

417.1.4 (20)

DW C

25/8/94

3/2/4/2/3/4/5

**STELLENBOSCH MUNICIPALITY**

**MEETING OF SDF DEVELOPMENT WORKING COMMITTEE : 1994-08-25**

Notice is hereby given of the above meeting to be held in the Council Chamber, Town Hall Complex, Plein Street, Stellenbosch on **THURSDAY, 1994-08-25 at 19:00** to consider the matters on the attached agenda.

SECRETARY: SDF

1994-08-18

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1. LEAVE OF ABSENCE

2. STATEMENTS AND COMMUNICATIONS FROM THE CHAIRPERSON

*DR TALJAARD VERSTAD* • rescheduling steering comm.  
*COLIN DAVY* • need to move ahead if is possible to  
memorandum  
-advise.

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

The minutes are attached as PAGES 5 - 12.

FOR CONFIRMATION.

ADDITIONAL ITEM:  
F. ADAMS  
REZONING  
REYNOLDSVILLE

3.1.9. *Head*  
4.3.  
SDF

3.1 Matters arising out of the minutes of the DWC meeting held on 1994-06-22

3.1.1 Item 3.1.1 : Kaya Mandi Clinic

It was agreed

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

A copy of a letter dated 1994-07-20 received from the Department of Health and Population Development is attached as PAGE 13.

FOR CONSIDERATION.

3.1.2 Item 3.1.2 : Burial Tariffs

It was agreed

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

A report submitted by the Chief: Health Services is attached as PAGES 14 - 15.

FOR CONSIDERATION.

3.1.3 Item 3.1.3 : Painting of murals on Kaya Mandi wall

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

FOR CONSIDERATION.

SAP

AGENDA : SDF DEVELOPMENT WORKING COMMITTEE : 1994-08-25

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

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

✓ FOR REPORT-BACK.

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

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

✓ FOR REPORT-BACK.

3.1.6 Item 3.1.6 : Occupation of Administrative Offices : Kaya Mandi

It was agreed

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

FOR REPORT-BACK.

3.1.7 Item 4.1 : Plight of farm workers

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

- (a) that it be noted that:
- (i) the transport of farm workers on open trucks to Stellenbosch for their weekly/monthly shopping is regarded as a free service by the farmer to the farm workers, who otherwise will have to pay for alternative transport (bus or taxi);
  - (ii) to build houses on the farm for retired farm workers is very costly but that efforts are usually made to house the aforementioned in old age homes;
  - (iii) the concept of rural villages and/or retirement resorts for farm workers, still require a lot of spade work;
  - (iv) a funeral policy scheme exists for farm workers whereby they only pay 74 c per week;
  - (v) farm workers will soon be allowed to become members of the Stellenbosch Agricultural Society;
- (b) that the Department of Traffic Services monitor the possible overloading of trucks as mentioned in (a)(i);

(c) that the need for a provident fund for farm workers be investigated by the organisations concerned; and

NB (d) that the Technical Sub-committee of the CWC (Rural Areas) now proceed with its meeting with the various organisations representing the rural areas to ensure that the aforementioned areas are adequately represented on the Forum and future municipal council and further, that the Sub-committee also pursue the possibility of a socio-economic survey and the funding thereof (R20 000 - R25 000) for the surrounding rural areas.

**FOR REPORT-BACK.**

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

It was agreed

(a) that it be noted that many of the matters are being addressed by the Library Steering Committee; and

(b) that L. de Villiers submit a report on the insurance claim to the next DWC meeting.

**FOR REPORT-BACK.**

3.1.9

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

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

**FOR CONSIDERATION.**

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

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

**FOR REPORT-BACK.**

**4. PLANNING AND DEVELOPMENT**

**4.1 Overall housing development by Stellenbosch Municipality**

**4.1.1 Planning and development of part of Schoongezicht Farm**

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

**FOR REPORT-BACK.**



4.1.2 Development of Smith/Costa land

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

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

A report of the abovementioned meeting is attached as PAGES 16 - 17.

The following dates are submitted for the proposed workshops:

- 1994-09-19
- 1994-09-26
- 1994-10-03
- 1994-10-13

FOR CONSIDERATION.

4.2 RECONSTRUCTION AND DEVELOPMENT : STELLENBOSCH

A report drawn up by the Town Engineer's Department is attached as PAGES 18 - 29.

FOR CONSIDERATION.

4.3 KLAPMUTS : GATEWAY PARK EPZ

A further report will be tabled.

FOR CONSIDERATION.

dwc25h94/cr

FRANKLIN

Franklin

① Workshop = the report  
10000  
+ 30000

Arnellson

*the down  
steering of  
SDF me*

*EXPENSE PROCESSING 20000  
FRANKLIN  
KLAPMUTS  
LAPMUTS (LORD)  
ADMINS*

**MINUTES OF A SDF DEVELOPMENT WORKING COMMITTEE MEETING HELD BETWEEN REPRESENTATIVES OF THE STELLENBOSCH AND ENVIRONS COMMUNITY BASED ORGANISATIONS AND STATUTORY BODIES IN THE COUNCIL CHAMBERS, TOWN HALL COMPLEX, PLEIN STREET, STELLENBOSCH ON WEDNESDAY, 1994-06-22 AT 20:00**

