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**STELLENBOSCH TOWN COUNCIL**

1994-10-28

**MEETING OF SDF DEVELOPMENT WORKING COMMITTEE : 1994-11-01**

Notice is hereby given of the above meeting to be held in the Council Chamber, Town Hall Complex, Plein Street, Stellenbosch on **Tuesday, 1994-11-01 at 19:00** to consider the matters on the attached agenda.

CTB Davy  
SECRETARY : SDF

1. LEAVE OF ABSENCE

2. STATEMENTS AND COMMUNICATIONS BY THE CHAIRPERSON

3. CONFIRMATION OF MINUTES OF A DEVELOPMENT WORKING COMMITTEE MEETING HELD ON 1994-08-25

The minutes are attached as PAGES 5 - 13.

**FOR CONFIRMATION.**

3.1 **Matters arising out of the minutes of the DWC Meeting held on 1994-08-25**

3.1.1 **Item 3.1.1 : Kaya Mandi Clinic**

It was agreed that application be made for RDP funds and that J Pretorius submit a draft motivation for further consideration at the next DWC Meeting.

**FOR REPORT-BACK.**

3.1.2 **Item 3.1.2 : Burial Tariffs**

It was agreed that the matter now be referred to the Joint Town Council/Management Committee for a decision.

**FOR REPORT-BACK.**

3.1.3 **Item 3.1.3 : Painting of murals on Kaya Mandi wall**

It was agreed *inter alia* that the Aesthetics Committee reconsider their objection to the painting of murals on the wall but that Joe Kulu undertake a trial project on one section of the wall in conjunction with P Pelsler (ACDP) and Jo-Ann Duggan (SA National Gallery).

**FOR REPORT-BACK.**

3.1.4 **Item 3.1.4 : Kaya Mandi : Naming of 18,5 ha development : Masizakea View**

It was agreed that V Myataza and M Ngcofe submit a report to the next DWC Meeting.

**FOR REPORT-BACK.**

**3.1.5 Item 3.1.5 : Agreement on Finance, Services and Service Rendering**

It was agreed that WF Ortell be invited to submit a report to the next DWC Meeting.

**FOR REPORT-BACK.**

**3.1.6 Item 3.1.6 : Occupation of Administrative Offices : Kaya Mandi**

It was agreed that it be noted that L de Villiers is at present negotiating with various organisations such as Needlework and choir-groups and Telkom to lease part of the building.

**FOR REPORT-BACK.**

**3.1.7 Item 3.1.7 : Plight of farm workers**

It was agreed:

- (a) that feedback from the Department of Traffic Services be obtained regarding the possible overloading of trucks; and
- (b) that the Secretary proceed with the necessary arrangements for a meeting with the Rural organisations concerned. A report in this regard is attached as **PAGE 14.**

**FOR CONSIDERATION.**

**3.1.8 Item 3.1.8 : Kaya Mandi Library Steering Committee**

It was agreed that it be noted that no reply regarding the insurance claims submitted have been received as yet.

**FOR REPORT-BACK.**

**4. PLANNING AND DEVELOPMENT****4.1 Overall housing development by Stellenbosch Municipality****4.1.1 Planning and development of part of Schoongezicht Farm**

It was agreed by the DWC on 1994-08-25 (item 4.1.1) that a further report be submitted to the next DWC Meeting.

**FOR REPORT-BACK.**

**4.1.2 Development of Smith/Costa Land**

It was agreed by the DWC on 1994-08-25 (item 4.1.2) that it be noted that members of the SDF and the community do make constructive contributions at Technical Sub-Committee Meetings. Zone Committee Meetings were held regularly and a full report on meetings held since 1994-01-26 is available for perusal in the Office of the Town Engineer.

**FOR REPORT-BACK.**

**4.1.3 Stellenbosch and Environs Sub-regional plan**

Various workshops were held on the abovementioned matter.

A report will be tabled.

**FOR CONSIDERATION.**

**4.2 RECONSTRUCTION AND DEVELOPMENT : STELLENBOSCH**

The Minutes of a meeting of the Technical Sub-Committee of the DWC (Services) held on 1994-08-30 is attached as **PAGES 15 - 25.**

**FOR CONSIDERATION.**

**4.3 Tennantville : Rezoning of Erf 7601 for Industrial purposes.**

At the DWC Meeting held on 1994-08-25 (item 5) it was agreed that the matter be fully investigated before the rezoning of the aforesaid erf is finalised.

**FOR REPORT-BACK.**

**4.4 Kylemore : General Problems**

At the DWC Meeting held on 1994-08-25 (item 6) it was agreed that the matter be placed on the agenda of the next DWC Meeting.

**FOR CONSIDERATION.**

**4.5 Shopping Centre at Bergzicht**

A letter dated 1994-09-12 received from Schneeberger Associates (Pty) Ltd is attached as **PAGES 26 - 28.**

**FOR CONSIDERATION.**

2. **STATEMENTS AND COMMUNICATIONS BY THE CHAIRPERSON**

- 2.1 The Chairperson, CVR Honey, welcomed Me LL Krause from ESKOM and apologised for not welcoming her to the meeting of the CWC held on 1994-03-24.
- 2.2 The Chairperson, CVR Honey, asked to be excused from all meetings for the next 2 - 3 weeks as he will be away overseas.

3. **CONFIRMATION OF MINUTES OF DWC MEETING HELD ON 1994-03-07**

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

**FOR CONFIRMATION.**

3. **RESOLVED**

that the minutes be confirmed.

