

CONFIDENTIAL.

A14/24 Director
LEWIS A1132
C364.
198TH MEETING OF THE BOARD.

No Documents C.364.
BANTU RESETTLEMENT BOARD.

Minutes of the 198th meeting of the Board held in the Small Committee Room, City Hall, Johannesburg, at 9.30 a.m. on Friday the 4th December, 1970.

PRESENT:

Mr. W.H.L. Heckroodt	(Chairman)
Mr. J.H. van der Walt	(Member)
Mr. G.J. van der Merwe	(Member)
Mr. R.G. Thomas	(Member)
Mr. M.G. Lötter	(Member)

ALSO PRESENT:

Mr. P.A.G. Gray	(Chief Bantu Affairs Commissioner, Witwatersrand)
Mr. D.A. Collier	(Deputy Bantu Affairs Commissioner, Witwatersrand)
Mr. G.I. Nel	(Bantu Affairs Commissioner, Johannesburg)
Mr. J.J. Dippenaar	(Board's Control Inspector of Works)
Mr. W.J. van den Heever	(Accountant of the Board)
Mr. N.A. Burmeister	(Administrative Control Officer, Bantu Townships)
Mr. S.W.B. Brits	(Administrative Control Officer, Administration)

STAFF:

Mr. B.F. Naudé	(Secretary)
Mr. V.E. Breetzke	(Committee Clerk)

APOLOGIES:

Mr. P.Z.J. van Vuuren, M.P.
Mr. I.P. van Onselen
Senator E. Cuyler
Mr. J.G. van der Merwe
Mr. C.P. Venter
Mr. E.P. van Niekerk

5/10/71
29.12.71

ITEM 1:

Minutes of the 197th meeting of the Board.

(i) Confirmation.

Mr. Lötter requested that paragraph 5 on page 4 of the minutes be deleted and substituted by the following new paragraph:

" In antwoord op 'n vraag van die Voorsitter meld mnr. Lötter dat sover sy kennis strek daar 'n ministeriële versoek was met betrekking tot veranderings wat moontlik aan die Diepkloof tehuis aangebring sal moet word, maar dat hy sal vasstel of dit aan die Raad oorgedra is."

He also referred to the second paragraph of item 1(5) of the minutes and requested that the word "persoon" be deleted and replaced by "gesin".

APPROVED.

N.9/9/3/14

N.9/7/2.

The minutes of the 197th meeting of the Board, as circularised to members and amended, were then taken as read and confirmed.

(ii) Matters arising from the minutes.

(1) Removals.

The following removals were effected:-

(a) Period 27th to 30th November, 1970.

(i) From Alexandra.

Nil. The following removals will take place during February, 1971.

(ii) From Municipal Areas.

16 single males to Diepkloof hostel.

(b) Period 1st to 3rd December, 1970.

No removals.

The position in regard to the resettlement of Bantu as at the 3rd December, 1970, was therefore as follows:-

(a) MEADOWLANDS.

15,566 families in	15,566	houses.
2 families in letting scheme houses sold	2	houses.
20 "on site" traders in	20	houses.
136 single women in	81	houses.
Total number of houses occupied	<u>15,669</u>	houses.

(Zones 1 to 7/8 12,064 families
 Zones 9 and 10 3,605 families)

(The total of 15,669 families include:-

- 3,004 families resettled from Alexandra,
- 2,263 families resettled from Municipal Areas,
- 309 families resettled from Klipriviersoog and
- 153 families resettled from Racecourse)

(b) DIEPKLOOF.

(i) House-ownership scheme.

193 families in 193 houses.

(Of this total 32 families were resettled from Alexandra)

(Originally 205 houses; 12 houses have been repurchased by the Board.)

(ii) Letting scheme: Houses sold.

17 families in 17 houses.

(iii) Letting scheme.

10,404 families in 10,404 houses.

(Progressive number of families resettled:-

From Alexandra	7,386
From Municipal Areas	1,992
From Klipriviersoog	1,154 and
From Racecourse	45

(c) SINGLE MEN.

- (i) Meadowlands Hostel 10,316
- (ii) Diepkloof Hostel 3,912
- (iii) Municipal Hostels 441

(Progressive total single men resettled:-

(Progressive total single men resettled:-

From Alexandra	3,737
From Klipriviersoog	245
From Racecourse	53
From S.A.R. Compounds	3,708
From "Locations-in-the-Sky"	1,000)

The Secretary reported that there were 21 vacant houses in the Nguni section of Zone 10, Meadowlands-West.

