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CITY OF JOHANNESBURG.

NON-EUROPEAN AFFAIRS DEPARTMENT.

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M E M O R A N D U M

ON

BANTU HOUSING NEEDS IN JOHANNESBURG

IN RELATION TO

LAND AVAILABLE.

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1. This memorandum has been prepared to form a background of details against which the area covered by the tour, the points raised and the items of interest pointed out, should be considered.

2. COMPARISON OF POPULATION AND HOUSING FIGURES.

2.1 Families

Total number of permanent houses erected in Municipal Townships (Including Western Native Township and Eastern Native Township)	53,642	
Number of families living on serviced sites in temporary shacks	2,905	
Pimville stands 1,137 occupied by an estimated 7,004 families	<u>7,004</u>	
ESTIMATED TOTAL NUMBER OF FAMILIES:	<u>63,551</u>	
On basis of 5.5 persons per family, number of persons		349,530

2.2 Single males living in Municipal Hostels:

In City	9,909	
In Townships	<u>12,524</u>	<u>22,433</u>

2.3 SUMMARY OF POPULATION IN MUNICIPAL ACCOMMODATION ADMINISTERED BY NON-EUROPEAN AFFAIRS DEPARTMENT: 371,963

2.4 In addition the following numbers must be added to arrive at the total Bantu population of the city:

Cleaners and Domestic Servants in flats, hotels and private homes	107,617	
Municipal compounds	<u>11,691</u>	<u>119,308</u>

2.5 TOTAL UNDER COUNCIL'S CONTROL: 491,271

2.6 To arrive at the total Bantu population for the metropolitan area of Johannesburg, the following must be added -

Bantu Resettlement Board	71,044	
Mineworkers in Municipal area	<u>29,303</u>	<u>100,347</u>

2.7 GRAND TOTAL FOR JOHANNESBURG METROPOLITAN AREA: 591,618  
(SAY 600,000)

2.8 This memorandum naturally deals only with the population under the jurisdiction of the Johannesburg City Council.

2.9 In terms of the "Locations-in-the-Sky" legislation the total number of male Bantus housed under licence in the City area has been decreased by 3,456 over the last four years. During this period, however, 800 new buildings were erected in the City, of which 500 were flat buildings. To provide labour for these new buildings, new licences had to be granted. In comparison with 1956, therefore, the position today reflects as follows:-

		<u>Males.</u>	<u>Females.</u>
1956		23,452	5,866
1960		<u>22,539</u>	<u>9,678</u>
<u>Nett effect:</u>	minus	<u>913</u>	plus <u>3,812</u>

2.10 At the present time the Council is reconsidering licences granted to Sports Clubs and hopes to be able to reduce this category by approximately 350 Bantu males who will then be moved to the Jabulani Hostel. Jabulani (which is this Department's newest hostel) still has accommodation for 1,300 Bantu males. Absorbing the approximate 350 mentioned above, it is hoped to fill the remaining accommodation by the removal of Bantu males employed on non-essential services in the City and who are presently accommodated in City hostels. The accommodation becoming available in the hostels as a result of these removals will be utilised to accommodate males employed in essential services and housed under licence in hotels and boarding houses in the City.

2.11 At the moment the three main hostels (Wemmer, Wolhuter and Denver) house 3,861 Bantu males employed on essential services and 5,347 employed on non-essential services.

2.12 Backyard licences have been reduced from 1,450 to 317 over the past four years.

2.13 The provision of existing housing and the essential township amenities in the South Western Areas has meant the spending of well over £19-million of which more than £7-million was spent on services alone such as sewerage, roads and electricity. With the experience gained in the building of houses in the Townships the average cost per four-roomed detached house is today estimated at £190 (comprising £110 material and £80 Bantu labour).

2.14 Over and above essential services, the Council has spent well over £400,000 to date in providing leisure time recreational facilities, both indoor and outdoor, in beautification of the Townships through the planting of some 18,000 street trees and 42,000 fruit trees, and the establishment of sports fields and children's playgrounds. Details of the past and anticipated development in this connection appear in Appendix A. Children's playgrounds have been so spaced that no child has further than half a mile to go to the nearest playground. Appendix B illustrates this statement with a half-mile radius drawn round each playground.

