

**PRESS RELEASE: STELLENBOSCH DISCUSSION FORUM *
28TH SEPTEMBER 1993**

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

The following actions have been decided upon to help to enhance the quality of life in Kaya Mandi:

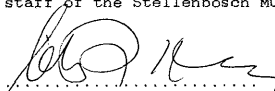
1. The personnel and resources of Kaya Mandi Town Council will be put under the line management of the department heads of Stellenbosch Municipality from 1st October 1993 to create proper management systems.
2. A clean-up campaign in Kaya Mandi will be launched on and from this date (1st October 1993).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

This statement is supported by all the establishment and non-establishment organisations associated with the Stellenbosch Discussion Forum.

This clean-up campaign is an attempt to address the immediate and very serious conditions within Kaya Mandi.

Negotiations relating to the longer term provision of paid services to Kaya Mandi under the control of the Stellenbosch Municipality are being conducted by the SDF as a matter of urgency.

These negotiations necessitate the reading of electricity meters in Kaya Mandi at the beginning of October 1993. This will be carried out under the supervision of the trained staff of the Stellenbosch Municipality.


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Victor Honey
FACILITATOR / CHAIRPERSON

* The Stellenbosch Discussion Forum is the Stellenbosch Local Government Negotiating Forum.

Press Release: Stellenbosch Discussion Forum (SDF)

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.

This statement is supported by all the establishments and new establishments and organizations associated with the SDF.

STELLENBOSCH DISCUSSION FORUM (SDF)

1. **Organisations presently participating in the SDF:**
 - 1.1 Joint Stellenbosch Town Council/Management Committee
 - ~~1.2 Kaya Mandi Town Council (temporary withdrawn from the SDF)~~
 - 1.3 Kaya Mandi Development Forum
 - 1.4 Stellenbosch Chamber of Business
 - 1.5 Stellenbosch Sakekamer
 - 1.6 Stellenbosch Ratepayers Association
 - 1.7 African National Congress (ANC)
 - 1.8 Trade Unions (COSATU)
 - 1.9 SANCO (Civics)
 - 1.10 Stellenbosch Housing Action Committee (SHAC)
 - 1.11 Rotary Club of Stellenbosch
 - 1.12 Kylemore Management Committee
 - 1.13 Johannesdal Action Committee
 - 1.14 Pniel Management Board
 - 1.15 Jamestown Management Board

ADDENDUM A

TECHNICAL REPORT ON THE KAYA MANDI RESIDENTIAL AREA

1. BACKGROUND

During a meeting of the Stellenbosch Development Forum on 1993-07-28 it was decided to initiate a technical committee to make recommendations to the forum with respect to the provision of municipal services for the people of Kaya Mandi.

2. CURRENT SITUATION

2.1 Roads

The existing system of roads was upgraded in 1990. There are, however, places where potholes have been present for a considerable time and which are just not repaired. This state of affairs is unacceptable from a technical point of view and will result in damage to the new network of roads. There are also many damaged kerbs which do not receive attention.

The pavements have been eroded at many places and even relatively new asphalt pavements are covered with soil, sand and refuse.

Effective maintenance of roads and pavements is not carried out. Serious damage to the roads results.

2.2 Storm Water

The formal existing system was upgraded in 1990. However, the system doesn't function satisfactorily because most pipes and manholes are blocked with refuse and sand. Many catchpits no longer have lids.

Flooding occurs in the squatter areas because no formal flood water system exists.

Sewage from informal toilet and washing facilities ends in the stormwater system resulting in large scale pollution of the Plankenbrug River.

Effective maintenance of the stormwater system is not carried out and this results in a health hazard within and outside the area.

2.3 Sewer

The formal sewer system was upgraded in 1990. However, especially in the squatter areas, adequate provision for drainage has not been made and residents make use of an informal system of toilets and washing facilities which leads to large scale pollution.

Following the fire in Sivuyile, the Western Cape Regional Services Council and the Stellenbosch Municipality made available funds for the erection of 50 toilets in the 1,9 ha area. Of these only 8 have however been erected.

In other areas such as, for example, the so-called hostel area there are virtually no toilet and washing facilities. Facilities which do exist are not maintained and are in a desperate condition.

The standard of running and maintenance is at a totally unacceptable level and this results in a serious health hazard.

2.4 Water

The construction of the new reservoir in 1991 and the associated higher water pressure in the system showed up weaknesses in the existing water pipes particularly in the old part of the area. There are also reservations about the hydraulic design of the system. There is no effective maintenance system for water. As a matter of fact, during a visit to Kaya Mandi on 1993-08-06 it came to light that a pipe break had gone unrepaired for a week. During this period large quantities of water ran unhindered down the streets.

The lack of expertise and management systems results in large scale waste and a very low level of service.

2.5 Refuse Removal

Throughout the township there are currently large quantities of household refuse in the streets and on the pavements.

An effective refuse removal system does not exist. This situation leads to great health hazards and is totally unacceptable.

2.6 Electricity

The electricity distribution system is generally in a reasonable condition. Unfortunately, the many illegal connections have resulted in the overloading of the system at places but funds have been made available by the Regional Services Council which should largely solve this problem.

One of the greatest problems at the moment is to supply "legal" connections to those persons who want them. Nobody knows where they should pay for the connection or who is to make the connection.

3. DISCUSSION

Underlying the problem mentioned above is the question of unplanned and uncontrolled dwelling structures which are erected in the area. The problem of refuse removal, sewage and stormwater will not be solved in the long term without addressing this aspect. It is however not possible to achieve a lasting solution without the complete involvement of the people of Kaya Mandi. Negotiations at ground level should commence immediately in order that short, medium and long term solutions can be achieved.