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**PRESENT :**

**Facilitators** : CVR Honey (Chairperson)

**Full Members:**

**Existing Statutory Bodies:**

**Joint Stellenbosch Town Council and Management Committee** : J Cawood  
 JEdelport (Adviser)  
 DJ Hattingh (Adviser)  
 L de Villiers (Adviser)  
 CTB Davy (Secretary)

\* \* \* \* \*

**Stellenbosch Ratepayers Association** : BJP Pienaar

**SHAC** : J Nortjé  
 P Louw  
 C Lewis  
 HC de Klerk

**SANCO** : MM Ngcofe

**National Party** : N Flaatten  
 DJ Oosthuizen

**Eikestad Residents Association** : WF Pietersen

**Jamestown Area Committee** : PJ vd Rheede  
 CP Jooste  
 I February

**Freedom Front** : WJ Viljoen

**ACDP** : Me SI Buchner  
 PJ Pelsler

**Democratic Party** : ER Gordon

**PAC** : VV Myataza

**Member Observers:**

**Pniel ANC** : DC Cyster  
 VA Davidse  
 LL Cyster

**Stellenbosch Agricultural Society** : C Potgieter

**Other Observers:**

Rural Foundation : FJ de Kock  
Eikestadnuus : PH Malan

\* \* \* \* \*

1. **LEAVE OF ABSENCE**

1. **RESOLVED**

that leave of absence be granted to SW Oliphant (Stellenbosch Town Council/Management Committee), WJ Bekker (Stellenbosch Sakekamer), Me M Gabriels (Stellenbosch Relations Committee), FH Stephens (Stellenbosch Ratepayers Association), ME Swartz (PAC) and W Kalazana (SANCO).

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

2. The Chairperson, CVR Honey, reminded members of the presentation by the Cape Metropolitan Negotiating Forum on "Local Government Restructuring in the Cape Metropolitan Area" to be given on Thursday, 1994-06-23 at 18:00 at the Cape Town Civic Centre.

3. **CONFIRMATION OF MINUTES OF DWC MEETING HELD ON 1994-05-17**

The minutes are not attached - previously circulated.

**FOR CONFIRMATION.**

3. **RESOLVED**

that the minutes be approved.

3.1 **Matters arising out of the Minutes of the DWC meeting held on 1994-05-17**

3.1.1 **Item 3.1.2 : Kaya Mandi Clinic**

It was agreed that the matter stand over for a full report by J Pretorius to the next DWC meeting.

**FOR REPORT-BACK**

3.1.1 **AGREED**

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

**3.1.2 Item 3.1.4 : Burial Tariffs**

It was agreed that the matter of lower tariffs for the poorer community be referred back to various Heads of Departments of Stellenbosch Municipality concerned with the matter.

**FOR REPORT-BACK****3.1.2 AGREED**

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

**3.1.3 Item 4.1 : Painting of murals on Kaya Mandi wall**

It was agreed that the application, (previously attached), stand over for further consideration at the next DWC meeting.

**FOR CONSIDERATION.****3.1.3 AGREED**

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

**3.1.4 Item 4.2 : Kaya Mandi : Naming of 18,5 ha development : Masizakae View**

It was agreed that the application, (previously attached), stand over for further consideration at the next DWC meeting.

**FOR CONSIDERATION.****3.1.4 AGREED**

that V Myataza and M Ngeofe discuss the matter with the Residents Committee and report back to the next DWC meeting.

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

It was agreed

- (a) that a Technical Sub-committee comprising of Kaya Mandi representatives on the SDF, viz. VV Myataza and M Swartz (PAC), MM Ngcofe and WM Kalazana (SANCO) and MS Mayekiso and JM Mjandana (Kaya Mandi Town Council), with WF Ortel as facilitator and with the inclusion of B Naudé and L de Villiers as advisers, meet as soon as possible to address:
  - (i) non-payment of services (toilets installed in zone 1);



- (ii) arrears in payment of municipal accounts since 1993-10-01;
  - (iii) residents refusing to pay accounts because of those with illegal electrical connections who do not pay;
- (b) that the DWC address the future non-payment of accounts at a later stage, taking into consideration the present actions taken against those who defaulted in the rest of Stellenbosch; and
- (c) that it be noted that tenders for the installation of pre-paid meters, for those who want it, will be considered by Stellenbosch Town Council on 1994-05-24, whereafter action can be considered against those with illegal electrical connections, who refused pre-paid meters.

**FOR REPORT-BACK.**

- 3.1.5 The meeting was informed that the Technical Sub-committee of the DWC (Payment of Accounts) had a very fruitful discussion and that WF Ortell (facilitator) was supposed to give a report on the matter.

**AGREED**

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

- 3.1.6 *Item 6.2(c) : Occupation of Administrative Offices, Kaya Mandi*

It was agreed that negotiations be entered into with other interested parties for the use of the rest of the building, such as sports clubs (for meetings), Telkom (for post office), medical practitioner and political parties.

**FOR REPORT-BACK.**

- 3.1.6 **AGREED**

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

4. **MATTERS REFERRED TO THE DWC BY THE SDF AT ITS MEETING HELD ON 1994-05-23**

- 4.1 **Item 3.1.1(b) : Plight of farm workers**

It was agreed that the matter be further discussed at the next DWC meeting and that the Secretary ask the organisations concerned to make the necessary inputs at the aforementioned meeting.

Written invitations were sent to the Farm and Rural Workers Support Association, Stellenbosch Rural Council, Rural Foundation and Stellenbosch Agricultural Society.

