality to look at short-term planning of the available land in Kaya Mandi and report back to the DWC by end of August, 1993;
- (b) that the committee comprise of 3 from the SANCO/ANC alliance and 2 from other Kaya Mandi community-based organisations, with MC Ntsomboti as the contact person; and
- (c) that the problem that may arise with implementation of developmental matters which have been agreed upon be brought to the attention of the SDF."

FOR CONSIDERATION.

6.

REPORT OF THE TOWN ENGINEER ON TECHNICAL MEETINGS HELD WITH KAYA MANDI COMMUNITY-BASED ORGANISATIONS

The abovementioned report is attached as **PAGES 21 - 52.**

FOR CONSIDERATION.

dwc10k93/cr

end of.
3 minutes

- ① Contact group?
- ② Implos of people to km
- ③ Extra land ✓
- ④ School issue
- ⑤ Community facilities
- ⑥ Unemployment.
- ⑦ R400 000,00.
- ⑧ Services.

**MINUTES OF A MEETING OF THE SDF DEVELOPMENT WORKING COMMITTEE
HELD IN THE COUNCIL CHAMBERS, TOWN HALL, PLEIN STREET, STELENBOSCH
ON MONDAY, 1993-06-21 AT 19:00**

PRESENT:

Facilitators	:	V Honey (Chairperson) S Adams
Stellenbosch Municipality	:	J Cawood SW Oliphant JP Retief JE Delport CTB Davy
SANCO/ANC	:	CM Ntsomboti MM Ngcofe
Stellenbosch Chamber of Commerce	:	L Silberbauer SP Kruger
Stellenbosch Ratepayers Association	:	FH Stephens
SHAC	:	P Louw
Kylemore Management Committee	:	PW Lawrence
Observers	:	SA Burger (me) (Stellenbosch Child and Family Welfare Society) EPS Taljaard (Stellenbosch Municipality)

1. **LEAVE OF ABSENCE**

1. **RESOLVED**

that leave of absence be granted to R Mastenbroek.

Many issues have been dealt with

2. **IDENTIFICATION OF DEVELOPMENT ISSUES IN ORDER OF PRIORITY**

It was agreed at the SDF on 1992-11-10 (item 2.5) that the abovementioned matter be referred to the Development Working Committee (DWC).

The following matters were referred to the DWC at the various SDF and related meetings:

2.1 **Minutes of an Ad Hoc Committee (Supply of Water and Electricity) Meeting held on 1993-03-02.**

The minutes are attached as **APPENDIX 1. (Not attached)**.

At the aforesaid meeting it was agreed:

- (a) that water and electricity meters be installed in certain areas by Stellenbosch Municipality but that the Town Engineer and Electrical Town Engineer first liaise with the Kaya Mandi Town Council and the Civics/ANC regarding the specific areas where the meters must be installed;

- (b) that the Kaya Mandi Town Council not proceed with the suspension of electricity before the aforementioned point (a) has been addressed, (will consider at its next meeting on 1993-03-04);
- (c) that it be noted that the prepaid meters already received, is part of the contract for the provision of services on the 18,5 ha and can thus not be utilised for other houses;
- (d) that it be noted that the Kaya Mandi Town Council applied to the Regional Services Council for funds for the installation of prepaid meters in existing houses;
- (e) that Stellenbosch Municipality proceed with the installation of prepaid meters on the 18,5 ha if so requested by the Kaya Mandi Town Council;
- (f) that the Kaya Mandi Town Council at its meeting on 1993-03-04 reconsider the increase in electricity tariffs (to bring it in line with the rest of Stellenbosch) as from 1993-05-01 and first discuss the matter with the Stellenbosch Municipality;
- (g) that the report that was tabled (see page 1.4 of Appendix 1) be noted but that the Kaya Mandi Town Council be requested to provide additional statistics retrospective till 1988;
- (h) that the provision of toilets for squatters whose huts were burnt down and for which funds were allocated by Stellenbosch Municipality (R10 000,00) and the Regional Services Council (R45 000,00) be referred to the Development Working Committee of the SDF; and
- (i) that it be noted that due to the huge outstanding account for the provision of services to Kaya Mandi, the Joint Stellenbosch Town Council/Management Committee must still reconsider the continued provision of the aforementioned services.

At the SDF held on 1993-03-25 it was

AGREED

- (a) that item 2.1(a) now be proceeded with;
- (b) that with reference to item 2.1(b), it be noted that the Kaya Mandi Town Council decided not to proceed with the cutting-off of electricity; and
- (c) the other matters agreed upon be referred to the Development Working Committee.

FOR CONSIDERATION.

2.1

AGREED

- (a) that the installation of water and electricity meters for informal areas be suspended for the time being;
- (b) that the Town Engineer and Electrotechnical Town Engineer proceed with the purchase of the required water and electricity meters, to be kept in stock and installed at a later stage when conditions are more favourable; and
- (c) that the other matters stand over till a next meeting of the DWC.

2.2

Minutes of an Ad Hoc Committee (Planning and Development of additional land at Kaya Mandi) Meeting held on 1993-03-09.

The minutes are attached as APPENDIX 2. (Not attached).

At the aforesaid meeting it was agreed

- (a) that it be noted that the acquiring of the 10 ha Smit/Costa land has not been finalised by the CPA;
- (b) that it be noted that any replanning of the 18,5 ha land by Stellenbosch Municipality will have to be, amongst others, in conjunction with the Kaya Mandi Town Council, as numerous allocations have already been made;
- (c) that more accurate statistics regarding the Kaya Mandi population will have to be obtained before proper planning can be finalised;
- (d) that it be recommended to the SDF;
 - (i) that the Development Working Committee now take further the matter of the development of the 10 ha Smit/Costa land as well as the investigation into the obtaining of further land in Stellenbosch for informal settlements/low-cost housing; and
 - (ii) that a smaller committee (contact group) to liaise with the Department of Planning and Development of Stellenbosch Municipality on a continued basis be appointed to address the issue of additional land for informal settlements/low-cost housing.

At the SDF held on 1993-03-27 it was:

AGREED

- (a) that the recommendations be accepted;
- (b) that each organisation nominate one person to serve on the proposed contact group; and
- (c) that the Development Working Committee also address the inflow of newcomers to Kaya Mandi.

FOR CONSIDERATION.

2.2

AGREED

- (a) that regarding item 2.2(d)(ii) a special meeting of the DWC be held on 1993-07-26 at 20:00 to address the issue of additional land for informal settlements/low-cost housing;
- (b) that it be noted that the CPA will now proceed with the expropriation of the 10 ha Smit/Costa land; and
- (c) that the other matters stand over till a next meeting of the DWC.

2.3 **School Crisis at Kaya Mandi.**

FOR CONSIDERATION.

2.3 **AGREED**

that the matter stand over till a next meeting of the DWC.

2.4 **COMMUNITY FACILITIES**

FOR CONSIDERATION.

2.4 **AGREED**

that the matter stand over till a next meeting of the DWC.

2.5 **UNEMPLOYMENT IN STELLENBOSCH**

FOR CONSIDERATION.

2.5 **AGREED**

that the matter stand over till a next meeting of the DWC.

2.6 **UTILIZATION OF FUNDS DONATED TO FAMILIES AFFECTED BY THE
FIRE ON 1992-11-17**

A report received from Mrs S Burger of the Stellenbosch Child and Family Welfare Society is attached. (**Not attached - previously circulated**).

Mrs Burger was requested to attend the meeting to answer any questions arising from the report.

FOR CONSIDERATION.

2.6 Mrs S Burger informed the meeting of the role Stellenbosch Child and Family Welfare Society played in the administering of the funds donated to the families affected by the fire on 1992-11-17.

AGREED

- (a) that the report be accepted and the meeting's appreciation for the manner in which the donations were administered be conveyed to Mrs S Burger and her organisation;
- (b) that the unanswered questions that arose from the report be put to the Kaya Mandi Town Council at a next meeting; and
- (c) that JE Delpoit pursue the matter of the erection of the toilets as a matter of urgency and that a report be circulated to all the organisations concerned, as soon as possible.

MINUTES :

**SDF DEVELOPMENT WORKING
COMMITTEE**: 1993-06-21

2.7 DISRUPTION OF SERVICES AT KAYA MANDI

The SDF was informed on 1993-06-03 (item 4.4) that the ANC/SANCO is giving attention to the abovementioned matter and will report back to the Development Working Committee.

FOR CONSIDERATION.**2.7 AGREED**

that the matter stand over till a next meeting.

**2.8 SURPLUS INCOME (NETT EXCESS) FROM NON-RESIDENTIAL AREAS TO
BE MADE AVAILABLE TO KAYA MANDI**

It was agreed at the SDF on 1993-06-03 (item 6.3) that the Development Working Committee should make proposals to the next SDF on how the ± R400 000 that the Joint Town Council/Management Committee has budgeted for Kaya Mandi, should be utilised.

FOR CONSIDERATION.**2.8 AGREED**

- (a) that the highest priority be given to the provision of (i) toilets and (ii) water to the informal residents (squatters);
- (b) that an amount (not exceeding R20 000,00) be also set aside for proper long-term planning of Kaya Mandi; and
- (c) that JE Delport consult with the Chairpersons of the relevant organisations in due course regarding the aforementioned.

The meeting adjourned at 20:45.

CONFIRMED.

