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MR. MNR. Collins

25 JUL 1966

→ COUNCILLOR P.R.B. LEWIS.
COUNCILLOR J.F. OBERHOLZER MPC.
CITY TREASURER.
CITY ENGINEER (for attention Mr. Hooper & Mr. Reinecke.)
MEDICAL OFFICER OF HEALTH.
MANAGER
NON-EUROPEAN AFFAIRS DEPARTMENT.
CHIEF OFFICER, COLOURED & ASIATIC DIVISION.

MEETING BETWEEN THE MANAGEMENT COMMITTEE
AND THE NIEMAND STATE COMMITTEE : APRIL 1966.

.....
I enclose herewith, for your information,
a copy of the minutes of the abovementioned meeting,
which was held in Pretoria on the 10th April 1966.

CLERK OF THE COUNCIL.

URBAN RENEWAL : JOHANNESBURG AREAS.

RECORD OF DISCUSSION BETWEEN THE MANAGEMENT
COMMITTEE AND THE STATE COMMITTEE HELD IN
THE NICHOL ROOM, PROVINCIAL BUILDING,
PRETORIA, AT 9.30 AM. ON THE
19TH APRIL, 1966.

CHAIRMAN : Mr. J.H. Niemand, Secretary
for Community Development.

(a) MANAGEMENT COMMITTEE:

Councillors : P.R.B. Lewis.
: J.F. Oberholzer, M.P.C.

(b) STATE COMMITTEE:

Mr. J.H. Niemand : Secretary for Community
: Development.
Mr. I.P. Strydom : Chairman of the Community
: Development Board.
Prof. T.H. Louw : Member of the National Housing
: Commission.
Mr. F.L. Gaum : Deputy Secretary, Department
: of Coloured Affairs.
Mr. J.G. van der Merwe: Director of Local Government.

(c) CITY COUNCIL OF JOHANNESBURG:

Mr. T.W.A. Koller : Deputy Manager, Non-European
: Affairs Department.
Mr. F.J. Jammie : Chief Officer, Coloured and
: Asiatic Division.
Mr. E.M. Penrose : Deputy City Treasurer.
Mr. J.W. Hooper : Assistant City Engineer.
: (Housing).
Dr. B.R. Richard : Assistant Medical Officer of
: Health.
Mr. P.S. Reinecke : Chief Town Planner.
Mr. B. Diesel : Town Planner
Mr. A.G. Collins : Legal Adviser, Town Clerk's
: Department.
Mr. A.L. Kietzman : Senior Assistant, Loans and
: Housing.

(d) DEPARTMENT OF LOCAL GOVERNMENT:

Mr. D.G. Raath.

(e)/.....2.

(e) DEPARTMENT OF COMMUNITY DEVELOPMENT:

Mr. G.P. Nel : Co-ordinating Deputy Secretary.
Mr. L. Fouché : Deputy Secretary, Development.
Mr. M.P. Prinsloo : Vice-chairman, Community
: Development Board.
Mr. M. Swanepoel : Regional Representative,
: Johannesburg.
Mr. C.J. Immelman : Under Secretary, Parliamentary.
Mr. W.J. Marais : Assistant Chief Division
: Building Services.
Mr. A.B. Nichol : Chief Town Planner.
Mr. G.R. Bennett . : Town Planner.
Mr. S.A. Gouws : Administrative Officer,
: Parliamentary.
Mr. M.L. Friedrich : Administrative Officer,
: Development.
Mrs. J.H. Grobbelaar : Stenographer.

(f) IN ADVISING CAPACITY:

Prof. E.W.N. Mallows : Professor in Town Planning,
: University of Witwatersrand.

THE CHAIRMAN:

I would like to welcome Councillors Lewis, Oberholzer and officials of the Johannesburg City Council, Mr. Strydom, Prof. Louw, Mr. Gaum (Department of Coloured Affairs) and other members of the State Committee as well as members of the Department of Community Development. This is a very important meeting of the State Committee and I hope we will have useful discussions. We will start off with Newclare on the Agenda and request Prof. Mallows at a very early stage to explain his model to us.

NEWCLARE : CIVIC CENTRE.

MR. LEWIS:

Mr. Chairman, you will remember that we asked Prof. Mallows to do a plan of the Civic Centre development. Prof. Mallows has now been able to complete his investigations - a report is in course of preparation but he would like to explain to us how he feels the Civic Centre should be developed.

PROF. MALLOWS:

I don't think I need go into the background of Newclare. As you know this area was the expropriated area - Hamilton Street goes right through and these streets (indicated) run through. What we have done is to push a new street through the north-eastern limit of the expropriated area, in order to get traffic through the area as a whole. Hamilton Street, the main street, was closed. Our approach to the problem is based on three principles. The first is that we should redevelop with as little disruption to the existing life and the existing habits of the people as possible. Therefore we looked very carefully how the area was working at the moment and found that most of the activities was centred around the intersection of the north/south street and Hamilton Street. There is a beer hall - good building - on the other side there is a cinema. This seems to be the ground that could be developed and could accommodate various social units. This has several advantages - you have this fixed point where life is going on at the moment - from which you can develop as and when you wish. You can extend as you like as the demand arises in four directions.

The second principle is of course the usual principle for developing centres and that is to separate as far as possible pedestrians from vehicles. You must be able to get to the shops, you must be able to get service to the vehicles, public buildings, etc., and therefore what we have done is to allow service routes to come in on these two routes which are less heavily loaded with traffic than these. These vehicle routes can be controlled by means of the time you allow vehicles to go through. They can be controlled on special occasions. This pedestrian route here which is the existing Hamilton Street, can

form (as suggested by officials of the City Council) the basic civic square around which the main public buildings can be placed. This road here when it is not needed can be used either all day or certain times of the day for service to these shops. We think it is absolutely essential that you get the minimum vehicular access to the whole complex. It must work properly.

The third principle we worked on is that we do not think this centre should be a complete separate thing - divorced from the surrounding area. Basically it provides the commercial services, public services and social services but we think some of these services should penetrate out into the residential areas and equally the residential areas to some extent should come around and penetrate this - so that life is flowing and the way of life is not limited by definite boundaries here. We feel that the social potential of the unit will be far greater. For your consideration, Mr. Chairman, we suggested positions for churches and possibly other social units and houses.

In regard to the second principle - the differentiation of the pedestrians and the vehicles. The points at which these people become pedestrians - what we call 'pedestrian generators' - are very important. This generation will indeed take place. The first main point of public transport is of course Westbury Station here - bus routes should also come around towards the centre. From suggestions made by members of the City Council there should be a bus station here. I think there should be bus points along here (indicated) so that people can feed in to the pedestrian routes with as much ease as possible. It was suggested that when Westbury Station is redesigned a bridge should be formed 'to pick up' people

coming home, so that they can come home easily - direct from the trains and pass all these shops on their way through to the residential areas. I should say pedestrians are not limited to this route. There are routes in on the diagonal, like this(indicated), so the maximum range of alternative routes is possible. Here (indicated) we have put the main social buildings. The first and most important group is this group here (indicated) because we feel that this road here (indicated) is the main arterial route for traffic north/south to Johannesburg and is the front at which people will get the image of the centre. This (all places indicated on model) is the centre of the town and therefore the public buildings are here. This is the main public hall; this is the council chamber and offices; this is probably central police station; this is the theatre and this the social centre. Traffic should not get at these units from this side. This is an extension of the shopping units - I should add, Mr. Chairman, that we suggest that the shopping unit should be one or at the most two stories and not have flats above. We do not think those uses mix well. You have children in the flats. Up here we put the library and a crèche - cinemas here. We suggest that the first stage consist of the minimum necessary shops to encourage life to collect around here - get people in the habit to come to the centre and then on that basis provide as much social services and public buildings you think are necessary for stage one. Stages two and three are flexible - you can extend this way or that way and insert these units - non-commercial units - in apartments as and when you like. There is a very big fall from this side - about 65 feet - and we have tried to utilize that fall by suggesting that the lower levels here could be used for parking if and when the car population demands it.