In reply to a question by Mr. van der Walt, the Secretary stated these houses are reserved for occupation by Nguni families which have still to be removed from Alexandra.

(2) Construction of Houses: Department of Community Development

The Secretary tabled letters received from the Secretary for Community Development requesting the Board to undertake the construction of the following houses:-

- (i) 175 houses for Indians at Lenasia at an estimated cost of R924,535-00.
- (ii) 22 houses for Coloureds at Bosmont at an estimated cost of R94,920-00.

In the letters it is stated that if it is not possible to carry out the work at the estimated costs mentioned, the Board should indicate the costs at which it was prepared to build these houses. This matter was referred to the Board's Control Inspector of Works whose estimates will be submitted to the Board in due course for the necessary approval.

NOTED.

12/20/2(3)

12/20/2(4)

(3) Diepkloof Hostel: Accommodation.

The Secretary referred to item 1(i) of the minutes of the 197th Board meeting in connection with proposed discussions with the Deputy Minister of Bantu Administration and Development. He stated that discussions with Dr. P.G.J. Koornhof, M.P. took place on the 1st December, 1970, and were attended by the Chairman, Mr. van Vuuren, officials of the Department concerned and himself. The standard of hostel accommodation at Diepkloof was discussed and it was decided that improvements in the standard of accommodations were necessary and proposals in this regard would be favourably considered by the Department. Several proposals were suggested e.g. the possibility of increasing the number of single rooms, accommodating a smaller number of persons in rooms, the provision of better type beds and the improvement of toilet facilities etc. The present dormitories housing 16 persons could be converted into rooms, two housing four persons each and the other accommodating eight persons.

This arrangement would provide the inmates with more privacy and companionship. Another proposal was that the present bed lockers be removed and replaced by conventional beds, and also that steel lock-up cabinets be provided for the storage of clothes and personal effects.

The Secretary stated further that arising from these discussions he had requested the Board's Control Inspector of Werks to prepare plans incorporating the suggested improvements. These plans will in due course be tabled for the Board's consideration.

The Chairman stated that the consensus of opinion was that a variety of accommodation should be provided with the emphasis on a higher standard, for Bantu domestic servants who generally speaking have been accustomed to a standard of accommodation in European backyards which is different to that at present being provided in the hostels.

Mr. van der Walt pointed out that from a housing point of view a change in standards will probably lead to an increase in the per capita costs of construction.

The Chairman, in reply to Mr. van der Walt, stated that if the costs of the adjustments warrant it consideration will have to be given to increasing the hostel fees.

NOTED.

N.9/9/3/14

The Secretary reported that according to his information the Deputy Minister of Bantu Administration and Development would shortly be having discussions with officials of the Johannesburg City Council regarding the removal of Bantu from the European area of Johannesburg to hostels. The question of priorities would also receive attention at these discussions.

NOTED.

N.9/9/3/14

(4) National Road: Diepkloof.

The Secretary referred to item 1(6) of the minutes of the 197th Board meeting concerning the planned national road past Diepkloof and its effect on the proposed purchase by the Board of certain ground from Messrs. Crown Mines. He stated that the mine authorities had requested an interview with the Deputy Minister of Bantu Administration and Development to discuss their new proposal for an alteration in the existing planned position of the national road in question. On invitation of the Deputy Minister, the Chairman and he attended the meeting on the 3rd December, 1970. At the discussions the mine authorities tabled proposals and plans in this connection.

The Chairman stated that the Deputy Minister and the mine representations agreed that the latter would submit their proposals in writing. It was also agreed that these proposals would be submitted to the Board for its consideration in so far as effects its areas. To elaborate on the proposals at this stage would serve no purpose. When the proposals are received they will be tabled for discussion by the Board. This information is furnished merely to keep the Board informed of the latest developments.

NOTED.

N.9/12/2/8

ITEM 2: Progress Report.

Mr. Noach, on behalf of the City Engineer, City Council of Johannesburg, reported the following progress during the month:-

- (i) Stormwater drains: Zones 9 and 10, Meadowlands West. and Diepkloof hostel.