CHAIRPERSON

dwc22d93/cr

8.
**MINUTES OF A SPECIAL MEETING OF THE SDF DEVELOPMENT WORKING
COMMITTEE HELD IN THE COUNCIL CHAMBERS, TOWN HALL, PLEIN
STREET, STELLENBOSCH ON MONDAY, 1993-07-26 AT 20:00**

PRESENT:

Facilitators	: V Honey (Chairperson)
Stellenbosch Municipality	: J Cawood SW Oliphant JP Retief JE Delpont CTB Davy (Secretary) D Carstens L Fourie D Hattingh
SANCO/ANC	: MC Ntsomboti MM Ngcofe N Yanta (me) A Chungwe
ANC Youth League	: K Royi S Menziwa
Stellenbosch Chamber of Commerce	: SP Kruger
Stellenbosch Sakekamer	: MC Carinus
Stellenbosch Ratepayers Association	: FH Stephens BJP Pienaar
SHAC	: P Louw W Nel
Rotary Club of Stellenbosch	: JC Dawe
Observers	: T Newman) Kylemore Ratepayers and D Rhoda) Residents Association

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1. LEAVE OF ABSENCE

1. NONE.

2. **ADDITIONAL LAND FOR INFORMAL SETTLEMENTS/LOW-COST HOUSING**

At the DWC meeting held on 1993-06-21 (item 2.2(a)), it was agreed that a special meeting of the DWC be held on 1993-07-26 at 20:00 to address the issue of additional land for informal settlements/low-cost housing.

An extract of the minutes of the DWC meeting held on 1993-06-21 (item 2.2) is attached as **PAGE 10**.

FOR CONSIDERATION.

2. J Cawood said on a point of order that he was concerned with the lack of progress of the CWC while good progress is again made on the developmental side. Depending on the nature of decisions taken, the two working committees must work hand in hand (link up). A further matter of concern was that the infrastructure (administration of Kaya Mandi) is presently not in place to implement developmental issues.

JP Retief reiterated that the SDF and its working committees should operate within the spirit of the formation of the SDF (democratic principles) and that the DWC should not proceed until very important constitutional matters have been addressed. He also stressed the important role the Kaya Mandi Administration had to play in securing loans from the RSC for developmental issues.

MC Ntsomboti acknowledged what J Cawood and JP Retief said but appealed for understanding of the problems the ANC/SANCO alliance and the people of Kaya Mandi are facing. He apologised for the delay on the constitutional side but hoped progress will be made at the next CWC meeting scheduled provisionally for 1993-08-09 by the Steering Committee. Furthermore it has been suggested by the SANCO alliance that the RSC and the CPA should also be included in the SDF.

L Fourie asked that the DWC first look at the land presently available in Kaya Mandi, viz the 18 ha and the Smit/Costa land that is at present being expropriated by the CPA. He feels that a smaller committee of say 5 to look at short-term planning of the available land in Kaya Mandi should be more valuable than the whole DWC.

FH Stephens questioned the absence of the controlling body in Kaya Mandi, viz the Kaya Mandi Town Council. If the development in Kaya Mandi is to be discussed, their contributions are of importance.

MC Ntsomboti reiterated that the SANCO alliance was not prepared to be involved in any of the SDF or its working committees if the Kaya Mandi Town Council is present. If the meeting insists on their presence the SANCO alliance would withdraw and continue with their occupation of the Administration Offices in Kaya Mandi and wait for the disbanding of Kaya Mandi Town Council in September 1993.

After further deliberation it was

AGREED

- (a) that a smaller committee of 5 from Kaya Mandi be appointed to meet next week with the officials concerned of Stellenbosch Municipality to look at short-term planning of the available land in Kaya Mandi and report back to the DWC by end of August 1993;
- (b) that the committee comprise of 3 from the SANCO/ANC alliance and 2 from other Kaya Mandi community based organisations, with MC Ntsomboti as the contact person; and
- (c) that the problem that may arise with implementation of developmental matters which have been agreed upon be brought to the attention of the SDF.

The meeting adjourned at 21:25.

CONFIRMED.

CHAIRPERSON

MINUTES :

SDF DEVELOPMENT WORKING
COMMITTEE

: 1993-06-21

2.2 Minutes of an Ad Hoc Committee (Planning and Development of additional land at Kaya Mandi) Meeting held on 1993-03-09.

The minutes are attached as APPENDIX 2. (Not attached).

At the aforesaid meeting it was agreed

- (a) that it be noted that the acquiring of the 10 ha Smit/Costa land has not been finalised by the CPA;
- (b) that it be noted that any replanning of the 18,5 ha land by Stellenbosch Municipality will have to be, amongst others, in conjunction with the Kaya Mandi Town Council. as numerous allocations have already been made;
- (c) that more accurate statistics regarding the Kaya Mandi population will have to be obtained before proper planning can be finalised;
- (d) that it be recommended to the SDF;
 - (i) that the Development Working Committee now take further the matter of the development of the 10 ha Smit/Costa land as well as the investigation into the obtaining of further land in Stellenbosch for informal settlements/low-cost housing; and
 - (ii) that a smaller committee (contact group) to liaise with the Department of Planning and Development of Stellenbosch Municipality on a continued basis be appointed to address the issue of additional land for informal settlements/low-cost housing.

At the SDF held on 1993-03-27 it was:

AGREED

- (a) that the recommendations be accepted;
- (b) that each organisation nominate one person to serve on the proposed contact group; and
- (c) that the Development Working Committee also address the inflow of newcomers to Kaya Mandi.

FOR CONSIDERATION.2.2 **AGREED**

- (a) that regarding item 2.2(d)(ii) a special meeting of the DWC be held on 1993-07-26 at 20:00 to address the issue of additional land for informal settlements/low-cost housing;
- (b) that it be noted that the CPA will now proceed with the expropriation of the 10 ha Smit/Costa land; and
- (c) that the other matters stand over till a next meeting of the DWC.

MINUTES OF A SPECIAL MEETING OF THE SDF DEVELOPMENT WORKING COMMITTEE HELD IN THE COUNCIL CHAMBERS, TOWN HALL, PLEIN STREET, STELLENBOSCH ON THURSDAY, 1993-09-23 AT 19:30

PRESENT:

Facilitators	:	V Honey (Chairperson)
Stellenbosch Municipality	:	J Cawood SW Oliphant GM Strydom (Adviser) L de Villiers (Adviser) DJ Hattingh (Adviser) CTB Davy (Secretary)
SANCO/ANC	:	CM Ntsomboti MM Ngcofe
Stellenbosch Chamber of Business	:	L Silberbauer C Withington
Rotary Club of Stellenbosch	:	JC Dawe
SHAC	:	P Louw HC de Klerk

OBSERVERS:

Stellenbosch Municipality	:	EPS Taljaard
SANCO/ANC	:	A Cungwa M Stokwe (me) N Yanta (me) D Hani (me)

* * * * *

1. LEAVE OF ABSENCE

1. RESOLVED

that leave of absence be granted to SP Kruger (Stellenbosch Chamber of Business), MC Carinus and WJ Bekker (Stellenbosch Sakekamer), S Adams (Facilitator), JE Delport (Town Engineer) and JP Retief (Town Secretary).

2. PROVISION OF AND PAYMENT FOR SERVICES : KAYA MANDI

The minutes of an Ad Hoc Committee meeting held on 1993-09-09 regarding the abovementioned matter, are attached as PAGES 13 - 15.

FOR CONSIDERATION.

2. **AGREED**

- (a) that it be noted that due to various reasons the Special DWC meeting scheduled for 1993-09-16 had to be re-scheduled;
- (b) that the matters agreed upon be accepted by the SDF;
- (c) that due to the re-scheduling of the Special DWC meeting, it was not possible to arrange a Special SDF before the end of the month and therefore the SDF is requested to condone the implementation date of 1993-10-01 (item 2(d));
- (d) that it be noted that the SANCO/ANC alliance supports the implementation date of 1993-10-01 and the issuing of invoices for services rendered at the end of October 1993;
- (e) that the question of in whose name accounts must be issued and the appointment of an Administrator for Kaya Mandi be addressed by the CWC at a special meeting to be held on Monday, 1993-09-27 at 18:30 (before the Steering Committee meeting scheduled for 19:30) so that the matter can be resolved at the SDF on 1993-10-07;
- (f) that it be noted that the SANCO/ANC alliance will be prepared to ask the community to suspend the occupying of the offices of the Kaya Mandi Town Council if it is needed for the payment of accounts;
- (g) that the arrears as mentioned in item 2(f)(ii) be addressed at a later stage by the same Ad Hoc Committee (comprising of 1 member of all interested participating organisations) that addressed the provision of services and that the policy on the payment of arrears presently being drafted by the National Housing Forum also be taken into account by the said Ad Hoc Committee;
- (h) that the document on the proposed clean-up campaign in Kaya Mandi, attached as **PAGE 20**, be accepted with the following proviso:
 - (i) that a further paragraph be added to the document indicating that the commitment to clean up Kaya Mandi is endorsed by the SDF;
 - (ii) that the document not be signed by individuals but that all the present participating organisations be named in the document; and
 - (iii) that the Chairperson make a press statement accordingly and that the document be further circulated amongst the community of Kaya Mandi.

The meeting adjourned at 21:45.

CONFIRMED.