I think this summarizes our basic thinking of the whole thing in general.

THE CHAIRMAN:

Professor can you tell us what is your estimation of the shopping potential there?

PROF. MALLOWS:

At the moment we have 110 shops. The sizes vary from 400 feet up to over 2,000 feet. The average is about 1,000 feet. It seems a bit big, in our opinion for this community, as the average size for shops in Johannesburg is 1,250. At the moment you have a large amount of space. We suggest about 30 shops in the first stage and then going up to about 90 or 100. We feel very strongly that this core here should be commercial for this is the basis of the operation.

THE CHAIRMAN:

I don't think we disagree that it must be commercial but what is important from our point of view is whether sufficient shops are provided for the whole community.

PROF. MALLOWS:

Firstly, this arrangement here is flexible and you can increase the shopping units to some extent. But there is a limit to the number of shops you put here. The shopping centre should not be too far - a walking distance from the homes - as a very large proportion of the shopping is done by children. There is a definite limit to the density you can put here. I should say there is a very wide range of prediction of the growth of population and these predictions will have to be checked.

THE CHAIRMAN:

We will have to guard against over-population and overcrowding for then you will get slum conditions. Your population will be limited and can only increase up to a certain level. I think you will agree that we will come to a stage where we will have to stop further increase in population. You will have to start draining from this area in order to avoid over-population. There is this point I would like to raise and that is in regard to the position of houses. I know this argument is brought forward that we should have a viable area, an area with night life in it but there are other experts who don't feel so strong about that. Now the point here is that we have a fairly small complex - isn't there a possibility of development (residential development) around the centre by way of flats and so on, on the fringes, instead of going into the centre and take up valuable land.

PROF. MALLOWS:

(Indistinct).

PROF. LOUW:

That size, Mr. Chairman, is it being decided on in relation to what we expect the ultimate population will be in that whole Coloured area? Or is it just by chance that we have 39 acres?

MR. REINECKE:

There will be approximately 8,000 families living in the complex which give us about 40,000 population, including Bosmont and Coronationville. The population may go up a bit but as you have said, Mr. Chairman, we can't allow it to go very much above that. This area is about 40 acres.

PROF. LOUW:

Mr. Chairman, as far as offices are concerned - of course there is no detail planning yet but I can imagine there is a certain amount of prestige attached to it - I think it will be a good thing if there is an office block. (Offices above the shops).

PROF. MALLOWS:

We thought it was going a bit far into the future but it could easily be incorporated.

PROF. LOUW:

I mean in due course when the demand arises.

MR. LEWIS:

I would like to ask Prof. Mallows' advice - do you feel that we should not demolish any of the buildings here except the areas that are required for redevelopment? Should the slum-properties be demolished? What is your advice?

PROF. MALLOWS:

I feel that this plan should be carried out as and when finance is available and even if one or two good buildings are to be destroyed, you keep to the concept of this plan.

THE CHAIRMAN:

In your opinion can many of those existing buildings be adapted to fit in with the proposed plan?

PROF. MALLOWS:

As far as we can see only two.

MR. OBERHOLZER:

Just an observation, Mr. Chairman: as the Coloured people may be inclined to go shopping in the large city, therefore Prof. Mallows has in fact attempted to funnel the population through that area. I think that Prof. Mallows should also make provision for a crèche, for instance in that area.

MR. REINECKE:

I just like to make one point which I don't think has been brought up, that this concept differs from the original idea we had, in that Prof. Mallows is suggesting continuous process of development whereas our earlier ideas were to develop in stages. This suggestion enables us to develop continuously.

THE CHAIRMAN:

I must say this suggestion of Prof. Mallows appeals to me. How do the other members of the State Committee feel about it?

PROF. LOUW:

I welcome the suggestion - I think it is a very practical idea.

THE CHAIRMAN:

Are we agreed then that Prof. Mallows continues along this line and that we accept his proposals?

THE CHAIRMAN:

How does the Committee feel about a request by Prof. Mallows to consider an alternative for housing in that one part?

PROF. LOUW:

I welcome the idea, provided it is high density.

MR. STRYDOM:

In regard to housing in the central city area - we not only expropriated the city central area proper - also other properties around the central area especially on the western side and somewhat more on the northern side. I take it that the churches provided for are in the city centre proper.

PROF. MALLOWS:

Yes. In the expropriated area.

MR. STRYDOM:

Adjoining to that we also expropriated a block or two for flat development. On the other side of the church and also on the western side - so, eventually there will be flat development on those two sides.

Another point is in regard to the staging of this project - I take it that aspect will be dealt with in greater detail in the report to get a general idea of the staging of the project. We should like to know a little more definite what areas are likely to be needed in the first five years, second five years, etc., in relation to the needs of the community and the possible population.

PROF. MALLOWS:

The staging is entirely flexible. It is entirely up to yourselves and the City Council to say how and what you want.

MR. LEWIS:

It depends on finance available.

THE CHAIRMAN:

We agree on that - it depends on the pressure, demand, etc.

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MR. LEWIS:

I understand that most of the properties have been settled. There are only about 14 outstanding. How many are outstanding?

MR. SWANEPOEL:

There is a balance of 23 stands. We are still negotiating with the owners of 9 of these stands and the balance of 14 have been referred to the Arbitration Court.

MR. HOOPER:

In regard to Mr. Strydom's query - those churches are actually in the flat area not in the civic centre and I would like to know what Prof. Mallows thinks of a church being in high rise flat areas.

PROF. MALLOWS:

We feel they belong to the residential areas. The detail of relationship between these churches and high rise blocks of flats must be carefully considered.

THE CHAIRMAN:

Your idea is that it will still balance out?

PROF. MALLOWS:

That is correct.

MR. LEWIS:

Prof. Mallows if you had a freer hand would you have put those churches further to the buildings?

PROF. MALLOWS:

We may well have done so but we are limited by the expropriated area.

THE CHAIRMAN:

The idea is good - except the idea that the churches should be closer to the civic centre.

PROF. MALLOWES:

Churches cannot be put far out. Members of the congregation of these churches are probably distributed around here.

THE CHAIRMAN:

Any further remarks?

MR. LEWIS:

The next thing will be for the City Council to see Prof. Mallows' report and then to make applications for loans to proceed with the scheme.

THE CHAIRMAN:

Prof. Mallows that will be all. I must thank you very much for the very clear way in which you have explained to us what you have in mind. We are more or less in agreement and we are looking forward to your report.

BRICKFIELDS AREA.

MR. COLLINS:

The Brickfield area is still giving us a certain amount of trouble. The position is that at the last meeting we reported that the owner claimed valuation of R140,100 for the 8.43 morgen which we required and R190,100 for the total area and against that our city valuator had valued the 8.43 morgen at something like R43,000. We got together with the owner and it was decided that the Council should ask a new independent appraiser for his figure with the idea of coming to some sort of a settlement on the price that we must pay. We asked Mr. White who is a well-known

appraiser in Johannesburg to have a look at the site and to give his appraisal, which he did and his figure was R53,000 for the 8.43 morgen. This figure we have submitted to the owners and they are at present considering it. We feel they will probably say 'no' - the reason being that the owner has certain financial commitments and to our knowledge the R53,000 is not going to see him through those commitments. On the other hand, perhaps he will be forced to accept. Consideration has been given to buy the whole lot and that is still receiving serious consideration because the owner is deeply concerned about his 'industrial rights'. That aspect was dealt with fully at the last meeting. We went to the Townships Board and asked them for assurances in regard to the industrial rights by the owner - they were not prepared to commit themselves.