4. **MATTERS REFERRED TO THE DWC BY THE SDF AT ITS MEETING HELD ON 1994-03-09**4.1 **Item 6 : Agreement on Finance, Services and Service Rendering**

The abovementioned agreement and discussion document submitted by Stellenbosch Town Council were **previously circulated - not attached.**

**AGREED**

- (a) that the matters in the report of a financial policy nature be referred to the CWC and that service and services rendering and payment thereof be referred to the DWC;
- (b) that the non-payment of accounts be referred to the DWC to look at ways to address the situation;
- (c) that in the meantime a friendly reminder in Xhosa, similar to the first reminder sent out in English, be sent to those who defaulted on their payments;
- (d) that the DWC also address the illegal electrical connections in the informal housing section; and
- (e) that the communities (through their SDF representatives) as a matter of urgency, put their grievances in writing to L de Villiers.

A report on the rendering of services in the informal areas of Kaya Mandi was **previously circulated - not attached.**

**FOR CONSIDERATION.**

**MINUTES OF SDF DEVELOPMENT WORKING COMMITTEE MEETING HELD BETWEEN REPRESENTATIVES OF THE STELLENBOSCH AND ENVIRONS COMMUNITY BASED ORGANISATIONS AND STATUTORY BODIES IN THE COUNCIL CHAMBER, TOWN HALL COMPLEX, PLEIN STREET, STELLENBOSCH ON THURSDAY, 1994-08-25 AT 19:00**

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**PRESENT :**

**Facilitators** : CVR Honey (Chairperson)

**Full Members:**

**Existing Statutory Bodies:**

**Joint Stellenbosch Town Council and Management Committee** : WC Dempsey  
 EPS Taljaard  
 SW Oliphant  
 J Cawood  
 PG Carstens (Adviser)  
 DJ Hattingh (Adviser)  
 L de Villiers (Adviser)  
 CTB Davy (Secretary)

\* \* \* \* \*

**Stellenbosch Ratepayers Association** : FH Stephens  
 BJP Pienaar

**SHAC** : P Louw  
 HC de Klerk

**ANC** : F Adams

**SANCO** : MM Ngcofe

**National Party** : A Gaum  
 DJ Oosthuizen

**Kylemore Management Committee** : JT Swartz

**Kylemore Ratepayers and Residents Association** : T Newman  
 D Carolissen

**Jamestown Action Group** : DB Azer  
 R Moses

**Jamestown Civic** : HG Davidse  
 GF Adonis

**Freedom Front** : WJ Vlijoen  
 Me S Vlijoen

**ACDP** : PJ Pelsler

MINUTES :

SDF DEVELOPMENT WORKING  
COMMITTEE

: 1994-08-25

Democratic Party : ER Gordon  
 PAC : VV Myataza  
                   Me NM Tolobisa  
                   FF Gxilishe  
 Pniel Civic : BP Smith

**Member Observers:**

SAMWU : H Williams  
 Cloetesville Community Health  
 Committee : MJ Siebritz  
 Klapmuts Steering Committee : JC Anthony  
   GJ du Toit  
 Chamber of Business : LC Silberbauer  
 Stellenbosch Sakekamer : WJ Bekker  
 Stellenbosch Agricultural Society : JB Truter

**Other Observers:**

Child Welfare : J Kulu  
 Gateway Park EPZ : F Badenhorst  
 Garden Cities : RAB Wilson  
 Eikestadnuus : PH Malan

\* \* \* \* \*

1. LEAVE OF ABSENCE

1. RESOLVED

that leave of absence be granted to Me SI Buchner (ACDP), MF Patel (SISTA/ANC), J Wentzel (Klapmuts Steering Committee) and N Isaacs (Western Cape RSC).

2. STATEMENTS AND COMMUNICATIONS FROM THE CHAIRPERSON

2(a) The Chairperson, CVR Honey, informed the meeting that the meetings of the Steering Committee and SDF schedules for 1994-08-25 and 1994-09-01 respectively, has been postponed till a later date.

MINUTES :

SDF DEVELOPMENT WORKING  
COMMITTEE

: 1994-08-25

- 2(b) The Secretary, CTB Davy, with the permission of the Chairperson CVR Honey, informed the meeting that the Forum is invited to the following:
- (i) To a workshop by the Western Cape Economic Development Forum on the "Metropolitan Spatial Development Framework" on 1994-09-14 from 09:00 to 16:00 at the Cape Town Civic Centre.
  - (ii) Viewing of low-cost housing project by CHOPSA CC (Containerised Housing Project) at Elsie's River on 1994-09-08 at 17:30.

The members of the Forum who wish to attend the aforementioned must submit their names to the Secretary, CTB Davy, as soon as possible.

3. **CONFIRMATION OF MINUTES OF DWC MEETING HELD ON 1994-06-22**

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

**FOR CONFIRMATION.**

3. **RESOLVED**

that the minutes be confirmed.

3.1 **Matters arising out of the minutes of the DWC meeting held on 1994-06-22**3.1.1 **Item 3.1.1 : Kaya Mandi Clinic**

It was agreed

- (a) that it be noted that no further report has been received; and
- (b) that a full report by J Pretorius, as previously requested, be submitted to the next SDF or DWC meeting, whichever comes first.

A copy of a letter dated 1994-07-20 received from the Department of Health and Population Development was previously circulated.

**FOR CONSIDERATION.**

3.1.1 **AGREED**

that application be made for RDP funds and that J Pretorius submit a draft motivation for further consideration at the next DWC meeting.



**3.1.2 Item 3.1.2 : Burial Tariffs**

It was agreed

- (a) that it be noted that no report has been received on the matter; and
- (b) that a report by J Pretorius be submitted to the next SDF or DWC meeting, whichever comes first, and that the possibility of the same tariff for week-ends, as applicable during the week, also be addressed.