CHAIRPERSON

MINUTES OF A MEETING OF THE SDF AD HOC COMMITTEE (SUPPLY OF- AND PAYMENT FOR SERVICES : KAYA MANDI) HELD IN THE COUNCIL CHAMBERS, TOWN HALL COMPLEX, PLEIN STREET, STELLENBOSCH ON THURSDAY, 1993-09-09 AT 19:30

PRESENT:

- Facilitator** : V Honey (Chairperson)
- Joint Town Council/Management Committee** : J Cawood
JP Retief (Adviser)
JE Delpont (Adviser)
L de Villiers (Adviser)
CTB Davy (Secretary)
- SANCO/ANC** : MM Ngcofe
- Stellenbosch Ratepayers Ass.** : PG van Breda
- Kaya Mandi Development Forum** : T Myataza
- Stellenbosch Sakekamer** : WJ Bekker

OBSERVERS:

- Joint Town Council/Management Committee** : EPS Taljaard
DJ Hattingh

* * * * *

1. LEAVE OF ABSENCE
1. RESOLVED

that leave of absence be granted to MC Carinus, J Dawe, SP Kruger and L Silberbauer.

2. PAYMENT FOR SERVICES : KAYA MANDI

At the Special meeting of the SDF held on 1993-08-26 it was agreed that a special Ad Hoc Committee (comprising of 1 member of all interested participating organisations) be held in the Council Chambers on 1993-09-09 (at 19:30), to formulate a report regarding the matter of payment for services, which report should be placed on the agenda of the next SDF Development Working Committee meeting on 1993-09-16, when the matter must be finalised for recommendation to the next meeting of the SDF.

FOR CONSIDERATION.

2. Guidelines prepared by officials of the Joint Town Council/Management Committee on the provision of payment for services to Kaya Mandi was tabled as PAGES 16 - 19.

AGREED

- (a) that the guidelines be accepted in principle for submission to the special meeting of the DWC to be held on 1993-09-16;
- (b) that the guidelines be forwarded to Kaya Mandi Community Based Organisations concerned, for discussion with its constituents and report-back to the Special DWC meeting on 1993-09-16. (The Chairperson, V Honey, also undertakes to liaise with the various organisations concerned);
- (c) that the following basic principles as reflected in the guidelines be taken up by the Kaya Mandi Community Based Organisations with their constituents:
- all users of services must pay
 - conventional houses to pay the same as Stellenbosch but should be phased-in
 - informal areas - principle of affordability/sliding-scale tariffs be introduced
 - consultation with the community must take place through structures to be agreed upon, i.e. "zone/area committee";
- (d) that with reference to item C.14 in the guidelines, a special meeting of the SDF be held before the end of the month in order that a start can be made on 1993-10-01 with the formal areas (houses) and hostels while the informal areas will still be sorted out with the community and implemented per zone/area from date of rendering of services to each particular zone/area;
- (e) that arrear payment for bulk services supplied to Kaya Mandi stand over for the time being;
- (f) that the following aspects also be noted:
- (i) all users of services must be identified;
 - (ii) the arrears are at present R1,7 million and runs up at approximately R75 000,00 per month;
 - (iii) present staff of Kaya Mandi Municipality will be trained to read meters;
 - (iv) the zone/area committee in the informal zones/areas will, in consultation with the community, determine who must be provided with electricity;
 - (v) there may be approximately 4 zone/area committees who will be accountable to the community;
 - (vi) the utilisation of local labour in the provision of services; and

MINUTES OF MEETING

SDF AD HOC COMMITTEE

: 1993-09-09

- (vii) the necessity for a commitment by the Community Based Organisations for the payment of services at the Special DWC meeting on 1993-09-16.

The meeting adjourned at 21:20.

CONFIRMED.

CHAIRPERSON

ah09193/cr

KAYA MANDI: PROVISION OF- AND PAYMENT FOR SERVICES

A. GENERAL

1. Methods must be as simple as possible.
2. The community must be involved.
3. Methods must be reconcilable with the "culture and customs" of the community.
4. Everyone must pay for services.
5. Consideration for application of differentiated (sliding-scale) tariffs.
6. Costs of services must as far as possible be recovered.

B. METHODS

1. Conventional housing and businesses:
 - 1.1 Phasing-in of tariffs will be necessary
 - 1.2 Tariffs must eventually be equal to Stellenbosch
 - 1.3 Monthly reading of metered services (or prepaid system)
 - 1.4 Monthly accounts as in Stellenbosch
 - 1.5 All services the same as in Stellenbosch
 - 1.6 A service agreement with each individual
 - 1.7 Property valuation and property taxation must be implemented
2. Informal areas:
 - 2.1 Different areas/zones must be identified
 - 2.2 Every shack/unit must be numbered in each zone/area
 - 2.3 The community may appoint a "zone/area committee" for their own zone/area and said zone/area committee may be compensated on a sliding-scale or percentage of the money received for payment of services in their specific zone.

- 2.4 Electricity supplied to individuals by means of pre-paid meters
- 2.5 In consultation with the zone/area committee for the relevant zone/area, the following services can be provided at strategically placed positions:
- (a) water taps
 - (b) sewage/toilets
 - (c) washing facilities
- 2.6 Refuse removal - refuse bags (filled) to be placed at a central point (or two) in each zone/area for collection by the refuse removal trucks (once a week)
- 2.7 A labourer will be appointed for each zone/area who must reside in the relevant area (in collaboration with the zone committee) to perform the following duties:
- (a) collect all refuse bags and deposit it on a weekly basis at the collection points;
 - (b) care for all the toilets and washing facilities.
- This labourer may receive a fixed basic wage plus an additional payment per refuse bag collected or may be appointed on a contractual basis.
- 2.8 One water meter for each zone/area will be read every month in order to control wastage (standard usage can be determined by multiplying the number of units with the approximate consumption of ± 10 kl per unit). In the case of wastage the matter can be taken up with the zone/area committee for a solution.
- 2.9 One pre-determined fixed amount must be determined annually for water, refuse, sewage, fire services and property rates.
- 2.10 The pre-determined fixed amount will be payable by every unit each month.
- 2.11 The pre-determined fixed amount will be determined annually in consultation with the zone/area committee.
- 2.12 The same pre-determined fixed amount for all zones/areas will be preferable but it may vary from area to area where a higher grade of services is requested by the zone/area committee.

- 2.13 No accounts will be furnished.
- 2.14 Each unit gets an identification card (type of credit card) to be used to pay the already determined fixed amount each month at a place to be determined.
- 2.15 The computer will record who has paid and will identify who has not paid.
- 2.16 The list of arrears will each month be taken up with the zone/area committee for a solution.
- 2.17 The community must sort out the arrears amongst themselves and credit control will be applied by Stellenbosch Municipality for the zone/area in total.

3. Hostels:

- 3.1 Identify hostels or parts that can function as a zone/area.
- 3.2 Give each bed within a hostel zone a number.
- 3.3 Appoint a "hostel zone/area committee".
- 3.4 Water and electricity will be metered in bulk for the whole hostel zone/area to collect consumer statistics.
- 3.5 Refuse removal on weekly basis from a central point in refuse bags will be done by refuse removal trucks.
- 3.6 A person who lives in the "hostel zone/area" will be appointed to care for the hostel, eg put out refuse bags, cleaning toilets, etc.
- 3.7 The person as in 3.6 will be remunerated on a contractual basis.
- 3.8 The hostel zone/area committee must take care that water and electricity is not wasted.
- 3.9 A fixed amount per bed will be determined in conjunction with the hostel zone/area committee, which must be paid monthly by each resident for all available services as well as for accommodation.
- 3.10 No accounts are submitted and each person pays monthly.
- 3.11 The computer will record who has paid and identify who has not paid. A list will be forwarded on a monthly basis to the hostel zone/area committee for a solution.

- 3.12 The fixed amount will hold good for 12 months.
- 3.13 The fixed amount will be determined each year in collaboration with the hostel zone/area committee by taking into account the costs of electricity and water usage the previous year.

C. CORE ASPECTS

1. Methods must be reconcilable with the needs of the community, as well as sound financial administration.
2. Principle of everyone pays for services, phasing-in of tariffs as well as sliding-scale tariffs.
3. Conventional housing - same as in Stellenbosch.
4. Establishment of zone/area committees for each zone/area.
5. Numbering of each housing unit.
6. Prepaid electricity system.
7. Water and sewage (toilets) - strategically placed - in consultation with community.
8. Water - mass metering - control over wasting.
9. Refuse - refuse-black bags - one central collection point.
10. Pre-determined fixed amount for all services in informal areas except electricity.
11. No accounts issued - each person pays monthly at pay point.
12. Zone/area committee controls:
 - wastage of water
 - illegal electricity connections
 - residents who do not pay
 - care of toilets and washing facilities
 - collecting of refuse bags
13. Pay point to be determined.
14. Date of implementation.

The present conditions regarding management of resources, and in particular the piling up of refuse in Kaya Mandi, is unacceptable and must be addressed.

Because of our commitment towards the well being of the community of Kaya Mandi, the following actions have been decided upon to help to enhance the quality of life in Kaya Mandi:

1. The personnel and resources of Kaya Mandi Town Council will be put under the line management of the departmental heads of Stellenbosch Municipality from 1993-10-01 to create proper management systems.
2. A clean-up campaign in Kaya Mandi will be launched on and from 1993-10-01.
3. We hereby make an appeal to all residents in Kaya Mandi to support this venture and pledge our support to the execution of the planned campaign as well as further actions to enhance quality of life in Kaya Mandi.