The position is now that if this offer of R53,000 is rejected we will be able to come to you and say: "We have made the owner a reasonable offer, supported by valuation which he has rejected - will you now be able to proceed with the expropriation of this land and we will purchase back from you".

MR. STRYDOM:

This land as far as I understood - is intended for open space largely. The question more or less is at what figure can you come to an agreement.

THE CHAIRMAN:

The point is that this individual is now being offered R53,000. The Council will await his reaction - if he turns this offer down, the Council will come to us to expropriate this piece of land.

MR. COLLINS:

This aspect was fully discussed at our last meeting when you indicated that the Council could approach you but it will have to be done by way of a formal resolution. If we formally ask you to acquire this land then you will be able to do so.

THE CHAIRMAN:

That is correct. I would like to know if Mr. Strydom is happy now with what you have reported.

MR. STRYDOM:

May I ask, Mr. Chairman, how the Council will propose to finance if this offer is accepted?

MR. COLLINS:

I am not certain whether the Council will finance out of their own funds or whether we might have to ask for a Housing loan.

MR. STRYDOM:

If the Development Board funds are intended then of course we would like to be consulted in regard to the price before we finance.

MR. COLLINS:

I think it is likely that the Council will probably be able to finance this transaction itself.

MR. STRYDOM:

In principle I can see no objection - if in the event of the Council not being able to come to an agreement on a reasonable basis with the owner - to refer the matter to the Minister to expropriate.

MR. COLLINS:

If it should not be possible for the Council to

finance the transaction itself, would there be any difficulty in obtaining a loan to finance?

THE CHAIRMAN:

I think there will be because it is a big sum of money and the land required is for recreational purposes - not for housing - and we have instructions from the Cabinet that we should in order of priority apply moneys in our funds, firstly to housing and secondly to slum clearance, etc. I think we might find it a little difficult to make a loan to the Council to obtain open land for recreational purposes.

MR. LEWIS:

But, Mr. Niemand, isn't the special circumstances applying to this ground that we could use so much ground for housing if there were the possibility of having additional ground for open areas. We will have to leave as open area some of the ground we are now going to use for housing if it weren't for this possibility of providing open areas from this adjacent ground.

THE CHAIRMAN:

Yes, Mr. Lewis, that is quite true, but I am indicating what the position is at the moment. That the Cabinet has taken up a certain stand with regard to priority, so just at the moment it might be a bit difficult. You might find that we'll have to suggest to the Council that it tried to finance this itself, but nevertheless, let's see how things go and whether this individual is prepared to conclude the sale.

REPORTS BY COMMUNITY DEVELOPMENT OF:
PROGRESS MADE IN EXPROPRIATING AND TAKING POSSESSION
OF LAND IN THE FOUR EXPROPRIATION ZONES.

MR. SWANEPOEL:

In the four expropriation zones we expropriated 86 properties - we have come to agreement with 62 owners as regards compensation payable - they have accepted that. We are still negotiating with two owners and the balance of 22 stands has been referred to the Arbitration Court.

THE CHAIRMAN:

When do you expect it will be finalized?

MR. SWANEPOEL:

I think we should have finality during July 1966.

THE CHAIRMAN:

An important aspect is that the land is available after expropriation - the matter of negotiation and settlement of compensation is quite a separate issue although, in dealing with a section of the community which is not so well up in these things - rather conservative and so on - one would try and settle this aspect before you get on to the land.

MR. LEWIS:

Mr. Chairman, you know we have negotiated contracts for building. Will we be able to get that ground?

MR. SWANEPOEL:

Mr. Chairman, if you give me the details of all the stands concerned, I will be able to let you know.

MR. HOOPER:

That, I think, Mr. Chairman, comes under C(c) "Phasing of Development".

THE CHAIRMAN:

We have the report now as to the number of stands, etc.

FOR DISCUSSION:
NEGOTIATED CONTRACTS.

MR. HOOPER:

In Newclare there is only one contract - 900 flats - 88 sub-economic. Details of that are with your Department at present - we are awaiting your approval for it. If the approval comes through we then prepare our standard contract documents which include working drawings and the whole thing will be tied up.

THE CHAIRMAN:

At our last meeting Mr. Lewis was rather worried about the negotiation of the contracts. He wanted the Department to go very carefully into the details so that we can all be satisfied as to the cost aspect. I have had the experience that the Housing Commission apparently did not like the idea of the Negotiated Contracts at all. Now, I will be going to them personally, if necessary, to argue this matter before them. We had a meeting arranged with Roberts Construction and our engineers. I would like Mr. Marais to report to us what happened.

MR. MARAIS:

We had the meeting 10 days ago. The main item discussed was the question of qualification of the tender. The Department and the whole Civil Service for that matter, is very much against qualified tenders. After the discussions the City Council's officials had another meeting with the contractor - he ultimately agreed to withdraw that qualification. Also certain savings were made but because of qualifications withdrawn - he slightly increased his tender. So, we did not get the full benefit of all the savings. The total amount of savings

for the ultimate revised tender was about R3,000 lower than the original one. We have submitted our report to the Housing Commission. It will be considered at the next meeting, that is in a fortnight's time.

THE CHAIRMAN:

Prof. Louw, would you like to elaborate on this? You can't of course commit your Housing Commission but could you please tell us what was actually the difficulty?

PROF. LOUW:

I don't know of any particular difficulty, Mr. Chairman. I don't know what you are referring to.

THE CHAIRMAN:

Our officials were very much concerned about it.

MR. MARAIS:

I can't remember the case now but the Housing Commission turned down a Negotiated Contract. I think it was in Germiston. The Chairman decided that he is very much against Negotiated Tenders. I think the discussion was that we get very competitive tenders and with Negotiated Contracts we are never sure that we won't be able to get even cheaper contracts.

THE CHAIRMAN:

In any case, I undertake to carry this through - even if I have to go further than the Commission. We have something special here - it is not an ordinary housing contract and what is more we want speed here. We are pressed from different angles to carry on with our redevelopment scheme. I will have a discussion with the Chairman of the Housing Commission beforehand and if there are any obstacles as far as he is concerned, I think we can settle it.

MR. COLLINS:

Mr. Chairman, we have some legal difficulty regarding Negotiated Contracts. We had a circular from your Department saying that local authorities could in future negotiate building contracts but the Local Government Ordinance provides that local authorities must call for tenders where work is to be done in excess of R600. With this proposition we can only get to Negotiated Tenders if we regard them as matters of urgency or great necessity. What we would like to see, Mr. Chairman, is that local authorities are to continue negotiating contracts and we would like our contracts to be exempted from the conditions of the Local Government Ordinance.

THE CHAIRMAN:

We can approach the Provincial Administration but they will have to change their ordinances.

MR. COLLINS:

Would it not be possible to incorporate something like this in the Housing Act?

THE CHAIRMAN:

I don't think this year - we have a new Minister now, who will take some time to orientate himself and to get the necessary background. What is more you haven't got a normal year with your Parliamentary session. You have a short session and the second session won't be a very long session. This is not the proper time for this sort of thing. We will have to convince all the four Provinces to accept the principle - Mr. Oberholzer might support us here - not that I think that we won't get past them but what I want to explain is that the time is rather inopportune this year.

MR. OBERHOLZER:

I don't think we should cut across the functions of the Provinces by means of an act by Parliament. We should make representations to the Provinces to make provision - I think that the provision should take the form of the approval of the Administrator - then there will be no difficulty as far as the Ordinances are concerned.

