

SEE ITEM 2.6 : SDF AGENDA : 1993-12-02

MINUTES OF A MEETING OF THE SDF DEVELOPMENT WORKING COMMITTEE HELD IN THE COUNCIL CHAMBERS, TOWN HALL, PLEIN STREET, STELLENBOSCH ON MONDAY, 1993-11-29 AT 19:30

PRESENT:

- Facilitator** : V Honey (Chairperson)
S Adams
- Stellenbosch Municipality** : EPS Taljaard
J Cawood
SW Oliphant
L de Villiers (Adviser)
JE Delport (Adviser)
LP Fourie (Adviser)
CTB Davy (Secretary)
- SANCO/ANC** : P Swartz
MM Ngcofe
E Matyatya
WM Kalazana
- National Party Students Branch** : N Flaaten
- Stellenbosch Ratepayers Association** : FH Stephens
BJP Pienaar
- SHAC** : P Louw
HC de Klerk
- PAC** : M Swartz
SM Mrali

OBSERVERS:

- PAC** : S Makomazi
- ANC Womens League** : Me M Stokwe
Me D Hani
Me N Yanta
- SHAC** : J Nortje
- Stellenbosch Sakekamer** : W Bekker
- Stellenbosch Chamber of Business** : LC Silberbauer
- Stellenbosch Municipality** : D Hattigh
(me) E van Blommestein
- SANCO** : T Congwa
- Others** : D Moss (Dennis Moss Partners)
D Shandler (Zille Shandler Ass.)
P Prinsloo (Western Cape RSC)

1. LEAVE OF ABSENCE

1. NONE.

2. MINUTES OF THE DWC MEETING HELD ON 1993-11-10

The minutes are not attached - *previously circulated.*

FOR INFORMATION.

2. L de Villiers said that the question of a post office for Kaya Mandi, which he had to pursue, was omitted from the minutes.

AGREED

- (a) that the minutes be noted; and
- (b) that the question of a post office for Kaya Mandi be placed on the agenda.

2.1 MATTERS ARISING OUT OF THE MINUTES TO BE PURSUED BY THE DWC

2.1.1 Item 3 : Kaya Mandi : Opening of Clinic and Library

It was agreed:

- (a) that the matter of the library be referred to the next meeting of the Technical Committee (Provision of Services: Kaya Mandi) which meets on 1993-11-16;
- (b) that the Technical Committee pursue the appointment of a Library Committee from the Kaya Mandi Community, on the same basis as the proposed Zone Committees, to address the library problems;
- (c) that the names of the proposed Library Committee be tabled at the Special DWC meeting to be held on 1993-11-25 (*re-scheduled to 1993-11-29*); and
- (d) that the Chief: Health Services of Stellenbosch Municipality be asked to submit a report on the functioning of the new clinic in Kaya Mandi to the Special DWC meeting to be held on 1993-11-25 (*re-scheduled to 1993-11-29*).

FOR REPORT-BACK/CONSIDERATION.2.1.1 **AGREED**

- (a) that it be noted that Consultants Hill Kaplan Scott is at present facilitating the appointment of a library committee from the community, whose task will be to look at staff matters and the continued utilising of the present library building;

- (b) that the insurance assessors investigating the damages to the community hall, library building and equipment, liaise with Jimmy Potgieter of Hill Kaplan Scott when they want to carry out the necessary inspection;
- (c) that the verbal report of Me E van Blommestein be noted but that similar reports be submitted in writing in future; and
- (d) that the report of the Chief: Health Services, tabled as **PAGES 35 - 36**, be noted and placed on the agenda of the next DWC meeting and that the aforementioned official be requested to be present to answer any question that may arise.

2.1.2 Item 4 : Overall housing development by Stellenbosch Municipality

It was agreed that an Ad Hoc Committee comprising of one each from SHAC, SANCO ANC Womens League and Stellenbosch Ratepayers Association meet on Thursday, 1993-11-18 at 18:00 with officials of the Department of Planning and Development of Stellenbosch Municipality to look at land available for development in the short-term for low-cost housing, with report-back to the Special DWC meeting to be held on 1993-11-25 (*re-scheduled to 1993-11-29*).

FOR REPORT-BACK/CONSIDERATION.

- 2.1.2 A report of the Ad Hoc Committee meeting (Overall housing development) held on 1993-11-18, was tabled as **PAGES 37 - 38**.

AGREED

- (a) that the report be noted;
- (b) that Stellenbosch Municipality immediately proceed with the acquiring and planning of the land adjacent to Dhelminie Street and Schoongezicht farms, with report-back to the SDF and relevant committees by latest February 1994.

2.1.3 Item 5 : Kaya Mandi : Additional land for informal settlements/low-cost housing : Development of Smit/Costa land

It was agreed that the Technical Committee pursue the matter of the Smit/Costa land, with report-back to the Special DWC meeting to be held on 1993-11-25 (*re-scheduled to 1993-11-29*).

FOR REPORT-BACK.

- 2.1.3 See item 2.1.2.

2.1.4 ITEM 6 : REPORT OF THE TOWN ENGINEER ON TECHNICAL MEETINGS HELD WITH KAYA MANDI COMMUNITY-BASED ORGANISATIONS

It was agreed that the matter be pursued by the Technical Committee with report-back to the Special DWC meeting to be held on 1993-11-25 (*re-scheduled to 1993-11-29*).

FOR REPORT-BACK.

2.1.4 AGREED

that the report attached as **PAGES 39 - 70** be noted.

3. STELLENBOSCH AND ENVIRONS SUB-REGIONAL PLAN : DEVELOPMENT AND CONSERVATION

A copy of a letter dated 1993-11-16 received from Development and Public Policy Consultants Zille Shandler Associates, is attached as **PAGE 71**.

The aforementioned Consultants will address the meeting further on the matter.

FOR CONSIDERATION.