### 3. FUTURE HOUSING REQUIREMENTS.

In estimating the Council's total housing requirements for the next ten years, the following groups must be considered:-

<u>S o u r c e .</u>	<u>No. of Families.</u>
Normal waiting list (as at 30th November, 1960) (for details please see <u>Appendix C</u> ) .....	7,125
Ex Pimville .....	7,004
(Although the Council's original estimate of the number of families in Pimville was 4,400, a house to house survey conducted this year proved this figure to be 7,004).	
Ex Western Native Township .....	2,278
Ex Newclare .....	107
Ex Alexandra Township (Estimated vide <u>Appendix D</u> )	1,750
Normal increase in number of families, estimated on the basis of past surveys to be approximately 2,000 per annum. For 10 years .....	20,000
<u>TOTAL:</u>	<u>38,264</u>

4. LAND NOW AVAILABLE FOR FUTURE HOUSING.

The land immediately available to the Council is the following:-

<u>DESCRIPTION</u>	<u>CAPACITY</u> (No. of Families)
Moroka .....	3,000.
Albertynsville-Avalon (Chiawelo Ext. No.2; Mapetla Ext. No. 1) .....	4,200
South of Orlando and North of the Potchefstroom Road .....	3,000
Vacant sites in existing Townships (self- builders sites) .....	<u>650</u>
TOTAL:	<u>10,850</u>

5. ADDITIONAL LAND WHICH THE COUNCIL MAY BE ABLE TO OBTAIN:

5.1 Three areas west of the main Cape railway line (near Moroka) could be bought although not altogether suitable and of limited capacity. These areas are:-

Portion B of P (north of the Potchefstroom Road). Coloured pink on sketch plan - <u>Appendix E.</u> (110 acres) .....	Capacity	660 families.
Portion B of F (south of Potchefstroom Road). Coloured green on sketch plan - <u>Appendix E.</u> (120 acres) .....	Capacity	720 "
Various small portions (south of the Potchefstroom Road and allowing the required buffer area). Coloured blue on sketch plan - <u>Appendix E.</u> (85 acres) .....	Capacity	510 "
<p>(If buffer area is waived a total of 190 acres will become available which will permit of <u>1,140</u> houses being built. Coloured blue and yellow on the sketch plan - <u>Appendix E.</u>)</p>		
TOTAL CAPACITY:		<u>1,890 families.</u>

5.2 Land south of the Council's existing Township of Naledi on the farm Klipriviersoog (i.e. including Protea - if it is to be used for Bantu instead of Coloured occupation) (1,500 acres) ..... Capacity 9,000 families.

5.3 Remainder of Meadowlands Hostel site (if made available to the Council by the Resettlement Board) ..... Capacity 560 "

5.4 Western half of Meadowlands. On this land housing for 3,220 families can be provided if made available to the Council. It is understood, however, that there are certain mining restrictions in regard to the use of this land for housing purposes.

5.5 Land west of Roodepoort Municipality's "Dobsonville" and north of the Council's existing holdings on the farm Doornkop 239 (1750 acres) which could be utilised for 10,500 houses. (The major portion of this land, however, is owned by Rand Mines Ltd., and it is understood that the Company is not prepared, at this stage, to sell any additional land in this area).

11,450

5.6 The total capacity of the land available under this heading will therefore provide for the housing of..... 11,450 families.  
(If it should be possible to obtain the land referred to in paragraphs 5.4 and 5.5 an additional 13,720 houses could be constructed.)

6. SHORTFALL.

6.1 The Council's problem is thus clearly illustrated by the figures quoted above, viz.:-

Families to be housed during the next ten years  
(paragraph 3) ..... 38,264

Capacity of land (i.e. number of sites):-

Now available to Council .....	10,850	
Which the Council may be able to obtain .....	<u>11,450</u>	<u>22,300</u>
<u>Nett</u> Shortfall over the next 10 year period: .....		<u>15,964</u>

(Even if the Council is able to obtain the Doornkop 239 and Meadowlands sites - paragraphs 5.4 and 5.5 above - there would still be a shortfall of 2,244 sites).

