



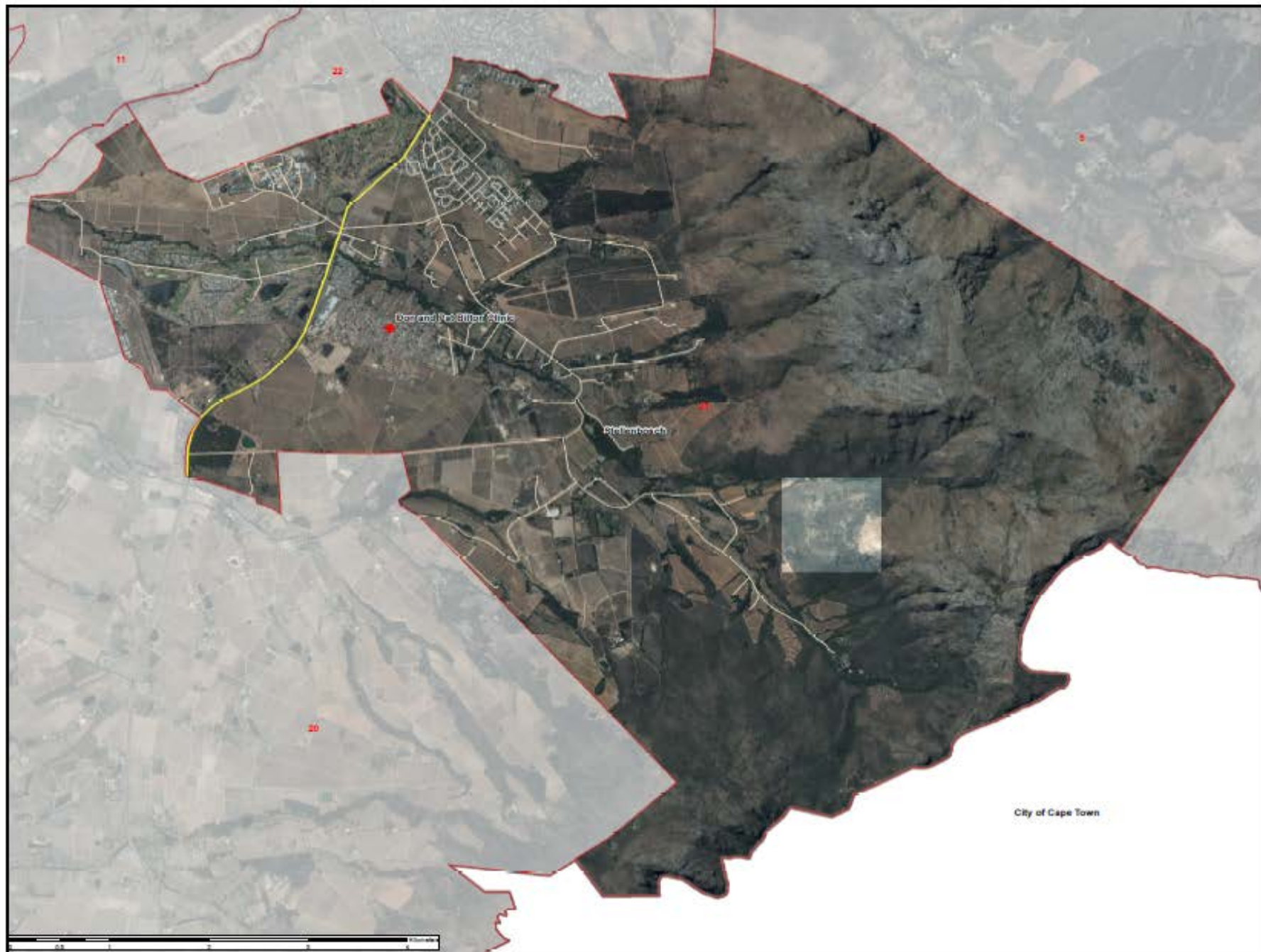
**STELLENBOSCH**  
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# WARD PLAN 2017/2018: WARD 21