THE CHAIRMAN:

I agree with you - we must make approaches to all four Administrators.

MR. COLLINS:

In order to get the ball rolling on this matter do you suggest that the Council should approach the Local Governments?

THE CHAIRMAN:

I think so. We leave it with you then.

PROF. LOUW:

As far as the Housing Commission is concerned I don't think there will be any difficulty in approving of Negotiated Contracts if the merits of the case justify it. The question of speed and the question of capacity is against the size of contract here and I feel that on the merits of the case it will certainly be considered sympathetically.

COMPENSATION FOR LAND IN NEWCLARE.

MR. PENROSE:

Mr. Chairman, it has been agreed in principle that the land required in the four expropriation zones has been made available at a price suitable for residential purposes. The Council's application to your Department is based on

municipal valuation plus 30%. This principle seems to have been confirmed now because we have been offered a number of stands in this area at municipal valuation plus 30%. There is one exception namely stand 126, Newclare. I understand there is a substantial shop building. Your Regional Representative feels that the basis should be different - in other words, the price being asked is municipal valuation for both the land and the buildings. This is a departure from the principle and it would in fact cost something like R7,000 over the alternative basis. It is not a great deal, Mr. Chairman, and it could happen of course that other stands are affected in the same way.

THE CHAIRMAN:

Mr. Penrose, the zoning of the stand - is it going to remain? It is going to be developed for residential purposes.

MR. PENROSE:

That is correct.

THE CHAIRMAN:

Mr. Strydom would you like to say something?

MR. STRYDOM:

This matter reached the Board from the Regional Representative, Johannesburg. I understood there were some preliminary discussions with certain City Council officials and that the Council was very much opposed to the idea - in that particular case seeing that there were substantial buildings that could be retained for some years. We approved of negotiations with the City Council and that the land be made over to the City Council for housing purposes at municipal valuation plus 30% with a slight adjustment. The negotiations thus far only

concerned a portion of the so-called 'four expropriation zones' in the west and that is the portion we were given to understand would be the first stage of development. We have not yet come to any general agreement in regard to the price at which the balance of the land is to be provided. You will remember, Mr. Chairman, that right at the outset when we started considering this Newclare-scheme, we realised that we might not be able to recover our capital outlay due to the fact that we have to take over buildings which must be demolished. In view of that, we suggested, when we come to the undertaking or planning of a housing scheme, that estimates would have to be made of costs and also the land would have to be brought in to make the scheme practicable for sub-economic and economic housing as the case may be. The Board has adhered to that principle and we actually asked officials of the Department to indicate to us whether it is possible to bring in this land at any higher figure than municipal valuation plus 30%. They indicated to us that, in this case, they thought that would be a reasonable figure (municipal valuation plus 30%) - that was for the first area of development.

MR. CHAIRMAN:

What motivated Mr. Swanepoel to make a recommendation to this effect?

MR. SWANEPOEL:

I spoke to Mr. Hooper and Mr. Nichol of the City Council about this particular stand and they were in agreement that this stand was not required for building purposes for at least three or four years. For that reason only I felt that if they took transfer of the stand they could still derive income from it by way of rental.

Mr. Hooper undertook to recommend to the City Council that all stands be taken over at municipal value plus 30% (with the exception of 126) in which case they also purchase the improvements on the stand. That is the sole reason for my recommendation to the Board.

MR. HOOPER:

Mr. Swanepoel and I did go out there and we had a look at this stand - his proposition did seem reasonable but that is some twelve months ago - since then we got this new concept of Negotiated Tender. Building takes place very quickly, so that buildings must come down very fast and we won't get any revenue from it.

THE CHAIRMAN:

Mr. Penrose, I think this stand will then also be dealt with in the usual way.

NEWCLARE:
PHASING OF DEVELOPMENT.

MR. DIESEL:

These plans show the four expropriation zones as building progresses. In the bottom scale you can see by the number of weeks how the contract has proceeded, the number of units that are completed and the number of families that has to be moved. It had been assumed in these calculations that the families will be able to move from here across to Westlea. Even with that in action, we will come to a stage where about 67 families will have to be moved elsewhere. Now this has been worked out to get the absolute minimum number of persons displaced from where we are building and it looks absolutely essential that you will have to have other accommodation available for them. You can't see very much from the plan unless you study it in detail.

THE CHAIRMAN:

Could you tell us where do you start?

MR. DIESEL:

Area one. From area one we move to area two, to area three, to area four and finally to five.

THE CHAIRMAN:

What is the programme, Mr. Diesel? Must it be done in weeks or months?

MR. DIESEL:

Weeks. The end of the contract is in the 105th week - in about two years.

THE CHAIRMAN:

That is now for the four expropriation zones - now the first phase - how long will that take and how many units are involved?

MR. DIESEL:

67 Units.

THE CHAIRMAN:

How long will that take?

MR. HOOPER:

Those we hope to push into this Westlea Extension one.

THE CHAIRMAN:

I get the idea that you will start operations simultaneously at different points or do you want to take area 1, complete that, area 2 and complete that, etc.?

MR. DIESEL:

They must do that.

MR. HOOPER:

The contractor's programme is such that the various functions follow one after the other.

THE CHAIRMAN:

That is what I mean - you will have operations going on in all these areas.

MR. HOOPER:

More or less - after about one year operations will go on in all the areas.

THE CHAIRMAN:

I just want to get this clear for the information of the officials of the State Committee - what will actually happen there once operation starts. It won't be a matter of taking one area - putting up buildings there and then moving to the other areas - you will have activities spreading all over the areas - although at different times. Any other questions?

MR. MARAIS:

This first negotiated contract, I presume, is for area one. I believe the second contract is for nearly R2,000,000 - is that for areas two, three, four and five?

MR. HOOPER:

There is a complete misunderstanding here. The first contract is for Westlea. Number one, here, is phase one of the R2,000,000 contract.

THE CHAIRMAN:

In any case, we hope by the 3rd of May we may be able to give approval for both these two contracts.

MR. JAMMINE:

There is the question of the Community Development Board's expropriating properties and at such stage transferring these properties to the Council. I think all along the line we have all agreed that the Council will accommodate families that have to be moved out of houses that will be demolished. That will be possible, Mr. Chairman, but in trying to work out our line of action we have now realised that we are going to run into one very important legal difficulty and that is if we do take over properties from the Community Development Board we are not going to be in the position to be able to give those people notice to force them out of those houses. We have no legal backing and this will cut across the whole of the scheme and we won't be able to proceed. I was wondering whether we should not revise our thinking on this basis here and leave actual clearing of houses to your Department - we will provide alternative accommodation but the actual notices will have to be served by your Department.

THE CHAIRMAN:

We don't serve notices with regard to qualified people - we can only notify and prosecute unqualified people.

MR. NEL:

The only thing they can do, Mr. Chairman, is to tell these people that unless they take other accommodation now they won't be able to get it later on.

MR. JAMMINE:

I thought you had special means at your disposal to get these people out of there.

THE CHAIRMAN:

Only disqualified people. Once the building operations are under way, people will get interested - their reactions will be different. I don't think we can help you.

MR. GAUM:

I would like to ask one question about the phasing of this development - we are concerned about the site for the High School in Newclare. From what I can gather the development will be right from the other side instead of from that side. Will it be possible to make that site available for us to build a school on? That is the High School that will serve not only the Newclare area but the whole Rand - it is a special type of school.

THE CHAIRMAN:

There will be two contracts going on - one in this side and one in the expropriated area. We will still come to the development on the western side.