A report submitted by the Chief: Health Services is not attached (previously circulated).

**FOR CONSIDERATION.**

**3.1.2 AGREED**

that the matter now be referred to the Joint Town Council/Management Committee for a decision.

**3.1.3 Item 3.1.3 : Painting of murals on Kaya Mandi wall**

It was agreed that the matter stand over for further inputs by Joe Kulu at a next DWC meeting.

**FOR CONSIDERATION.**

**3.1.3 Mr Joe Kulu addressed the meeting on the matter.**

**AGREED**

- (a) that the efforts made by Joe Kulu so far be noted with thanks;
- (b) that the Aesthetics Committee reconsider its objection to the painting of murals on the wall but that Joe Kulu undertake a trial project on one section of the wall in conjunction with P Pelsler (ACDP) and Jo-Anne Duggan (SA National Gallery).

**3.1.4 Item 3.1.4 : Kaya Mandi : Naming of 18,5 ha development : Masizakae View**

It was agreed that V Myataza and M Ngcofe discuss the matter with the Residents Committee and report back to the next DWC meeting.

**FOR REPORT-BACK.**

**3.1.4 AGREED**

that VV Myataza and MM Ngcofe submit a report to the next DWC meeting.

**3.1.5 Item 3.1.5 : Agreement on Finance, Services and Service Rendering**

It was agreed that the matter stand over for report-back by WF Ortell at the next DWC meeting.

**FOR REPORT-BACK.**

**3.1.5 AGREED**

that W Ortell be invited to submit a report to the next DWC meeting.

**3.1.6 Item 3.1.6 : Occupation of Administrative Offices : Kaya Mandi**

It was agreed

- (a) that it be noted that the possible sub-letting of some of the offices are still being pursued by L de Villiers; and
- (b) that regarding the possible sub-letting of part of the building to Telkom for a post office, the question of the extension of the telephone service in Kaya Mandi (laying of more cables) also be addressed.

**FOR REPORT-BACK.**

**3.1.6 AGREED**

that it be noted that L de Villiers is at present negotiating with various organisations such as needlework and choir groups and Telkom to lease part of the bulding.

**3.1.7 Item 4.1 : Plight of farm workers**

After C Potgieter (Stellenbosch Agricultural Society) and FJ de Kock (Rural Foundation) addressed the DWC meeting, it was agreed

- (a) that it be noted that:
  - (i) the transport of farm workers on open trucks to Stellenbosch for their weekly/monthly shopping is regarded as a free service by the farmer to the farm workers, who otherwise will have to pay for alternative transport (bus or taxi);
  - (ii) to build houses on the farm for retired farm workers is very costly but that efforts are usually made to house the aforementioned in old age homes;
  - (iii) the concept of rural villages and/or retirement resorts for farm workers, still require a lot of spade work;

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- (iv) a funeral policy scheme exists for farm workers whereby they only pay 74 c per week;
  - (v) farm workers will soon be allowed to become members of the Stellenbosch Agricultural Society;
  - (b) that the Department of Traffic Services monitor the possible overloading of trucks as mentioned in (a)(i);
  - (c) that the need for a provident fund for farm workers be investigated by the organisations concerned; and
  - (d) that the Technical Sub-committee of the CWC (Rural Areas) now proceed with its meeting with the various organisations representing the rural areas to ensure that the aforementioned areas are adequately represented on the Forum and future municipal council and further, that the Sub-committee also pursue the possibility of a socio-economic survey and the funding thereof (R20 000 - R25 000) for the surrounding rural areas.

**FOR REPORT-BACK.****3.1.7 AGREED**

- (a) that feedback from the Department of Traffic Services be obtained regarding the possible overloading of trucks as mentioned in item 3.1.7(b); and
- (b) that the Secretary proceed with the necessary arrangements for a meeting as mentioned in item 3.1.7(d).

**3.1.8 Item 4.2 : Kaya Mandi Library Steering Committee**

It was agreed

- (a) that it be noted that many of the matters are being addressed by the Library Steering Committee; and
- (b) that L de Villiers submit a report on the insurance claim to the next DWC meeting.

**FOR REPORT-BACK.****3.1.8 AGREED**

that it be noted that no reply regarding the insurance claims submitted have been received as yet.

**3.1.9 Item 4.3 : Independent Radio Station for Stellenbosch**

It was agreed that the matter stand over till the next DWC meeting and that a Stellenbosch Town Councillor or official concerned with the matter be present at the aforementioned meeting to answer any questions.

**FOR CONSIDERATION.**

3.1.9 WC Dempsey addressed the meeting on the matter.

**AGREED**

that an independent radio station for Stellenbosch not be supported at this stage.

**3.1.10 Installation of pre-paid electrical meters in rented municipal dwellings**

It was agreed that the Town Treasurer and/or Electrical Engineer submit a report to the next DWC meeting.

**FOR REPORT-BACK.**

3.1.10 **AGREED**

that a report be submitted to the next DWC meeting.

**4. PLANNING AND DEVELOPMENT****4.1 Overall housing development by Stellenbosch Municipality****4.1.1 Planning and development of part of Schoongezicht Farm**

It was agreed by the DWC on 1994-06-22 (item 5.1.1) that the progress report submitted by Urban Dynamics be noted.

**FOR REPORT-BACK.**

4.1.1 **AGREED**

that a further report be submitted to the next DWC meeting.

**4.1.2 Development of Smith/Costa land**

It was agreed by the DWC on 1994-06-22 (item 5.1.2) that the draft short-term development plan for Kaya Mandi that was submitted be noted and that members of the SDF who feel that they can also make constructive contributions, be invited to attend the meetings of the Technical Sub-committee of the DWC (Planning and Development: Kaya Mandi).

