

DRAFT

SHORT TERM DEVELOPMENT PLAN

FOR

KAYA MANDI

June 1994

Prepared by:

Department of the Town Engineer

Stellenbosch Town Council

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1.

INTRODUCTION

The Short Term Development Plan for Kaya Mandi is the first of a series of documents aimed at the implementation of development-directed projects for the disadvantaged communities in the Stellenbosch area. The programmes are affirmative in nature and represent exceptional steps to achieve noticeable change in the relevant communities within three years.

The short term development plan must be distinguished from normal capital budget items which are related to normal growth of the town, the deterioration of existing facilities and normal capital improvements.

The short term plans fall within the total planning framework for Stellenbosch as set out in "Stellenbosch Spatial Development Framework : Working Document for Discussion : Draft 1" (SSDF:D1), compiled by the Department of Planning and Development. Background of the total planning framework and the SSDF:D1 is therefore a prerequisite to understanding the conceptual framework within which the short term plans are to be implemented. Certain relevant extracts are quoted from the document and used as guidelines.

The SSDF:D1 is a document for discussion directed at medium and long term development aspects and which will undergo many revisions. The time scale for such a process necessitates, however, a short term plan which can be seen clearly as, on the one hand, an attempt at improving the living conditions of people and, on the other hand, fitting in with the broad guidelines and probably broad strategies of the SSDF document.

Kaya Mandi's Short Term Development Plan (KSTDP) is the first to receive attention because, firstly, the backlogs in the town are the most critical and, secondly, enough information is already available to begin with certain implementation projects. Comprehensive information is not yet available and consequently not all development aspects are addressed. The KSTDP will therefore, from time to time, be brought up to date and be revised to accommodate the latest information.

Unfortunately a short term programme is always subject to two limitations, namely:

- * Physical limitations : Shortage of land; position of roads, bridges, railway lines, informal structures and so on.
- * Financial limitations : the few government and private organizations from which funds may be obtained and the bureaucracy ("red tape") involved in getting funding allocated.

Therefore the emphasis in the KSTDP falls on utilizing existing physical facilities and land and developing them by means of realistic funding mechanisms.

2.

THE CURRENT PROBLEM

On 10 October 1992 the heads of departments of the Municipality of Stellenbosch accepted the management responsibilities in Kaya Mandi. Thereafter, the service in this part of Stellenbosch improved greatly. Roads are repaired, storm water pipes are cleaned, sewer pipes are dragged and construction of the first toilet facilities in informal housing areas has begun. All actions are cleared with residents before any work is begun and regular feedback is given to the Stellenbosch Discussion Forum (SDF) and the various committees. Payment for municipal services has improved and strict financial control is exercised. It is justified to say that much has been achieved since October last year.

The core of the problem has however not yet been addressed, namely the consequences of the urbanization process. The population of Kaya Mandi has increased drastically over a period of three years without the creation of any effective physical and community facilities. The already inadequate engineering and community services which existed have therefore over a short period been so overloaded that the situation may best be described as the *violation* of the infrastructure.

The result was as follows:

- (a) Because of the lack of developed land suitable, from an affordability and services point of view, for the people who have moved to the urban environment, last named have settled mainly on unserviced community facilities such as sportsfields, vacant school sites, pavements and around the hostels.
- (b) The meagre community facilities existing in Kaya Mandi deteriorated drastically and consequently so influenced community activities that reference can scarcely further be made to a "healthy, happy community life".
- (c) Facilities such as ablutions, wash houses, hostels, existing water, stormwater, electricity systems, etc. are so overloaded that extensive portions thereof have been destroyed. All existing community facilities (which must serve approximately 5 000 people) are currently totally destroyed. Most of the hostels will probably have to be demolished and rebuilt.
- (d) The lack of suitable developed land resulted in the erection of informal structures (the great majority built of timber, especially chipboard and softboard) at a very high density. The lack of electricity especially results in a fire hazard caused by firstly, fires, gas burners, candles, etc. and secondly, pirate electricity connections.