*Jamestown, Techno Park, Paradys Kloof, De Zalze, Surrounding Farming Area*





STELLENBOSCH MUNICIPALITY

**Legend**

- + Health Facilities

**Roads**  
Representation: Google\_Streetmap\_21

- Main and Secondary Roads
- Other Roads
- Ward 21
- Other Municipalities
- Stellenbosch



STELLENBOSCH MUNICIPALITY  
WARD 21

Date Issued: 03 Other Stellenbosch 2018



1:35 436

Stellenbosch Municipality  
Planning & Economic Development  
Spatial Planning Heritage & Environment  
Created by: GIS Unit

Stellenbosch Municipality  
Street Address:  
71 Plain Street, Stellenbosch, 7600  
PO Box 17, Stellenbosch, 7599  
Tel: 021 808 8333

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STELLENBOSCH MUNICIPALITY

**Legend**

- + Health Facilities
- Roads**
- Representation: Google, Streetmap, 21
- Main and Secondary Roads
- Other Roads
- Other Roads
- ▭ Ward 21
- ▭ Stellenbosch



STELLENBOSCH MUNICIPALITY  
WARD 21

Old Route 60 Old Stellenbosch 008



1:14 891

Stellenbosch Municipality  
Planning & Economic Development  
Spatial Planning Heritage & Environment  
Created by G&B Unit

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71 Pien Street, Stellenbosch, 7600  
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## 1. INTRODUCTION

### 1.1. PARTICIPATION PROCESS 2017/2018

#### **IDP/BUDGET/SDF PUBLIC MEETINGS - NOVEMBER 2016**

In November 2016, Stellenbosch Municipality held IDP engagement sessions where the historical needs profile of communities were discussed and issues listed during these sessions were discussed and distributed to all Departments. The need to establish formal ward committees and the election of ward committees gained momentum in early 2017. Ward committees which represents the communities were established in all 22 wards of the municipality by February 2017. Capacitation and training for ward committee members and ward councillors took place in early March 2017.

#### **IDP Engagements (Cluster Meetings)**

<b>IDP CLUSTER MEETINGS 14 – 30 NOVEMBER 2016 (19:00)</b>				
<b>CLUSTER</b>	<b>WARDS</b>	<b>VENUE</b>	<b>DATE &amp; TIME</b>	<b>PARTICIPANTS</b>
<b>CLUSTER 8 VLOTTENBURG/JAMESTO WN/ FARMS</b>	20,21	WEBERGEDENK PRIMARY SCHOOL JAMESTOWN	Monday, 28 November 2016	<b>179</b>

## WARD PLAN MEETING - MARCH 2017

The drafting of ward plans, which identified the main priorities or needs for a particular ward, took place in March 2017. Ward councillors and ward committees were responsible for compiling these plans. Ward councillors in turn held public meetings in early April 2017 where they communicated and consulted with communities on the needs identified in the ward plans. The ward plans were subsequently updated following these public meetings.

### Meetings for the Revision of Ward Plans

<b>MEETINGS FOR THE REVISION OF WARD PLANS 13, 14, 15 March 2017 (19:00 – 21:00)</b>		
<b>WARDS</b>	<b>VENUE</b>	<b>DATE</b>
7 – Cllr AJN Hanekom 8 – Cllr Q Smit 9 – Cllr MB De Wet 10 – Cllr R Du Toit 11 – Cllr JP Serdyn 20 – Cllr A Crombie 21 – Cllr FJ Badenhorst 22 – Cllr E Groenewald 5 – Cllr DD Joubert 6 – Cllr NE Mcombring	<b>STELLENBOSCH TOWN HALL (PLEIN STREET)</b>	<b>13 March 2017</b>

### **IDP/BUDGET/SDF CONSULTATIVE SESSIONS - APRIL 2017**

In April 2017 the Municipality embarked on a series of formal public participation meetings or cluster meetings. Two, three or more wards in a geographical area were clustered together for this purpose. Ten cluster meetings were held in April 2017. Information about the schedule of IDP Cluster Meetings in April 2017 was communicated both internally and externally.