**4.1.2     AGREED**

that it be noted that members of the SDF and the community do make constructive contributions at Technical Sub-committee meetings.

**4.1.3     Stellenbosch and Environs Sub-regional plan : Special DWC meeting held on 1994-08-02**

A report of the abovementioned meeting is not attached (**previously circulated**).

The following dates are submitted for the proposed workshops:

1994-09-19

1994-09-26

1994-10-03

1994-10-13

**FOR CONSIDERATION.**

**4.1.3     AGREED**

that the proposed dates be reconsidered at the first workshop to be held on 1994-09-19.

**4.2       RECONSTRUCTION AND DEVELOPMENT : STELLENBOSCH**

A report drawn up by the Town Engineer's Department is not attached (**previously circulated**).

**FOR CONSIDERATION.**

**4.2       AGREED**

that representatives from the satellite towns meet with JE Delpont on Monday, 1994-08-29 at 19:00 to also address their needs and to apply for the necessary RDP funds.

**4.3       KLAPMUTS : GATEWAY PARK EPZ**

A further report will be tabled.

**FOR CONSIDERATION.**

**4.3       F Badenhorst addressd the meeting on the matter.**

**AGREED**

that the concept be accepted in principle with the proviso that full information be submitted to the SDF at a later stage.

MINUTES :

SDF DEVELOPMENT WORKING  
COMMITTEE: 1994-08-25

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## 5. TENNANTVILLE : REZONING OF ERF 7601 FOR INDUSTRIAL PURPOSES

The meeting was informed that the community rejects the rezoning of erf 7601 for industrial purposes.

## 5. AGREED

that, the matter be fully investigated before the rezoning of the aforesaid erf is finalised.

## 6. KYLEMORE : GENERAL PROBLEMS

T Newman addressed the meeting on the abovementioned matter.

## 6. AGREED

that an item regarding the abovementioned matter be placed on the agenda of the next meeting of the DWC.

The meeting adjourned at 22:00.

CONFIRMED.

CHAIRPERSON

dwc25h94/cr

NOTULE VAN 'N VERGADERING VAN 'N SDF TEGNIESE SUB-KOMITEE VAN DIE  
 KONSTITUSIONELE WERKEKOMITEE (LANDELIKE GEBIEDE) GEHOU IN DIE  
 RAADSKOMITEEKAMER, STADHUIS, PLEINSTRAAT, STELLENBOSCH OP MAANDAG,  
 1994-09-05 OM 17:00

**TEENWOORDIG:**

<b>Stadsraad van Stellenbosch</b>	: DEW Schumann(Wnde Voorsitter) J Cawood (Waarnemer) L de Villiers (Adviseur) CTB Davy (Sekretaris)
<b>Fasiliteerder</b>	: CVR Honey
<b>Wes-Kaapse Streeksdiensteraad</b>	: F Naudé
<b>Stellenbosch Landelike Raad</b>	: P Bosman E Wium MC Theron JN Malan CW du Toit
<b>Stellenbosch Landbougenootskap</b>	: B Truter C Potgieter.

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1. LEAVE OF ABSENCE.

1. GEEN.

2. REPRESENTATION OF RURAL AREAS ON THE FORUM

At the SDF meeting held on 1994-05-23 (item 3.6(d)) it was agreed that the Chairperson, L du Plessis, with the assistance of DEW Schumann and W Nel, facilitate a meeting of representatives from the various organisations in the rural areas, such as the Stellenbosch Agricultural Society and the Stellenbosch Rural Council.

**FOR CONSIDERATION.**

2. OOREENGEKOM

- (a) dat die Boerevereniging, tydens hul beoogde vergadering op 1994-09-20, se gevoel getoets word oor moontlike insluiting by die Stellenbosch munisipale grense of stigting van 'n eie landelike raad; en
- (b) dat die voor- en nadele van die voormelde twee opsies behoorlik nagevors word (SDF kan dalk 3 of 4 pesone vir dié doel aanwys).

Die vergadering verdaag om 18:30.

BEKRAGTIG.

VOORSITTER

tsc05i94/cr

NOTULE VAN DIE VERGADERING VAN DIE TEGNIESE SUBKOMITEE (DIENSTE)  
VAN DIE ONTWIKKELINGSWERKEKOMITEE VAN DIE SDF GEHOU IN DIE  
KANTOOR VAN DIE STADSINGENIEUR OP 1994-08-30

TEENWOORDIG:

Mnr JE Delport	Stadsingenieur	Munisipaliteit	808 8301
Mnr DJ Hattingh	Asst Stadsingenieur	Munisipaliteit	808 8303
Mnr L de Villiers	Adj Stadstesourier	Munisipaliteit	808 8529
Mnr JT Swartz	Kylemore	Bestuurskomitee	886 5989
Mnr CP Jooste	Jamestown	Gebiedskomitee	880 0144
Mnr PJ van der Rhede	Jamestown	Gebiedskomitee	880 0340
Mnr BP Smith	Pniel	Civics	889 5095
Mnr C de Wet	Johannesdal	Belastingbetalersver.	885 1246
Mnr S Adams	Jamestown	JAG	880 0450
Mnr M Stone	Jamestown	JAG	887 4300
Mnr A Meyer	Pniel	Civics	885 1012
Mnr T Newman	Kylemore	Belastingbetalersver.	885 1450
Mnr R Moses	Jamestown	ANC Stellenbosch	880 1477
Mnr JB Truter	Plase	Boerevereniging	884 4656
Mnr M Lackay	Johannesdal	Bestuurskomitee	885 1041
Mnr W Meyer	Johannesdal	Bestuurskomitee	931 3111