In summary it can be concluded that a large portion of the community of Kaya Mandi live in *deplorable conditions* in an environment not suitable for virtually any normal civilized community life. This is caused by firstly, the *establishment* of influx control, secondly, the sudden *abolishment* of influx control, thirdly, the separation of Kaya Mandi and not planning its development together with the greater Stellenbosch as a whole and, fourthly, the fact that the government and resources (in the form of the RSC and CPA) were remote from the residents.

3. A SHORT TERM PROGRAMME

The community environment needs to be corrected *holistically* by means of a short term programme consisting of a wide range of interlinking actions.

The programme should address the following aspects:

- 3.1 Planning of Kaya Mandi in order to develop a common and own vision for the township as an integrated part of Stellenbosch; the adaptation of the spatial development framework; situation analyses including employment opportunities, purchasing patterns, modes of transport, etc.

- 3.2 The supply of basic engineering services and community facilities : water (potable and for washing purposes); sewers (toilet and ablation facilities coupled to sewer system); electricity (for cooking, heating, light and entertainment); community halls; transport facilities.
- 3.3 Housing : formulation of housing policy, systematic building of suitable housing.
- 3.4 Educational community facilities : nursery schools, primary and secondary schools, adult education and training and library services.
- 3.5 Employment opportunities : informal/formal business and manufacture; formal contract work or employment positions.
- 3.6 Recreational facilities : sports facilities in an organized recreational environment; developed parks and recreational areas; playgrounds; eating-houses and bars; halls for parties, plays, concerts, etc.
- 3.7 Health care : preventative and curing.

The purpose of the short term programme is to apply *existing* resources optimally and to improve all the above aspects substantially. Existing resources consist, amongst others, of the following assets:

- * existing serviced land which is under-utilized or occupied by informal structures;
- * vacant land (serviced or unserviced) already belonging to Stellenbosch Town Council or Kaya Mandi Town Council;
- * existing community services which can be repaired or reconditioned;
- * existing community facilities which are under-utilized, such as the new sports fields, the old Kaya Mandi Town Council offices and the library;
- * internal financial assets (such as reserve funds) in Stellenbosch possession which Kaya Mandi residents helped build up (in a direct or indirect way);
- * external financial help from central, regional or sub-regional sources.

The creation of living-space is fundamental to the programme. The small town area of Kaya Mandi is so overpopulated that things such as "open spaces" virtually do not exist.

4. PLANNING

Although structure plans exist for Stellenbosch and Kaya Mandi, planning should be so upgraded that it creates, on spatial level, a shared vision for an integrated town - Stellenbosch - of which Kaya Mandi is a suburb with its own character and life style.

4.1 Overhead Planning for Kaya Mandi

In light of the agent agreement with Kaya Mandi and the fact that Kaya Mandi is part of Stellenbosch, Dennis Moss Partnership has been requested to assist this Department with the preparation of a planning framework for Kaya-Mandi. The social and community life of Kaya Mandi has not yet been addressed fully and various facets in this regard must first be incorporated in overhead planning and be accepted by the community in order that large scale implementation in the area of housing development can take place.

As much of the work and input can be done departmentally, costs should not exceed R50 000. This plan of action also runs parallel with the Spatial Development Plan for Stellenbosch.

4.2 Housing Policy for Stellenbosch

Although the preparation of a policy framework has already been completed, certain adjustments are now made in the light of changes and recently completed investigations.

A first concept framework or planning document will be available within weeks.

4.3 Situation Analysis

Although the socio-economic survey by HKS offers the basis or point of departure for the situation analysis, there are still many other facets which must still be analysed. Data in connection with employment opportunities, purchasing patterns, modes of transport, etc. is to a large extent available and must only be incorporated. If it is accepted that Kaya Mandi is to be awarded the highest priority then surveys can be restricted to residents and employers of that suburb. No large scale implementation can take place before the situation and preferences of people have thoroughly been assessed. Most of the processing and collection of data will be done departmentally. The cost of supplementary surveys and help should not exceed R10 000.

5. SUPPLY OF BASIC SERVICES

From the SDDR : D1, the following:

"Goal :

To provide service infrastructure and urban amenities for all the people of Stellenbosch, with special attention to addressing essential community needs.