3. A report on the proposed Stellenbosch and Environs Sub-Regional Plan was tabled as PAGES 72 - 82.

AGREED

- (a) that the report be noted and the matter be pursued by the SDF Technical Committee;
- (b) that regarding this matter, more organisations be involved in the Technical Committee, especially from adjoining areas such as Jamestown, Kylemore, Johannesdal en Pniel;
- (c) that the SDF determine which organisations should be represented in the Technical Committee to address the Stellenbosch and Environs Sub-Regional Plan; and
- (d) that the consultants concerned also be invited to the meetings when the matter is addressed.

4. POST OFFICE FOR KAYA MANDI

The meeting was informed that Telkom was quite positive about a post office for Kaya Mandi, provided suitable accommodation can be obtained as they do not have the resources to erect buildings.

AGREED

that the SDF investigate the possibility of obtaining part of the offices of the Kaya Mandi Town Council for the purpose of a post office.

5. **BOUNDARY WALL AT KAYA MANDI**

A report on the abovementioned matter was tabled as **PAGES 83 - 84** for information only.

NOTED.

The meeting adjourned at 21:45.

CONFIRMED.

CHAIRPERSON.

dwc25k93/cr

1993-11-19

MEMO TO : SECRETARY SDF DEVELOPMENT COMMITTEE

KAYA MANDI CLINIC

Item 3 of the minutes dated 1993-11-10 refers.

The clinic started its operations on the 13 th of September 1993 with the following staff compliment:

1. 3 Trained sisters
2. 1 Staff nurse
3. 2 Assistant nurses
4. 1 Health Educator
5. 1 Clerk
6. 1 Cleaner

A medical practitioner will be on duty as from January 1994 on a 2 hour per week session basis.

During October:

1. 1143 Persons visited the clinic to receive treatment
2. 107 Home visits were carried out.
3. 139 Persons attended lectures given by nursing staff on various health matters.

The existing service includes:

1. Mother and child care and immunizations.
2. Family planning and youth counselling.
3. Tuberculosis medications and contacts.
4. Sexually transmitted diseases.
5. Health education.
6. Home visits.
7. Feeding schemes.
8. Interaction with Child Welfare, CPA and Day Hospital.

9. Curative Services for children 0-5 years.

The building is now fully equiped and fitted out to accommodate the service. Negotiations to buy medicine and surgical lotions from CPA have been approved and the council is at present awaiting registration.

Shortcomings:

1. The telephone system is inadequate and Telkom has to date been unable to provide additional lines.
2. The ground surrounding the clinic cannot as yet be developed due to lack of funds.



CHIEF HEALTH DEPARTMENT

37

MINUTES OF A MEETING OF THE AD HOC COMMITTEE OF THE SDF
DEVELOPMENT WORKING COMMITTEE HELD IN THE COUNCIL CHAMBERS,
TOWN HALL, PLEIN STREET, STELLENBOSCH ON THURSDAY 1993-11-18 AT
18:00.

PRESENT:

STELLENBOSCH MUNICIPALITY

MNR PG CARSTENS (CHAIRPERSON)

L FOURIE

BJG DE LA BAT

E DELPORT

D HATTINGH

MM NGCOFE

E MATYATYA

P SWART

HC DE KLERK

D HANI

BJP PIENAAR

SANCO

SHAC

ANC WOMENS LEAGUE

STELLENBOSCH RATE PAYERS ASS.

* * * * *

1. PURPOSE OF MEETING

To identify land available for development of low-cost housing in the short term. For the purpose of the meeting "short term" will imply any period less than one year and "low cost housing" will imply a house costing less than R20 000.

2. LAND IDENTIFIED FOR RESIDENTIAL DEVELOPMENT

Due to factors such as ownership, locality, cost etc, some of the land previously identified as suitable for residential development cannot be considered for housing in the short term. Investigations to develop the land over the longer term will however continue.

The following areas have been identified for development in the short term. These are, in order of priority:

2.1 COSTA LAND AND AREA ADJACENT TO KAYA MANDI

OWNERSHIP: Cape Provincial Administration

Private

Stellenbosch Municipality

EXTENT: ± 16 ha

PLANNING: Planning for this area is underway.

2.2 DHELMINIE STREET (Next to Cloetesville Sport Ground)

OWNERSHIP: Stellenbosch Municipality

EXTENT: ± 2,3 ha

PLANNING: Preliminary planning completed.

2.3 TWEESPRUIT AND LEKKERBLY

38

OWNERSHIP: Private

EXTENT: ± 11 ha

PLANNING: Development possibilities were investigated and planning and negotiation with owners to be addressed.

2.4 SCHOONGEZICHT

OWNERSHIP: ~~Private~~ Stellenbosch Municipality

EXTENT: ± 10 ha

PLANNING: Development possibility were investigated and negotiations and preliminary planning to be undertaken.

3. The committee noted that the Government announced that funds will shortly be forthcoming for the development of housing. Planning for the above areas should pre-empt the availability of funds so as to ensure that Stellenbosch will benefit from the funds.

4. NEXT MEETING

The next meeting of the Ad hoc Committee will take place after initial negotiations and planning have been completed.

The meeting adjourned at 19:15.

CHAIRPERSON

AGENSDF/H

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

1. **ATTENDANCE**

M M Ngcofé	ANC/SANCO
V V Mayatasa	PAC/KDF

Officials:

J E Delpont	Town Engineer
D J Hattingh	Assistant Town Engineer
B Naude	Electrical Town Engineer

Others:

Dr Josef Kriek	Medical Research Council
Jimmie Potgieter	Hill Kaplan Scott

Project Committee of Kaya Mandi Town Council

M S Mayekiso	KMTC
J Mjandana	KMTC
G Ntshanga	KMTC
A Cruywagen	Kaya Mandi Town Clerk

2. **MANAGEMENT AND REPORTING STRUCTURE**

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

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

3. **PROJECTS**

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

4. **IDENTIFICATION OF ZONES**

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

5. **NEXT MEETING**

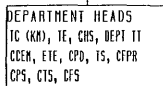
The next Technical Meeting will be held in the Town Engineer's Committee Room on 16 November 1993 at 17:00.