**FOR CONSIDERATION.**

- 4.1 C Potgieter (Stellenbosch Agricultural Society) and FJ de Kock (Rural Foundation) addressed the meeting about the problems surrounding farm workers.

**AGREED**

- (a) that it be noted that:
- (i) the transport of farm workers on open trucks to Stellenbosch for their weekly/monthly shopping is regarded as a free service by the farmer to the farm workers, who otherwise will have to pay for alternative transport (bus or taxi);
  - (ii) to build houses on the farm for retired farm workers is very costly but that efforts are usually made to house the aforementioned in old age homes;
  - (iii) the concept of rural villages and/or retirement resorts for farm workers, still require a lot of spade work;
  - (iv) a funeral policy scheme exists for farm workers whereby they only pay 74 c per week;
  - (v) farm workers will soon be allowed to become members of the Stellenbosch Agricultural Society;
- (b) that the Department of Traffic Services monitor the possible overloading of trucks as mentioned in (a)(i);
- (c) that the need for a provident fund for farm workers be investigated by the organisations concerned; and
- (d) that the Technical Sub-committee of the CWC (Rural Areas) now proceed with its meeting with the various organisations representing the rural areas to ensure that the aforementioned areas are adequately represented on the Forum and future municipal council and further, that the Sub-committee also pursue the possibility of a socio-economic survey and the funding thereof (R20 000 - R25 000) for the surrounding rural areas.

4.2 **Item 3.5.1 : Kaya Mandi Library Steering Committee**

It was agreed

- (a) that the minutes be noted and referred to the DWC;
- (b) that the Kaya Mandi Library Steering Committee, in addition to the normal library functions, also look at the provision of additional services such as education (uplifting) of the community; and

- (c) that the security situation at the library also be addressed as a matter of priority.

The minutes of the Library Steering Committee meeting held on 1994-05-18 are not attached - **previously circulated.**

**FOR CONSIDERATION.**

**4.2 AGREED**

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

**4.3 Independant Radio Station for Stellenbosch**

It was agreed that the matter and motivation for the radio station be referred to the DWC.

A report from the Town Treasurer dated 1994-02-07 is not attached - **previously circulated.**

**FOR CONSIDERATION.**

**4.3 AGREED**

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

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

It was agreed that the matter be referred to the DWC.

**FOR CONSIDERATION.**

**4.4 AGREED**

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

**4.5 Overall policy for the installation of pre-paid electrical meters for the whole of Stellenbosch**

It was agreed that the matter be referred to the DWC.

**FOR CONSIDERATION.**

**4.5 AGREED**

that it be noted that the costs for the installation of pre-paid meters in private dwellings amount to R850,00, which can be paid off at R50,00 deposit and the balance by means of an increased monthly tariff.

**4.6 Upgrading of services at scheme houses in Cloetesville**

It was agreed that the matter be referred to the DWC.

**FOR CONSIDERATION.**

**4.6 AGREED**

that problems, if any, be taken up by P Louw at the next meeting, arranged by Hill Kaplan Scott, to be held on site.

**4.7 Grievances of flat dwellers**

It was agreed that the matter be referred to the DWC.

**FOR CONSIDERATION.**

**4.7 AGREED**

that SHAC take the matter up with the officials concerned.

**5. PLANNING AND DEVELOPMENT****5.1 Overall housing development by Stellenbosch Municipality****5.1.1 *Planning and Development of part of Schoongezicht Farm***

It was agreed by the DWC on 1994-05-17 (item 3.1.5(b) and (c):

- (a) that the Technical Sub-committee, as proposed in item 5 of the report, comprise of P Louw, EPS Taljaard, J Cawood, FH Stephens and WF Ortell; and
- (b) that the need to look at a future housing policy for all the areas in Stellenbosch be first discussed by a Technical Sub-committee comprising of J Cawood, W Keet and WF Ortell, taking into consideration the historical housing situation in Stellenbosch, with report-back to the DWC.

A progress report dated 1994-06-17 received from Urban Dynamics is not attached - previously circulated.

**FOR REPORT-BACK.**

5.1.1 **AGREED**

that the report be noted.

5.1.2 ***Development of Smit/Costa land***

It was agreed by the DWC on 1994-05-17 (item 3,1,5(c)) that it be noted that the planning of the Smit/Costa land will be finalised within the next 2 - 3 weeks.

**FOR REPORT-BACK.**

5.1.2 **A draft short term development plan for Kaya Mandi was tabled (not attached, previously circulated).****AGREED**

(a) that the report be noted;

(b) that members of the SDF who feel that they can also make constructive contributions, be invited to attend the meetings of the Technical Sub-committee of the DWC (Planning and Development: Kaya Mandi).

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

A report will be submitted to a Special DWC meeting to be held on 1994-08-02.

**FOR INFORMATION.**

5.1.3 **NOTED.**

The meeting adjourned at 22:15.

CONFIRMED.