6.2 To aggravate the problem, the bulk of future housing will have to be provided beyond the western and south-western extremities of the existing Townships (i.e. on the farms Doornkop and Klipriviersoog) and also well beyond the existing rail terminus at Naledi. Already a distance of **38** miles must be travelled daily by the inhabitants of these most westerly Townships (e.g. Emdeni). Apart from the inconvenience of such travel, the cost thereof is not inconsiderable in the Bantu's budget. For the purpose of sound administrative relationships with the Bantu people of these outlying Townships, it is therefore strongly felt that all available land nearer to transport and other facilities should first be utilised before expansion westward is continued.

7. SUGGESTED ALLEVIATION OF PROBLEM.

7.1 The Council owns a considerable piece of land south of Orlando East on the farm Klipspruit 318 which extends right down to the European-owned Nancefield Smallholdings. By virtue of its situation, this land is well suited for township purposes being near existing rail, sewerage, water and electricity facilities.

7.2 Plans for developing a portion of this land as far as the Potchefstroom Road are now in hand.

7.3 Following the deproclamation of the existing Potchefstroom Road, this road will become a normal Bantu Township Road. In these circumstances it is felt that certain land south of it could be used to alleviate the shortage of building land particularly as it can be laid out with a buffer strip well in excess of the stipulated 500 yards between the township and the Nancefield Smallholdings.



7.4 By demolishing the existing Pimville Location and developing the land between the Potchefstroom Road to an imaginary line C from east to west as indicated on the sketch plan, Appendix E, 650 acres will become available on which housing for 3,900 families could be provided.

7.5 If the development is planned between the Potchefstroom Road and the imaginary line B on the sketch plan, Appendix E, 340 acres (capacity 2,040 houses) will become available.

7.6 Development to line A on the sketch plan - Appendix E - will give the Council 155 acres with a capacity for 930 sites.

7.7 Apart from the obvious benefits of township development on the land under discussion, additional amenities in the form of the large Government schools existing on the northern side of Pimville must weigh very heavily in favour of using this land for township purposes.

7.8 In the removal of Western Native Township (2,278 families) and Pimville (7,004 families) the Department of Bantu Education will be involved in considerable expenditure in the provision of new schools. It is estimated that 162 classrooms will be required for the families which are to be removed. On an arbitrary (conservative) figure of £600 per classroom, £97,200 will have to be found for new schools. Retention of existing schools in Pimville will avoid £35,400 of this additional expenditure.

## 8. CONCLUSION

The foregoing paragraphs illustrate the problems facing the Council's Non-European Affairs Department in regard to Bantu housing over the next ten years. It is hoped, therefore, that the details furnished and the points mentioned in support of the Council's request to develop the land on farm Klipspruit 318, will be sympathetically received by the Hon. the Minister, as the Council is convinced that such support would materially contribute to the creation and retention of a better climate for Bantu administration in Johannesburg.

JOHANNESBURG.  
9th December, 1960.

W. J. P. CARR.  
M A N A G E R.

JCaV/WVS.

APPENDIX "A".