The cluster meetings took place in the evenings, normally around 19:00 and were chaired by a municipal official. The meeting would cover the IDP, Budget and SDF. The ward councillor and ward committee members would also introduce themselves at these engagements and present the five priorities listed in their ward plans. Minutes of all these meetings were noted and audio recordings serve to verify the content of the minutes.

A call for comment was communicated via all communication channels following the approval of the draft IDP, Budget and SDF in March 2017. Communities and interested parties were given until 30 April 2017 to submit comments on the draft IDP/Budget/SDF.

#### **April IDP/Budget/SDF Engagements (Cluster Meetings)**

<b>DRAFT IDP/BUDGET/SDF CONSULTATIONS 03 – 20 APRIL 2017</b>				
<b>CLUSTER</b>	<b>WARDS</b>	<b>VENUE</b>	<b>DATE &amp; TIME</b>	<b>PARTICIPANTS</b>
<b>CLUSTER 3: JAMESTOWN/ VLOTTENBURG</b>	20,21	WEBERGEDENK PRIMARY SCHOOL HALL	Wednesday, 5 April 2017	<b>128</b>



**1.2. WARD DESCRIPTION:** Ward 21 is situated to the southern side of Stellenbosch and consists of residential, agriculture, retail and light industrial areas. The residential areas are Jamestown, Paradys Kloof and De Zalze, while Techno Park is a business hub/light industrial area. The surrounding Farms mostly produce wine grapes with many of them making wine in their own cellars on the farms.

**1.3. WARD COUNCILLOR:** Cllr. Rikus Badenhorst



**1.4. MEMBERS OF THE WARD COMMITTEE**

<b>Name and Surname</b>	<b>Geographical Area</b>	<b>Contact Nr (Cell)</b>	<b>E-mail</b>
Cllr. Rikus Badenhorst	Ward Councillor	082 654 1048	rikus.badenhorst@stellenbosch.gov.za
Annemarie Ferns	Jamestown/ Aan de Weber/ La Clemence	082 309 7400	Annemarie@stellenbosch360.co.za
Anton Dale Simons	Jamestown/ Aan de Weber/ La Clemence	082 788 4904	dales@mido.co.za
Konrad Frederick Brand	Jamestown/ Aan de Weber/ La	083 415 8423	Konrad.brand@gmail.com
Virginia Audrey Malmnas	De Zalze/ Techno Park	021 880 1828	ginny.malmnas@gmail.com
Rudolf Philippus Botha	Paradyskloof/ Trumalistraat/ Brandwag Aan Rivier	071 591 3998	Philip.botha1281@gmail.com
Hendrik Jacobus Carinus Lemmer	Paradyskloof/ Trumalistraat/ Brandwag Aan Rivier	083 771 1143	grootlem@gmail.com
Nico Christie Hamman	Blaawklippen/ Stellenzicht Plase/ R44	082 898 5796	christo@blaauwklippen.com
Susan Margaret McNaughton	Blaawklippen/ Stellenzicht Plase	082 441 2680	graceland@iafrica.com
Frederik Van der Merwe	Paradyskloof/ Trumalistraat/ Brandwag Aan Rivier	082 854 9332	fsvdm@sun.ac.za
Hans Eggers	Paradyskloof/ Trumalistraat/ Brandwag Aan Rivier	021 808 3523	eggers@physics.sun.ac.za



1.5. WARD PROFILE (Stats SA 2011)



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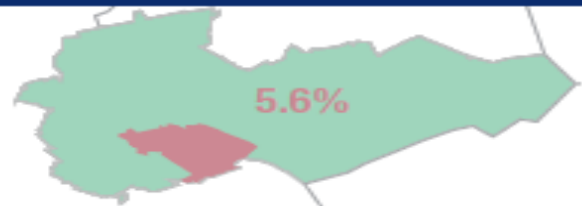
# Ward 21 in a nutshell



## Size

Ward 21 in comparison to the Stellenbosch population:

(8 651 of 155 733 or 5.6%)



## Demographics

### Stellenbosch

0 to 14 year olds = 22.8%  
15 to 64 year olds<sup>1</sup> = 72.3%  
65 years+ = 4.9%