MANAGEMENT AND REPORTING STRUCTURE

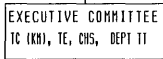
MONTHLY



MONTHLY



WEEKLY



AD HOC

RELEVANT COMMUNITY
REPS AND INDIVIDUALS



PERSONNEL

CONSULTANTS

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

41
INDEX

ANNEXURE 2

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

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

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

PROGRAMME

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

COMMENTS

Horizontal alignment was changed to:

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

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

REVISION NO. 1

DATE 1993-10-27

<u>PROJECT NO.</u> 2	<u>PROJECT TITLE</u> BOUNDARY WALL	<u>FINANCIAL</u> FUNDING REQUIRED: R185 000 FUNDS AVAILABLE: R185 000 SOURCE OF FUNDING: CPA VOTE NO.: DIRECT PAYMENT		
<u>RESPONSIBILITY</u> PROJECT MANAGER: Kayad Civils - Brian Rossouw REPORTING TO: Asst Town Engineer - Dirk Hattingh LEASE WITH: S Smith - CPA				
<u>APPROVED BY:</u> COUNCIL <input type="text" value="25/10"/> SANCO/ANC <input type="text" value="14/10"/> KMDP/PAC <input type="text" value="15/10"/>		AFFECTED COMMUNITY <input type="text" value="N/A"/>		
<u>PROGRAMME</u>				
SCHEDULE ITEM NO.	ACTION ITEMS TO BE EXECUTED IN THE SHORT TERM	STATUS	RESPONSIBLE PERSON/PARTY	COMPLETION DATE
1	Report to Stellenbosch Town Council regarding expropriation of land	Done	B de la Bat	1993-10-30
2	Kayad to prepare a report regarding status of project		DJH	1993-10-15
3	Information report to be compiled for community leaders with reasons for the wall		DJH	1993-11-07
4	Approval by the community		DJH	1993-11-20
5	Approval and appointment of contractor		DJH	1993-01-10
6	Construction starts		Contractor	1994-01-17
7	Contract completed		Contractor	1994-02-18
<u>COMMENTS</u>				
<p>It is doubtful whether the CPA and S Smith will wait for the outcome of this lengthy process. CPA might unilaterally start the execution of the contract.</p> <p>In essence it is a matter between Smith and the CPA regarding a boundary wall on Smith's property paid by CPA.</p> <p>Money paid by CPA to KTC to be returned.</p> <p>Approved up to S Item 4.</p> <p>Kayad report attached.</p>				
<u>REVISION NO.</u> 1		<u>DATE</u> 1993-10-27		

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

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

PROGRAMME

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

COMMENTS

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

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

Stick to AK-type toilet with door/gate.

Report attached.

REVISION NO. 1

DATE 1993-10-27

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

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

PROGRAMME

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

COMMENTS

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

Project controlled by Stellenbosch Town Council.

Questionnaire available at DJH.

Notice to Kaya Mandi residents attached.

REVISION NO. 1

DATE 1993-10-27

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

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

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

PROGRAMME

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

COMMENTS

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

REVISION NO. 1

DATE 1993-10-27

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

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

PROGRAMME

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

COMMENTS

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

REVISION NO. 1

DATE 1993-10-27

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

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

PROGRAMME

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

COMMENTS

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

REVISION NO. 1

DATE 1993-10-27

CONTENTS

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

APPENDICES:
FIGURE 1 : LOCALITY PLAN
PHOTOGRAPHS

1 INTRODUCTION

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

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

Joint Stellenbosch Town Council and Management Committee

SANCO

ANC

SHAC

COSATU

Kayamandi Development Forum

Kayamandi Town Council

Stellenbosch Ratepayers Association

SACOB

Stellenbosch Sakekamer

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

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

2 BACKGROUND AND PROBLEM SETTING

2.1 Population

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

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

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

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

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

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

2.2 Existing Level of Services

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

- Roads

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

- Stormwater

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

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

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

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

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

- Sewerage

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

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

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

- Water

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

- Refuse Removal

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

2.3 Existing Health Situation

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

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

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

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

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

3 SUMMARY OF MEDICAL RESEARCH PROGRAMME

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

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

3.1 Extract from Summary

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

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

4 SOCIAL UPLIFTMENT PROGRAMME

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

4.1 Physical Development Programme

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

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

4.1.1 Immediate Needs

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

4.1.2 Short Term Requirements

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

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

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

*COSTAS
LAND*

How (a.d.)

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

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

4.1.3 Medium Term Requirements

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

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

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

4.2 Community Development Programme

4.2.1 Community Communication and Development Programme

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

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

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

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

4.2.2 Job Creation

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

- Immediate Job Creation

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

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

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

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

- Short Term Job Creation

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

- Medium and Long Term Job Creation

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

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

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

5 SUMMARY AND CONCLUSION

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

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

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

SIGNED

14 SEPTEMBER 1993



.....
J E DELPORT
TOWN ENGINEER STELLENBOSCH



.....
D J POTGIETER
ALTERNATE DIRECTOR HILL KAPLAN SCOTT INC



.....
DR A J KRIEK
MEDICAL RESEARCH PROGRAMME

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

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

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

AFFECTED
COMMUNITY

PROGRAMME

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

COMMENTS

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

REVISION NO. _____ 1 _____

DATE _____ 1993-10-27 _____

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

PROJECT NO. 12	PROJECT TITLE UPGRADING OF HOSTEL AREA PHASE 2	FINANCIAL FUNDING REQUIRED: R240 000 (Estimate attached) FUNDS AVAILABLE: SOURCE OF FUNDING: NATIONAL HOUSING COMMISSION VOTE NO.:
RESPONCIBILITY PROJECT MANAGER: Hill Kaplan Scott – Jimmie Potgieter (DJP) REPORTING TO: Asst Town Engineer – Dirk Hattingh LIASE WITH:		