CHAIRPERSON

dwc22f94/cr

DEPARTEMENT VAN NATIONALE GESONDHEID EN BEVOLKINGSONTWIKKELING  
DEPARTMENT OF NATIONAL HEALTH AND POPULATION DEVELOPMENT

CW 1/84



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WES-KAAP  
PRIVAATSAK X19  
BELLVILLE  
7535 SUID AFRIKA

WESTERN CAPE  
PRIVATE BAG X19  
BELLVILLE  
7535 SOUTH AFRICA

Telegramadres:  
Telegraphic address:  
Teleks:  
Telex: (021) 945 1244  
Faks:  
Fax:  
Telefoon:  
Telephone: (021) 948 8151

Die Stadsklerk  
Stellenbosch Munisipaliteit  
Posbus 17  
STELLENBOSCH  
7599

Navrae/Inquiries: Mej. M. Potgieter  
Verwysing/Reference: 39/3/1  
KAYA MANDI  
21/3/1  
STELLENBOSCH MUN.

1994-07-20

AANDAG: MNR. J. PRETORIUS



PGS KLINIEK KAYA MANDI: VOLTYDSE GENEESHEER

U skrywe verw. 15/1/94 (Mnr J. Pretorius) gedateer 11-4-94 het betrekking.

Die fondse wat aan die departement toegestaan is vir PGS omvattende Gesondheidsdienste vir die 1994/95 boekjaar is minder as die bedrag van die vorige jaar.

Dit sal dus nie moontlik wees om aan u Raad die nodige fondse, vir die skepping van 'n voltydse pos van mediese beampte, toe te staan nie.

Indien u diens egter besondere probleme ondervind, word u versoek om 'n volledige motivering met die nodige statistiese bewyse aan hierdie kantoor voor te lê.

*M. Potgieter*  
1  
STREEKDIREKTEUR  
Stellenbosch

DEPARTEMENT GESONDHEIDSDIENSTEKERKHOF TARIWE

In 'n vorige verslag waarin die verhoë hanteer is vir die verlagings van die kerkhof tariewe vir behoeftige persone, is die praktiese probleme wat dit vir 'n Plaaslike Owerheid inhou, uitgestippel. In die verslag is ook aan die hand gedoen dat die aangeleentheid deur 'n welsyns departement aangespreek behoort te word. Weens 'n baie druk program kon 'n afspraak met Dr. Heraldien, die Hoof Direkteur van Welsynsdienste, eers op 16 Junie gereël word. Tydens die onderhoud is die probleem van behoeftige gesinne wat nie die tariewe kan bybring, met hom bespreek.

Sy reaksie was dat die Streeksregering in die Wes-Kaap terdeë bewus is van die spesifieke probleem onder arm gemeenskappe. Daar word op hierdie stadium deur sy departement gewerk aan 'n stelsel van Welsyn toelaes wat hierdie probleem van behoeftige persone sal aanspreek.

Die Stadsraad van Stellenbosch kom reeds persone tegemoet wat finansiële probleme ondervind ten opsigte van kerkhof gelde deurdat hulle:

1. toegelaat word om self die graf te grawe. Die afgelope jaar egter het niemand van hierdie toegewing gebruik gemaak nie.
2. aangemoedig word om 'n ekstra diep graf te koop, sodat dit twee keer benut kan word. Hierdie gerief word ook min van gebruik gemaak.

BEGRAFNISSE OP SATERDAE

Begrafnisse op Saterdag was in die verlede 'n rariteit, maar het die afgelope tyd so toegeneem dat bestaande personeel dit nie kan behartig nie en moes 'n beperking geplaas word op die aantal teraarde bestellings op Saterdag. Stellenbosch is die enigste dorp in die omgewing wat die hele Saterdag beskikbaar is en die Saterdag tarief is ook die laagste.

Dit word dikwels ondervind dat die oorskot oorgehou word sodat 'n Saterdag begrafnis uitgevoer kan word, wat die koste van die teraarde bestelling opjaag, en gebeur dit dat daar weksdae verbygaan sonder dat 'n teraarde bestelling uitgevoer word. Die rede waarom addisionele gelde op Saterdag gehef word, is om die personeel (wat dikwels onwillig is om nog die hele Saterdag ook te werk) addisioneel vir hulle dienste te vergoed en om persone aan te moedig om liewers in die week te begrawe.

By omliggende dorpe geld die volgende:

KLEINVLEI: R380 addisioneel slegs tot 12H00 met 'n addisionele R200.00 per uur of gedeelte daarvan indien die diens langer duur.

KRAAIFONTEIN: R380.00 addisioneel slegs tot 13H00.

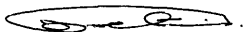
STRAND: R600.00 addisioneel slegs tot 12H00.

MAITLAND/  
WOLTEMADE: Geen Saterdag begrafnisse word toegelaat nie.

SOMERSET-WES: R400.00 addisioneel slegs tot 16H00.

STELLENBOSCH: R350.00 addisioneel - geen tyd beperking.

Uit die voorgaande is dit duidelik dat die heffing van 'n addisionele bedrag vir Saterdag begrafnisse 'n algemene beleid is by Plaaslike Owerhede.



J. v.d. M. PRETORIUS  
HOOF : GESONDHEIDSDIENSTE



<b>STELLENBOSCH AND ENVIRONS SUB-REGIONAL PLAN</b>
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**NOTES OF A SPECIAL DEVELOPMENT WORKING COMMITTEE OF THE  
STELLENBOSCH DISCUSSION FORUM (SDF) HELD ON TUESDAY 2 AUGUST,  
1994, AT THE LIBRARY HALL, STELLENBOSCH**

Although five members from each of the Stellenbosch Discussion Forum's participating organisations were invited, the meeting was poorly attended.