<sup>1</sup>Working age population



### Ward 21

0 to 14 year olds = 24.3%  
15 to 64 year olds<sup>1</sup> = 66.6%  
65 years+ = 9.2%

<sup>1</sup>Working age population

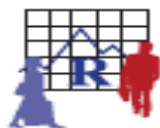


## Employment

### Stellenbosch

Employed = 84.8%  
Unemployed = 5.2%

% of labour force



### Ward 21

Employed = 90.4%  
Unemployed = 9.6%

% of labour force



## Monthly income

### Stellenbosch

R1 601 – R3 200 = 24.4%  
R801 – R1 600 = 17.1%  
R3 201 – R6 400 = 12.4%

% of employed



### Ward 21

R1 601 – R3 200 = 19.0%  
R3 201 – R6 400 = 12.4%  
R6 401 – R12 800 = 12.0%  
R12 801 – R25 600 = 14.1%

% of employed

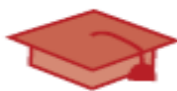


## Socio-demography

### Stellenbosch

53.6% No matric  
23.5% Matriculated  
16.3% Higher education

20 years and older



### Ward 21

39.8% No matric  
18.5% Matriculated  
40.6% Higher education

20 years and older



## Type of dwelling

### Stellenbosch

57.3% House or brick/concrete structure  
17.3% Informal dwelling/shack in informal/squatter settlement  
10.1% Flat or apartment

% of households



### Ward 21

85.25% House or brick/concrete structure

% of households

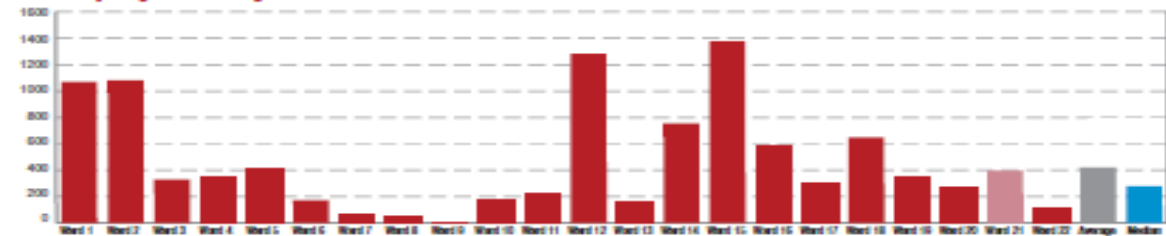


## Access to services

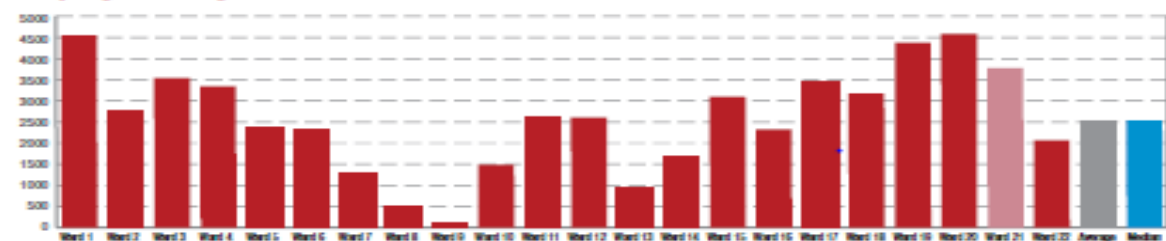
Stellenbosch		% of households	Ward 21		% of households
<b>Heating source</b> 	67.5%	Electricity	<b>Heating source</b> 	72.9%	Electricity
	13.9%	No heating source		11.9%	Wood
	9.6%	Paraffin			
<b>Lighting source</b> 	92.9%	Electricity	<b>Lighting source</b> 	95.2%	Electricity
<b>Water source</b> 	82.7%	Regional/local water scheme	<b>Water source</b> 	86.5%	Regional/local water scheme
	7.8%	Borehole		8.3%	Borehole
<b>Toilets</b> 	91.0%	Flush toilets connected to sewerage system or septic tank	<b>Toilets</b> 	86.6%	Flush toilets connected to sewerage system
<b>Refuse removed</b> 	87.0%	Local authority/private company at least once a week	<b>Refuse removed</b> 	89.8%	Local authority/private company at least
	4.7%	Own refuse dump			