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

PROGRAMME

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

COMMENTS

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

REVISION NO. 1

DATE 1993-10-27

AE-DJP /fab/17253

27 October 1993

Attention : Mr E van Rooyen

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

Dear Sir

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

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

1 BACKGROUND

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

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

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

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

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

MANAGING DIRECTOR: J. S. Gray
DIRECTORS: K. Baker, R. D. Brumby, G. H. Cox, M. B. Coor, C. R. Finlayson, C. T. Gaur, P. J. Hendry, O. P. Koba, W. Lee, S. M. Moor, H. P. Steenkamp, M. J. Williams
ALTERNATE DIRECTORS: H. G. Carter, K. H. Pheasant, B. Gernsey, A. G. Hulley, P. M. Jacobs, J. Koper, B. J. Moor, D. J. Phipps, M. J. Robertson, G. H. Rossouw, M. J. Taylor, R. V. Venter, W. Visser, R. W. Venter
EXECUTIVE PARTNERS: G. Jamieson, G. H. P. Janssen, J. M. Pienaar
ASSOCIATES: C. Moseley, P. A. J. Moseley, P. J. Moseley, S. H. Moseley, D. J. Moseley, G. B. Cassimiro, M. Davison, J. A. C. de Heer, M. O. Dooval, E. Engelaars, J. B. Farrow, J. Farrow, A. Gung, G. W. Gaur, G. K. Hulley, D. J. Irving, V. Joubert, A. J. Koper, P. S. Moseley, J. D. Nasson, G. P. Robertson, E. Schuur, P. Steyn, R. J. Westerman

REG. NO. 10000
REGISTERED FIRM - AN ASSOCIATION OF CONSULTING ENGINEERS

BELLEVILLE · BISHO · CAPE TOWN · DURBAN · EAST LONDON · GABORONE · JOHANNESBURG · PIETERMARITZBURG

14 KLOOF STREET CAPE TOWN 8001
P O BOX 3985 CAPE TOWN 8000
TEL (021) 237050 FAX (021) 245571

REG. NO. IN USE BY
PORT ELIZABETH · PHANGLING · UMFATA

2 IDENTIFICATION OF PROJECT

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

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

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

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

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

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

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

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

3 STRATEGY

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

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

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

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

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

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

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

4 FINANCIAL DETAILS

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

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

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

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

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

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

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

This amount excludes VAT.

5 CONCLUSION

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

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

Yours faithfully



D J POTGIETER - PrEng

cc The Town Clerk, Kayamandi Municipality - Mr A Cruywagen
The Town Engineer, Stellenbosch Municipality - Mr E Delpont
BKS Inc - Mr L Kemp

PROJECT NO. 13	PROJECT TITLE MASTER PLANNING, SEWERAGE AND WATER	FINANCIAL FUNDING REQUIRED: R40 000 (Estimate attached)
RESPONSIBILITY PROJECT MANAGER: Geustyn Loubser Streicher – Leon Geustyn REPORTING TO: Pieter Hartzenberg, Kobus Fourie LEASE WITH: DJH, Kayad Civils		FUNDS AVAILABLE: R40 000 SOURCE OF FUNDING: STELLENBOSCH COUNCIL VOTE NO:

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

PROGRAMME

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

COMMENTS

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

REVISION NO. 1

DATE 1993-10-27

PROJECT NO. 14	PROJECT TITLE TOILETS/WATER/WASHING FACILITIES	FINANCIAL FUNDING REQUIRED: To be estimated
RESPONSIBILITY PROJECT MANAGER: Asst. Town Engineer - Dirk Hattingh REPORTING TO: Town Engineer - Eddie Delport LIAISE WITH: HKS - Jimmie Potgieter		FUNDS AVAILABLE: SOURCE OF FUNDING: STC VOTE NO:

APPROVED BY: COUNCIL SANCO/ANC KMDF/PAC AFFECTED COMMUNITY

PROGRAMME

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

COMMENTS

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

REVISION No. 0

DATE 1993-10-27



ZILLE SHANDLER
ASSOCIATES
DEVELOPMENT AND PUBLIC POLICY CONSULTANTS

16 November 1993

The Secretary
Stellenbosch Discussion Forum
c/o Stellenbosch Municipality

Att: Mr Kosie Retief

Dear Mr Retief,

Stellenbosch and Environs Sub-regional Plan

I write further to our telephone discussion of 16 November 1993.

As a public participation consultant appointed by the Western Cape RSC to facilitate public participation in its Stellenbosch and Environs Sub-regional Plan, I hereby write to request a meeting between the SDF's Development Committee and the team appointed by the RSC to prepare the above-mentioned plan. The team includes the planning consultant Dennis Moss, a representative of the RSC's Regional Planning department and myself.

The sub-regional plan referred to is an exercise aimed at developing a broad spatial framework to guide development and conservation in the Stellenbosch and environs area. An essential starting point in the exercise is the need to ensure that the plan reflects the needs and interests of the people of the area. To this effect community participation is seen as a crucial element in the drafting of the plan. It is our view that this will best be facilitated by establishing a very close working relationship with the SDF.