Objectives:

- * Promoting the general wellbeing of the community by providing adequate health services, particularly by the extension of primary health care.
- * Provision of infrastructure of an acceptable quality taking into consideration the affordability thereof for the community.
- * The promotion of educational opportunities for the broader community.
- * Maintaining peace and good order.
- * The upliftment of disadvantaged and poor areas.
- * Public streets, squares and meeting places that are safe, vibrant and accessible to all, including the disabled.
- * New main power lines and sub-stations designed and sited in such a way as to have a minimum effect on the environment.
- * Better integration between residential areas, workplaces and community facilities (Movement Patterns)".

The following projects are proposed:

5.1 Informal areas (temporary facilities)

To satisfy the basic requirements in the informal areas (1 600 units) it is proposed that toilets, with washing facilities, coupled to the existing water and sewer system be built at a maximum ratio of one toilet per five families.

i.e: 320 toilets and washing facilities @ R3 500-00 R1,12 million
Resources already allocated : Stellenbosch Town Council R1,0 million
Shortfall = R0,12 million

The supply of electricity to the informal areas is of paramount importance from firstly, a safety viewpoint and secondly, the viewpoint of dramatically improving the existing living conditions. Costs are as follows:

Network costs R0,5 million
Resources allocated : Stellenbosch Town Council R0,5 million
Connection costs R1,0 million
Interest free loan : Stellenbosch Town Council R1,0 million
Shortfall = R nil

5.2 Hostels (temporary facilities)

To satisfy the basic needs of the hostels (800 units), it is proposed that the three existing community toilets be repaired and improved and that the three existing fibre cement (asbestos) facilities be demolished and replaced:

Upgrade 3 toilet blocks R0,24 million
Replace 4 fibre cement blocks R0,40 million
Total = R0,64 million

Possible available resources : NHCC funds R0,5 million
Shortfall = R0,14 million

5.3 Formal Development

5.3.1 Quantifying of the Problem

Family units required 2 405
Less - potential of existing hostels 90
Shortfall = 2 315

Single quarters required 865
Less - potential in existing hostels 410
Shortfall = 455

5.3.2 Available Land

The following land is available for development in Kaya Mandi:

- (a) Approximately 18,5 ha land where full services have already been installed. The 18,5 ha is developed into 355 erven of approximately 200 m² each. 100 of these erven are in various phases of allocation. 255 serviced erven are therefore available.

If, however, the erven are utilized for high density development (say 50 units per ha) then approximately 450 family units and, say, 300 single quarters can be developed here without any further infrastructure costs.

- (b) Other erven in various parts of Kaya Mandi which can be developed at a lower density (say 35 units per ha) to 300 family units.

Cost of outstanding services R0,35 million

- (c) Costa Smit Land : 12 ha land has already been expropriated and an access road built. It is available for the installation of services, planning and design work already having been completed. At a density of 40 units per ha, the development can house 440 families and 80 single people.

The services costs of the Costa Smit Land :

Civil services R4,70 million
 Electricity R2,50 million
Total = R7,20 million

Therefore, by developing the existing land at high density, the following is achieved:

	<u>Family Units</u>	<u>Single Quarters</u>
Existing Shortfall	2 315	455
Less:		
(a) 18,5 ha : erven	100	
: high density	450	300
(b) 170 erven : medium density	300	
(c) Costa/Smit land : medium/high density	<u>440</u>	<u>80</u>
	Sub-total = <u>1 290</u>	<u>380</u>
<u>Medium Term Shortfall</u>	1 025	75
% Short term improvement	<u>56 %</u>	<u>84 %</u>

5.4

Existing Community Facilities

The following facilities already exist and can be repaired and improved at the indicated cost:

Community hall	Already completed
Wash-house	R0,08 million
Library	Ins. Claim
Sports hall	Ins. Claim
Conversion of reservoirs	R0,10 million
Admin. buildings-alterations	<u>R0,10 million</u>
	<u>Total = R0,28 million</u>

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5.5 New Community Facilities

The following facilities are required:

Slaughter facilities for public : no facilities exist and currently primitive methods are practised informally	R0,10 million
Taxi Ranks/Bus Terminus	R0,60 million
Eating and drinking establishments	Facilitate private initiative
Rupert hostel conversion	<u>R0.10 million</u>
	<u>Total = R0.70 million</u>

6. HOUSING

From the SSDF : D1 :

"Goal" :

To ensure a sustainable housing process which enables all people to secure housing within a safe and healthy environment and within viable communities.