THE CHAIRMAN:

I just want to come back to the question put by Mr. Jammine in regard to the notices. It appears that what Mr. Jammine and Mr. Collins have in mind, is exemption which the Department enjoys under the Rents Act, in other words, we are not tied down in giving six month notice where we want to remove tenants from properties that we want to reconstruct. There is no objection that we come to your aid here and it is a matter of liaison with our office, Mr. Jammine, and we will come to your assistance.

WESTERN TOWNSHIP : REPORT BY THE COUNCIL ON THE
ESTABLISHMENT OF EXTENSION NO. I.

MR. COLLINS:

The establishment of the township is going very well. We have difficulty in regard to the name of the township - the Postmaster General was not happy with the name "Westlea" - we have asked through the Director of Local Government that the Postmaster General reconsider his decision and we are awaiting a reply on that matter - this particular matter is proceeding very well.

MR. LEWIS:

If "Westlea" is not satisfactory we will suggest "Westbury".

MR. RAATH:

About Westlea Extension No. I - I don't think there will be much difficulty about the building line. A copy of the Conditions of Establishment has been sent to the Department of Community Development for comments and we are just awaiting that. If we can get an early reply it will take about four months. As far as Westlea is concerned, the letter of the City Council has been forwarded to the Postmaster General for consideration.

WESTERN TOWNSHIP : DEVELOPMENT OF THE NORTHERN
SECTION OF THE TOWNSHIP AND CLEARING OF AREA
ABUTTING ON MAIN ROAD - OPPOSITE TRIOMF -
For discussion.

THE CHAIRMAN:

I got a letter from the Council with regard to the clearing of this area (main road opposite Triomf). In that letter it was suggested that perhaps the lower portion of Claremont must now be made available because we must have alternative space to resettle these people. I

don't think that I would dare come forward with a suggestion that the lower portion adjoining Newclare could be taken up now at this stage. We had the experience last year when our Minister and other people gathered on the spot there and I can assure you that we will have to keep our hands off there for quite a while. What I would like to ask is: When are you proceeding with your White Scheme in Claremont?

MR. LEWIS:

We have accepted the tender for the White Scheme.

MR. HOOPER:

It is a Negotiated Tender which should be with you in the next few days.

MR. LEWIS:

There has been an amendment to the original tender. At one time we were suggesting accepting some wooden constructions but we have now agreed to alter this tender that all will be of brick construction.

THE CHAIRMAN:

Prof. Louw and myself are both under the impression that there is some misunderstanding as far as the Housing Commission is concerned. Apparently the Housing Commission dealt with a particular contract and with that contract apparently expressed themselves against negotiation because it was presumed that calling for tenders on the open market would produce better results. Apparently that matter was considered on its own merits and I don't get the impression from Prof. Louw that the Housing Commission has now taken up a different attitude towards the general policy of

negotiated contracts. As far as the principle is concerned, I don't think anything will stand in the way - it just depends on whether it will pass on its merits.

MR. HOOPER:

In this particular case, Mr. Chairman, we have about 10 White housing schemes - the one in question is a negotiated tender.

THE CHAIRMAN:

I hope you have observed what I have said in regard to the lower section of Claremont. It is something which I cannot handle at this stage.

Gentlemen, I think as far as this area abutting on the main road opposite Triomf is concerned we could perhaps 'let this hang fire' for six months or so. I have been under severe pressure - I don't know what the new Minister will do - we must see how things go. He hasn't been out there. Once he gets there he might have his own idea about things too. But I think for six months we must carry on without doing something specially about it.

MR. LEWIS:

In that regard, Mr. Chairman, do you think we should invite the Minister to visit the area?

THE CHAIRMAN:

I think Minister Maree will have to do a lot of travelling. I think we should arrange a visit for him to the City Council's area to see all the schemes that are being carried out. Unfortunately I am leaving for six weeks on the 30th of April. We could arrange this visit in the meantime - I have no objection if the visit is arranged in my absence.

MR. LEWIS:

I think we should issue an invitation to the Minister.

THE CHAIRMAN:

Thank you, Mr. Lewis, I think that will be a very nice gesture of the City Council.

Anything more, gentlemen, about the development of the northern section of the western township?

MR. HOOPER:

I would just like to say this, Mr. Chairman, the City Council has placed a contract for the reconstruction of the road starting at the Roodepoort boundary coming towards the city. That is just the first section of this road. That in itself is going to improve the area and when we extend the new road past this area and do away with all stones and tramlines the appearance of the area will be improve.

VREDEDORP : REPORT BY THE COUNCIL ON:
THE PHYSICAL SURVEY OF BUILDINGS.

MR. HOOPER:

The plans before you were derived from our survey, which is now completed. On these plans the buildings that should be demolished are shown in red; the buildings that could remain in yellow and buildings vacant in white. You will notice a general 'scatter' of the various types.

THE CHAIRMAN:

What is the percentage of durable and good buildings in the red complex?

MR. HOOPER:

Those in red are houses that must be demolished and should all come down.

THE CHAIRMAN:

What percentage in the yellow complex must be demolished?

MR. HOOPER:

About 40% - 50%. They are all ordinary houses; some 30 to 40 years old.

THE CHAIRMAN:

Are the occupants mostly home-owners or are there quite a number of tenants?

MR. HOOPER:

Home-owners are relatively few.

MR. OBERHOLZER:

Mr. Chairman, I am very unhappy about the Vrededorp situation. Certain areas are to be demolished such as indicated by red on the map and other properties are to be retained on 50'x50' stands. I think this is completely in conflict with modern town principles.

THE CHAIRMAN:

Could I just interrupt on that very point, that's been worrying me too. Is the whole idea to replan and redevelop on these 50'x50' stands?

MR. HOOPER:

No.

THE CHAIRMAN:

Is the point that, if we should replan and redevelop, the 50'x50' stands will disappear?

MR. HOOPER:

Yes.

MR. OBERHOLZER:

That is clear, thank you.

THE CHAIRMAN:

We must decide what we are going to do now - we have the survey and results. The Vrededorp area has been given in our hands by the Minister as an area that must be retained and redeveloped. How are we going to do it? Are we going to appoint a Town Planner or could we tackle that with our own resources? (Town Planners from both sides). Mr. Lewis how do you stand with your Town Planners?

MR. LEWIS:

What is the position, Mr. Reinecke?

MR. REINECKE:

I think that we will be in a position to tackle this ourselves. As you know we did have a plan drawn some years ago. We want to revise that plan in the light of the data which is now available. We have not done so yet - we have been concentrating on the 'compound site' as a Pilot Scheme. The development of the 'compound site' will, I think, tend to crystalize in our minds the sort of development we have in mind for Vrededorp.

THE CHAIRMAN:

I must say, Mr. Lewis and Mr. Oberholzer, that I will be very keen to tackle this area with our own resources (the Department and the City Council). Our Town Planners have the benefit of the background. As far as Vrededorp is concerned it will be some time before this plan can be worked out. The Pilot Scheme must take precedence - we concentrate on the Pilot Scheme first and then we can get busy on the rest of Vrededorp.

MR. LEWIS:

I think so but we have no clarity yet on the State's financial contributions to urban renewal schemes. This is an urban renewal scheme. Is there any clarity from your side as to what the contribution of the State is going to be on a scheme such as this?

STATE'S FINANCIAL CONTRIBUTIONS TO URBAN
RENEWAL SCHEMES.

THE CHAIRMAN:

We can take this point now as it stands here as No. 6 under "GENERAL".