Consequently, we wish to engage in discussion with the Development Committee of the SDF to:

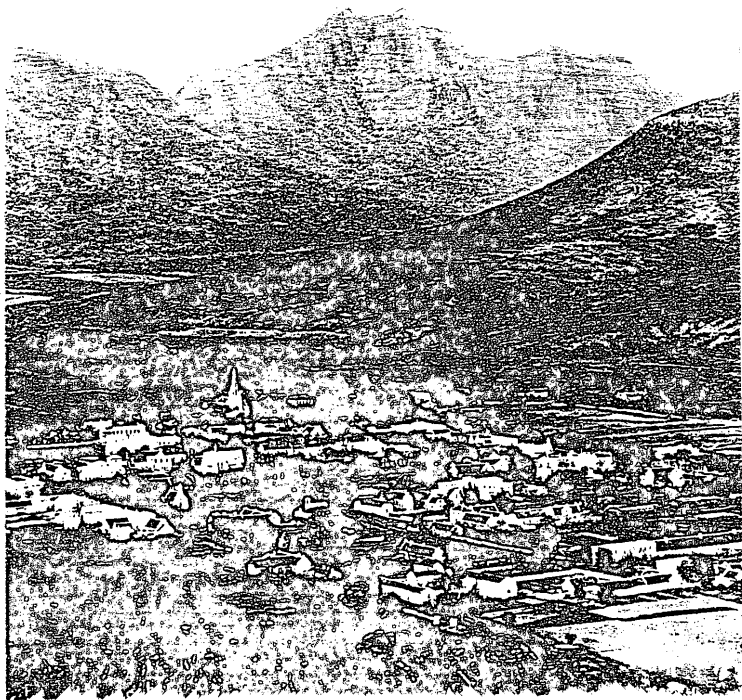
- * provide background information on the project; and
- * identify ways in which the SDF can become involved in it and in facilitating community participation.

I would appreciate it if this matter were to be favourably dealt with and look forward to hearing from you.

With best wishes,

David Shandler

What the Stellenbosch and Environs Sub-Regional Plan is all about



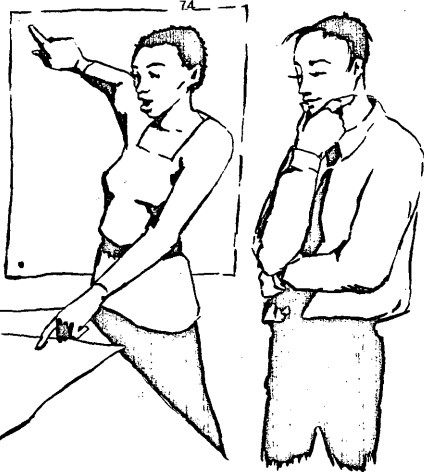


ABOUT THIS PAMPHLET

This pamphlet tells you about the proposed Stellenbosch and Environs Sub-Regional Plan. It has been written so that your organisation and other groups in the Stellenbosch area can learn about the Plan and get involved in its preparation.

In this pamphlet we explain

- what planning involves, and why it is important;
- what the Stellenbosch and Environs Sub-Regional Plan aims to achieve and what area it will cover;
- how your organisation could become involved in preparing the Stellenbosch and Environs Sub-Regional Plan;
- some issues for your organisation to consider so that you can make an input into the planning process; and
- how the Stellenbosch and Environs Sub-Regional Plan fits into development plans for the entire Western Cape.



WHY DO WE NEED TO PLAN?

Before telling you more about the Stellenbosch and Environs Sub-Regional Plan, we need to explain what planning is all about.

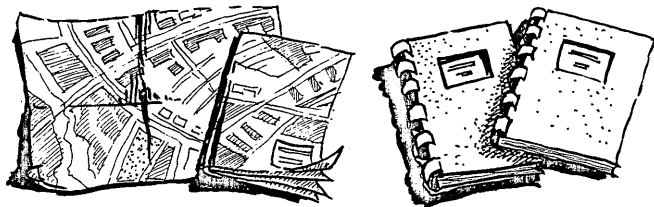
Future harmony in our country depends on how we plan to use our resources such as land, finances, water, etc.

When we make plans it means we can make decisions on the basis of clear long-term goals. When the broad community is involved in planning it means that all are involved in setting goals and deciding on what should happen in their area.

Planning seeks to promote the development of towns and regions, in order to most efficiently meet the needs of all communities in the area, encourage economic growth and protect the natural environment.

In order to have a decent life, everyone needs to be housed and have their homes serviced by water, sanitation and electricity. They need to have easy access to job opportunities and schools, with a cheap and efficient transport system. Their refuse needs to be removed and they need to be near health services, shops and sports fields, parks and other recreational facilities. They need to have cemeteries to bury their loved ones.

In order to ensure that we start working towards meeting people's needs, we must have plans. To make those plans a reality, we need funds and institutional backing. So it is important to investigate what finances are available when we make plans.



WHAT IS A SUB-REGIONAL PLAN?

A sub-regional plan is different from a town plan.

Town planning provides a detailed guideline as to where houses, factories, shops, schools, roads, hospitals and parks should be built.

A sub-regional plan is not as detailed. It does not spell out which land in a town should be used for housing, shops and factories, unless these are of special importance to the region.

A sub-regional plan deals with all the available land in a region. It is concerned with the relationship and linkages between the town and its surrounding region.

Sub-regional plans make proposals on the provision of essential infrastructure, such as major transport and communication routes, the bulk provision of water, electricity and other services. They also identify recreation and nature sites, areas which provide building materials and energy sources for the towns, and broadly ways in which informal trade and manufacture can be promoted.

A sub-regional plan points out which land should be reserved for urban development

and which land should be set aside for farming or nature conservation. It proposes which areas need to be upgraded, how economic activities can be stimulated and how the various parts of the town can better be linked with each other.

A sub-regional plan has two parts:

- A written report which sets out the overall goals and policies for development in the sub-region. It could also make proposals about how the goals and policies could be implemented; and
- a series of maps setting out the various ways in which the available land should be used.

To come fully into effect, a sub-regional plan has to be adopted either by the provincial or regional levels of government. However, whether it is officially adopted or not, it will serve as a guideline for local authorities and others in the area to manage development, and zone different pieces of land for different uses.