Objectives:

- * Balanced residential development in terms of housing types and costs (with specific attention to new extensions).
- * A balanced community in terms of population increase, urban expansion and job growth to allow people to live and work locally.
- * Urban expansion which is sustainable in terms of visual impact, environmental factors, scale, infrastructure and employment opportunities.
- * The provision of housing that
 - offers a person a sense of security and permanency;
 - is affordable in terms of the ways in which people earn income and the strategies that they employ to survive in difficult times;
 - provide adequate shelter and proper facilities such as water, sanitation and energy;
 - is accessible to places of work as well as educational, cultural and other community facilities; and
 - gives a person pride in or sense of satisfaction with the place where they live.
- * The promotion of higher density development to minimize the consumption of land and promote the efficient use of infrastructure and public services.
- * Approved standards of housing through the implementation of urban renewal programmes.
- * A strengthened residential component in the central area".

6.1 General principles

- Vastand!!*
- (a) It is unlikely that the private sector will take the initiative in the supply of mass housing in Kaya Mandi. At most they will be involved with the financing and construction of traditional single houses on single erven at a unit cost of R45 000-00 plus. The local authority should therefore take the initiative themselves to facilitate schemes or to develop themselves and so be able to apply for central government subsidies.
 - (b) A variety of units (in terms of design and cost) should be provided for the different affordability levels.
 - (c) Accent should fall on aesthetic and practically acceptable design for balance between meaningful community space and residential utilization of land.
 - (d) Housing cannot be addressed in the short term without control of informal structures. This control necessitates a study of its own in order to formulate a formal policy before the large-scale supply of housing. This falls outside the scope of this programme and will be dealt with separately.

Control of informal structures

6.2 Conceptual design

After a strategy workshop with all the community leaders in Stellenbosch in December 1993, the principles of high density housing, the revised layout of the 18,5 ha, as well as the principles for the layout of the Costa Smit land were accepted. The consultant team, financed by the National Hostel Co-ordinating Committee (NHCC) was requested to prepare a conceptual design on a portion of the 18,5 ha. The design comprises the following:

- (a) 37 Single residential erven are consolidated in an erf of 7 865 m².

- (b) The following units are erected:

32 Units (double storey)	26 m ²	@	R16 816	per unit
20 Units (double storey)	30 m ²	@	R19 306	per unit
30 Units (semi-detached)	45 m ²	@	R29 340	per unit.

- (c) The total cost of the development is as follows:

Building cost	R1,805 million
Design and Supervision	<u>R0,195 million</u>
	<u>R2,000 million</u>

- (d) Land utilization factors are as follows:

$$\text{m}^2 \text{ dwelling unit/m}^2 \text{ erf} = 2\,782/7\,865 = 35,4 \%$$

$$\text{Expenditure/m}^2 \text{ erf} = \text{R}254/\text{m}^2$$

- (e) It is expected that R12 500-00 per dwelling unit will be granted from the central or regional government, which brings the total subsidy to R1 025 million.

6.3 Scenario for housing development

The cost of a total development comprises three components, namely:

- * land and servicing costs (varies from R10 000 to R20 000);
- * costs of buildings which are subsidised (R12 500);
- * costs of buildings which exceed R12 500 and are not subsidised.

The following practical arrangement is proposed:

- (a) The local authority accepts the responsibility for the acquisition and servicing of land. Sectional title sales take place by means of a low capital levy for the land (say R3 000-00 per sectional title) and the rest of the land and services costs are recovered over the long term through the general services tariffs of the town.
- (b) The full state subsidy is therefore applied for building costs. The local authority applies for the subsidies, calls for tenders, builds the dwelling units and acts as developer if suitable developers cannot be found.
- (c) Any costs in excess of the R12 500-00 subsidy must be covered by means of private financing. This varies from unit to unit, probably between R4 000-00 (R55-00 p.m.) and R20 000 (R260-00 p.m.). This sort of payment should be affordable.