Link stormwater drain (Project No. 98)	84% complete
Rudimentary stormwater drainage (Project No, 92)	90% complete
Hostel stormwater drain	80% complete.

- (ii) Construction of Roads: Meadowlands and Diepkloof.

Meadowlands.

Nil.,

Diepkloof.

Road No. 11	95% complete
Roads at hostel	80% complete.

- (iii) Standard of Building Construction: Meadowlands-West and Diepkloof Hostels.

The usual inspection of houses under construction in Diepkloof (Zone 3) as well as the dormitories being built at the Diepkloof hostel took place on the 3rd December, 1970, in the presence of the Board's Inspector of Works.

No further work has been completed since the previous inspection.

A report on the houses under construction in Zone 9, Meadowlands-West, would be included in the January, 1971 inspection report.

- (iv) Baragwanath Hospital: Bus Terminus (Project No. 125).

The latest proposal in connection with the overhead bridge has been received from the Transvaal Department of Works. It involves the positioning of the pedestrian bridge to a point east of the previous proposed siting. The Traffic Department's comments and the Council's approval of the plan is awaited. He tabled the relative plan for the Board's information.

NOTED.

N.9/9/5/14

...../7

Mr. Dippenaar the Board's Control Inspector of Works, reported the following progress:-

(v) Construction of Houses and other buildings: Meadowlands, Diepkloof, Lenasia and Eldorado Park.

(a) Houses Meadowlands West.

	<u>As at</u> <u>30.10.70</u>	<u>As at</u> <u>30.11.70</u>	<u>Progress.</u>
Planned	3,654	3,654	-
Set out	3,654	3,654	-
Concrete foundations	3,654	3,654	-
Brick foundations	3,654	3,654	-
Floors filled	3,654	3,654	-
Floors completed	3,654	3,654	-
Brickwork above sills	3,654	3,654	-
Window sills	3,654	3,654	-
Brickwork to sills	3,654	3,654	-
Roofed	3,654	3,654	-
W.C. Suites and Plumbing	3,654	3,654	-
Painted	3,654	3,654	-
Glazed	3,614	3,630	16
Houses completed	3,614	3,630	16

24 houses remain to be completed.

(b) Houses: Diepkloof (On sites previously set aside for home-ownership scheme)

	<u>Zone 3</u>	<u>Zone 6.</u>
Planned	20	131
Commenced	20	10
Completed	-	-

(c) Houses: Diepkloof (House-ownership scheme)

195 houses have to date been completed by the Board on behalf of owners; 10 houses were built by the owners.

(d) Public and other buildings: Meadowlands, Diepkloof, Lenasia and Eldorado Park.

(i) Meadowlands.

	<u>As at</u> <u>12.11.70</u>	<u>As at</u> <u>30.11.70</u>	<u>Progress</u>
School on Site 55A, Zone 2, (10 classrooms)	25%	45%	20%
School on Site 760, Zone 6, (10 classrooms)	15%	35%	20%
School on Site 2031, Zone 9, (10 classrooms)	22%	33%	11%
Garataker's house at School on Site 2031, Zone 9	29%	37%	8%

(ii) Diepkloof.

	As at <u>12.11.70</u>	As at <u>30.11.70</u>	Progress
School on Site 2062A, Zone 2, (10 classrooms)	100%	100%	complete
School on Site 3855, Zone 3, (5 classrooms)	85%	95%	10%
Polyclinic	73%	83%	10%
Community Hall	51%	58%	7%

Diepkloof Military Camp.

28 flats previously completed.

(e) LENASIA: (For Department of Community Development).

(i) Development Board: (Luxury Houses).

Scheme of 153 houses previously completed.

(ii) Development Board: (Rainbow Valley type Houses).
Lenasia Extension No. 5.

Scheme of 141 houses previously completed.

(iii) Development Board: (Commission type Houses) :
Lenasia Extension 3: Contract 146/49.

	As at <u>3.11.70</u>	As at <u>24.11.70</u>	Progress
Planned	330	330	-
Commenced	330	330	-
Completed	57	77	20

(iv) Development Board: Commission Type Houses): Lenasia
Extension: Contract 140/68 (373 houses)

This scheme has already been completed.

(v) Development Board: Sub-economic Houses.

Scheme of 200 houses previously completed.