## How does Ward 21 compare to other Wards?

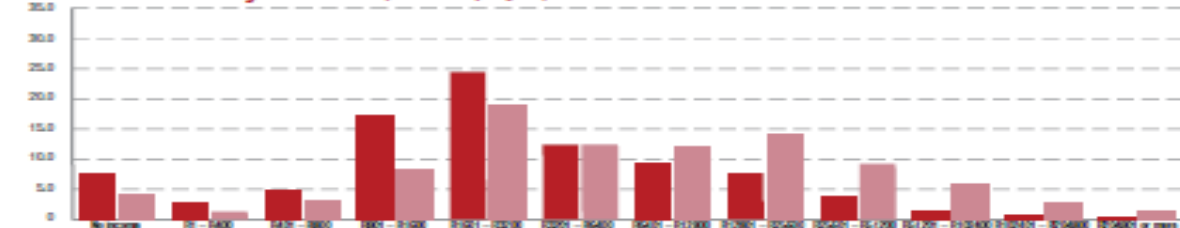
### Unemployment by ward



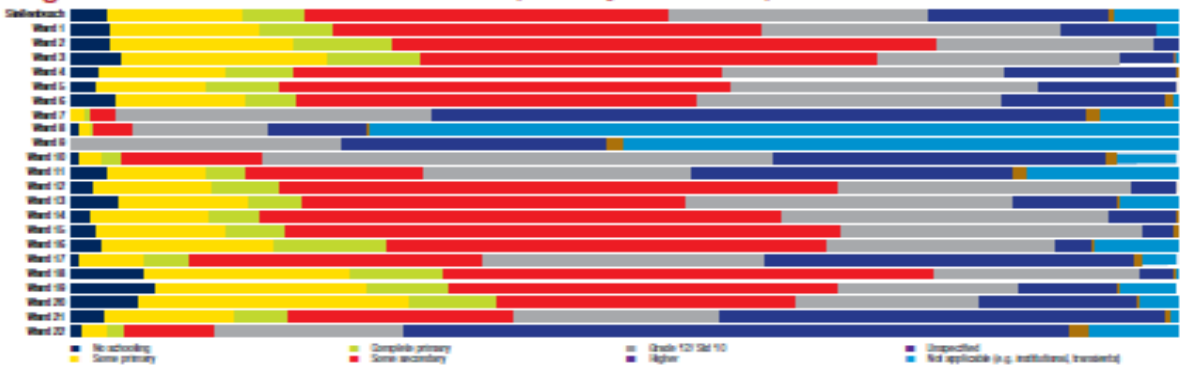
### Employment by ward



### Personal monthly income (% of employed)



### Highest level of education attained (% of 20 years and older)



## 2. DEVELOPMENT STRATEGY

### 2.1. SWOT Analysis

		HELPFUL	HARMFUL
		<b>STRENGTHS</b>	<b>WEAKNESSES</b>
<b>INTERNAL FACTORS</b>		<ul style="list-style-type: none"> <li>▪ Integrated socio economic community</li> <li>▪ Extraordinary natural features-Stellenbosch Mountain and Blaauwklippen River catchment</li> <li>▪ Two Golf estates: Stellenbosch and De Zalze</li> <li>▪ World renowned wine estates</li> <li>▪ Clinic, Library, High School, a Primary School, two Retirement Villages, three crèches</li> <li>▪ Mountain biking and hiking trails</li> <li>▪ Events: Weekend market (Blaauwklippen, Strawberry Festival and Park run)</li> <li>▪ Air strip, administration offices (Techno Park) shopping centre and hotels, Caravan Park and Business Park</li> <li>▪ Jamestown Sport grounds</li> </ul>	<ul style="list-style-type: none"> <li>▪ No Police Station high crime</li> <li>▪ No influx control</li> <li>▪ Sport Facilities and Sport Development and clinic not on standard</li> <li>▪ Public Transport not efficient</li> <li>▪ Basic Services infrastructure not efficient</li> <li>▪ Farm dwellers insecurity on farms</li> <li>▪ Multi-purpose centre</li> <li>▪ Techno Park AM (morning) traffic.</li> <li>▪ Electricity supply by Eskom unreliable</li> <li>▪ Pedestrian walkways not sufficient</li> <li>▪ Parking at Clinic is problematic</li> <li>▪ Gap Housing</li> <li>▪ Lack of trust between community and municipality</li> </ul>
		<b>OPPORTUNITIES</b>	<b>THREATS</b>
<b>EXTERNAL FACTORS</b>		<ul style="list-style-type: none"> <li>▪ Sustainable biosphere to preserve and utilized</li> <li>▪ Opportunity to restore historical Leisloot.</li> <li>▪ Sustainable human and economic development – small businesses</li> <li>▪ Promotion of Eco sport tourism</li> <li>▪ Social upliftment</li> <li>▪ Stellenbosch (STB) Mountain and river.</li> <li>▪ Mixed used development threads</li> <li>▪ Councillor to bridge lack of trust gabs between community and municipality, good governance</li> </ul>	<ul style="list-style-type: none"> <li>▪ Escalation of crime and drug abuse</li> <li>▪ Freedom of movement principle being threatened- dealing in drugs and increase in crime</li> <li>▪ Lack of sensible and sensitive development planning</li> <li>▪ Integrity of the river being threatened</li> <li>▪ Increase in poverty and unemployment</li> <li>▪ Problematic access routes to the R44</li> <li>▪ Uncontrolled development</li> <li>▪ R44 “uncommunicated” development</li> <li>▪ Lack of communication regarding developments/ road infrastructure planning</li> </ul>