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1. WERKSWYSE

Die vergadering bespreek die werkswyse van die komitee:

- Die komitee het sy ontstaan gehad in die Stellenbosch Gespreksforum.
- Die komitee funksioneer op tegniese gebied, en is nie 'n politieke forum nie.
- Tydens vergaderings word lede op hul voorname aangespreek, en staan dit elke individu vry om hom/haarself in die taal van sy/haar keuse uit te druk.
- Die amptenare wat op die komitee dien, werk op 'n vrywillige basis en kragtens spesifieke ooreenkomste onder die beskerming van die Stellenbosch Gespreksforum vir beide die statutêre en nie-statutêre groepe in sowel Stellenbosch as Kaya Mandi.
- Alhoewel Pniel, Kylemore, Johannesdal en Jamestown tans deel uitmaak van die Stellenbosch Gespreksforum, is die amptenare van die Streeksdiensteraad steeds verantwoordelik vir dienslewering en bestuur en het die amptenare van Stellenbosch Stadsraad nie enige regsbevoegdheid in hierdie gebiede nie.

2. VOORLEGGING VAN HOP DOKUMENT AAN DIE STELLENBOSCH GESPREKSFORUM

- Die agtergrond rakende die opstel van die dokument is reeds volledig tydens die Ontwikkelingswerkekomitee van die Stellenbosch Gespreksforum op 1994-08-25 gegee. Die saak is dus nie weer in diepte bespreek nie.



- Die voorlegging van die HOP dokument aan die Stellenbosch Gespreksforum Ontwikkelingswerkekomitee was kragtens vorige besluite van die Stellenbosch Gespreksforum gedoen, en volgens presies dieselfde prosedure as wat met al die vorige tegniese dokumentasie die geval was. Soortgelyke aansoeke om fondse, wat van spoedeisende aard was, is in die verlede op dieselfde wyse aan die Stellenbosch Gespreksforum ter kondonering voorgelê.
- Daar word bevestig dat die Streeksdiensteraad die stukke soos aangeheg as Bylaag A rakende die Heropbou- en Ontwikkelingsprogram onder die aandag van die betrokke owerhede gebring het.
- Die verteenwoordigers van Pniel, Kylemore, Johannesdal en Jamestown versoek dat die projekte soos gelys in Bylaag B, aanvullend tot die HOP verslag van die kleiner Stellenbosch/Kaya Mandi gebied en die verslag van die Streeksdiensteraad, onder die betrokke owerhede se aandag gebring word.
- Daar word besluit dat die Stellenbosch Gespreksforum asook plaaslike parlamentslede se ondersteuning gevra word vir die geïdentifiseerde projekte vir die groter Stellenbosch gebied, insluitend die van Pniel, Kylemore, Johannesdal en Jamestown.

### 3. BETROKKENHEID

Die verteenwoordigers van die Pniel, Kylemore, Johannesdal en Jamestown versoek dat die amptenare van Stellenbosch Stadsraad betrokke moet raak by Pniel, Kylemore, Johannesdal en Jamestown. Daar word ooreengekom dat 'n tegniese span die gebiede op die hieropvolgende datums sal besoek. Die Stadsingenieur versoek egter dat amptenare van die Streeksdiensteraad ook teenwoordig sal wees:

- (a) Jamestown: Dinsdag, 6 September 1994 om 17:00
- (b) Kylemore: Donderdag, 8 September 1994 om 15:00
- (c) Johannesdal: Dinsdag, 13 September 1994 om 18:00
- (d) Pniel: Donderdag, 15 September 1994 om 18:00

### 4. BEPLANNING

Die gemeenskap van die Pniel, Kylemore, Johannesdal en Jamestown word uitgenooi om ook die beplanningsvergaderings van die substreekstruktuurplan by te woon, en bydraes te maak rakende die beplanning van die dorp. Die vergaderings vind plaas in die Pleinstraat Biblioteeksaal op die volgende datums:

- (a) Maandag, 19 September 1994
- (b) Maandag, 26 September 1994
- (c) Maandag, 3 Oktober 1994
- (d) Donderdag, 13 Oktober 1994

**BYLAE A**

# VRAEBOOG AAN PLAASLIKE BESTURE

## JAMESTOWN PLAASLIKE GEBIED - WES-KAAPSE STREEKSDIENSTERAAD

### 1. PLAASLIKE OORWERHEIDSDIENSTE WAT TANS AFGESKEP WORD

PROJEKNOMMER	PROJEKTITEL/BESKRYWING	KOSTERAMING	IMPLEMENTERING TYDPERK		AANTAL MOONTLIKE WERKGELEENTHEDE WAT GESKEP KAN WORD	PRIORITEIT/AANBEVEEL	BESKRYWING
			AANLOOPTYD	KONSTRUKSIETYD			
EB 404	Jamestown Stormwaterdienste	R1 542 000	3 maande	5 maande	100 dae teen 30 persone per dag = 3000 mandae	1	Totale gebrek aan stormwaterdienste in dorp - Eksterne dreins tans onder konstruksie
EB 404	Jamestown Straat - Fase 1	R3 055 000	3 maande	8 maande	160 dae teen 50 persone per dag = 8000 mandae	2	Bou van teerstrate in bestaande dorp - Tans asfalteer
EB 346	Jamestown routing Fase 2	R1 309 000	3 maande	4 maande	80 dae teen 40 persone per dag = 3200 mandae	3	Geen spesifieke in Fase 2. Eksterne strook in Fase 1 tans onder konstruksie
EB 405	Jamestown Straat Fase 2	R3 950 000	12 maande	10 maande	216 dae teen 60 persone per dag = 12960 mandae	4	Bou van teerstrate in Fase 2 - Tans droë sandstrate