WHAT ARE THE AIMS OF THE PLAN?

The Stellenbosch and Environs Sub-Regional Plan aims to provide guidelines for future development in your sub-region. It will focus especially on how land is to be used.

It will show what kind of development is needed, and where it should happen: whether railways, roads, new urban areas, industrial areas, dumps, cemeteries and other major facilities are needed, and where they should be situated. The Plan also needs to show what land should be conserved, where the towns should grow, and what need there is for such services as water, electricity and sewerage. The Plan could also suggest how the proposals can be turned into reality.

What can't the Plan achieve?

Planning can only get results if decision-makers are prepared to follow the planners' advice and take the necessary decisions about where to provide facilities and encourage investment. Planning can

also only get results if it is supported by the community and takes their needs into account. Planners can say where towns could be expanded or new areas built, and can propose which land is suitable. But planners cannot build them. The relevant authorities must do this.

A plan also does not guarantee that private-sector investment will follow. It only provides a framework within which development can take place.

The Plan cannot deal with day-to-day issues of administration and management, such as meter readings or the distribution of dustbins.

WHO DOES THE PLANNING?

Although this Plan was initiated by the Western Cape Regional Services Council, it will be prepared in co-operation with as many local organisations and groups as possible. These will include the Stellenbosch Discussion Forum, which is made up of most representative groups in Stellenbosch including civic organisations, the Stellenbosch Municipality, ratepayers' organisations and business associations. We would also like to involve people and groups who are not members of this Forum.

It is hoped that a steering committee, representing all these groups, will be established to manage and develop the

project. This will ensure that the Plan meets the needs of local communities.

There are also consultants, who have been appointed by the Western Cape Regional Services Council, to prepare the Plan. They are from the firms:

- Dennis Moss Partnership (Architects, Town and Regional Planners); and
- Zille Shandler Associates (Public Participation Facilitators).

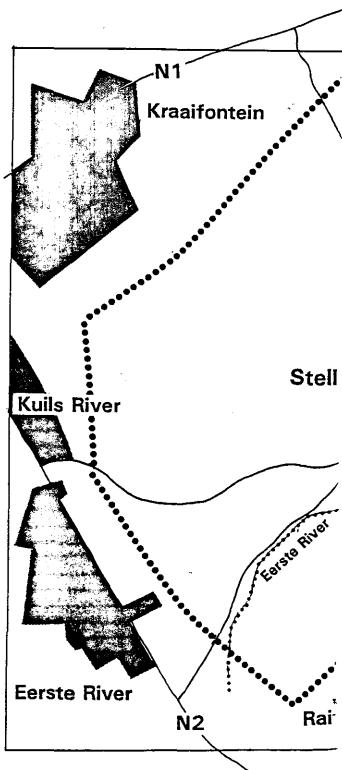
HOW CAN YOU OR YOUR ORGANISATION GET INVOLVED IN THE PLAN?

If the Stellenbosch and Environs Sub-Regional Plan is to be an effective planning tool, it must reflect the interests and concerns of all who live in the sub-region. To achieve this, the planners are committed to maximum community participation at every stage of the planning process.

It is important that you or your organisation becomes involved in preparing the Plan.

With the involvement of you or your organisation and other organisations the planners want to:

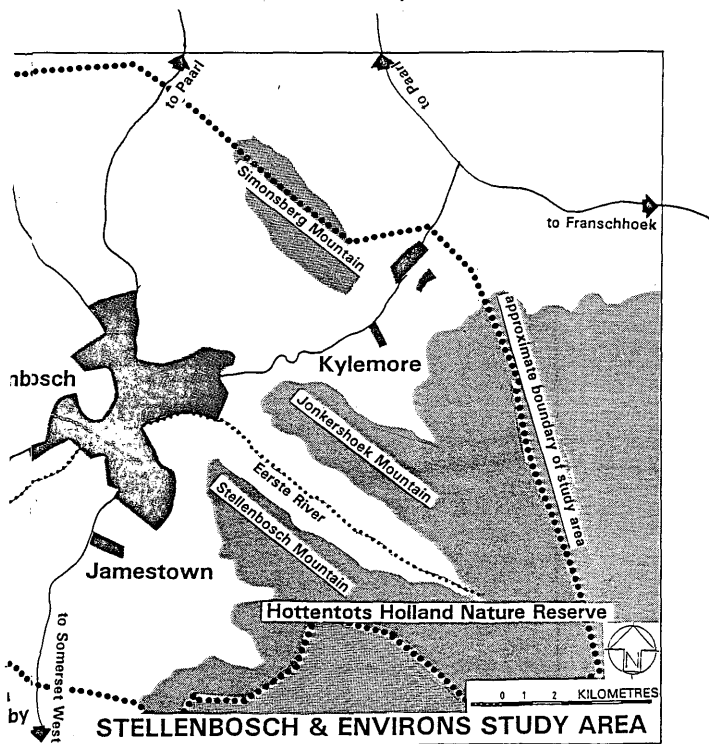
- Identify problems and issues which need to be dealt with in the Plan, and clarify the planning process;
- agree on goals and objectives for development and nature conservation in the Stellenbosch sub-region;
- formulate policies and strategies to achieve the objectives agreed on; and
- monitor and update the development policies and strategies which are agreed to.



WHAT AREA WILL BE COVERED BY THE STELLENBOSCH AND ENVIRONS SUB-REGIONAL PLAN?

The map shows the proposed area to be covered by the Plan.

It includes Stellenbosch and the surrounding districts of Koelenhof, Simonsberg, Devonvale, Bottelary, Lyndoch, Faure and the Blaauwklippen area. Within this sub-region are the villages of Pniel, Johannesdal, Jamestown and Kylemore.



WHAT ARE THE OPPORTUNITIES, PROBLEMS AND ISSUES IN THE SUB-REGION?