SIGNED:

MINUTES OF TECHNICAL MEETINGS HELD OVER VARIOUS DAYS FROM 14 TO 25 OCTOBER 1993 WITH REPRESENTATIVES OF COMMUNITY BASED ORGANISATIONS AND THE TOWN COUNCIL OF KAYA MANDI

1. ATTENDANCE

M M Ngcofé
V V Mayatasa

ANC/SANCO
PAC/KDF

Officials:

J E Delpont
D J Hattingh
B Naude

Town Engineer
Assistant Town Engineer
Electrical Town Engineer

Others:

Dr Josef Kriek
Jimmie Potgieter

Medical Research Council
Hill Kaplan Scott

Project Committee of Kaya Mandi Town Council

M S Mayekiso
J Mjandana
G Ntshanga
A Cruywagen

KMTC
KMTC
KMTC
Kaya Mandi Town Clerk

2. MANAGEMENT AND REPORTING STRUCTURE

It was agreed that the structure as indicated in Annexure 1 will form the basis of operation in the present situation.

It was agreed that at the next Technical Meeting representatives of both the ANC/SANCO alliance and the PAC/KDF will attend the meeting.

3. PROJECTS

The projects attached as Annexure 2 was discussed and approved as indicated on the project forms. (All the annexures attached to project forms are not included in the minutes, but are available at the Town Engineer's office).

4. IDENTIFICATION OF ZONES

A proposal regarding the different zones in Kaya Mandi was submitted and will be discussed at the next meeting.

5. NEXT MEETING

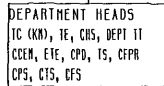
The next Technical Meeting will be held in the Town Engineer's Committee Room on 16 November 1993 at 17:00.

MANAGEMENT AND REPORTING STRUCTURE

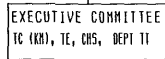
MONTHLY



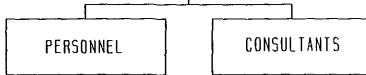
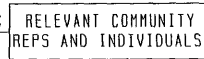
MONTHLY



WEEKLY



AD HOC



TC	TOWN CLERK : KAYAMANDI
TE	TOWN ENGINEER
CHS	CHIEF: HEALTH SERVICES
DEPT TT	DEPUTY TOWN TREASURER
CCEM	CHIEF: COORDINATOR EMERGENCY MANAGEMENT
ETE	ELECTROTECHNICAL TOWN ENGINEER
CPD	CHIEF: PLANNING AND DEVELOPMENT
TS	TOWN SECRETARY
CFPR	CHIEF: FORESTRY, PARKS AND RECREATION
CPS	CHIEF: PERSONNEL SERVICES
CTS	CHIEF: TRAFFIC SERVICES
CFS	CHIEF: FIRE SERVICES

23.
INDEX

ANNEXURE 2

PROJECT NO	TITLE	PAGE
1	NORTHERN ACCESS ROAD	1
2	BOUNDARY WALL	2
3	TOILET FOR 1,9 Ha	3
4	SOCIO ECONOMIC STUDY	4
5	18,5 Ha TOWNSHIP DEVELOPMENT - PHASE 2	5
6	UPGRADING - MPELAZWE/SIVUYILE	6
7	BUS SHELTERS	7
8	APPLICATION FOR FUNDS	8
9	18,5 Ha REVISED LAYOUT	20
10	UPGRADING OF HOSTEL AREA - PHASE 1	21
11	CONSTRUCTION OF SIDEWALKS	22
12	UPGRADING OF HOSTEL AREA - PHASE 2	23
13	MASTER PLANNING, SEWERAGE AND WATER	28
14	TOILETS/WATER/WASHING FACILITIES	29

PROJECT NO. 1	PROJECT TITLE NORTHERN ACCESS ROAD	FINANCIAL FUNDING REQUIRED: R837 822 FUNDS AVAILABLE/ APPROVED: R837 822 SOURCE OF FUNDING: WCRSC VOTE NO.: DIRECT PAYMENT
RESPONSIBILITY PROJECT MANAGER: Kayad Civils - Brian Rossouw REPORTING TO: Asst Town Engineer - Dirk Hattingh LIAISE WITH:		

APPROVED BY: COUNCIL 25/10 SANCO/ANC 14/10 KMD/PAC 15/10 **AFFECTED**
COMMUNITY N/A

PROGRAMME

SCHEDULE ITEM NO.	ACTION ITEMS TO BE EXECUTED IN THE SHORT TERM	STATUS	RESPONSIBLE PERSON/PARTY	COMPLETION DATE
1	Approval of horizontal alignment	Done	DJH/JED	1993-10-25
2	Get approval from RSC for design change		DJH	1993-11-15
3	Task Kayad for the redesign of road		JED	1993-10-25
4	Task Kayad to give the go ahead for the contractor		JED	1993-11-15
5	Construction starts		DJH	1993-11-15

COMMENTS

Horizontal alignment was changed to:

- Conform the alignment with the general alignment of the roads in the rest of Kaya Mandi.
- Prevent a speedway in a residential area.
- Conform to acceptable safety standards.

Approved only to S Item 3. (Afraid construction of road will stimulate squatting in area.)

REVISION NO. 1

DATE 1993-10-27

PROJECT NO. 2	PROJECT TITLE BOUNDARY WALL	FINANCIAL FUNDING REQUIRED: R185 000 FUNDS AVAILABLE: R185 000 SOURCE OF FUNDING: CPA VOTE NO.: DIRECT PAYMENT
RESPONSIBILITY PROJECT MANAGER: Kayad Civils - Brian Rossouw REPORTING TO: Asst Town Engineer - Dirk Hattingh LIAISE WITH: S Smith - CPA		

APPROVED BY: COUNCIL 25/10 SANCO/ANC 14/10 KMDP/PAC 15/10 **AFFECTED COMMUNITY** N/A

PROGRAMME

SCHEDULE ITEM NO.	ACTION ITEMS TO BE EXECUTED IN THE SHORT TERM	STATUS	RESPONSIBLE PERSON/PARTY	COMPLETION DATE
1	Report to Stellenbosch Town Council regarding expropriation of land		B de la Bat	1993-10-30
2	Kayad to prepare a report regarding status of project	Done	DJH	1993-10-15
3	Information report to be compiled for community leaders with reasons for the wall		DJH	1993-11-07
4	Approval by the community		DJH	1993-11-20
5	Approval and appointment of contractor		DJH	1993-01-10
6	Construction starts		Contractor	1994-01-17
7	Contract completed		Contractor	1994-02-18

COMMENTS

It is doubtful whether the CPA and S Smith will wait for the outcome of this lengthy process. CPA might unilaterally start the execution of the contract.
In essence it is a matter between Smith and the CPA regarding a boundary wall on Smith's property paid by CPA.
Money paid by CPA to KTC to be returned.
Approved up to S Item 4.
Kayad report attached.

REVISION NO. 1**DATE** 1993-10-27

PROJECT NO. 3	PROJECT TITLE TOILETS FOR 1,9 Ha	FINANCIAL FUNDING REQUIRED: R57 175 FUNDS AVAILABLE: STC R10 000 WCRSC R44 175 WOOLWORTHS R 3 000 VOTENO.: N/A
RESPONSIBILITY PROJECT MANAGER: Snr Technician (S+SW) - Kobus Fourie (JJF) REPORTING TO: Town Engineer - Eddie Delport LIAISE WITH: WCRSC, Dirk Hattiangh (DJH)		

APPROVED BY: COUNCIL 25/10 SANCO/ANC 14/10 KMDF/PAC 15/10 AFFECTED COMMUNITY

PROGRAMME

SCHEDULE ITEM NO.	ACTION ITEMS TO BE EXECUTED IN THE SHORT TERM	STATUS	RESPONSIBLE PERSON/PARTY	COMPLETION DATE
1	Sort out Claim. Get prices for doors.		JJF	1993-10-30
2	Get permission from RSC to reduce order to fit finances.		JJF	1993-10-30
3	Place order for the remaining toilets according to finances available.		JJF	1993-11-15
4	Construction completed.		AK - WORKS	1993-01-31

COMMENTS

A total of 18 toilets have been installed up to date.

Approval for the reduction in the number of toilets to compensate for claims and doors.

Stick to AK-type toilet with door/gate.

Report attached.

REVISION NO. 1

DATE 1993-10-27

PROJECT NO. 4 17063-02	PROJECT TITLE SOCIO ECONOMIC STUDY	FINANCIAL FUNDING REQUIRED: R45 600 (Estimate attached) FUNDS AVAILABLE: R45 600 SOURCE OF FUNDING: STELLENBOSCH TOWN COUNCIL VOTE NO.: DIRECT PAYMENT Fin. Contr. officer:
RESPONSIBILITY PROJECT MANAGER: Hill Kaplan Scott - Jimmie Potgieter (DJP) REPORTING TO: Asst Town Engineer - Dirk Hattingh (DJH) LEASE WITH: Dr Josef Kriek - Macroplan		

APPROVED BY: COUNCIL 25/10 SANCO/ANC 14/10 KMDP/PAC 15/10 **AFFECTED**
COMMUNITY 11/10

PROGRAMME

SCHEDULE ITEM NO.	ACTION ITEMS TO BE EXECUTED IN THE SHORT TERM	STATUS	RESPONSIBLE PERSON/PARTY	COMPLETION DATE
1	Approval of concept.	Done	DJH	1993-10-25
2	Approval of appointment of HKS.	Done	DJH	1993-10-25
3	Approval of questionnaires.	Done	DJH	1993-10-25
4	Complete questionnaires.		DJP	1993-11-12
5	Report.		DJP	1993-12-03

COMMENTS

Funds approved by Stellenbosch Town Council on 1993-10-26.

Project controlled by Stellenbosch Town Council.

Questionnaire available at DJH.

Notice to Kaya Mandi residents attached.