### 2. WELKE PROJEKTE IS REEDS BEPLAN EN GEREED VIR IMPLEMENTERING

PROJEKNOMMER	PROJEKTITEL/BESKRYWING	KOSTERAMING	IMPLEMENTERINGSTYDPERK WAT SIGBARE RESULTATE SAL LEWER	AANTAL MOONTLIKE WERKGELEENTHEDE WAT GESKEP KAN WORD
EB404	Jamestown Stormwaterdienste	R1 542 000	4 maande	30 persone
EB 405	Jamestown Straat - Fase 1	R3 055 000	4 maande	50 persone
EB 346	Jamestown routing Fase 2	R1 309 000	4 maande	40 persone

### 3. PROJEKTE WAT REEDS BEPLAN EN BINNE 1 - 5 JAAR AFGEHANDEL KAN WORD

Alle projekte onder 1 hierbo gelees

# VRAEBOOG AAN PLAASLIKE BESTURE

## JOHANNESDAL PLAASLIKE GEBIED - WES-KAAPSE STREEKSDIENSTERAAD

### 1. PLAASLIKE OORWERHEIDSDIENSTE WAT TANS AFGESKEEP WORD

PROJEKTNOMMER	PROJEKTITEL/BESKRYWING	KOSTERAMING	IMPLEMENTERING TYDPERK		AANTAL MOONDLIKE WERKS-GELEENTHED E WAT GESKEP KAN WORD	PRIORITEITE AANBEVEEL	BESKRYWING
			AANLOOPTYD	KONSTRUKSIETYD			
EB 324	Johannesdal Watervoorsielingskema en netwerk	R1270 000	6 maande	5 maande	100 dae teen 40 persone per dag = 4000 mandae	1	Voorsieling van pomsaag, shyding, reservoi en netwerk. Eksterne diens beskikbaar.
EB 406	Johannesdal Rolering	R655 000	6 maande	4 maande	80 dae teen 20 persone per dag = 1600 mandae	2	Rooirolerik vir bestaande droep. Eksterne diens beskikbaar.
EB 407	Johannesdal Stormwaterdroering	R640 000	12 maande	4 maande	80 dae teen 20 persone per dag = 1600 mandae	3	Voorsieling van stormwaterdroering.
EB 407	Johannesdal Straat	R1475 000	12 maande	6 maande	130 dae teen 20 persone per dag = 2600 mandae	4	Voorsieling van teerstrate met randdierse.

### 2. WELKE PROJEKTE IS REEDS BEPLAN EN GEREED VIR IMPLEMENTERING

PROJEKTNOMMER	PROJEKTITEL/BESKRYWING	KOSTERAMING	IMPLEMENTERINGSTYDPERK WAT SIGBARE RESULTATE SAL LEWER	AANTAL MOONDLIKE WERKS-GELEENTHED E WAT GESKEP KAN WORD
EB 324	Johannesdal Watervoorsielingskema en netwerk	R1270 000	7 maande	40 persone
EB 406	Johannesdal Rolering	R655 000	7 maande	20 persone

### 3. PROJEKTE WAT REEDS BEPLAN EN BINNE 1 - 5 JAAR AFGEHANDEL KAN WORD

Alle projekte onder 1 hierbo gelys.

## VRAEBOOG AAN PLAASLIKE BESTURE

### KYLEMORE PLAASLIKE GEBIED- WES-KAAPSE STREEKSDIENSTERAAD

#### 1. PLAASLIKE OORHEIDSDIENSTE WAT TANS AFGESKEEP WORD

PROJEKNOMMER	PROJEKTITEL/BESKRYWING	KOSTERAMING	IMPLEMENTERING TYPERIK AANLOOPTYD		AANTAL MOONTLIKE WERKSGELEENTHEDE WAT GESKEP KAN WORD	PRIORITEITE AANBEVEEL	BESKRYWING
			6 Maande	4 Maande			
EB 410	Kylemore - Herbou van Swartstraat en toegang na sportgronde	R480 000	6 Maande	4 Maande	88 Dae teen 20 persone per dag = 1 800 mandske	1	Bou toegangspad na sportgronde en herbou van Swartstraat. Pad word laat eak en randstene voorheen om stromende te kan herbaar
EB 411	Kylemore Gemeenskapaal	R1 200 000	8 Maande	7 Maande	154 Dae teen 24 persone per dag = 3 696 mandske	2	Bou gemeenskapaal vir gemeenskap wat persone uit landelike gebied insluit

#### 2. WELKE PROJEKTE IS REEDS BEPLAN EN GEREED VIR IMPLEMENTERING

Geen

#### 3. PROJEKTE WAT REEDS BEPLAN EN BINNE 1 - 5 JAAR AFGEHANDEL KAN WORD

Albei projekte onder 1 hierbo gelys.

**BYLAE B**



# STADSRAAD / TOWN COUNCIL STELLENBOSCH

22

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Pleinstraat/Plein Street  
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DEPARTEMENT : STADSIENIEUR  
DEPARTMENT : TOWN ENGINEER

Ons Verw.: Projek 25 (Mnr DJ Hattingh)

1994-09-01

Mnr P Kotze  
Direktoraat: Stedelike Ontwikkeling  
Privaatsak X9083  
KAAPSTAD  
8000

Meneer

## INLIGTING RAKENDE DIE HEROPBOU- EN ONTWIKKELINGSPROGRAM

Die Tegnieise Komitee: Dienste van die Stellenbosch Gespreksforum het op 'n spesiale vergadering gehou op 1994-09-01 die amptenare van die Stellenbosch Stadsraad versoek om die behoefte van befondsing rakende projekte soos uiteengesit in die aangehegte Bylaag onverwyld aan u oor te dra. Hierdie is projekte soos geïdentifiseer deur die verteenwoordigers van beide die statutêre en nie-statutêre groeperinge van Pniel, Kylemore, Johannesdal en Jamestown, en is aanvullend tot die projekte wat reeds deur die Streeksdiensteraad (Wes-Kaap), spesifiek rakende hierdie gebiede, onder u aandag gebring is.