We would like your organisation to consider the opportunities, problems and issues which should be dealt with in the Plan. Among issues which could be critical to the future development of the area are the following:

Agricultural development

The agricultural sector is of considerable importance in this region, providing approximately 25 per cent of jobs in the area and a quarter of all agricultural products in the Western Cape. Yet, with the population of the Cape Metropolitan Area expected to double in three decades, farmland could be swamped by new settlements. The Plan will need to look at how farmland can be conserved and developed so that everyone in the region benefits.

For instance if members of disadvantaged communities have access to farmland, it could help with job creation and social upliftment.

Among issues which may be examined are:

- Financial support for the agricultural sector.
- How to provide access to new technology and the most modern methods of agricultural production so that farming can be improved.
- How to improve utilisation of scarce water, particularly for irrigation. Also, how to prevent pollution of the rivers and dams.
- How to conserve the natural environment and prevent further soil erosion.
- Identifying areas suitable for small intensive farming or market gardens.
- Developing the best markets. Should there be one central market for fruit and vegetables from the region or a system of market outlets through the region?
- Controlling urban development so that it does not swamp the fertile farmlands of the region.

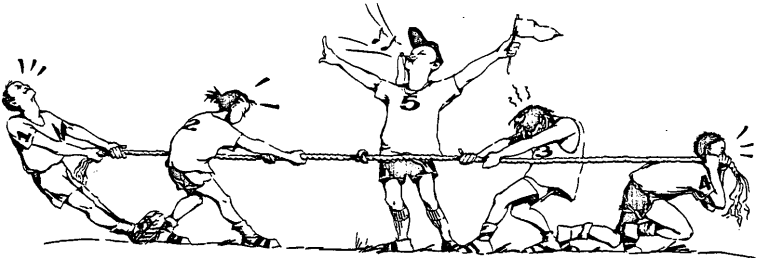
Urbanisation

With the population of the sub-region expected to increase from approximately 90 000 people in 1992 to approximately 130 000 people by the year 2010, there will be increasing demands for housing as well as health, education and welfare services.

Housing and urban development

Approximately 12 000 new houses will be needed in the area by the year 2010. Most of the new housing will be needed by the poorest people. Among questions to be considered are:

- Where can public housing projects be sited so that they can use existing infrastructure and give easy access to jobs and social services?
- What kind of public housing projects should there be in the area; for instance, do people want serviced sites or ready-built housing developments?
- What should the cost of shelter be?
- What kind of tenure should be provided?
- Should denser housing development be allowed in existing residential areas so that farmland and natural areas can be conserved?
- Where should small businesses and the informal sector be accommodated?



Transport

Because many residents do not have private means of transport the public transport system is critical. It will be necessary to consider the improvement of public transport, possible effects of pollution and the capacity of roads.

Services

Issues to consider include:

- The lack of basic services to informal housing areas and hostels; and
- better ways of utilising bulk sewage, storm water drainage and other facilities.

Social and educational facilities

The town of Stellenbosch has a well-developed social infrastructure with institutions like the University of Stellenbosch, the Technical College and theatres serving people beyond the region. But the needs of disadvantaged residents in the Stellenbosch sub-region have been insufficiently addressed. In view of this it is necessary to investigate:

- The needs of people in disadvantaged areas; and
- ways of dealing with imbalances in resources between the different communities. This may include looking

at ways to best utilise existing educational, cultural and sporting facilities.

Tourism

The magnificent scenic area around Stellenbosch and the historic character of the town attracts tourists. Tourism could be developed considerably, but only if the natural environment and the historical buildings of the town and farms of the area are conserved and developed.

Ways of developing new tourist facilities should be investigated. For example, there is a shortage of certain types of accommodation, like youth hostels.

The natural environment

The Stellenbosch and environs area has a unique environment. Issues to consider may include:

- How to protect and manage the fynbos vegetation, which belongs to the richest Floral Kingdom on earth. The fynbos, which is unique to the Cape, is valuable in attracting tourists. Yet it is threatened by farming, alien vegetation and urban development; and
- preventing pollution of the environment, including the Eerste River.

THE PROCESS

The people of the Stellenbosch and environs area need to be involved in the process so that the Plan can reflect their needs and interests. It is hoped that a steering committee representing the major bodies and organisations in the area will be established to lead the process.

Meetings and workshops will be organised to involve the people of the area in the planning. These gatherings will provide more information about the planning process and allow the planners to be guided by the views and wishes of the community.

The community will also be kept informed through local newspapers and be requested to give input.

PROGRESS TO DATE

To assist in the preparation of the Sub-Regional Plan, the planners are conducting initial research into the geography and socio-economic make-up of the sub-region, its existing infrastructure, as well as the constraints on and opportunities for development.



**LET US PLAN OUR
REGION TOGETHER!**

THE BIGGER PICTURE: THE METROPOLITAN DEVELOPMENT FRAMEWORK

The Stellenbosch and Environs Sub-Regional Plan, which has been initiated by the Western Cape RSC, is being prepared within a broader context.

Effective planning for the Stellenbosch sub-region must fit in with development plans for the surrounding areas, and for the Western Cape as a whole.

Development goals and strategies for the Western Cape region as a whole (including the Stellenbosch sub-region) are to be set out in the Metropolitan Development Framework (MDF).

The Stellenbosch and Environs Sub-Regional Plan will be prepared within a context to be provided by the MDF. Finality on the MDF is to be reached in the near future in consultation with all major players in the region.

Major Western Cape organisations and authorities are involved in the preparation

of the MDF. They are doing this through their involvement in the Western Cape Economic Development Forum (WCEDF).

The WCEDF brings together the major stakeholder groups in the Western Cape – central and local government structures, community and political organisations, private-sector and labour organisations and service, environmental, development and funding organisations. Its task is to achieve consensus on planning and development among these bodies.