REVISION NO. 1

DATE 1993-10-27

PROJECT NO. 5	PROJECT TITLE 18,5 Ha TOWNSHIP DEVELOPMENT PHASE 2	FINANCIAL FUNDING REQUIRED: R3 681 482 (Estimate attached)		
RESPONSIBILITY PROJECT MANAGER: Kayad Civils - Jannie van Gysen REPORTING TO: Asst Town Engineer - Dirk Hattingh LIAISE WITH:		FUNDS AVAILABLE: R3 681 482 SOURCE OF FUNDING: WCRSC VOTENO.: DIRECT PAYMENT		
APPROVED BY: COUNCIL		25/10	SANCO/ANC	14/10
		KMDF/PAC	15/10	AFFECTED COMMUNITY <input type="checkbox"/>
PROGRAMME				
SCHEDULE ITEM NO.	ACTION ITEMS TO BE EXECUTED IN THE SHORT TERM	STATUS	RESPONSIBLE PERSON/PARTY	COMPLETION DATE
1	Construction of services: Progress 90%		Kayad	1993-11-16
2	Handing over of services		DJH	1993-11-18
COMMENTS				
Progress satisfactory. Occupation of land to be addressed as a matter of urgency.				
REVISION NO 1		DATE 1993-10-27		

PROJECT NO. 6	PROJECT TITLE UPGRADING - MPELAZWE/SIVUYILE	FINANCIAL FUNDING REQUIRED: R1 260 651 (Estimate attached)
RESPONCIBILITY PROJECT MANAGER: Kayad Civils - Jannie van Gysen REPORTING TO: Asst Town Engineer - Dirk Hattingh LEASE WITH:		FUNDS AVAILABLE: R1 260 651 SOURCE OF FUNDING: WCRSC VOTE NO.: DIRECT PAYMENT

APPROVED BY: COUNCIL 25/10 SANCO/ANC 14/10 KMDP/PAC 15/10

AFFECTED COMMUNITY

PROGRAMME

SCHEDULE ITEM NO.	ACTION ITEMS TO BE EXECUTED IN THE SHORT TERM	STATUS	RESPONSIBLE PERSON/PARTY	COMPLETION DATE
1	Report that project was completed on 1993-10-05.	Done	DJH	1993-10-21
2	Prepare report on possible future work to be done.		JvG	1993-11-15

COMMENTS

Project was not completed due to an inability to move shacks from the land needed to install the services. There were no incentives for the people to move.

REVISION NO. 1

DATE 1993-10-27

<u>PROJECT NO.</u> 7	<u>PROJECT TITLE</u> BUS SHELTERS	<u>FINANCIAL</u> FUNDING REQUIRED: R24 258,98 (Estimate attached)
<u>RESPONCIBILITY</u> PROJECT MANAGER: Kayad Civils - Brian Rossouw REPORTING TO: Town Engineer - Eddie Delport LIAISE WITH: Asst Town Engineer - Dirk Hattingh		FUNDS AVAILABLE: R24 258,98 SOURCE OF FUNDING: WCRSC VOTE NO.: DIRECT PAYMENT

APPROVED BY: COUNCIL 25/10 SANCO/ANC 14/10 KMDF/PAC 15/10 AFFECTED COMMUNITY

PROGRAMME

SCHEDULE ITEM NO.	ACTION ITEMS TO BE EXECUTED IN THE SHORT TERM	STATUS	RESPONSIBLE PERSON/PARTY	COMPLETION DATE
1	Report that project was completed on 1993-10-05	Done		Oct 1993

COMMENTS

Project No.7 to join "Projects Completed" list.

REVISION NO. 1

DATE 1993-10-27

<u>PROJECT NO.</u> 8	<u>PROJECT TITLE</u> APPLICATION FOR FUNDS	<u>FINANCIAL</u> FUNDING REQUIRED: R2 850 (Estimate attached) FUNDS AVAILABLE: R2 850 SOURCE OF FUNDING: STELLENBOSCH COUNCIL VOTE NO:
<u>RESPONCIBILITY</u> PROJECT MANAGER: Hill Kaplan Scott – Jimmie Potgieter REPORTING TO: Town Engineer – Eddie Delport LIAISE WITH: Asst Town Engineer – Dirk Hattingh		

APPROVED BY: COUNCIL 25/10 SANCO/ANC 14/10 KMDF/PAC 15/10 AFFECTED COMMUNITY N/A

PROGRAMME

SCHEDULE ITEM NO.	ACTION ITEMS TO BE EXECUTED IN THE SHORT TERM	STATUS	RESPONSIBLE PERSON/PARTY	COMPLETION DATE
1	Approval of the actions of the Town Engineer and the application already submitted.	Done	JED	1993-10-21

COMMENTS

Funds approved by Stellenbosch Town Council on 1993-10-26.
Application attached.
Application was done in such a format that it can also be used as a request for funding at various other organizations.

REVISION NO. 1

DATE 1993-10-27

**APPLICATION TO THE
INDEPENDENT DEVELOPMENT TRUST (IDT)
BY THE
STELLENBOSCH DISCUSSION FORUM (SDF)**

FUNDING FOR SOCIAL UPLIFTMENT

**IN
KAYAMANDI**

SEPTEMBER 1993

CONTENTS

1	INTRODUCTION	3
2	BACKGROUND AND PROBLEM SETTING	4
3	SUMMARY OF MEDICAL RESEARCH PROGRAMME	6
4	SOCIAL UPLIFTMENT PROGRAMME	7
5	SUMMARY AND CONCLUSION	11

APPENDICES:
FIGURE 1 : LOCALITY PLAN
PHOTOGRAPHS

1 INTRODUCTION

Kayamandi is a black local authority on the outskirts of Stellenbosch and forms an integral part of the greater Stellenbosch urban area. A locality plan is shown in Figure 1. Until recently the town was served by its own municipal staff but due to political undercurrents, typical of the present complex political situation, services deteriorated.

Negotiations have recently been concluded whereby Stellenbosch Municipality will handle the running and maintenance of all services on an agency basis. Stellenbosch Municipality will be guided in their actions by the Stellenbosch Discussion Forum which is an inclusive community forum on which the following organisations are represented.

Joint Stellenbosch Town Council and Management Committee

SANCO

ANC

SHAC

COSATU

Kayamandi Development Forum

Kayamandi Town Council

Stellenbosch Ratepayers Association

SACOB

Stellenbosch Sakekamer

During a meeting of the Stellenbosch Discussion Forum on 28 July 1993 it was decided to initiate a technical committee to make recommendations to the Forum with respect of the present condition and future maintenance of municipal services for the people of Kayamandi.

The technical committee has requested the Town Engineer of Stellenbosch, Hill Kaplan Scott Inc Consulting Engineers and the Medical Research Council to prepare a report that may be used as an application to the Independent Development Trust for funding of a comprehensive social upliftment programme in Kayamandi.

2 BACKGROUND AND PROBLEM SETTING

2.1 Population

A socio-economic survey was carried out in Kayamandi in April 1989 by Macroplan Town and Regional Planners and the findings of this survey were briefly as follows:

DWELLING TYPE	No. OF HOUSEHOLDS	No. OF PEOPLE	AVERAGE HOUSEHOLD SIZE	AVERAGE FAMILY SIZE
Single dwelling	148	1 151	7.8	5.5
Squatter area	84	587	7.0	4.9
Hostels	84	4 786	3.25	3.25
Total	316	6 524	-	-

At that stage the squatter area was still controlled. The situation has changed rapidly since the last survey. It is estimated that there are now approximately 15 000 people in Kayamandi. The population in the hostels has at least doubled and squatting has become uncontrolled. Estimates of the squatter shacks exceed a 1 000 units.

Very little in the way of low cost formal housing has been provided over the last few years. For proper planning purposes it is necessary to gather up to date information and Hill Kaplan Scott Inc in conjunction with the Medical Research Council was approached to carry out an extensive population and social survey and health situation analysis.

Available land around Kayamandi is very limited and as a result the squatting has taken place in and around the existing housing areas. Over a 1 000 shacks are serviced by eight toilets and waterpoints and in the hostel area there is virtually no toilet or water points.

Some photographs are attached in the appendix to show the terrible living conditions in Kayamandi.

2.2 Existing Level of Services

The Town Engineer's Department of Stellenbosch has carried out a detailed survey of the conditions in Kayamandi and the findings of their report can be summaries as follows:

- Roads

No effective maintenance of roads and pavements. Serious damage and loss of capital investment will result in the near future

- Stormwater

The town is situated on a steep site with impervious conditions and high rainfall which results in high runoff.

A formal stormwater system exists, but does not function due to blocked catchpits and stormwater pipes.

Flooding occurs in the squatter areas because there is no formal stormwater system.

Sewage from open air toilets, washing facilities and informal slaughtering areas is spread over the area by the stormwater runoff which finally causes large scale pollution of the Plankenburg River.

The totally ineffective stormwater system causes pollution and a health hazard in and outside the area.

- Sewerage

Very little facilities exist in the squatter areas and residents make use of open air toilets and washing facilities which leads to large scale pollution.

In the hostel area there are virtually no toilet and washing facilities.

The level of services available and maintenance is totally unacceptable and this results in a serious health hazard.

- Water

A formal system exists, but the lack of expertise and poor management results in large scale waste and very low level of services.

- Refuse Removal

There is no effective refuse removal system which leads to health hazards which is totally unacceptable.

2.3 Existing Health Situation

It is clear from the above that the existing health situation in Kayamandi is totally unacceptable and not fit for human living conditions.