The following immediate action is proposed:

3.1 The erection of toilet facilities

In the squatter areas where the eventual moving of the dwelling structures appears probable, temporary toilets are preferable. These toilets can be re-used in other areas at a later stage. Specific types of toilets and the exact positions where there are to be erected, should be cleared with the people at ground level in the respective areas.

In areas where temporary dwelling structures will probably later be replaced by permanent structures, permanent flush toilets with water points are recommended.

3.2 Clearing up and the demolishing unhygienic toilet facilities

There are, especially in that so-called hostel areas, toilet and washing facilities that are completely unserviceable and unhygienic. These units should immediately be demolished and refuse and human waste lying in streets and on pavements should be cleared up.

3.3 Community based maintenance

The implementation of a maintenance system for the toilets mentioned in paragraphs 3.1 and 3.2:

These toilets can be maintained by either a conventional contractor or by the users themselves. The latter alternative appears most suitable since it will lead to creation of employment opportunities and also ownership of facilities by the community will be promoted. This is an extension of the principle of labour intensive and work creating capital projects into maintenance projects and should be negotiated on a similar basis with the relevant users.

3.4 Essential maintenance of services

The existing maintenance and management systems in Kaya Mandi are not functioning as desired. The result is that infrastructure, on which millions of rands have been spent, is busy degrading. The implementation of a professional and effective maintenance system for electricity, refuse removal, roads, sewage, floodwater and water is therefore very important.

3.4.1 Refuse removal

The area must be cleaned up and then be kept clean. Community involvement in this function is important.

3.4.2 Electricity

The system must be incorporated into the master planning and scheduled maintenance which is done for the rest of Stellenbosch.

3.4.3 Roads

Aspects such as the regular repair of pavements, kerbs and road surfacing must receive attention and the system must be incorporated into the master planning and scheduled maintenance which is done for the rest of Stellenbosch.

3.4.4 Sewage

Sewage pipes and manholes must be cleaned and the system must be incorporated into the master planning and scheduled maintenance which is done for the rest of Stellenbosch.

3.4.5 Water

Each pipe break must be repaired within an acceptable period and the system must be incorporated into the master planning and scheduled maintenance which is done for the rest of Stellenbosch.

3.4.6 Flood water

The pipes and manholes must be cleaned, manhole lids must be replaced and the system must be incorporated into the master planning and scheduled maintenance which is done for the rest of Stellenbosch.

The services of Kaya Mandi and the rest of Stellenbosch are so interdependent and so closely interwoven that the immediate inclusion of the maintenance function of Kaya Mandi's services with those of the rest of Stellenbosch is from an economic, logistic and technical viewpoint the logical and, in the long term, the most cost effective alternative. *No justification whatsoever exists for the separate running and management of the systems for even one more day.*

3.5 Planning aspects and the squatter problem

It is important that alternative land be found as quickly as possible for the establishment of informal housing. Distinction must however be made between informal housing and housing for more affluent residents in the Kaya Mandi area. The erven on the south east side of the area have a picturesque view over the mountains of Stellenbosch. Indeed, they are probably some of the most attractive erven in the town and therefore in the country. To make such small erven available there is therefore possibly not the right option, since more affluent people could possibly buy erven there and would want to build bigger houses.

Quite possibly it will not be black people only who will build there, especially once the squatter problem has been solved.

As regards the provision for informal housing it is also important that the size of the erven be once again considered as well as the visibility of the erven from the Koelenhof road. As regards the town planning aspects therefore, it should be back to the drawing board.

In order to approach the squatter problem in a responsible and workable way it is important at this stage to investigate the question of incentives to squatters to ease the removal actions.

RECOMMENDATIONS

1. That the amount of R400 000 which has been provided for Kaya Mandi be applied as follows:
 - 1.1 The provision of toilets, washing facilities and water points for the people of Kaya Mandi.
 - 1.2 The demolition of unserviceable and unhygienic toilet and washing facilities in the hostel area and the replacement thereof.
 - 1.3 The analysis of Kaya Mandi's water and sewage systems as part of the hydraulic study which has already been completed for the rest of Stellenbosch
 - 1.4 The execution of a study to look anew at the layout, size of erven and other town planning aspects of the formal as well as informal housing.
 - 1.5 The gathering of planning data.
2. That the management of the municipal services for Kaya Mandi be taken over by the Stellenbosch Municipality with immediate effect by:
 - 2.1 The extension of the provision of services agreement between the Stellenbosch Town Council and the Kaya Mandi Town Council to include the abovementioned function.
 - 2.2 That the current personnel of the Kaya Mandi Town Council be brought under the line of command of the Departmental heads of the Stellenbosch Town Council.

- 2.3 That an emergency meeting be arranged with the Town Council of Kaya Mandi in order to obtain permission for Stellenbosch to work in their area while the extension of the provision of services agreement is being finalized and in order to implement 2.1.
- 2.4 That all participants in SDF indicate their wholehearted support for these actions and assist in the negotiation process with the various communities and facilitate it. That they are further involved and are co-operative in the development of community based maintenance actions.
- 2.5 That cleaning up actions such as the cleaning of the town, clearing of blocked sewer and flood water systems as well as the repair of other services such as roads start as soon as possible.
3. That a system whereby maintenance and capital works are done by the community be approved and supported by the Forum.
4. That land for the establishment of informal housing be identified as soon as possible and that application be made for all possible funds at the CPA, RSC and other organizations.
5. That all actions regarding the abovementioned recommendations first be discussed with the people of Kaya Mandi at ground level before any work is commenced with on site.