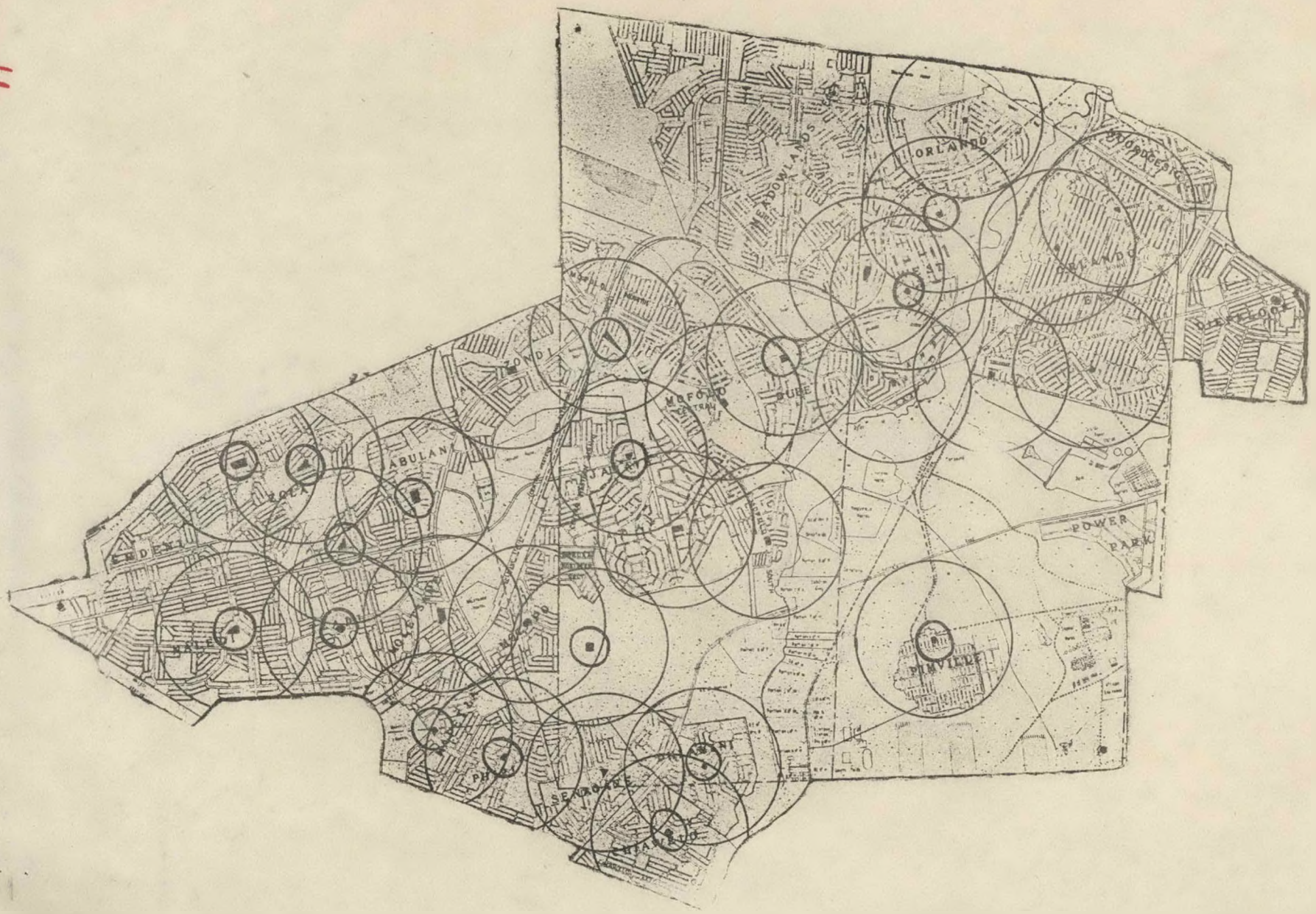
RECREATION FACILITIES : BANTU TOWNSHIPS.

Type of Facility.	Total in Existence.	Approximate Cost.	Requirements during next Five Years		
		£.		£	
Stadia.	3	37,000 Orlando. 20,000 Moroka/ 150,000 Bantu Sports Ground.	2 Stadia	@ 48,000	
Enclosed Sports Field	1	2,500	2 Enclosed Sports Fields.	5,000	
Sports Fields.	71	12,000	20 Sports Fields	@ 3,000	
Basketball Courts.	53	2,500	25 Basketball Crts	@ 1,200	
Swimming Baths.	1	33,750	3 Swimming Baths	@ 45,000	
Concrete Cycling Tracks	2	7,000	1 Concrete Cycling Track.	@ 4,000	total
Tennis Courts.	32	8,000	20 Courts.	@ 5,000	"
American Outdoor Basketball Courts.	4	600	4 Courts.	@ 600	"
Club Houses.	24	20,000	5 Club Houses.	@ 4,500	"
Recreation Halls.	5	25,000	1 Recreation Hall	@ 5,000	"
Playgrounds with Equipment	33	27,000	2 Large Playgrounds	@ 4,000	"
Skittle Alleys.	6	2,400	2 Skittle Alleys	@ 800	"
Dance Arenas.	3	12,000	1 Dance Arena	@ 4,000	"
Athletic Tracks.	4	1,000 (3 in Stadia)	2 Athletic Tracks	@ 500	"
Change Rooms/Conveniences	8	11,000	10 Change Rooms.	@ 14,000	"
Valley Development.		2,000			
		<u>£373,750</u>		<u>£144,600</u>	

MAJOR HORTICULTURAL FACILITIES : BANTU TOWNSHIPS.