The Medical Research Council has carried out a study over the last year into infant mortalities in the area. Results of the study are described in more detail in section 3, but the findings can be briefly summarised as follows.

Although a fair level of clinic facilities and feeding programmes exist in the area, infant mortalities are at a significantly higher level than surrounding areas like Cloeteville and Idasvalley with similar health care facilities.

The infant mortalities can only be attributed to the unacceptable low level of water and sanitation facilities available in the town as well as the serious health hazard caused by non-existing maintenance.

The infant mortality rate can be ascribed to the appalling health situation in the town and can thus only be addressed by means of an integrated approach towards a total social upliftment programme.

3 SUMMARY OF MEDICAL RESEARCH PROGRAMME

The following are extracts from a summary on a research programme into a nutrition intervention programme for pregnant women and pre-school children residing in Cioetesville and Kayamandi, two semi-urban townships near Stellenbosch.

The report is confidential and copyright reserved, but interested parties may contact Dr A J Kriek at the Medical Research Council at P O Box 19070 Tygerberg 7505, telephone (021) 938-0299 or fax (021) 938-0321 for more details.

3.1 Extract from Summary

Data obtained by the Medical Research Council (MRC) during a house-to-house assessment of the nutritional status of pre-school children in Cioetesville and Kayamandi indicated that the problem of undernutrition shows an increased prevalence in children aged 1-2 years. According to statistics of the Stellenbosch Health Department, the infant mortality rate (IMR) in Kayamandi (33%) is three times that of Cioetesville (10%), while the low birth weight rate in Kayamandi (7%) is nearly three times lower than in Cioetesville (18%). This alone indicates that an integrated nutrition intervention and supplementation programme is of high priority in especially Kayamandi where inadequate basic services can be blamed for the high IMR. The primary health care and service rendering authorities of Stellenbosch, as well as local community based NGO's, have agreed to collaborate with the MRC to implement and evaluate an integrated programme in an attempt to design a model for nutritional intervention.

Focus includes a community directed situation analysis to facilitate environmental health priorities for child health. Interventions within primary health care as well as upgrading and supply of basic needs (housing, safe water and sanitation, refuse removal, facilities for animal slaughter and the availability of house hold electricity) will be facilitated. Within primary health care, intervention will target pregnant women and pre-school children by incorporating GOBI-FFF (Growth monitoring, Oral rehydration, Breast feeding, Immunisation - Female education, Family spacing and Food supplementation). Activities in the antenatal and well-baby clinics will include health education and nutritional supplementation while knowledge and attitude towards infant nutrition, life style and child spacing will also be monitored. The success of this programme will be continuously monitored and evaluated on a yearly basis.

4 SOCIAL UPLIFTMENT PROGRAMME

A total social upliftment programme can only be addressed through physical and community development programmes.

4.1 Physical Development Programme

The immediate, short term and medium requirements for a physical development programme has been identified and costs associated with the programme were estimated. The programme must be seen as a preliminary proposal and will be elaborated on as information from the detailed population and social survey becomes available and feedback through a community involvement programme is received.

The greater needs identified with estimated costs at this stage can be summarised as follows:

4.1.1 Immediate Needs

- Stellenbosch Municipality to immediately become involved in refuse removal, recommissioning and continual maintenance of stormwater, sewerage and water systems and maintenance to roadworks. Costs will be covered from a maintenance budget.
- Provision of toilets, waterpoints and washing facilities for the squatter area. The estimated cost is R250 000.
- Demolition of unserviceable and unhygienic toilet and washing facilities in hostel area and replacement thereof. The cost is estimated at R150 000.
- Provision of three informal slaughtering facilities. The cost is estimated at R30 000.
- Population and socio-economic survey with a situation analysis according to the norms for future planning purposes. The cost is estimated at R40 000.
- Planning and identification of additional land to allow for squatter communities and overcrowding in hostels. The cost is estimated at R150 000.
- The total cost to address immediate needs is estimated at R620 000.

4.1.2 Short Term Requirements

The short term requirements may be dependant on the results of the population and socio-economic survey and a consultative process with the community.

The following requirements may however be clearly identified at this stage.

- Servicing of 250 - 300 high density site and service stands to accommodate squatter families. Minimum services to be considered consist of waterborne sewerage with toilet and waterpoint. Due to the topography of the area some surfaced roads with a formal stormwater system will be required. Land has been expropriated by Cape Provincial Administration and is available for development. The cost is estimated at R2.8 million.
- Upgrading of existing squatter areas. The relocation to the new development should be well planned to make existing areas less dense and allow for redevelopment or in-situ upgrading.

How Cost?

Redeveloped areas to be supplied with waterborne sewerage with toilets and waterpoints and some surfaced roads with stormwater where dictated by topography. The cost is estimated at R3.6 million to provide 400 additional erven.

These short term requirements will by no means solve the problems associated with overcrowding in Kayamandi, but will go a long way to alleviating the situation. The costs associated with the short term requirements amounts to R6.4 million.

4.1.3 Medium Term Requirements

It will be difficult to put a cost to the medium term requirements at this stage as the planning process will have to be completed first. The more important requirements which could be identified are as follows:

- Conversions of hostels and provision of additional accommodation.
 - This may be funded by the National Housing Commission
 - Owners of private hostels will be encouraged to take part in the conversions
- Development of additional land for remaining squatter families.
 - Source of funding to be identified
- End-user finance for homeowners who can afford to repay bonds.
 - Various initiatives are underway to assist with end-user finance from financial institutions
- Provision of electricity points to all formal erven.
 - Source of funding to be identified
 - Eskom will contribute part of costs if prepaid metering system is installed
- Provision of community facilities like schools, community halls, sports grounds, crèches and clinics.
 - Total needs and sources of funding to be identified.

Progress on the integration of Kayamandi and Stellenbosch will also have a positive effect on relieving the problem. Using the greater Stellenbosch as a resource regarding land availability, work opportunities, tourism potential and expertise, the medium and long term problems can be addressed in the most efficient way.

4.2 Community Development Programme

4.2.1 Community Communication and Development Programme

Any development programme should be implemented hand-in-hand with an effective communication programme. The various stages of a dialogue programme can be seen as the following:

DISCUSSION STAGE ↓	ATTITUDES
1. HOSTILITY ↓	Suspicion/Distrust Politeness little or no response
2. OUTPOURING ↓	Venting Frustrations/Anger outline of issues/problems/difficulties
3. LISTENING ↓	Repeat of Problems ... exhaustion ... and some listening
4. CONTRIBUTION ↓	Listening to Proposals ... some comment
5. WAIT AND SEE ↓	Guarded Trust ... start 2-way dialogue
6. CO-OPERATION ↓	Meaningful Discussion contributions ... but still guarded
7. REVIEW ↓	Review of Action ... (make or break re progress of Team Approach)
8. TEAM APPROACH	Meaningful Co-operation give and take, trust and understanding
STAGES FOR MEANINGFUL DIALOGUE	

Due to the efforts of the Stellenbosch Discussion Forum the dialogue with the leadership of Kayamandi is now at Stage 6. Very little dialogue has, however taken place with the broader community at ground level and in that respect the progress is still at Stage 1.

In order to ensure that the needs of the community are fully addressed in the social upliftment programme and to have meaningful dialogue with the leadership and broader community it is strongly recommended that a professional social development officer be appointed to create a comprehensive communication and community development programme. The cost associated with and executive communication and community development programme is estimated at R50 000.

4.2.2 Job Creation

Unemployment is a major problem in Kayamandi and the community will never be able to uplift itself if employment opportunities are not significantly increased. The Stellenbosch Discussion Forum has committed itself to job creation and the following immediate, short and medium term strategies are proposed.

- Immediate Job Creation

Cleaning and maintenance operations are to be community based. Stellenbosch Municipality will endeavour to involve members from the community where possible in the clean-up operations, repairs and recommissioning of existing services and ongoing maintenance.

This will immediately provide jobs and income and will involve the community in the improvement of conditions of their town.

The construction of the new toilet and washing facilities will be done by training unemployed people from the local community and then doing all the work on a labour intensive basis. This will also prepare a labour pool for future physical development programmes in the town.

Funding of the training and labour content of the programme may be obtained from the Department of Manpower or the Job Creation Programme of the National Economic Forum.

- Short Term Job Creation

All construction activities under the physical development programme will be done on a labour intensive basis again using unemployed people from the local community. Training will be provided until there is a sufficient labour pool in the town.

- Medium and Long Term Job Creation

A house building programme with affordable end-user finance will be a large source of employment creation in the town.

It is also a stated objective of the Stellenbosch Strategic Plan to promote job creation especially through boosting tourism and several initiatives are underway to achieve this objective.

Stellenbosch Town Council and Management Committee have already decided that all construction projects that are undertaken are to be labour intensive as far as possible.

5 SUMMARY AND CONCLUSION


The Stellenbosch Discussion Forum requests the Independent Development Trust for a much need grant of R670 000 to immediately implement the first stages of a physical development and social upliftment programme.

The present conditions in Kayamandi are not fit for human occupation and is a serious health hazard.

Any funding spent on medical and feeding programmes will not be effective before the basic sanitation system in the town is restored and improved.