What we have here is actually an evolutionary process - the whole thing started off with housing, slum clearance, State development and from that we had been led on to urban renewal. We have enough clarity as far as the objects we should try to achieve in regard to urban renewal are concerned. We have the experience of what is going on in other countries - Mr. Oberholzer made a special study of it - so have some of our men. Once we tackle a thing like that, the technical side won't give us trouble but when we come to the financial side, then you find that there are a large number of points to consider. Mr. Van der Merwe will tell you that in the Province of Transvaal there is a new ordinance which has started the first step in this direction with the creation of a fund. This is of course a long-term policy; that is an arrangement which can be applied over a very long period but where you have special instructions, as in the case of Vrededorp, Newclare, whatever they are - District Six in the Cape - it means that you have a limited programme and you must carry out this programme and then the finances becomes very actual. I am afraid I can't give you a clear answer on this point.

I think we should see it this way - as we proceed we shall crystalize many of these things but you must accept at this stage that the State will certainly not hesitate where it has set itself a special object as in the case of District Six , Vrededorp, where we got special instructions from the Government itself. So here, if my deduction is correct, I think the State would not hesitate to give money where money is required. But as far as the general question is concerned, it has still to be threshed out; perhaps these special projects will show how to work and give us a lead as we gain experience. Mr. Strydom and Prof. Louw might perhaps like to say something.

MR. STRYDOM:

Mr. Chairman, yes, the other day the same question was asked in Durban. We are really in an evolutionary stage. Urban renewal is really something new in this country and we are all feeling our way. These schemes that we are at present busy with, District Six, Newclare, Fordsburg, Vrededorp and others in Durban and Port Elizabeth, will probably give us a line (a more clear indication) of what the policy of the State should be. We had the example this morning of Newclare. What actually has happened in Newclare, I think, can perhaps serve as an indication for the short term. On longer terms we will have to be guided by experience. On the short term the position is that we have expropriated - we have been asked to redevelop that area and we have expropriated the necessary land and we are transferring to the City Council that land at a figure which makes the redevelopment scheme a practical proposition. It seems to me, in the short term again, that we cannot do more than continue on those lines. In other words, in the case of Vrededorp, if this has to be redeveloped it seems to me obvious that a legal authority will have to do so in the

same way as is happening in Newclare. In Newclare, admittedly we are not redeveloping the whole area but we are seeing to the renovation and rehabilitation of the area by buying out all those properties which constitute slums. Now, in the case of Vrededorp it seems to me that once the redevelopment plan has been accepted and it appears from that that certain properties will have to be demolished, then it seems to me obvious that this Department, through the Development Board, will have to acquire those properties. If, as in the case of Newclare, it appears that it is not feasible to redevelop and recover your full capital investments in the acquisition of the properties, the Development Board will just have to bear the loss. That, as I say, is to set the example for the short term in Newclare and is the only possible way I can see that we can handle it for the future. Whether the Local Authority can be expected to make a contribution towards this loss in the same way as the Central Government, I don't know. Perhaps this ties up with the general question of the financial relation between the three gears of Government which we know is at present or has been under consideration and investigated by a commission for many many years. But that is something which could be also considered in that connection but its the ideal that the contribution be made by both the Central Government and the Local Authority but today of course it is our experience that the Local Authorities continually tell us that they just haven't got the means. They've got to borrow the money and whom are they going to borrow it from, etc., so on this short term I would just like to reiterate that it seems to me that we will just have to continue more or less on the basis that we accepted for Newclare.

PROF. LOUW:

We must try to recover costs.

MR. VAN DER MERWE:

As a representative of the Province on the Borckenhagen Committee we have discussed and we have also reported on this whole matter of financial relations between the three gears of government. The chairman of the Borckenhagen Committee and myself also had discussions with Prof. Louw - more or less to get his ideas too. The report has been handed in to the Treasury; to the Minister - I hope the report will be available soon - there we have made certain definite recommendations. I can just say in general that the attitude of the Borckenhagen Committee was where it is a social service, it should come out of the progressive taxation, that is from the Central Government - where the accent is on housing and resettlement and so on. But where it is a matter of granting more extensive rights and so on, its a matter for the Local Authority. That is as much as I am prepared to say at this stage.

THE CHAIRMAN:

I think we all agree that we are in an evolutionary stage. The whole subject is being analysed and we are being forced to think about these problems and we are heading towards a solution.

MR. OBERHOLZER:

I would like to say something on the subject. I am very pleased to learn the news that the Government is serious about urban renewal and that the Government will in fact bear the losses when it comes to such a renewal scheme. I think Mr. Strydom hit the nail on the head ,

that it is actually the question of losses as such. Local Authorities cannot afford to bear the losses when it comes to urban renewal schemes as such and for that reason we have the appointment of the Borckenhagen Committee. Now, what will emanate from that will in all probability be recommendations that will permit the local authorities to break even. They will be able to stand the progress that is expected of them in the urban areas and then be able to finance such progress (we are now talking about normal progress, not the clearing of areas, rebuilding and redeveloping). When it comes to urban renewal there will be occasions when urban renewal schemes will not only be able to finance themselves but they will even show a profit. First of all, I think there is a need for the establishment of a separate fund for urban renewal purposes. If, for instance, one decides to take Vrededorp and rezone Vrededorp for commercial purposes, I think such a scheme will show a profit. First you expropriate the properties, replan and sell them to commercial undertakings on the open market. Those funds then can go towards areas where there will be a loss. I feel, it is only a question of the Government setting up the machinery and if I were you I would get the assistance of a body such as this - the Development Board with certain extensive powers with representatives from the different authorities serving on such a Board. The function of the Local Authority is to provide the necessary services. On occasion these services are remunerative and they pay their way. The Betterment Fund was meant for something different - where one has a rezoning with a higher density or an activity which generates traffic or generates the movement of people on times that there are requirements for bigger and better services -

wider roads, parking garages, etc. - that fund will be used for that particular purpose.

There is something more important than urban renewal - something which the Americans have found to be much cheaper and that is urban rehabilitation. One will have to give local authorities power to purchase blighted properties, not slums, and sell the blighted property to an individual who is prepared to rehabilitate it (the owner is not prepared to rehabilitate the property or he hasn't the means but the means we can always provide but you may find the unwilling individual). One must have the necessary enabling powers to expropriate and sell to someone else who is prepared to do so. What is needed for this particular purpose is the creation of a special rehabilitation fund. Here one will need Government assistance because one will be able to approach an owner and indicate to him that by granting him a loan for rehabilitation purposes and extending the period of redemption from the normal Building Society twenty years to our Urban Rehabilitation Scheme for 30 years with a lower interest rate, say of 4% instead of 7½%, the individual could rehabilitate his home both internally and externally and pay a lesser monthly redemption. This is in the interest of the Local Authority, the Province and the Central Government that we rehabilitate areas and have acceptable means for people to rehabilitate and pay off less money per month. This is something which needs urgent consideration. I think one should start thinking now about the creation of such a fund; the necessary enabling powers for the setting up of the machinery to permit the Local Authorities to start with rehabilitation schemes should also be provided. As you have indicated, Mr. Chairman, in urban renewal we are

in an evolutionary stage but here we can do something where we know where we are going - we know what we want and what is required.

THE CHAIRMAN:

Thank you, Mr. Oberholzer, it is very interesting. I think we all agree with you as far as the time for action is concerned. Minister Botha has recently announced that he was going to appoint a committee to go into the question of prevention of slum conditions, in other words, how should you go about preventing the conditions of slum development setting in. I have been thinking whether I should try and get Minister Maree interested - I hope he will carry out this promise of Mr. Botha. I should perhaps get him interested in a wider investigation - not only to prevent slums but also the actual question of urban renewal which goes hand in hand with slum clearance and suggest to him to have a talk with the four Administrators, whether the different Government Departments, together with the Provinces and even with Local Authorities represented on such an investigation are to go into the whole question. It might take two years to bring out a report. I really think you are quite right that we should now take action.

