

MINUTES OF A SPECIAL SDF MEETING OF REPRESENTATIVES OF COMMUNITY BASED ORGANISATIONS AND STELLENBOSCH TOWN COUNCIL HELD IN THE COUNCIL CHAMBERS, TOWN HALL, PLEIN STREET, STELLENBOSCH ON THURSDAY, 1993-08-26 AT 19:00

PRESENT:

Facilitators	: V Honey (Chairperson) L du Plessis S Adams
Joint Stellenbosch Town Council and Management Committee	: JAM van Schoor : J Cawood EPSTaljaard SW Oliphant JP Retief (adviser) JE Delpont (adviser) AA Smit (adviser) KA Ford (Secretary)
Kaya Mandi Development Forum	: VV Myataza
SANCO	: MM Ngcofe A Cungwa
ANC	: R Mastenbroek F Adams MC Ntsomboti
SHAC	: P Louw HC de Klerk W Nel
Stellenbosch Chamber of Commerce (SABEK)	: SP Kruger L Silberbauer
Stellenbosch Sakekamer	WJ Bekker
Stellenbosch Ratepayers Association	: AP Baard PC van Breda BJ Pienaar FH Stephens
Rotary	: J Dawe
Observers:	
Joint Stellenbosch Town Council/ Management Committee	: D Hattlingh
ANC Womens League	: M Stokwe E Yanta
PAC of Azania	: S Setona
ANC Youth League	: K Roji

MINUTES OF
SPECIAL MEETING

STELLENBOSCH DISCUSSION :
FORUM

: 1993-08-26

Kylemore Ratepayers and
Residents Association

: J Williams
J Booysen
T Newman

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1. LEAVE OF ABSENCE

1. RESOLVED

that leave of absence be granted to MC Carinus (Stellenbosch Sakekamer), Tembi Myataza (Kaya Mandi Development Forum) and DEW Schumann (Joint Stellenbosch Town Council/Management Committee).

2. KAYA MANDI TOWN COUNCIL : VARIOUS MATTERS

The letter dated 1993-07-01 received from Kaya Mandi Town Council is attached as SUPPLEMENT A. (*Not attached*).

At the SDF meeting held on 1993-08-05 (item 4.5) it was

AGREED

that an in-depth technical investigation and report with recommendations be tabled by a committee comprising of the Municipality's relevant Departmental Heads in collaboration with the existing Development Action Committee of 5 representatives of the CBO's regarding:

- (i) the present deterioration of infrastructure in Kaya Mandi;
- (ii) the essential maintenance of infrastructure;
- (iii) the short term planning/development of available land;
- (iv) the financing of the aforesaid by the Municipality and the Western Cape RSC;
- (v) rendering of services by the Municipality to Kaya Mandi;
and
- (vi) possible suspension of services by the Municipality in case of non-payment.

A report is attached as SUPPLEMENT B.

FOR CONSIDERATION.

2. AGREED

- (a) that the recommendations in the report be accepted subject thereto that recommendations 1 and 3 be amended as follows:

"1. That it be recommended to the Stellenbosch Town Council that the amount of R400 000,00 which has been provided for Kaya Mandi be applied as follows"; and

3. That a system whereby maintenance and capital works are done by the community be suspended by the Forum."

- (b) 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 of 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.

3. MINUTES OF THE CWC MEETING HELD ON 1993-08-19

The minutes are attached as SUPPLEMENT C. (*Not attached*).

RECOMMENDED

that the matters agreed upon be approved by the SDF.

3.1 *Matters arising out of the minutes to be pursued by the SDF*

3.1.1 Item 2.1.2 : Declaration of Intent

It was agreed

- (a) that points 1 to 7 in the Declaration of Intent be accepted in principle; and

- (b) that regarding the Preamble the proposal by JAM van Schoor and offer of R Mastenbroek be noted and that the matter be pursued by the SDF (special meeting) on 1993-08-26.

- 3.1.1 JAM van Schoor said that he accepted R Masbenbroek's offer (to respond by Monday, 1993-08-30) in good faith, but that Mr Mastenbroek however never responded as agreed. He then suggested that the whole preamble be omitted.

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After an extensive debate on the issue, a deadlock was reached and it was

AGREED

- (a) that the matter be urgently pursued by means of a bi-lateral discussion between the organisations concerned with the assistance of one of the facilitators;
- (b) that the facilitator initiate the aforesaid meeting; and
- (c) that the meeting be now adjourned (and that the outstanding matters stand over).

The meeting adjourned at 21:35.

CONFIRMED.

CHAIRPERSON

sd f26h93/cr

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.