Parks (including valley development).	12	17,600	4 Major Parks + minor parks & valley development.	
Street Trees.	18,000	8,150	Street Trees.	3,000 p.a.
Fruit Trees.	42,000	3,775	Fruit Trees.	10,000 p.a.
		<u>£29,525</u>		

Appen. B



APPLICANTS ON WAITING LIST FOR HOUSING AS AT 30TH NOVEMBER, 1960.  
AANSOEKERS OM BEHULSING OP WAGLYS OP 30 NOVEMBER, 1960.

Appendix C.  
Bylae

Address of Applicant. Adres van Applikant.	NGUNI.	SOTHO.	OTHERS. ANDER.	TOTAL, TOTAAL.
Kliptown	9	28	353	390
Molapo	9	61	15	85
Zondi	71	11	12	94
Tladi	5	136	4	145
Zola	200	22	14	236
Orlando	440	461	330	1231
Senaoane	71	70	13	154
Jabulani	67	12	8	87
Naledi	24	191	35	250
Dhlamini	55	37	12	104
E.N.T.	37	29	28	94
W.N.T.	103	147	56	306
*Pimville	* 92	124	190	406
Phiri	69	77	26	172
Mofolo	186	63	80	329
Emdeni	15	35	0	50
Moletsane	8	124	7	139
Mapetla	34	89	14	137
Hostels	33	36	36	105
Jabavu	166	206	237	609
Chiawelo	14	10	392	416
Dube	35	63	31	129
Meadowlands	32	54	59	145
Sub-tenants removed ) from Moroka )	45	69	109	223
Sub-huurders uit ) Moroka verwyder )				
Employer's address ) Werkgewer se adres )	558	437	500	1495
TOTAL TOTAAL	2378	2592	2561	7531
* Less Pimville * Minus Pimville	* 92	124	190	406
TOTAL : TOTAAL:	2286	2486	2371	7125

EMPLOYMENT AND HOUSING OF NATIVES FROM ALEXANDRA.

As a result of the application of the Resettlement Act to Alexandra Township the Council will in the near future be obliged to find accommodation on a family basis for an unknown number of Natives who are at present resident at Alexandra but in lawful employment in this area.

The Natives Resettlement Board, in consultation with the Peri-Urban Areas Health Board, has determined the 3rd February, 1958, as the date by which all applicants for resettlement should have been in Alexandra in order to qualify for accommodation in Meadowlands or Diepkloof, either on a single or family basis. Although this date appears to be a reasonable one, experience in respect of the removal of families from Sophiatown and Newclare indicates that there will be workers whose families do not, for one or other reason, qualify for housing under the resettlement scheme but qualify in terms of the Council's housing policy. In fact, applications for accommodation on a family basis are already being received from workers whose families are in Alexandra but do not qualify for resettlement. In most of these cases the heads of these families have been authorised to take up hostel accommodation in Meadowlands.

It is impossible to estimate how many families may eventually be the responsibility of the Council but the Peri-Urban Areas Health Board agrees that there are still from 12,000 to 15,000 Natives employed in Johannesburg but resident in Alexandra.

It is anticipated that the Council may well have to house between 1,500 and 2,000 families from Alexandra when the Board completes its operations in that area. It will be recalled that with the clearing of Sophiatown by the Resettlement Board, the Council was called upon to house 1,248 families who did not qualify for resettlement by the Board but who were entitled to accommodation in Johannesburg.

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/MB.  
6.12.60.