6.4 Housing programme

- (a) The re-design of the division of erven on the 18,5 ha, the Costa Smit land and diverse serviced land.
- (b) The compilation of the invitation documents for development proposals and costs.
- (c) Implementation phase - bridging financing will probably be required.

6.5 Costs

Overhead planning and project management costs; calling for tenders/development proposals and evaluation thereof: 2 % of R40 million	R0,800 million
Possible bridging financing, say 10 % of R40 million	R4,000 million

7. ECONOMIC DEVELOPMENT AND EMPLOYMENT CREATION

From the SSDF : D1 the following:

"Goal :

To broaden and strengthen the economical and income basis of Stellenbosch and environs.

Objectives:

- * The promotion of a culture of job creation.
- * An increase in and greater variety of employment opportunities in the formal, informal and small business sector.
- * Decentralised business and office development.
- * The establishment of new clean industries.
- * The establishment of new co-operative head offices.
- * The establishment of trade and tourism concerns rather than offices in the central business area.
- * Increased spending of money by tourists.

7.1

Policy aspects

The aim of Kaya Mandi Short Term Development Plan (KSTDP) is intervention by means of which change can be brought about in the living conditions of the under-developed communities - not to put them and the rest of the community in debt. To only supply services and housing without addressing the capacity for the payment therefore is short sighted. KSTDP aims therefore at the supply of services, facilities and housing, but the driving force behind the programme is : the economic development of the community.

The following is proposed:

- (a) That all construction work in Stellenbosch, as far as practicable, will be labour intensive.
- (b) That all local businesses, consultants and contractors receive preference.
- (c) That outside Contractors be required to employ, largely, local schooled and unschooled workers.
- (d) A facility for building and engineering construction training be created and maintained.
- (e) That the policy with reference to the Technopark be so revised that this investment (exceeding R10 million) can be utilized to the advantage of the broader community of Stellenbosch and so actively provide work for a variety of levels of training. NB
- (f) That additional land for industrial development be identified and that the land be developed. (Stellenbosch has never needed to lure industrialists and the mere creation of opportunities should suffice). NB

7.2

Projects

The following projects are proposed:

7.2.1 Land must be identified and creation of the following facilities must be facilitated or initiated:

- (a) Industrial hive for small manufacturing.
- (b) Business hives for small business.
- (c) Informal and formal business areas and market squares.
- (d) Informal tourist business areas.

7.2.2 Stellenbosch agricultural land must be identified and be made available for small farming enterprises and that the project be facilitated and managed by the local authorities.

The abovementioned projects are primarily launched for the disadvantaged communities and to stimulate the business opportunities specifically for them - this is affirmative and educative by nature.

7.3 Project costs

Cost and subsidies to the above projects are uncertain and are for this purpose divided into planning and implementation phases.

7.3.1	Industry/business Planning and project costs	R0,500 million
	Provisional allowance for facilities	R4,000 million
7.3.2	Tourist market square	R0,300 million
7.3.3	Stimulation of tourism	Is addressed in tourist plan
7.3.4	Small farmers Planning and project management	R0,300 million
	Facilities	R1,000 million.

8. RECREATIONAL FACILITIES

8.1 General

- (a) Stellenbosch is generally a fairly compact town with a variety of recreational facilities. Considering that these facilities are still largely utilized on a basis of race, the normalization and rationalization of the facilities should be addressed.
- (b) Many "Stellenbosch" facilities are therefore available to the residents of Kaya Mandi and the use thereof should be encouraged.
- (c) Local facilities in Kaya Mandi are under-utilized or occupied by informal structures. As space becomes available and the supply of housing relieves the situation, these areas must be developed.
- (d) Parks on the 18,5 ha and Costa Smit land should be developed together with the supply of housing.