Prof. Cawood acted as Chairman. In his opening statement the role of the SDF in the process of the drawing up of the *Stellenbosch and Environs Sub-regional Plan* was clarified.

Background documentation was put forward and explained. Both the Goals, Objectives, Policies and Strategies (GOPS) document as well as a summarised version of the document were made available to the public.

Dennis Moss sketched a brief overview of the GOPS document, raising certain issues and policies that had been put forward in the document. It was stressed that this document, as it were, provides an input created primarily to initiate public reaction.

David Shandler then addressed the issue of people's involvement in the process and the possible steps to carry the process forward.

It was recognised in the meeting that the aim is to reach broad public consensus on the goals, objectives, issues and policies (GOPS) raised. It was furthermore agreed by all present that a series of workshops would be an appropriate means of involving local communities in the preparation of the plan. In such workshops, then, detailed discussion of issues and policies and revision of documentation can take place.

The viability of the SDF as a vehicle to facilitate public participation in the planning process was raised (due to both its future status and its degree of representation). The establishment of a special development forum for this purpose was put forward for consideration.

It was recognised that the planning process should be completely transparent, ie. all interested parties should be invited to take part and give input in the planning process. It was agreed that specialists from different fields would also be valuable in providing inputs in the planning process. Meetings convened and inputs gained should furthermore be advertised.

It was also voiced that a special communication committee be established.

The process should run as quickly and efficiently as possible. In the meeting it was recognised and agreed upon that this would largely depend on the community's commitment to the process.

Regarding the practicalities of the workshops and people's involvement, it was voiced in the meeting that the community itself should provide the names of persons and groups to be included in the planning process. The Subcommittee of the Development Working Group should get together and decide how to convene the workshops.

STELLENBOSCH TOWN COUNCIL  
TOWN ENGINEER'S DEPARTMENT

RECONSTRUCTION AND DEVELOPMENT : STELLENBOSCH

1. INTRODUCTION

Measured against conditions in most of the rest of Stellenbosch, the primary focus of the RECONSTRUCTION AND DEVELOPMENT PROGRAM (RDP) in the town should be on the Kaya Mandi township because of the precarious conditions in which the inhabitants live, especially those living in the large number of informal dwellings. There are nevertheless also other areas, especially parts of Cloetesville and Idas Valley, where considerable backlogs exist. Together with Kaya Mandi, therefore, these areas are concentrated on in this submission.

2. PLANNING

All projects tackled in Stellenbosch are carried out within the guidelines set out in the Metropolitan Development Framework, the Stellenbosch and Environs Subregional Plan, the Stellenbosch Spatial Development Framework and other more implementation-oriented development plans for specific subjects or areas. An example of these last mentioned plans is the Short-Term Development Plan for Kaya Mandi, attached to this submission as Appendix A. (*Not attached - previously circulated*)

A comprehensive socio-economic study of Kaya Mandi has already been completed and a similar study of the remainder of Stellenbosch will be finished shortly. The infrastructure for Kaya Mandi has already been incorporated into that of Stellenbosch in terms of master planning of water, sewerage, transport and town planning. The expertise of specialist consultants has been utilised in each of these technical areas.

3. COMMUNITY INVOLVEMENT

On 1 October 1992, the heads of departments of the Stellenbosch Town Council assumed responsibility for the management of Kaya Mandi. Since that date, under the auspices of the Stellenbosch Discussion Forum (SDF), more than 100 meetings have been held in the various technical and zone committees, in all of which the full spectrum of community leaders has been represented. A list of organisations represented in the SDF is attached in Appendix B. Arising from these meetings, a system has been implemented in terms of which the municipal area has been subdivided to form community based committees which manage both maintenance and capital projects in conjunction with the technical and financial team. A start has already been made with the delivery of services to meet the immediate needs of the occupants of informal housing units in particular. These services include the provision of clean water, electricity, toilet facilities and refuse removal.

Payment for these services takes place through the mediation of the technical and zone committees, and excellent progress is already being made in this regard.

## 4. LABOUR-INTENSIVE PROJECTS IN STELLENBOSCH

The principle of using labour-intensive projects is already well established in Stellenbosch, in both maintenance and capital works. In fact the Stellenbosch Town Council recently decided formally to make use as far as possible of labour-intensive construction methods. The following examples serve to illustrate this:

- (a) The erection of approximately 100 toilets in Kaya Mandi, incorporating showers and laundry facilities, where about R150 000 to date has been channelled to the community in the form of wages.
- (b) The conducting of a socio-economic study of Kaya Mandi in which some R20 000 went to the community as wages.
- (c) The erection of bathroom facilities in Cloetesville and Idas Valley where an amount of approximately R300 000 to date has been channelled to these communities as wages.

## 5. DISCUSSION

Appendix C provides motivation for a number of projects which have been specially selected for the deployment of labour-intensive construction methods. Evaluation of these projects should be done in the light of the following facts:

- (a) Projects are approached holistically, within an overall and well-thought-out planning framework.
- (b) Projects and municipal services are managed by a professional team which has at its disposal the full infrastructure of the Stellenbosch Town Council as well as experts in the various specialised technical areas.
- (c) The community is involved from grassroots level in the management of municipal services and in the planning and implementation of projects.
- (d) In a relatively short space of time exceptional progress has been made as regards payment for services, particularly in the informal housing sectors.
- (e) The infrastructure for training is in place and there are already a number of successful labour-intensive projects underway in Stellenbosch.