SIGNED

14 SEPTEMBER 1993


.....
J. E. DELPORT
TOWN ENGINEER STELLENBOSCH
.....
D. J. POTGIETER
ALTERNATE DIRECTOR HILL KAPLAN SCOTT INC
.....
DR A J KRIEK
MEDICAL RESEARCH PROGRAMME

PROJECT NO. 9	PROJECT TITLE 18,5 Ha REVISED LAYOUT	FINANCIAL FUNDING REQUIRED: To be estimated		
RESPONSIBILITY PROJECT MANAGER: Macroplan - Adriaan Lourens REPORTING TO: Town Planner - Bernabé De La Bat LIAISE WITH: DJH/Chief Town Planner/Kayad/Town Engineer		FUNDS AVAILABLE: SOURCE OF FUNDING: VOTE NO.:		
APPROVED BY: COUNCIL <input type="checkbox"/>		SANCO/ANC <input type="checkbox"/>	KMDF/PAC <input type="checkbox"/>	AFFECTED COMMUNITY <input type="checkbox"/>
PROGRAMME				
SCHEDULE ITEM NO.	ACTION ITEMS TO BE EXECUTED IN THE SHORT TERM	STATUS	RESPONSIBLE PERSON/PARTY	COMPLETION DATE
1	Prepare Estimate		AL	1993-11-15
2	Obtaining of funds		BdIB/AL	1994-02-28
3	Approval for the appointment of Macroplan regarding revised lay out.		BdIB	1994-02-28
4	Completion of draft discussion lay out.		Macroplan	1994-03-15
5	Consult with community regarding new lay out.		Macroplan	1994-04-15
6	Report completed.		Macroplan	1994-04-30
7	Rezoning and consolidation of stands.		Macroplan	1994-06-30
COMMENTS				
<p>Funds for town planning and rezoning are not yet available. <u>Not approved</u> at this stage. Await outcome of Sosio-Economic Survey and Hostel study.</p>				
REVISION NO 1		DATE 1993-10-27		

PROJECT NO. 10	PROJECT TITLE UPGRADING OF HOSTEL AREA PHASE 1	FINANCIAL FUNDING REQUIRED: R800 000 (Estimate attached) FUNDS AVAILABLE: nil SOURCE OF FUNDING: NATIONAL HOUSING COMMISSION VOTE NO.:
RESPONSIBILITY PROJECT MANAGER: Hill Kaplan Scott - Jimmie Potgieter REPORTING TO: Asst Town Engineer - Dirk Hattingh LIAISE WITH: Cape Utility Homes		

APPROVED BY: COUNCIL 25/10* SANCO/ANC 14/10 KMDF/PAC 15/10

AFFECTED COMMUNITY

PROGRAMME

SCHEDULE ITEM NO.	ACTION ITEMS TO BE EXECUTED IN THE SHORT TERM	STATUS	RESPONSIBLE PERSON/PARTY	COMPLETION DATE
1	Approval for appointment of Hill Kaplan Scott as Project Manager.	Done	DJH	1993-10-21
2	Submission of progress report with complete planning of phase 1		DJP	1993-11-15

COMMENTS

* Subject to a meeting of HKS and CUH with the KTC

REVISION NO. 1

DATE 1993-10-27

PROJECT NO. 11	PROJECT TITLE CONSTRUCTION OF SIDEWALKS	FINANCIAL		
		FUNDING REQUIRED:	R295 491	
		(Estimate attached)		
RESPONSIBILITY		FUNDS AVAILABLE:	R295 491	
PROJECT MANAGER:	Snr Technician (Roads) – Chris Keyser	SOURCE OF FUNDING:	WCRSC	
REPORTING TO:	Town Engineer – Eddie Delport	VOTE NO.:	DIRECT PAYMENT	
LIASE WITH:	DJH, Piet Beukes, Kayad Civils			
APPROVED BY: COUNCIL		25/10	SANCO/ANC: 14/10	KMDF/PAC 15/10
		AFFECTED		COMMUNITY N/A
PROGRAMME				
SCHEDULE ITEM NO.	ACTION ITEMS TO BE EXECUTED IN THE SHORT TERM	STATUS	RESPONSIBLE PERSON/PARTY	COMPLETION DATE
1	Report that project was completed on 1993-04-15	Done	DJH	1993-10-21
2	Report to be submitted regarding sidewalks in Kaya Mandi		CJK	1994-01-31
COMMENTS				
Phase 1 completed. Same Project No. will be used for future phases.				
REVISION NO. 1		DATE 1993-10-27		

PROJECT NO. 12	PROJECT TITLE UPGRADING OF HOSTEL AREA PHASE 2	FINANCIAL FUNDING REQUIRED: R240 000 (Estimate attached)
RESPONCIBILITY PROJECT MANAGER: Hill Kaplan Scott - Jimmie Potgieter (DJP) REPORTING TO: Asst Town Engineer - Dirk Hattingh LIAISE WITH:		FUNDS AVAILABLE: SOURCE OF FUNDING: NATIONAL HOUSING COMMISSION VOTE NO.:
APPROVED BY: COUNCIL <input type="checkbox"/> 25/10		SANCO/ANC: <input type="checkbox"/> 14/10
		KMDF/PAC <input type="checkbox"/> 15/10
		AFFECTED COMMUNITY <input type="checkbox"/>

PROGRAMME

SCHEDULE ITEM NO.	ACTION ITEMS TO BE EXECUTED IN THE SHORT TERM	STATUS	RESPONSIBLE PERSON/PARTY	COMPLETION DATE
1	Approval for appointment of Hill Kaplan Scott	Done	DJH	1993-10-21
2	Application for Funding for report with BKS/CPA	Done	DJP	1993-11-10
3	Sosio-Economic survey (Refer Pr No 4)		DJP	1993-11-30
4	Strategic planning workshop with all role players		DJP	1993-12-04
5	Prepare project strategy		DJP	1993-12-15
6	Prepare project plan including Project Team.		DJP	1994-01-10
7	Applicatyion for funding for construction		DJP	1994-01-15

COMMENTS

Project proposal attached.
Application for planning funds attached.
Stands for family housing to be identified.

REVISION NO. 1

DATE 1993-10-27

AE-DJP/fab/17253

27 October 1993

Attention : Mr E van Rooyen

 The Chief Director
 Land Development Co-ordination
 CPA Community Services
 Private Bag X9083
 8000 CAPE TOWN

Dear Sir

STELLENBOSCH : KAYAMANDI TOWN COUNCIL : APPLICATION FOR PLANNING COSTS FOR SECOND PHASE OF HOSTEL CONVERSION PROJECT

On behalf of the Kayamandi Town Council we wish to apply for planning costs to the amount of R240 000 for the second phase of the hostel conversion project at Kayamandi. Background and details of the application are as follows:

1 BACKGROUND

Kayamandi is a small black local authority outside Stellenbosch in the Western Cape.

The first hostels in Kayamandi were constructed in the 1950's to accommodate migrant labourers. Since the abolition of influx control the town has expanded rapidly to such an extent that there is serious overcrowding in the hostels, formal housing areas and informal settlement areas.

The present population is estimated at between 12 000 - 14 000. In 1992 there were 302 formal houses in Kayamandi. The hostels were initially designed for 2 120 beds. A total of 507 erven have been or are in the process of being serviced.

From the above it is clear that the town is seriously overcrowded with occupation factors of over 14 people per dwelling if all forms of housing and serviced erven is taken into account.

Kayamandi is also situated in a location where due to topography, high value of surrounding agricultural land and environmental considerations, land for expansion is very limited. Serious consideration will have to be given to densification and high rise accommodation in the existing hostel area.

MANAGING DIRECTOR: J. B. Craig

 DIRECTORS: K. Bailey, R. D. Bevan, G. H. Coak, M. B. Coor, C. R. Fennell, C. T. Gault, P. J. Hendry, D. P. Kooze, W. Lee, S. M. Mac, H. P. Shanks, M. J. Williams
 ALTERNATE DIRECTORS: M. G. Carter, K. W. Pender, S. Ginnery, A. G. Huley, P. W. Jacobs, J. Koper, B. J. Hertz, D. J. Potgieter, M. J. Robertson, G. W. Rossouw, M. J. Taylor, W. Venter, W. Vosloo, R. P. Wessels

EXECUTIVE PARTNERS: G. Jameson, G. H. P. Jansen, J. M. Pender

ASSOCIATES: C. Abner, P. A. Anon, P. J. Bay, R. H. Baker, D. J. Carter, G. B. Chubb, M. Daniels, J. A. C. de Meester, M. G. Durrant, E. Engelbrecht, J. R. Farmer, J. Field, A. Gamp, G. W. Gooch, G. K. Huley, C. J. Innes, V. Jansen, A. J. Kilbert, P. S. Marshall, A. B. Murray, D. Neeson, G. P. Peterson, E. Schuur, P. Steyn, R. J. Wessels

*Pretoria

*Newcastle

*Pretoria/Eng

*Johannesburg

 14 KLOOF STREET CAPE TOWN 8001
 P O BOX 3965 CAPE TOWN 8000
 TEL (021) 237050 FAX (021) 245571

2 IDENTIFICATION OF PROJECT

The hostel area in Kayamandi comprises of 9 brick structures in reasonable condition and 38 prefabricated asbestos clad units in very poor condition.

The brick structures are in reasonable condition and can be converted into family units with relatively minor conversions and additions and improving of services such as electricity.

The prefabricated hostels are in a totally unacceptable condition and total reconstruction needs to be considered. The existing units can only be considered as temporary and were established to accommodate 50 beds for single migrant labourers each. The hostels are each equipped with a central cooking area without any power points, stoves or running water. Cooking is mostly done on primus stoves placed on a solid concrete slab. Additional living areas have already been created in some of the cooking areas.