## **2.2. DESCRIPTION OF HOW WE WANT OUR WARD TO LOOK IN 10 YEAR'S TIME (OUR VISION)**

- Satellite police station and decrease in crime.
- Clean environment – clean streets, parks and beautification of all entrances.
- Dignified living – water and electricity for all.
- Integrated housing – accommodation of high, middle and lower income groups.
- Traffic problems solved – access to town area for local residents – utilization of road from Dalzig to Jamestown.
- Satellite police station and decrease in crime
- Hiking and Mountain Bikes trails completed.
- Improved non-motorized transport and good and user friendly sidewalks.
- Community Centre and Tourism, improved clinic facilities and Library.
- A more integrated community in Ward 21.
- More crèches to accommodate the growing community.
- Direct access from the R44 to the school – improved old Valley road.

## **2.3. DESCRIPTION OF HOW WE WANT OUR WARD TO LOOK IN 5 YEAR'S TIME (OUR STRATEGIC GOAL)**

- 50 % Improvement on the following issues:
- Satellite police station and decrease in crime.
- Clean environment – clean streets, parks and beautification of all entrances.
- Dignified living – water and electricity for all.
- Integrated housing – accommodation of high, middle and lower income groups.
- Traffic problems solved – access to town area for local residents – utilization of road from Dalzig to Jamestown.
- Satellite police station and decrease in crime.
- Hiking and Mountain Bikes trails completed.
- Improved non-motorized transport and good and user friendly sidewalks.
- Community Centre and Tourism, improved clinic facilities and Library.
- A More integrated community in Ward 21.



### 3. IMPLEMENTATION PLAN

#### 3.1. KEY PRIORITIES

<i>Priority</i>	<i>Ranking</i>
Mixed use development and Infrastructure	1
Community Centre (Multi-purpose)	2
Cross community river axes project	3
Light industrial Hub	4
Pedestrian Walkways	5

#### 3.2. SMALL CAPITAL PROJECT FOR 2017/2018

<i>Project</i>	<i>Costing</i>
Mountainview solar / LED streetlights (Engineering)	
Soccer equipment (balls / cones / bibs / portable posts) (Community Services)	
Enclose Jamestown sports club house braai area (Community Services)	
Spotlights at sports club & Stellenzicht school street area (Community Services)	
Community Development	R80 000