These circumstances maximise the possibility of applying funds with optimum effectiveness and of maintaining the momentum of whatever development is initiated.



J E DELPORT Pr Eng  
TOWN ENGINEER

APPENDIX A

SHORT TERM  
DEVELOPMENT PLAN  
FOR  
KAYA MANDI

*(Not attached - previously circulated)*

## STELLENBOSCH DISCUSSION FORUM

## Participating Organisations as at 1994-08-11

Full Members	Observer Members
1 African Christian Democratic Party (ACDP)	1 Association of Municipal Electricity Undertakings (AMEU)
2 African National Congress (ANC) (ANC Youth & Womens League included)	2 Cloetesville Community Health Services
3 Democratic Party (DP)	3 ESKOM
4 Eikestad Residents Association	4 Farm and Rural Workers Support Association
5 Freedom Front	5 Kaya Mandi Development Forum
6 Jamestown Area Committee	6 Klapmuts Steering Committee
7 Jamestown Action Group	7 Pniel ANC
8 Jamestown Civic Association	8 Rotary Club of Stellenbosch
9 Johannesdal Management Committee	9 South African Association of Municipal Employees (SAAME)
10 Johannesdal Ratepayers and Tennants Association	10 South African Municipal Workers Union (SAMWU)
11 Kaya Mandi Town Council	11 Stellenbosch Agricultural Society
12 Kylemore Management Committee	12 Stellenbosch Chamber of Business
13 Kylemore Ratepayers and Residents Association	13 Stellenbosch Council for Church Cooperation
14 Management Committee for Cloetesville/Idas Valley	14 Stellenbosch Informal Sector Trade Ass (SISTA)
15 National Party (NP Students Branch and Womens Action included)	15 Stellenbosch Relations Committee
16 Pan African Congress of Azania (PAC)	16 Stellenbosch Rural Council
17 Pniel Civic Association	17 Stellenbosch Sakekamer
18 Pniel Management Board	
19 SA National Civics Organisation (SANCO)	
20 Stellenbosch Housing Action Committee (SHAC)	
21 Stellenbosch Ratepayers Association	
22 Stellenbosch Town Council	
23 Western Cape Regional Services Council	
	<b>Independent Facilitators</b>
	1 CVR Honey Chairperson
	2 S Adams Vice-Chairperson
	3 L du Plessis Chairperson:CWC

## RECONSTRUCTION AND DEVELOPMENT PROGRAMME : STELLENBOSCH

ITEM NO	ITEM	ESTIMATED COST (RANDS)	DURATION OF PROJECT (MCNTHS)	TIME BEFORE PROJECT STARTS (MONTHS)	POSSIBLE JOB OPPORTUNITIES
<b>A. KAYA MANDI</b>					
1	REFUSE REMOVAL : OPERATION	230 000	12	0	8
2	CLEARING UP SERVICES : OPERATION	90 000	12	0	3
3	SEWAGE REMOVAL : OPERATION	200 000	12	0	7
4	STORM WATER : OPERATION	340 000	12	0	12
5	ELECTRICAL RETICULATION : INFORMAL HOUSING	1 430 000	12	0	50
6	PREPAID ELECTRICITY METERS	1 140 000	12	0	40
7	EXTENSION OF NORTHERN ACCESS ROAD	500 000	6	3	35
8	SOUTHERN ACCESS ROAD	780 000	6	3	40
9	UPGRADING OF TOWNSHIP ROADS	210 000	3	2	30
10	CONSTRUCTION OF PAVEMENTS	430 000	6	1	30
11	TAXI RANK	480 000	6	3	25
12	PUBLIC MARKET PLACE AND PARKING AREA	570 000	6	3	30
13	BUS STOP SHELTERS	100 000	4	3	10
14	TOILETS : INFORMAL HOUSING	1 430 000	15	0	40
15	UPGRADING OF SEWERAGE SYSTEM	190 000	4	3	20
16	INSTALLATION OF STORM WATER PIPES	290 000	6	2	15
17	UPGRADING OF DRINKING WATER NETWORK	380 000	6	2	20
18	SUPPLY OF FIRE HYDRANTS AND VALVES	210 000	6	0	15
19	REPLACEMENT OF WATER METERS	60 000	6	0	4
20	UPGRADING OF SUPPLY LINE : KS RESERVOIR	80 000	-4	2	10
21	BUSINESS HIVE	290 000	6	4	20
22	INDUSTRY HIVE	290 000	6	4	20
23	SERVICES : COSTA SMIT GROUND	7 150 000	10	2	300
24	HOUSING	42 900 000	36	6	500
25	SLAUGHTERING FACILITY	110 000	3	2	15
26	SPORT FACILITIES	2 150 000	6	3	150
27	PLAY PARKS	180 000	5	2	15
28	COMMUNITY HALL	720 000	6	2	50
29	COMMUNITY SWIMMING BATH	860 000	6	3	45
30	ESTABLISHMENT OF SMALLHOLD FARMERS	2 880 000	12	12	100
31	TRAINING CENTRE	420 000	5	0	35
<b>B. CLOETESVILLE AND IDAS VALLEY</b>					
1	STORM WATER : JACARANDA, PINE AND PRIMROSE	570 000	6	3	30
2	UPGRADING OF TOWN SQUARE/PARK	430 000	6	3	30
3	STORM WATER : EX STATION SITE	440 000	6	2	30
4	PLAY PARKS	210 000	6	1	15
5	SPORT FACILITIES	2 150 000	6	3	150
6	COMMUNITY HALL	720 000	6	2	50
7	BUS STOP SHELTERS	100 000	4	2	10
8	HOUSING : SCHOONGEZICHT	39 330 000	30	6	550
9	TOILETS : EXISTING HOMES	2 880 000	12	0	100
10	ERECTION OF NEW POLICE STATION	1 790 000	10	6	75
11	UPGRADING OF PLANKENBURG RIVER	380 000	6	0	25
12	UPGRADING OF KROMME RIVER	380 000	6	0	25
13	PREPAID ELECTRICITY METERS	720 000	6	0	50
14	INDUSTRY HIVE	290 000	6	4	20
15	TRAINING CENTRE	420 000	5	0	35
16	UPGRADING : SUB-ECONOMIC HOUSING	1 790 000	10	3	75
<b>FUNDS REQUIRED</b>		<b>119 590 000</b>	<b>JOB OPPORTUNITIES</b>		<b>2964</b>