MR. VAN DER MERWE:

Mr. Chairman, I know it is only one step and there are many steps to be taken but about a year ago the Province actually passed an amendment to the Local Government Ordinance to grant Local Authorities the power to force owners of unsightly or buildings in bad repair to repair those buildings within a certain period to their satisfaction - if they don't do it the Local Authorities do it themselves at the owner's expense. That is just one step that has been taken.

MR. OBERHOLZER:

Mr. Chairman, it is a step forward but there are certain practical difficulties that we foresee in such a scheme. The owner may not be able to afford it but through the scheme that I have suggested one would place him in the position where he can afford it. He will have no excuse.

Mr. Chairman, in respect of urban renewal itself we find that we have certain difficulties which were mentioned earlier in respect of receiving the Administrator's approval when it comes to negotiated contracts. If entrepreneurs come to us and say: "Look we are willing to come forward with a scheme for a certain area, an urban renewal scheme, demolishing everything there and going in for higher density, etc." - and one enters into an arrangement with these people to bring forward a scheme because we want to know what they are going to do - it means a complete survey and investigation, the employment of planners, the bringing forward of a scheme which will be economically reliable to them and satisfactory from the Local Authority's point of view. It may cost a R100,000 to prepare such a scheme. Once that has been done and we then agree, we have to put it out to tender. How can one expect an entrepreneur to spend a R100,000 and then to go into the open market to compete with others who will then use his plans? It is unrealistic. Here again it is a question of enabling legislation. Some of these areas need to be renewed and we can renew now, at this stage, without any cost to the Council or the Government - we can do it now in conjunction with private entrepreneurs but we have no enabling powers to do it. This is something that should be taken note of by Mr. Van der Merwe to see if this question can be looked into and investigated to see how we can overcome these difficulties.

THE CHAIRMAN:

Gentlemen, I propose when we have prepared the records to submit this portion (the discussion) on this subject to our Minister and have a discussion with him too. Then I will report to you at the next meeting. My suggestion to him would be at the first opportunity to have a discussion with the Administrators and I am sure they will show the biggest amount of interest in this. If he likes to he can even join in some of the bigger City Councils. I hope we can persuade him to appoint this investigation committee or to get the Minister's actual support for the investigation and then eventually legislation for it.

MR. LEWIS:

I think the release of the Borckenhagen Committee's report will give a tremendous start to things.

THE CHAIRMAN:

Thank you very much for a very useful discussion.

VREDEDORP : 'PILOT SCHEME'.

MR. LEWIS:

Mr. Chairman, first of all I have asked my officials never to use this word again: 'Compound site' - we should call it a 'Pilot Scheme'.

At our last meeting we submitted very rough sketch plans about the possibilities of the site. Our officials had the opportunity to go into the matter in greater detail and these are the plans which they wish to lay before you.

MR. DIESEL:

Since our last meeting we have given the scheme lots of thought and I would like to introduce it with a few remarks on the limitations of the materials at our disposal.

The first and most important was the limited number of housing types we could use and that we had two types of duplex flats, three-storey flats of various sizes and a point block. Within the limitations of those types we have done our best to introduce a little bit of variety and also open spaces amongst the houses.

The other difference that we have to report is that the extension of the 'old peoples homes' which are already built had to be discontinued due to the fact that the cost per unit was more than we were allowed. Our architect has introduced a new type of 'old age unit' - to try to get away from more or less 'the old peoples area'.

The sites slopes to the south east down this way towards a rather unhappy neighbour which is the old Brixton cemetery. We all know the difficulties of control and removal of cemetery sites and for that reason we have tried to introduce a buffer. We have introduced a three-storey block of flats facing on to the road and into the green spaces and these duplex-units will also have south entries, north-facing to a small open space with existing trees. There are a number of very attractive old trees which we will try to preserve as far as possible. Each little block is to have at least some greenery around it. The point block stands in an area which is considered fairly spacious and is next to a shopping site (six shops) and a social centre; also a crèche. Here we have three-storey blocks of flats, a point block of thirteen storeys (single bedroom flats and bachelor flats). It is not proposed that any families will be accommodated in that block. This type of development is not really required in the resettlement of the Vrededorp families but we felt that the development - and the university might bring in a large

demand for single bedroom accommodation for young people.

The density of the scheme is 74 persons per acre. We have used the result of a social survey in getting as close as possible to the requirements of the families to be removed. I say 'as close as possible' for we have certain standard sites and there is not really enough room to manoeuvre. We have introduced eleven blocks where individual houses for larger families can be built. It is rather fewer than one would have hoped but possibly adjustments can be made as a further step in Vrededorp where the larger families will probably be accommodated in a more extensive area of single established dwellings. These are purely embryo ideas and I must also add that the Council has not yet approved of the schemes.

The other result of high density, the access to individual duplex-units cannot be completely free to the users of motorcars. That must be understood. The result is that we have introduced parking areas. Just to quote a few figures - the total number of units in the scheme is 298 excluding the senior citizen accommodation which is 36 single and double units. The density works out 74 persons per acre. The number of garages in parking areas is 233 parking spaces. 40% Of the dwelling-units will have garages either attached to duplex-flats or in parking areas.

THE CHAIRMAN:

Thank you, Mr. Diesel, have you made any provision for gardens and small plots?

MR. DIESEL:

Certain areas will be fenced - we will provide for gardens.

MR. OBERHOLZER:

Mr. Chairman, Mr. Diesel has indicated that the Council had not considered the scheme and I just want to say that this is the idea of the officials. I for instance have the criticism against the 'Point Block' bearing in mind that this is to be an enormous block for single individuals who may not wish to live there with the cemetery on the one side and in addition to that a measure of destruction of privacy of the surrounding buildings also comes into the picture. This is perhaps something we must take another look at before we finally decide.

THE CHAIRMAN:

How do you gentlemen like the general approach to this scheme?

PROF. LOUW:

What about school facilities?

MR. DIESEL:

School facilities are already provided for in Vrededorp. As the scheme progresses the total facilities will also be provided. Here we have limited facilities for the 'Pilot Scheme' itself.

PROF. LOUW:

It means that the school children will all have to proceed across the highway.

MR. REINECKE:

Not necessarily - there is an existing school somewhere up here (indicated on map).

MR. LEWIS:

This will fit in with the general replanning of Vrededorp. We must have room to manoeuvre to move people from Vrededorp.

THE CHAIRMAN:

Are we happy about the general approach? It makes a good impression on me personally - there is only the one matter about the 'Point Block'. Perhaps it can be arranged in such a way that we cut off the view of the cemetery and that we definitely provide for married couples.

Any other question? Can I say then that we all feel happy that we proceed on those lines?

MR. LEWIS:

This will now go to the Council and in due course we will approach the Department.

VREDEDORP : "FREEZING" OF DEVELOPMENT.

MR. HOOPER:

We get a lot of correspondence and telephone calls from people who are interested in the development of Vrededorp - they want to know what is going to happen. They repaint and rebuild their buildings and we feel that some sort of 'freezing' must be carried out to stop any further development.

THE CHAIRMAN:

Is there very much of this sort of thing going on there on those small sites? What do you think will the reaction of those people be - we are going to replan and redevelop on quite different lines - it will still be a residential area and the idea is to allow those people

who are there now to settle there again. How will those people react to a formal notice of 'freezing'?

MR. LEWIS:

May I ask our Town Planner and Mr. Hooper how long they think it will take to get out the master plan?

MR. REINECKE:

We want at least six months.

MR. LEWIS:

What form will it take?