Die genoemde projekte moet in dieselfde konteks gesien word as die gemeld in die verslag wat reeds deur die amptenare van Stellenbosch Stadsraad rakende die behoeftes van Cloeteville, Kaya Mandi en Idasvallei aan u oorhandig is, en wat die produk was van konsultasie met die gemeenskap op voetsoolvlak.

Indien die beplanning en uitvoering van hierdie projekte aan dieselfde tegnieise span toevertrou word as wat tans verantwoordelik is vir Cloeteville, Kaya Mandi en Idasvallei, sal dieselfde beginsels van:

- (a) gemeenskapsbetrokkenheid in die beplanning en uitvoering van projekte;
- (b) gemeenskapsbetrokkenheid in die bestuur van munisipale dienste;

2./...

- (c) beplanning binne 'n holistiese en weldeurdagte beplanningsraamwerk vir die groter Stellenbosch en Kaapse Metropolitaanse gebied; en
- (d) volhoubaarheid van ontwikkeling geld.

Ons vertrou dat u die bogenoemde in ag sal neem wanneer daar toewysings vir die Heropbou- en Ontwikkelingsplan gemaak word. Indien u enige verdere inligting in hierdie verband benodig, is u welkom om met ons in verbinding te tree.

Die uwe

J E DELPORT Pr Ing  
STADSINGENIEUR

(DJH/ek/Proj25)



**JAMESTOWN**

- (a) Bou van paaie
- (b) Rioolnetwerk
- (c) Elektrisiteit en straatligte
- (d) Beveiliging van die Jamestown padkruising met die Strandpad
- (e) Oprigting van kliniek
- (f) Oprigting van biblioteek
- (g) Gemeenskapsentrum
- (h) Vestiging van kleinboere
- (i) Sosiale werkersdiens
- (j) Voedingskema
- (k) Opleidingsentrum

**Bedrag : R5 miljoen**

**PNIEL**

- (a) Behuising
- (b) Gemeenskapsaal
- (c) Sportfasiliteite
- (d) Opgradering van hoofpad

**Bedrag : R3 miljoen**

**JOHANNESDAL**

- (a) Konstruksie van paaie
- (b) Bou van 'n drinkwaterreservoir
- (c) Aanbring van straatligte
- (d) Konstruksie van vloedwaterstelsel
- (e) Konstruksie van rioolafvoerstelsel

**Bedrag : R4 miljoen**

**KYLEMORE**

- (a) Opgradering en konstruksie van paaie

Kerk, Swart, Rooi, Brand, Klip, Rispel, Jackson Andrew, Dowries en die toegangspad tot die sportvelde

- (b) Rioolnetwerk

Klip, Rispel, Jackson, Andrew, Dowries en Brand

- (c) Watervoorsiening

Klip, Rispel, Jackson, Andrew, Dowries en Brand

- (d) Straatligte

Bogenoemde strate en ander donker kolle

- (e) Biblioteek

- (f) Gemeenskapsentrum

- (g) Voltooiing van kliniek

- (h) Behuising

- (i) Sportfasiliteite

- (j) Speelparke

**Bedrag : R5 miljoen**

**NOTA**

Die genoemde bedrae is beramings wat gedoen is met baie beperkte inligting, en word aangepas tydens meer gedetailleerde beplanning en ontwerp.



12 September 1994

5015/030/035/eb

The Secretary  
Stellenbosch Discussion Forum  
P O Box 17  
STELLENBOSCH  
7599

SCHNEEBERGER  
ASSOCIATES (PTY) LTD  
MEDEWERKERS (EDMS) BPK  
PROJECT MANAGERS  
PROJEKTBESTUURDERS

Attention: Mr Colin Davy

Dear Sir

#### SHOPPING CENTRE AT BERGZICHT

Currently a high degree of emotion surrounds the re-location of the tennis courts and bowling greens at the Van der Stel Sports Club in order to develop a shopping centre at Bergzicht.

However this is not an attempt by a developer to destroy the character of Stellenbosch but is in fact an attempt to solve a problem which could in the future have catastrophic consequences for the town.

The problem has its origins in the fact that the population of the town has increased over the past ten years from 45 000 to 61 000 and is estimated to reach a total of 100 000 over a further ten year period. By contrast the commercial activities of the town have stagnated and even decreased.

The main reasons for this commercial decay can be described as follows:

- \* Insufficient parking in the Centre of Town and
- \* Retailing in the Town which is too fragmented to allow one-stop shopping

The result is that more and more people are doing their shopping at Tygervalley Shopping Centre and Somerset Mall. This trend has caused a high percentage of the disposable income of the town's residents to be spent outside of the town. This again adversely affects local retailers who experience lower turnover levels and therefore cannot stock their stores properly.

Research completed by the leading retail research company in the country has shown that approximately 30% of our buying power is being lost and that at most 50% of this money could be returned to the Stellenbosch economy, should a proper one-stop shopping facility be developed with adequate parking facilities. According to figures supplied by the Dept of Labour the current loss of buying power represents a loss of more than 3000 jobs opportunities.