## A. KAYA MANDI

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|----|----------------------------------|----------|
| 1. | REFUSE REMOVAL (OPERATION)       | R230 000 |
| 2. | CLEARING UP SERVICES (OPERATION) | R 90 000 |

Like other services, refuse removal is also run along community-orientated lines. At this stage, however, not all the essential needs are being met. This project is especially suited to a labour-intensive approach because there is a vast amount of clearing up necessary, especially in among the informal housing units where access is limited.

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| 3. | SEWAGE REMOVAL (OPERATION) | R200 000 |
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The zone system makes provision for the residents in each zone to take responsibility for the upkeep and running of their own toilets and laundry facilities, including the opening of blockages in toilets and main pipes. As yet, however, not all the essential needs are being met.

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| 4. | STORM WATER (OPERATION) | R340 000 |
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Because the essential needs for refuse removal are not being adequately met, blockages occur in the storm water system, resulting in the frequent flooding of informal housing.

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| 5. | ELECTRICAL RETICULATION : INFORMAL HOUSING | R1 430 000 |
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Legal power connections are not yet widely available for the informal housing units. This means that illegal power connections cannot merely be removed without further ado. The provision of legal power connections and especially the digging of trenches for cables is a project particularly suited to labour-intensive methods.

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| 6. | PREPAID ELECTRICITY METERS | R1 140 000 |
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Because of the high unemployment rate in Kaya Mandi there are large numbers of households which are not in the position to pay for electricity meters. This hampers the implementation of a system where every household has a legal connection and where power is paid for on a permanent basis.

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| 7.  | EXTENSION OF NORTHERN ACCESS ROAD    | R500 000 |
| 8.  | SOUTHERN ACCESS ROAD                 | R760 000 |
| 9.  | UPGRADING OF TOWNSHIP ROADS          | R210 000 |
| 10. | CONSTRUCTION OF PAVEMENTS            | R430 000 |
| 11. | TAXI RANK                            | R480 000 |
| 12. | PUBLIC MARKET PLACE AND PARKING AREA | R570 000 |



13. BUS STOP SHELTERS R100 000
- Early in June 1994, following a town planning, traffic and pedestrian study, these projects were identified by specialist consultants as essential to normalise the situation in Kaya Mandi. Approximately 70% of all persons leaving Kaya Mandi do so on foot. Of those using other modes of transport 38% use cars, 37% taxis and 35% bus transport.
14. TOILETS : INFORMAL HOUSING R1 430 000
- Apart from approximately 100 toilets and washing facilities recently erected by labour-intensive methods, there are virtually no basic facilities for the nearly 5000 residents in informal housing units.
15. UPGRADING OF SEWERAGE SYSTEM R190 000
16. INSTALLATION OF STORM WATER PIPES R290 000
17. UPGRADING OF DRINKING WATER NETWORK R380 000
18. SUPPLY OF FIRE HYDRANTS AND VALVES R210 000
19. REPLACEMENT OF WATER METERS R 60 000
20. UPGRADING OF SUPPLY LINE : K3 RESERVOIR R 80 000
- Early in 1994, following the incorporation of the sewerage and water systems of Kaya Mandi into the master planning of Stellenbosch, these projects were identified by specialist consultants as essential to normalise the situation in Kaya Mandi.
21. BUSINESS HIVE R290 000
22. INDUSTRY HIVE R290 000
- The unemployment rate among potentially economically active persons in Kaya Mandi is over 60%. The establishment of a business and industry hive, together with the implementation of labour-intensive projects, is an attempt to face up to this problem seriously.
23. SERVICES : COSTA SMIT GROUND R7 150 000
- The design and specifications for services on this ground have already been fully completed. There are currently no funds available for the development of services, a situation which delays bringing relief to the serious and urgent housing need in the area.
- Unless a start is made very soon to the installation of services, the danger exists that the ground will be taken over by the setting up of informal housing units.