### 3.3. 2017/ 2018 Municipal Budget for Ward 21

CP3ID	Department	Project Name	Budget 2017/2018	Budget 2018/2019	Budget 2019/2020
712972314	Electricity	Paradyskloof & Surrounding Area- Switchgear (11Kv)	-	-	4,000,000
712972400	Roads and Stormwater	Reseal Roads - Paradyskloof & Surrounding	-	-	2,000,000
712972426	Roads and Stormwater	Upgrade Gravel Roads- Jamestown	300,000	500,000	200,000
712972478	Water	Bulk Water Supply Pipeline & Reservoir - Jamestown	1,500,000	1,000,000	19,000,000
712972481	Water	Water Treatment Works: Paradyskloof	20,000,000	6,000,000	-
712972494	Sanitation	Bulk Sewer Outfall: Jamestown	13,500,000	10,000,000	7,000,000
712973344	Upgrading of Informal Settlements	Installation of water and sewer services - Jamestown	2,000,000	500,000	100,000

CP3ID	Department	Project Name	Budget 2017/2018	Budget 2018/2019	Budget 2019/2020
712973385	Roads and Stormwater	<b>Upgrade Roads - Techno Park Access Road</b>	400,000	-	-
712973459	Electricity	<b>Golf - Technopark 11kv cable</b>	-	-	18,000,000
712973470	Human Settlements	<b>Jamestown: Housing</b>	-	530,400	530,400
712972384	Sanitation	<b>Refurbish Plant &amp; Equipment - Raithby WWTW</b>	1,000,000	-	-
712973384	Water	<b>New 1 ML Raithby Reservoir Planning &amp; Design</b>	400,000	-	-

#### 4. KEY CONTACT INFORMATION RELATED TO SERVICE DELIVERY

<b>General:</b>	021 808 8111 (08:00 - 16:30 week days)
<b>Municipal 24 Hours Emergency line for all departments:</b>	021 808 8890 (week days and over weekends)
<b>Water Services:</b>	021 808 8230 or 021 808 8231 (08:00 - 16:15 week days)
<b>Electricity:</b>	021 808 8300 (08:00 - 16:15 week days)
<b>Sewerage:</b>	021 808 8250 (08:00 - 16:15 week days)
<b>Fire &amp; rescue:</b>	021 808 8888 or 021 808 8890 (24 hours)
<b>Law Enforcement:</b>	021 808 8890 (24 hours) This is not an emergency number for the <i>South African Police Service</i>
<b>Environment, Sport &amp; Facilities:</b>	021 808 8160 or 021 808 8161 (08:00 - 16:15 week days)
<b>Traffic Department:</b>	
<b>Control Room:</b>	021 808 8813 or 021 808 8800 (8:00 - 16:15 Monday - Friday) Vehicle Registration: 021 808 8807 or 021 808 8808 (8:00 - 15:30 Monday - Friday) Parking Metres: 021 808 8841 (8:00 - 15:30 Monday - Friday)
<b>Learner's Licence Appointments:</b>	021 808 8822 (Monday, Tuesday, Thursday [8:00 - 15:00] and Fridays [8:00 - 13:00]) <i>Bring: Identity Document photos x2, R68-00, Identity document</i>
<b>Licences:</b>	021 808 8822 (Monday, Tuesday, Thursday [8:00 - 15:00], Fridays [8:00 - 14:00]) <i>Bring: Identity Document photos x2, R135-00, Identity Document and Learner's License</i>
<b>Licence Renewals:</b>	021 808 8822 or 021 808 8807 021 808 8808 (Monday - Thursday [8:00 - 15:00] and Fridays 8:00 - 13:00])
<b>Traffic fine enquiries &amp; payments:</b>	021 808 8816 or 021 808 8817 (Monday – Friday 08:00 – 15:30) Cash can only be accepted at the Traffic department Bring the traffic fine and the amount that is outstanding A cheque, together with the fine or fine reference number, can also be posted to: Stellenbosch Municipality 1 Joubert Street, Stellenbosch, 7600