8.2 Projects

8.2.1 The forming of the Stellenbosch Central Sports Liaison Committee (SCSLC) with the purpose of planning, co-ordinating and facilitating all sport in the town on a non-racial basis.

8.2.2 The upgrading of sports facilities in Kaya Mandi.

8.2.3 The development of parks with play features for children in Kaya Mandi.

8.3 Project costs

8.3.1 Planning and design costs R0,250 million

8.3.2 Implementation R1,000 million

9. RESUMÈ

The attached list (Addendum A) contains a summary of all the KSTDTP projects for Kaya Mandi programmed over a period of three years.

JE DELPORT Pr Eng
TOWN ENGINEER

SHORT TERM DEVELOPMENT PLAN: KAYAMANDI

ITEM	1994/95				1995/96				1996/97			
	July	Oct	Jan	April	July	Oct	Jan	April	July	Oct	Jan	April
ECONOMIC DEVELOPMENT & JOB CREATION												
Industrial/Business development												
Identification of land												
Planning & Design		0.100		0.100		0.100		0.100		0.100		
Construction 1			0.300	0.400	0.300							
Construction 2					0.300	0.400	0.300					
Construction 3							0.300	0.400	0.300			
Construction 4									0.300	0.400	0.300	
Construction 5											0.300	0.400
<i>Finance needed</i>		0.100	0.300	0.500	0.600	0.500	0.600	0.500	0.600	0.500	0.600	0.400
Small Farm Project												
Planning		0.200	0.100									
Implementation					0.200	0.200	0.200	0.200	0.200			
<i>Finance needed</i>		0.200	0.100	0.000	0.000	0.000	0.000	0.000	0.000			
<i>SUB TOTAL Finance needed</i>	0.000	0.300	0.400	0.500	0.600	0.500	0.600	0.500	0.600	0.500	0.600	0.400
RECREATION FACILITIES												
Re-organisation & rationalisation of sport Parks												
Sport facilities			0.100	0.100			0.100	0.100				
Planning & design		0.050	0.050									
Implementation				0.100	0.250	0.150						
<i>SUB TOTAL Finance needed</i>	0.000	0.050	0.150	0.200	0.250	0.150	0.100	0.100				
TOTAL FINANCE NEEDED	1.350	2.160	6.290	1.800	1.400	1.700	1.250	1.000	1.000	0.900	1.000	0.800

SHORT TERM DEVELOPMENT PLAN: KAYAMANDI

ITEM	1994/95				1995/96				1996/97			
	July	Oct	Jan	April	July	Oct	Jan	April	July	Oct	Jan	April
ECONOMIC DEVELOPMENT & JOB CREATION												
Industrial/Business development												
Identification of land												
Planning & Design		0.100		0.100		0.100		0.100		0.100		
Construction 1			0.300	0.400	0.300							
Construction 2					0.300	0.400	0.300					
Construction 3							0.300	0.400	0.300			
Construction 4									0.300	0.400	0.300	
Construction 5											0.300	0.400
<i>Finance needed</i>		0.100	0.300	0.500	0.600	0.500	0.600	0.500	0.600	0.500	0.600	0.400
Small Farm Project												
Planning		0.200	0.100									
Implementation					0.200	0.200	0.200	0.200	0.200			
<i>Finance needed</i>		0.200	0.100	0.000	0.000	0.000	0.000	0.000	0.000			
<i>SUB TOTAL Finance needed</i>	0.000	0.300	0.400	0.500	0.600	0.500	0.600	0.500	0.600	0.500	0.600	0.400
RECREATION FACILITIES												
Re-organisation & rationalisation of sport Parks												
Sport facilities			0.100	0.100			0.100	0.100				
Planning & design		0.050	0.050									
Implementation				0.100	0.250	0.150						
<i>SUB TOTAL Finance needed</i>	0.000	0.050	0.150	0.200	0.250	0.150	0.100	0.100				
TOTAL FINANCE NEEDED												
	1.350	2.160	6.290	1.800	1.400	1.700	1.250	1.000	1.000	0.900	1.000	0.800