24. HOUSING R42 900 000
- There are more than 1600 informal dwellings in Kaya Mandi which must be replaced by formal housing. The occupants of these dwellings live in desperate circumstances. There has already been wide consultation within the community on this issue and meeting this housing need is generally acknowledged as one of the highest priorities.
25. SLAUGHTERING FACILITIES R 110 000
- Slaughtering of livestock takes place on a daily basis in Kaya Mandi. Sometimes this happens in the immediate proximity of surface sewage run-off. To eliminate this health hazard it is vital to provide the necessary facilities without delay.
26. SPORT FACILITIES R2 150 000
27. PLAY PARKS R 180 000
28. COMMUNITY HALL R 720 000
29. COMMUNITY SWIMMING BATH R 860 000
- Apart from a single rugby field, sport or recreation facilities are non-existent in Kaya Mandi. This lack of basic facilities hampers the growth of both informal and formal sporting and recreational activities, a situation which in turn gives rise to certain associated socio-economic problems.
30. ESTABLISHMENT OF SMALLHOLD FARMERS R2 360 000
- The Stellenbosch Municipality has at its disposal a considerable amount of good agricultural land which can be utilised for the establishment of smallhold farmers, especially those drawn from the less developed communities. In addition to the estimated 100 job opportunities that would be created during the implementation stage, this project offers the advantage of providing long term employment.
31. TRAINING CENTRE R420 000
- As a result of historical circumstances, the overwhelming majority of persons involved in labour-intensive projects is untrained. It is essential to provide a suitable training centre to help ensure, through training, that there is an optimum utilisation of funds and at the same time that individuals are equipped to make a greater contribution to the country's economy in the future.

## B. CLOETESVILLE AND IDAS VALLEY

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|----|--|-----------|
| 1. | STORM WATER : JACARANDA, PINE AND PRIMROSE | R570 000  |
| 2. | UPGRADING OF TOWN SQUARE/PARK              | R 430 000 |

The area affected by the implementation of the above projects forms the heart of Cloetesville. Recurrent winter flooding of a large number of homes in the immediate vicinity can be prevented by the implementation of these projects. The transformation of this neighbourhood, which currently constitutes the core of gang activities in Cloetesville, represents an intervention not only at the level of job creation but also at the level of socio-economic upliftment.

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| 3. | STORM WATER DRAINAGE : EX STATION SITE | R 440 000 |
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Adequate street and storm water drainage were not provided in this area when it was developed, with the result that homes are continuously damp during winter. There are also numerous houses with leaking roofs. The visit of concerned residents to the Stellenbosch Municipality on 1994-06-27 has accentuated the seriousness of the problem.

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| 4. | PLAY PARKS       | R 210 000  |
| 5. | SPORT FACILITIES | R2 150 000 |
| 6. | COMMUNITY HALL   | R 720 000  |

Only limited facilities for sport and recreation exist for either Cloetesville or Idas Valley. This lack of basic facilities has hampered the growth of both informal and formal sporting and recreational activities, a situation which in turn gives rise to certain associated socio-economic problems.

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| 7. | BUS STOP SHELTERS | R 100 000 |
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Because of the high utilisation of public transport, this project represents a response to a very substantial need in the community.

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|----|-------------------------|-------------|
| 8. | HOUSING : SCHOONGEZICHT | R39 330 000 |
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At present there is an urgent need for more than 1000 new homes in Cloetesville and Idas Valley. The above amount includes provision for the installation of services.

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| 9. | TOILETS : EXISTING HOMES | R2 860 000 |
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There are approximately 300 houses in Cloetesville and Idas Valley with no more than squatting pans available as toilets. In most cases these facilities are no longer serviceable, giving rise to storm water penetration of the sewerage system and the overloading of sewage purification works.

10. ERECTION OF NEW POLICE STATION R1 790 000
- The existing facilities at the Cloetesville police station are no longer adequate. It is vital that community development be accompanied by effective policing. The building of a new police station by labour-intensive means also offers an ideal opportunity to bring police and community closer to one another.
11. UPGRADING OF PLANKENBRUG RIVER R360 000
12. UPGRADING OF KROMME RIVER R360 000
- The poor condition of these rivers results chiefly from the inadequacy of services such as sewerage and refuse removal in the area. Viewed holistically, however, it makes no sense to deal with the problem of services only, while leaving the poor condition of the rivers untouched. The advantages to the community of combining the provision of basic services such as sewerage and refuse removal with labour-intensive projects to clean up and maintain these rivers cannot be overestimated.
13. PREPAID ELECTRICITY METERS R720 000
- Because of the high unemployment rate in Cloetesville and Idas Valley there are large numbers of households which are not in the position to pay for electricity meters. This hampers the implementation of a system where every household has a legal connection and where power is paid for on a permanent basis.
14. INDUSTRY HIVE R290 000
- This labour-intensive project is recommended as one which contributes to solving both the short and long term problems of high unemployment.
15. TRAINING CENTRE R420 000
- As a result of historical circumstances, the overwhelming majority of persons involved in labour-intensive projects is untrained. It is essential to provide a suitable training centre to ensure that, through training, there is an optimum utilisation of funds and at the same time that individuals are equipped to make a greater contribution to the country's economy in the future.
16. UPGRADING OF SUB-ECONOMIC HOUSING R1 790 000
- In Cloetesville and Idas Valley there are considerable numbers of houses in a condition which can be described as nothing better than informal housing. There are instances where informal additions to houses have been constructed right over sewerage manholes and where sewage water has run out in a kitchen when a blocked sewerage pipe has caused the manhole to overflow. These houses are flooded several times every winter and have leaking roofs. This situation is fraught with health hazards and the areas referred to are the core of gang activities. This project thus represents an intervention not only in the field of job creation but also of socio-economic development.