# KLIPSPRUIT

# KLIPSPRUIT

## JABAVU

### 298

### 318

SCALE: 1:25,000

## MOROKA

120 AC

110 AC

85 AC

PROPOSED

## PINVILLE

### EXT

155 AC

185 AC

310 AC

135 AC

60 AC

20 AC

400  
400  
400  
750  
150-250  
500

YARDS

Portion 78

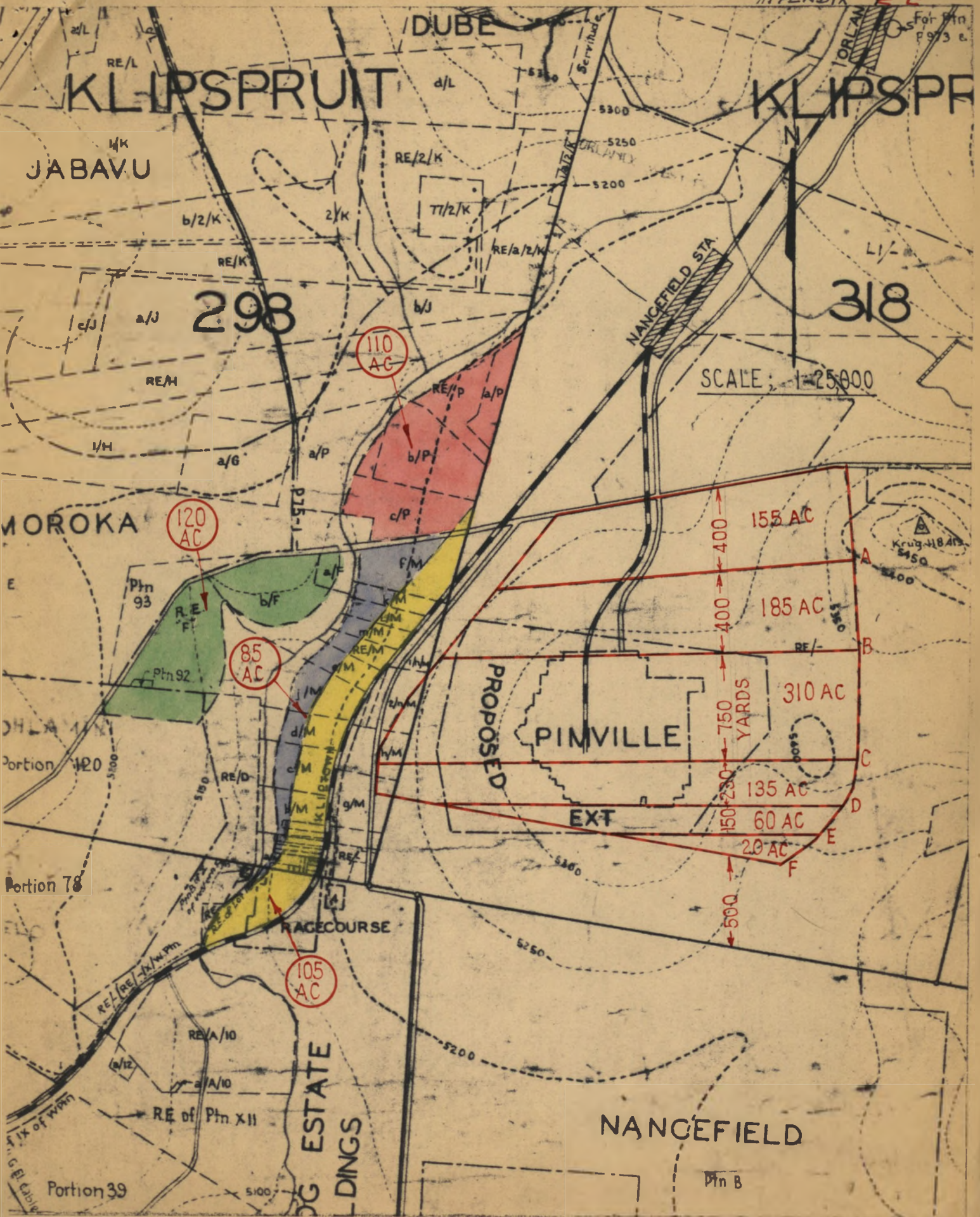
105 AC

## OG ESTATE -DINGS

## NANCEFIELD

Portion 39

Ptn B



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