No water has been provided to these hostels and residents have to make use of standpipes some distance away. Washing and ablutions take place at a central ablution block with open toilet and shower areas which provide no privacy.

It can be accepted that the superstructures and cladding of these hostels will not be re-usable and will have to be demolished. There are various options for rebuilding on the existing foundations. In the light of the high cost and scarcity of land in Kayamandi serious consideration must be given to totally abandoning the old structures and to replan and densify the whole area.

Various options of high rise accommodation and group housing concepts will have to be workshoped with the hostel dwellers and surrounding community to determine acceptance.

The 9 brick and 38 prefabricated hostels were designed for a total of 2 120 beds. In a socio-economic survey carried out in 1989 it was found that 4 786 people were residing in the hostels. At that stage the average living space per resident was less than 2 m² per person. This situation has deteriorated and the feeling is that there are now many more people crowded into the hostels. A number of shacks have also appeared in proximity of the hostels.

A first part of any hostel conversion planning exercise will have to be a complete population survey. Even based on the numbers in 1989 it is clear that the hostels are grossly overcrowded.

3 STRATEGY

The Kayamandi Town Council is still the legal local authority in Kayamandi. A service agreement has been signed whereby the Stellenbosch Municipality has taken over all the administration and maintenance of Kayamandi. The Town Engineer of Stellenbosch acts as the Town Engineer for Kayamandi and reports to the Town Council.

The Town Engineer will also be responsible for all new developments in the town including the hostel conversion project.

There are also two community based organisations operating in the area namely the local SANCO branch and the Kayamandi Residents Development Forum. A Hostel Committee has been formed which consists of hostel dwellers and representatives from the affected surrounding community. This committee is acceptable to all parties in Kayamandi and has as a main goal, the improvement of the living conditions in the hostels.

The Town Engineer is responsible to co-ordinate and facilitate the whole project and has appointed Hill Kaplan Scott Inc as project managers to assist him. This appointment has been approved by all the parties involved.

Even from the 1989 socio-economic survey it is clear that if the hostels are to be converted into family units there will be a substantial overflow of families and single persons for which additional accommodation will have to be found.

Detailed planning and a relocation strategy of the registered tenants in the hostels as well as unregistered tenants and families in shacks in close proximity of the hostels will be carried out when funds for planning become available. During this stage various models for densification of the area will be developed and discussed with the hostel dwellers and the surrounding affected community.

Unemployment is a serious problem in the area and labour intensive construction methods with training will be used where possible on the project.

4 FINANCIAL DETAILS

Presently the hostels provide less than 2 m² per person. Based on a more acceptable 8 m² per person and a population of around 5 000, a total of 40 000 m² will have to be provided. Based on a modest cost of R575/m² the total upgrading project may amount to R23 million.

This assumes that agreement can be reached on densification on existing serviced areas. If additional land has to be acquired and serviced this amount may be much higher.

At present R800 000 has been allocated to the project and Cape Utility Homes has been appointed to carry out conversion of four hostels which are in very poor condition and need urgent attention. One of the hostels that has burnt down is receiving first attention.

In order to do proper planning for the second phase of conversion and exercise proper financial and quality control of the first phase construction an application is made for a further amount of R240 000.

The disciplines involved will be project managers, civil, structural and electrical engineers, town planners, architects, facilitators and possibly legal advisors.

At this stage it is envisaged that the second phase costs will be allocated as follows:

Project Management and Supervision over construction of 1st Phase	R	40 000
Project Management during Planning Stage	R	20 000
Engineering Fees	R	70 000
Town Planners	R	30 000
Architect	R	20 000
Land Surveyor	R	30 000
Legal Advisor	R	20 000
Total	R	240 000

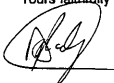
This amount excludes VAT.

5 CONCLUSION

The present living conditions especially in the prefabricated hostels are totally unacceptable and is leading to great hardships among the community and is creating a serious health hazard. The very limited land available and the high cost of surrounding land makes it imperative that all the options for densification are considered. This will also mean full and intensive consultation with the hostel dwellers and surrounding communities.

It is thus strongly recommended that an amount of R240 000 is made available to carry out a full planning exercise to finalise direction for the total conversion of hostels in Kayamandl.

Yours faithfully



D J POTGIETER - PrEng

cc The Town Clerk, Kayamandl Municipality - Mr A Cruywagen
The Town Engineer, Stellenbosch Municipality - Mr E Delport
BKS Inc - Mr L. Kemp

PROJECT NO. 13	PROJECT TITLE MASTER PLANNING, SEWERAGE AND WATER	FINANCIAL FUNDING REQUIRED: R40 000 (Estimate attached)
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RESPONSIBILITY PROJECT MANAGER: Geustyn Loubser Streicher – Leon Geustyn REPORTING TO: Pieter Hartzenberg, Kobus Fourie LIASE WITH: DJH, Kayad Civils	FUNDS AVAILABLE: R40 000 SOURCE OF FUNDING: STELLENBOSCH COUNCIL VOTE NO.:
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APPROVED BY: COUNCIL <input type="checkbox"/> 25/10	SANCO/ANC <input type="checkbox"/> 14/10	KMDF/PAC <input type="checkbox"/> 15/10	AFFECTED COMMUNITY <input type="checkbox"/>
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PROGRAMME

SCHEDULE ITEM NO.	ACTION ITEMS TO BE EXECUTED IN THE SHORT TERM	STATUS	RESPONSIBLE PERSON/PARTY	COMPLETION DATE
1	Approval for appointment of Geustyn Loubser and Streicher	Done	DJH	1993-10-21
2	Appointment of Geustyn Loubser and Streicher for sewer- and water system		JED	1993-11-04
3	Copletion of report		GLS	1993-02-28

COMMENTS

Funds approved by Stellenbosch Town Council on 1993-10-26.

REVISION NO. 1

DATE 1993-10-27

PROJECT NO.: 14	PROJECT TITLE TOILETS/WATER/WASHING FACILITIES	FINANCIAL FUNDING REQUIRED: To be estimated
RESPONSIBILITY PROJECT MANAGER: Asst. Town Engineer - Dirk Hattingh REPORTING TO: Town Engineer - Eddie Delport LIAISE WITH: HKS - Jimmie Potgieter		FUNDS AVAILABLE: SOURCE OF FUNDING: STC VOTE NO.:
APPROVED BY: COUNCIL <input type="checkbox"/> SANCO/ANC <input type="checkbox"/> KMD/PAC <input type="checkbox"/>		AFFECTED COMMUNITY <input type="checkbox"/>

PROGRAMME

SCHEDULE ITEM NO.	ACTION ITEMS TO BE EXECUTED IN THE SHORT TERM	STATUS	RESPONSIBLE PERSON/PARTY	COMPLETION DATE
1	Approval of funds by Stellenbosch Town Council	DONE	JED	1993-10-26
2	Approval of Zones		JED/DJP	1993-11-05
3	Establishing Zone Committee's (ZC's)		DJP	1993-11-15 1994-02-15
4	Negotiation with ZC's		DJH	1993-11-16
5	Start construction		DJH	1994-01-15

COMMENTS

Use HKS as facilitator to approve zones and to get representative ZC's going.

REVISION No. 0

DATE 1993-10-27

REPORT TO CONSTITUTIONAL WORKING COMMITTEE OF THE STELLENBOSCH DISCUSSION
FORUM REGARDING THE KAYA MANDI LIBRARY

1. PRESENT SITUATION

- 1.1 The building has been vandalised to a large extent both on the inside and the outside of the building. The following has been observed as major damage:
 - 1.1.1 90% of the bookshelves inside the building has been damaged to such an extent that it will have to be replaced.
 - 1.1.2 Due to the fact that somebody tried to remove the hot-water cylinder from the building, water leaked into the building and this caused damage to a large portion of the carpets.
 - 1.1.3 Most of the loose furniture has been stolen from the building of which some has been recovered by the SAP.
 - 1.1.4 The doors at the entrance to the library have been damaged to such an extent that it will have to be replaced.
 - 1.1.5 Damage has been done to the toilet as well as kitchen facilities inside the building.
 - 1.1.6 Some of the windows of the building have been broken and in some cases damage has been caused to window frames.
- 1.2 It is obvious that most of the damages have been caused by plain vandalism. To a certain extent it can be argued that breaking and entering occurred which was instigated by theft.
- 1.3 The situation has been reported to the S.A. Police and they are at present investigating the matter. The matter was also reported to the Short Term Insurance Brokers of the Kaya Mandi Town Council and they are also at present investigating the matter.
- 1.4 The Agency Agreement regarding the management functions at the library between Kaya Mandi Town Council and Stellenbosch Municipality is in place and the staff appointed by Kaya Mandi Town Council for this purpose is at present undergoing training at Stellenbosch Library.
- 1.5 The books earmarked for the Kaya Mandi library are ready at CPA : Library Services and CPA : Library Services are prepared to move in the books once the situation in Kaya Mandi has stabilised.

2. RECOMMENDATIONS TO RESOLVE SITUATION

- 2.1 The damages caused at the building must be assessed and arrangements must be made to do the necessary repairs. Financing in this regard will have to be obtained and possibilities must be discussed.

2.

- 2.2 The community must be involved actively in establishing a library management committee, elected from the community to work with staff members to ensure a proper service.
- 2.3 Planning must be done regarding the opening of the library by all community representative groups in the SDF. No proper opening and/or functioning of the facility can take place without 2.1 and 2.2 above.

A. CRUYWAGEN
TOWN CLERK (KMTIC)