Economic Houses:

	As at <u>3.11.70</u>	As at <u>24.11.70</u>	Progress
Planned	348	348	-
Commenced	55	88	33%
Completed	-	-	-

(f) Eldorado Park: (Economic and Sub-economic houses for Coloureds.

1,402 houses previously completed.

(vi) Erection of Hostels: Diepkloof.

To date 4,064 beds and 178 single rooms have been completed.

(vii) Maintenance of Buildings: Meadowlands and Diepkloof.

(a) Meadowlands.

Houses completed to 31.10.70	853
Houses completed to 30.11.70	1,108
Progress ...	<u>255</u>

(b) Diepkloof.

Houses completed to 31.10.70	10,171
Houses completed to 30.11.70	10,289
Progress	<u>118</u>

(viii) Beautification of Meadowlands and Diepkloof.

Routine maintenance of parks, gardens and the main sportsfield has been carried out. Grass has been planted at the hostel and work is proceeding on the gardens at the Board's New Canada offices.

Work on the laying of kerbing is progressing, 900 ft. having been laid in Meadowlands and 1051 ft. in Diepkloof.

The Chairman stated that the kerbing prevented damage to pavements and roads by stormwater and also improved the appearance of the townships.

ITEM 3:

Confirmation: Minutes of the 109th Report of the Sub-committee dealing with the allocation of trading, Residential and Church sites.

The Secretary referred to the year "1970" in the heading of item 1 of the abovementioned report and requested that it be amended to read "1971".

APPROVED.

In reply to a question by Mr. van der Walt, who referred to item 2 of the report, the Secretary stated that the Board's houses were provided with short asbestos chimneys through the roofs. The result was that stove pipes went up inside the kitchen. Many tenants, however, prefer an outside chimney and most of the plans for chimneys approved by the sub-committee fall within this category.

Mr. Noach stated that as far as the Council's areas were concerned it had been decided that (i) all chimneys in new houses be constructed straight and protruding 2 feet higher than the top of the roof of the house (ii) in the course of maintenance, where it is necessary to replace chimney pipes, the chimney pipes in the Council's existing houses in Soweto be replaced by ones which project the chimney pipe 2 feet higher than the top of the house and (iii) no alteration to the position of existing chimneys be allowed, except as indicated in (i) and (ii). This decision was taken to make smokeless stoves effective when installed.

The Secretary referred to item 1(6) of the minutes of the 246th meeting of the Executive Committee and stated that he had received a report from the Director of the Johannesburg City Council's Non-European Affairs Department concerning the installation of smokeless stoves in its Bantu Townships. The points mentioned by Mr. Noach are incorporated in this report. He has forwarded a copy thereof to the Board's Control Inspector of Works with the request that in future only plans for chimneys which are also suitable for the installation of smokeless stoves, be submitted for approval.

NOTED.

N.9/9/3/1(7)

The Chairman referred to the rentals laid down for the various types of shops in the Board's townships. He stated that he was working on a new scale of rentals and would in due course table his proposals for the Board's approval.

NOTED.

N.9/6/2

N.9/11/2

The minutes of the 109th report of the sub-committee, as circularised to members and amended, were then taken as read and confirmed.

ITEM 4:

General.

- (1) Payment of Accounts for construction of roads etc: Johannesburg City Council.

The Secretary tabled the following accounts received from the City Treasurer (Johannesburg) for approval of payments:-

Construction and maintenance of roads and other services for period 2/30.6.70	R7,063.29
and 1/31.7.70	R4,688-89
		<u>R11,752-18</u>

The Accountant of the Board has checked the accounts and certified them correct.

Discussed and resolved: THAT THE ACCOUNTS AMOUNTING TO R11,752-18 BE PAID BY THE BOARD.

N.4/1/3

(2) School facilities: Diepkloof.

The Secretary referred to item 4 of the minutes of the 248th meeting of the Executive Committee concerning the provision of additional school sites in Meadowlands to cater for a sub-division of the existing ethnic grouping. He tabled minute No. B.13511 dated 1st December, 1970, received from the Inspector of Bantu Education (Rand Central Circuit) requesting the Board to (i) provide a school site for the North-Sotho in Zone 3, Diepkloof, and (ii) erect thereon a new higher primary school of ten classrooms.