An important element of the MDF is a set of Interim Principles for Planning and Development. The Interim Principles provide a framework for short-term decisions before the MDF is finalised. The Stellenbosch and Environs Sub-Regional Plan is being prepared within the framework of the Interim Principles.

STELLENBOSCH MUNICIPALITY

1993-11-25

PROJECT 2 : BOUNDARY WALL

Herewith the report regarding the abovementioned project as discussed on 1993-11-16 (SDF Technical Committee) and 1993-11-18 (Technical Committee, Kaya Mandi Town Council). This report will be included in the agenda for the SDF Working Committee of 1993-11-29.



D J HATTINGH
ASSISTANT TOWN ENGINEER

(DJH/ek/Project)

BOUNDARY WALL

The decision of the CPA to proceed with the boundary wall adjacent to the Smith and Costa land was made against the following background:

1. The purpose of the wall is seen as a form of protection of the vineyards belonging to Mr Smith, especially during the pressing season, against unauthorized picking of grapes, and the use of the vineyards as an informal toilet facility.
2. The building of the wall was part of the expropriation deal between the CPA and Mr Smith. If agreement on this issue was not reached, the expropriation of the land would have been delayed.
3. In terms of an agreement between the CPA and Mr Smith, the building of the wall must be completed before the pressing season. If this agreement is not met, the CPA could be forced in terms of the contract to build the wall.
4. The Town Council of Stellenbosch at no stage approved the building of the wall. In fact, the Council decided that all projects in Kaya Mandi must be negotiated with the community. This was not the case with the wall because the agreement between the CPA and Mr Costa was made before 1993-10-01, the date the Municipality of Stellenbosch started the management function in Kaya Mandi.

Two alternatives now exists, namely:

1. Insist on the immediate removal of the wall because of the unilateral nature of the decision to build the wall.
2. Accept the existence of the wall in the interest of the community.

In the final analyses the fact that:

1. The extra available land is to the advantage of the community.
2. The CPA has contractual obligations to build the wall.
3. There are practical problems regarding Mr Smith's vineyards.
4. There are similar walls in the greater Stellenbosch area.
5. Money has already been spent on the wall.
6. Even if the wall is demolished right now, it eventually will have to be rebuild because of contractual obligations of the CPA.
7. Funds will have to be used for the rebuilding of the wall that could be better used for toilets and houses.

We thus recommend to the people of Kaya Mandi to approve the construction of the wall, and hope that this will be the last project that will be handled in this unacceptable manner by others. The officials under the line management of the Department Heads of Stellenbosch Town Council are committed to the decision of our Council that all projects shall be negotiated with the community.

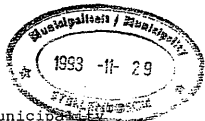
**KAYAMANDI****MUNISIPALITEIT
MUNICIPALITY**

☐ 378 STELLENBOSCH 7600 · ☎ (02231) 95533 · FAX: (02231) 95757

OnsVerw./Our Ref.: KM 14/1/B

U Verw./Your Ref.: _____

24 November 1993



The Town Clerk
Stellenbosch Municipality
P.O.Box 17
STELLENBOSCH
7599

ATTENTION: MR. KOSIE RETIEF

Sir

AVAILABILITY OF LAND FOR CIRCUMCISION OF YOUNG XHOSA MEN

As is normal practice within the Xhosa Culture, the circumcision of young men to a large extent takes place during the holiday season of December and January each year.

During the past years it happened from time to time that problems and disputes arose because of this aspect of Xhosa people in the Stellenbosch area.

The purpose of this letter is to enlighten you on the process of circumcision and also to give advice and identify problems that will have to be addressed within the Stellenbosch Discussion Forum.

From the age of approximately 15 years the young Xhosa man becomes liable for circumcision or as the process is called in Xhosa, ULWALUKO.

The actual circumcision is done by the Ingcibi. This normally is a man that is "qualified by culture" to do circumcisions. The present situation in Kaya Mandi is that nobody that resides in the area at present is "qualified" and an Ingcibi normally comes in from Ikapa or Lingelethu West to do circumcisions in Kaya Mandi.

For the purpose of circumcision the **bakweta**, the person that will be circumcised is accompanied to the area where he will stay for the period of initiation. At this place the actual circumcision takes place and the men, only circumcised men can accompany him, build a shelter that he can stay in for the period of initiation.

During the first week after circumcision, the **bakweta** is not allowed to drink any water. His needs are looked after by the **Ikhankata**, the person responsible for his well being during the process and also the person responsible to see that the

process is followed according to culture. The Ikhankata can allow the bakweta to drink water, but will usually mix it with dirt or ash to minimise fluid intake. Fluid intake must be minimised to keep to process as "dry as possible" to minimise urinating and to further the healing process.

The bakweta is only allowed to eat dry "stampielies" during the first week of the process. This food is normally delivered to him by small uncircumcised boys.

There are no limitations as to the number of bakwetats that can stay in a shelter at a specific time.

The Ikhankata will decide when the bakweta is healed and thus ready to go back to the community. He will then liaise with his family to determine a date. On the date, as determined by the Ikhankata, the same people that accompanied him to the place of initiation initially will go to fetch him. It is culture that the shelter and everything in it must be burned at that time. The men that fetch him are responsible to burn the shelter.

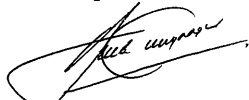
For the duration of the process of initiation, nobody is allowed near the shelter except the Ikhankata and the boys that take food to the bakweta.

From the above the following can be regarded as critical and will have to be addressed:

- i) An area will have to be identified for this purpose. This area will have to be overgrown to such an extent that the bakweta and his shelter can be obscured from the rest of the community.
- ii) Because of the time of year that this normally is done, the dry season, fires can be caused when the shelters are burned.

I feel that this matter must be discussed in the SDF as a matter of urgency.

Kind regards



A. CRUYWAGEN
TOWN CLERK (KMTC)