SHORT TERM DEVELOPMENT PLAN: KAYAMANDI

ITEM	1994/95				1995/96				1996/97			
	July	Oct	Jan	April	July	Oct	Jan	April	July	Oct	Jan	April
COMMUNITY SERVICES												
Upgrading of ex. community facilities												
Community Hall	Done											
Wash house		0.040	0.040									
Library	(*)											
Sport Hall		(*)	(*)									
Reservoirs alternative use			0.050	0.050								
Admin buildings	0.050		0.050									
(*) Ex Insurance Claims												
Finance needed	0.050	0.040	0.140	0.050								
New community facilities												
Public slaughtering facilities			0.100									
Taxi ranks												
Planning		0.100										
Construction						0.500						
Eating houses	0.100		0.350	0.300								
Rupert hostel alternative use		0.100										
Ex Private Sector	-0.100		-0.350	-0.350								
Finance needed	0.000	0.200	0.100	-0.050	0.000	0.500						
SUB TOTAL Finance needed	0.050	0.240	0.240	0.000	0.000	0.500						



STADSRAAD / TOWN COUNCIL STELLENBOSCH

DEPARTEMENT : STADSIENIEUR
DEPARTMENT : TOWN ENGINEER

Stadhuys/Town Hall
Pleinstraat/Plein Street
Stellenbosch 7600
☒ 17 7599
☒ (021) 808 8301
☒ (021) 808 8200

Ons verw: Projek 25

1994-06-22

Die Voorsitter
Ontwikkelingswerkekomitee
Stellenbosch Besprekingsforum

Meneer

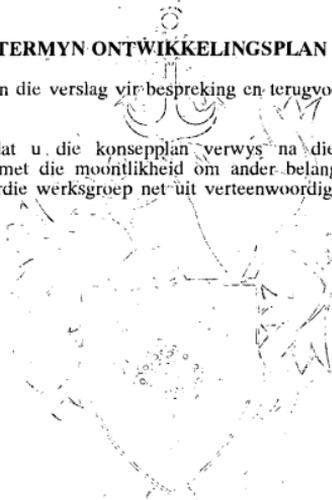
KAYA MANDI : KORTTERMYN ONTWIKKELINGSPLAN

Aangeheg is 'n konsep van die verslag vir bespreking en terugvoering van die onderskeie gemeenskapsgroepe.

Daar word voorgestel dat u die konsepplan verwys na die Tegnieiese Werksgroep (Beplanning en Dienste) met die moontlikheid om ander belangstellende partye ook te betrek. Tans bestaan hierdie werksgroep net uit verteenwoordigers van die Kaya Mandi gemeenskap.


JE DELPORT Pr Ing
STADSIENIEUR

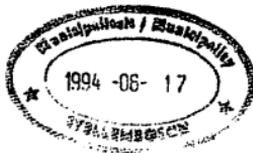
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Ask for:



15 June 1994

Dear Friend

Local Government Restructuring in the Cape Metropolitan Area

The Cape Metropolitan Negotiating Forum is negotiating a new system of local government for our metropolitan area.

Your organisation is cordially invited to attend an information briefing given by the Forum on the local government change process. The briefing will comprise a slide presentation on progress made by the Forum thus far and the key issues facing it. You will then have the opportunity to ask questions and to comment on the issues raised.

The content of the presentation will be as follows:

The 'What', 'When' and 'How' of local government restructuring - A brief overview

Some insight on the Outer Boundary

The Transitional Metropolitan Council and its probable role

Change and the local community

Further details of the Meeting are as follows:

Time: 18:00 on Thursday 23 June 1994
(Tea will be available at 17:30)

Venue: Lecture Theatre
2nd Floor, Cape Town Civic Centre

If your organisation wishes to attend, kindly contact Muriel Fincham at 400-3889 or Rickie Brikkels at 400-2105, by Wednesday 22 June 1994.

Yours faithfully


CO-ORDINATOR

OR ~~Submit your names to the SDF~~
~~Secretary (Mr. Davy) at 8088106/8088111~~
~~before 12.00 on Wednesday 1994-06-22~~