The Secretary stated that there were no vacant sites available for allocation and the only solution is to sub-divide existing large school sites. School site No. 4140, Zone 3, on which there is already a lower primary school for the North-Sotho, can be suitably sub-divided so that a further school can be erected on the site. Between this site and the site of the existing Diepkloof secondary school (No. 3855) is a 40ft. pedestrian thoroughfare. By reducing this thoroughfare to approximately 10 ft., which the Board's Control Inspector of Works considers adequate, and adding portions thereof to site No. 4140, the existing lower primary site will be 1.22 morgen in extent and that of the proposed new higher primary site (No. 4140A) 1.83 morgen.

The Secretary tabled a plan reflecting these proposals, which have been discussed with the Inspector of Bantu Education (Rand Central Circuit) and are supported by him.

The Chairman agreed that the only solution to the problem appeared to be in an alteration of the planning. He recommended that the proposals and relative plan be approved and that the request for the erection of the new school be considered upon receipt of the Department of Bantu Administration and Developments approval of the alteration to the planning.

APPROVAL.

N.9/10/2

(3) Civil claim for compensation: Assault: Kenneth Sesohka.

Mr. Lötter referred to item 1(5) of the minutes of the 248th meeting of the Executive Committee where it was decided to defend Kenneth Sesohka's claim against the Board for R1,000 damages for alleged assault by one of its employees. He asked that the Board reconsider its decision in the light of the Deputy State Attorney's comments. His reasons being that (i) one of the witnesses who witnessed the alleged assault and did not give evidence at the criminal hearing will probably be called as a witness in the civil action and thereby strengthen plaintiff's case against the Board (ii) the R200-00 requested in settlement will probably be less than the final legal costs involved and (iii) a claim in a civil action is more likely to succeed as the finding is based on a balance of probabilities whereas in a criminal court the charge must be proved beyond a reasonable doubt. He recommended that the Board offer Kenneth Sesohka R200-00 plus costs in full and final settlement of his claim.

Mr. Gray, in supporting Mr. Lötter, stated that there was every possibility that the judgement would go against the Board in which case it would be faced with damages and costs exceeding the amount of R200-00.

Messrs. Thomas and van der Merwe agreed with the views expressed above.

Discussed and Resolved: THAT (i) THE BOARD'S DECISION TO DEFEND THE CIVIL ACTION BE RESCINDED (ii) THE BOARD IS PREPARED TO OFFER PLAINTIFF KENNETH SESOHKA THE AMOUNT OF R200-00 PLUS COSTS IN FULL AND FINAL SETTLEMENT OF HIS CLAIM AND (iii) THE DEPUTY STATE ATTORNEY BE INFORMED ACCORDINGLY.

N.7/13/2

ITEM 5: Time, date and place of next meeting.

(i) Board meeting:

9.30 a.m. in the Small Committee Room, City Hall, Johannesburg, on Friday the 29th January, 1971.

(ii) Executive Committee meeting:

9.30 a.m. in Room 105, Armadale House, 261 Bree Street, Johannesburg, on Friday the 15th January, 1971.

The Chairman in closing the meeting paid tribute to members and staff for their loyal support and co-operating during the year. He conveyed seasonal greetings to them and their families.

Mr. van der Walt, on behalf of Board members, wished the Chairman and all those present a happy Xmas and a prosperous New Year. He expressed his thanks for the conscientious way in which members and staff carried out their duties and for the friendly atmosphere in which the meetings of the Board were conducted. It was his wish that the Chairman long be spared to guide the Board in its important work.

The meeting closed at 10.45 a.m.

CONFIRMED

.....

C H A I R M A N.

.....

S E C R E T A R Y.

P.O. BOX 9848,
JOHANNESBURG.

14th December, 1970.

Collection Number: A1132

Collection Name: Patrick LEWIS Papers, 1949-1987

PUBLISHER:

Publisher: Historical Papers Research Archive, University of the Witwatersrand, Johannesburg, South Africa

Location: Johannesburg

©2016

LEGAL NOTICES:

Copyright Notice: All materials on the Historical Papers website are protected by South African copyright law and may not be reproduced, distributed, transmitted, displayed, or otherwise published in any format, without the prior written permission of the copyright owner.

Disclaimer and Terms of Use: Provided that you maintain all copyright and other notices contained therein, you may download material (one machine readable copy and one print copy per page) for your personal and/or educational non-commercial use only.

This collection forms part of a collection, held at the Historical Papers Research Archive, University of the Witwatersrand, Johannesburg, South Africa.