During the past few years several people have been retrenched by SFW, Gilbeys, the University and various other companies and according to the Dept of Labour approximately 600 - 700 breadwinners in Stellenbosch draw unemployment insurance. If one considers that the UIF only pays for a period of 6 months the total member of unemployed breadwinners could be as high as 4000.

### WHY THE BERGZICHT SITE

This site has already been identified by the Midtown Planning Committee, of which your organisation is a member, as a commercial site and has been in principle approved by this committee.

This was done because National Chain Stores (essential for a shopping centre) and Investors (without whom a centre cannot be built) have over a period of time indicated that this is the only viable site because it lies on the periphery of the CBD and has Merriman Ave as an ideal feeder road.

At recent meetings, speakers have mentioned alternative sites like the old Corobrick site and the site opposite A F Louw Primary. While these sites may seem to be viable they are not acceptable to either the Chain Stores or the Investors.

### WHY MOVE THE OK BAZAARS

The Town Council decided some eight years ago to preserve the character of Stellenbosch by not allowing any further heavy industry.

In the light of the above Stellenbosch will be reliant on its academic institutions, head offices, Technopark, and specifically tourism for further job creation.

The area around The Braak has been identified by the Midtown Planning Committee as the core of future tourist activities.

Moving of the OK Bazaars is thus the key to the developing of tourist facilities in this area. If sufficient accommodation could be created in order to accommodate only two of the many tourist busses passing through Stellenbosch for an overnight stop a further 1000 job opportunities could be created.

It will also help to create the necessary financial resources to restore the Braak including the old Water Mill to their original glory.

### THE CHOICE

The choice facing people who truly love Stellenbosch is whether retaining the existing Tennis Club and Bowls Club in their existing site is more important than the future of Stellenbosch.



If this unemployment problem is not addressed urgently it will rapidly escalate into a situation of civil disobedience and create additional welfare stress. These factors will undoubtedly lead to Stellenbosch losing its current character.

The development on the Bergzicht site will also serve to underpin the new development in and around the Trust Bank Centre by providing parking which shoppers in this area could utilise.

If the people who are now actively opposing this development were to have channeled their energies rather into seeking solutions for the town's problems over the past decade, the town would undoubtedly be in a far better position today.

We as project promoters are prepared to consider any meaningful and achievable alternative but we cannot, together with thousands of other concerned citizens, be expected to turn our backs on the problems which exist.

#### ACTION

The Midtown Committee will be meeting shortly to consider the development at Bergzicht and to decide upon that kind of development parameters should be set. Once they have reported fully to the Town Council a rezoning proposal for this development will be presented to the Town Council.

Your active participation in order to consider the desirability of the proposal and to make a decision on the merits of the situation is respectfully requested.

Should you wish to discuss any issue surrounding the development on a personal basis you are most welcome to call us at our offices.

Yours faithfully



ALFIE SCHNEEBERGER

Fire Department  
1994-10-26

The Secretary  
Stellenbosch Discussion Forum

## **Improved Fire Protection: Kaya Mandi**

### **1.0 Background**

#### **1.1 Needs Assessment**

During a special meeting of interested and concerned persons held on the morning of 1994-03-15 at Kaya Mandi to discuss the incidence of serious fires in the area, it was recommended that:

- a) a volunteer fire-fighting team for each of the three (3) informal housing zones be established, trained and equipped to conduct immediate basic fire fighting awaiting the arrival of the fire brigade and thereafter to render assistance; and
- b) a fire awareness programme aimed at the broad community be launched with the view to the prevention of fires.

These recommendations were accepted by the Zone Committee at a meeting held at the High School on the evening of the same day.

#### **1.2 Volunteer Acquisition and training**

Only six (6) persons in total volunteered their services with the result that no selection took place.

Three (3) training sessions were conducted.

These volunteers could not, however, notwithstanding repeated efforts, be mobilised since the last training session held on 1994-04-16.

#### **1.3 Fire Awareness campaign**

The fire awareness campaign launched at the High School was enthusiastically accepted by both teachers and pupils alike. A total of five (5) lecture sessions were held during which fire prevention, extinction and safety principles were explained.

#### **1.4 Fire Risk Analysis**

The densely populated and combustible nature of the informal housing zones warrants more than mere concern and to this end

- the water supplies
- access routes
- safety separation between units or groups of units and
- reactive fire protection is receiving continuous attention.

## **2.0 Reassessment of Needs**

### **2.1 Fire Safety Programme**

The continuation of the fire safety programme is considered to be of vital importance and will go hand in hand with the improved fire-fighting concept enumerated below.

### **2.2 Improved Fire-Fighting Capability**

With a view to an improved Fire Service in Kaya Mandi it is recommended that:

- 2.2.1 A fire department depot be established in Kaya Mandi.
- 2.2.2 the vacant "Boardroom" building be allocated and adapted to serve as communications office and quarters for appointed fire-fighting personnel;
- 2.2.3 four (4) full-time Learner Firemen who comply with the minimum entrance qualification and abilities be appointed from the community of Kaya Mandi;
- 2.2.4 the above mentioned appointees form an integral part of the Local authority Fire Department to render departmental duties when and where required and be stationed at the Kaya Mandi Depot of the Stellenbosch Fire Department.
- 2.2.5 said appointees receive intensive departmental training at the fire station before placement.
- 2.2.6 a fire engine be stationed at the Kaya Mandi fire depot.
- 2.2.7 two garages be allocated to the fire depot for the housing of the fire engine and equipment storage.

It is requested that the above mentioned recommendations be considered.

## **HEAD: FIRE BRIGADE SERVICES**