THE CHAIRMAN:

We have the legislation under the Community Development Act but so far the reaction has been unfavourable after such notices in East London and Cape Town. I must admit that it mainly came from speculators and people who saw opportunities to redevelop but I don't know whether the same will happen in Vrededorp because it would mainly again be residential accommodation on a better basis. I think we must be under a very strong obligation to do this sort of thing otherwise we might find that the Minister wants the Development Board to intervene. The Board might however not be agreeable to develop as they may be committed otherwise. The Chairman might feel that the Department should expedite the masterplan and make it available to them.

There is another aspect and that is that we will have to take up most of the land. If we can only get so far that we can announce the scheme and announce the start of activities to negotiate, purchases, etc., then we might not have any difficulties at all.

MR. HOOPER:

Is it possible, Mr. Chairman, that we can stall them for six months to get our masterplan out?

MR. LEWIS:

I think the way to do it would be to put formally forward the 'Pilot Scheme' and at the time the 'Pilot Scheme' comes before the Council to announce simultaneously that we are doing investigations for the re-layout of Vrededorp. We must just give a general warning.

THE CHAIRMAN:

I think so but I am a bit hesitant about a formal notice that might create a spur there which is quite unnecessary and we don't like to get involved but you will also have people there who won't appreciate what you're doing - you will always have the dissatisfied people. I think we can leave that and see how they react.

PAGEVIEW : REPORT BY COUNCIL RE COMPILATION
MASTER PLAN.

MR. REINECKE:

The master plan of Pageview must be part of the master plan for the whole Vrededorp-complex. Up till now we have merely crystallized some of the problems that we have. I might just mention that Krause Street is likely to become of importance to the road network of Johannesburg and that obviously has problems which also affect the lower part of Pageview here and we are not too certain how it will affect housing schemes on the lower part of Pageview. This is a piece of land which is going to come on to the market and become available. It is beautifully situated from the point of view of the central

area of the town. Some of this land might be used for a parking area. This lower part of Pageview in relation to the province of Johannesburg as a whole is a tentative idea that we have in mind at the moment. Therefore as far as the development of that is concerned we would want to see it in the light of the broader part of development of Johannesburg. As far as the top part is concerned - it is quite clear it is a unit. We have had discussions with the Department in connection with the development of this area.

THE CHAIRMAN:

I would like to identify the top part - 17th Street. What is the present position there? Is it also a shopping area or mostly residential?

MR. REINECKE:

Mostly residential. There is shopping along De la Rey Street. Most of the residents, the whole of Pageview for that matter are very poor indeed. These stands coloured in red represent blocks of flats.

THE CHAIRMAN:

We should try and decide what we are going to do about that portion. As far as the portion above 17th Street is concerned there cannot be any doubt because that is going to become part of the whole Vrededorp. What is the position with the lower portion?

MR. REINECKE:

Perhaps we could just look at this map. Railway yards; here are the workshops....

THE CHAIRMAN:

Where is the Randfontein Station?

MR. REINECKE:

The Randfontein Station is about 400 yards from here.
(Indicated).

THE CHAIRMAN:

How does the line runs out to Mayfair?

MR. REINECKE:

The line turns here, goes through there and runs
along this way.(Indicated).

THE CHAIRMAN:

I would like to find out what you visualize for
parking areas, sports grounds, schools? Have you any
definite ideas about that?

MR. REINECKE:

We definitely want to count this in. In other words, -
we want to make use of this open space here (indicated)
to supply in the needs of these people over here. This
is not ideal as the children will have to cross the main
road. This is an important road in the scheme. And so
will Krause Street have to serve this side. (All places
indicated on maps).

THE CHAIRMAN:

What have you in mind for the street over here and
the next street - this one here next to the cemetery.

MR. REINECKE:

We have this road virtually over the other side and
the pilot scheme over here. The north side we have
a sports ground which the college may want to take over.

THE CHAIRMAN:

For sports ground or other purposes?

MR. REINECKE:

I don't know.

MR. DIESEL:

For sports ground and a social centre.

THE CHAIRMAN:

Do you agree that these plans of Pageview must become part of the general plan? I think we all agree. Anything else?

MR. REINECKE:

I stick my neck out about this down here. I was hoping it wouldn't be a violent reaction that is our approach to this area down here.

THE CHAIRMAN:

Mr. Hooper would you like to say something?

MR. HOOPER:

So far, Mr. Chairman, we had very little time to study the implications of that area in our master plan. I think we should now pass it on to our Planning Section for them to give us a recommendation for that area. It is too early at this stage to say too much about it.

THE CHAIRMAN:

Mr. Strydom, have you any ideas?

MR. STRYDOM:

Mr. Chairman, I feel it is too early to form any definite ideas. It is obvious that the northern portion must be developed as part of the Vrededorp-complex but I don't think our Board has any definite ideas about the area - except that the major portion must be used for

housing. I think we must wait for the views of our Planners.

PAGEVIEW : SURVEY OF BUILDINGS WHICH CAN BE
RETAINED.

MR. HOOPER:

We checked the area - found about 20 blocks of flats. The major trouble there is that they have been occupied by Moslems.- Facilities are totally inadequate for Whites. It means that every block - we will have to redesign the whole thing, scrap rooms, put in bathrooms, normal standards for toilets, etc. Our architect will handle that.

THE CHAIRMAN:

What is the general appearance of the lower portion?

MR. HOOPER:

The flats themselves are reasonable but it may be very difficult to convert them for European occupation.

THE CHAIRMAN:

The idea of using this portion (indicated on map) as a parking area - is it the intention that a parking garage will be constructed or will it be an open space marked off in parking spaces for cars?

MR. REINECKE:

Open space parking on which a multi-storey garage will be built. The idea is to catch traffic from the west.

THE CHAIRMAN:

Most of the land there belongs to the Council - it is for the Council to say whether the land will be usefully

utilized. I think it is valuable land and I think it is a question whether development shouldn't be carried out - even with a parking garage.

MR. LEWIS:

Mr. Chairman, I think we leave it at this stage until the master plan is available.

THE CHAIRMAN:

Could we then get a further report at the next meeting. Do you want assistance from the Department?

MR. REINECKE:

I would like to suggest that we work in co-operation with the Department's Planners.

THE CHAIRMAN:

We will arrange that then with Mr. Nichol and Mr. Bennett.

PAGEVIEW : PHASING OF DEVELOPMENT :
For discussion.

MR. REINECKE:

14th Street is the shopping street. There are shops on both sides. Discussions did take place between officials of the Department and Council about the first area which should be developed. We thought that the area north of 14th Street (on both sides of 13th Street and to 11th Street) and incorporating this block here which includes a lot of vacant stands should be the first area we give attention to from a redevelopment point of view. Now the point was made which ties up this feeling about the removal of people in Pageview. We have properties which are exclusively residential. We have some properties along

De la Rey Street which are shops and it is thought that it will take longer to get these people moved in stages. Then we also have properties which are partly used residentially and partly used for business purposes. We presumed it would be more difficult to move the traders than to move residentially. That is why the residential area is to be developed first. This is our second development area here.

THE CHAIRMAN:

Mr. Fouché you have been going into the matter of removing people residentially from Pageview. What have you in mind there?

MR. FOUCHÉ:

Mr. Chairman, as Mr. Reinecke has correctly indicated we raised that issue on the 8th March with officials of the Council and it was clear at that meeting that 13th Street in a northern direction was mostly residential with scattered shops in between. There are not many shops in that area with the exception of De la Rey Street as Mr. Reinecke has indicated. It seems to me the best way of approach will be to get the families out residentially and we will be able to provide alternative accommodation. As far as the shops are concerned we have a problem to the extent that it is tied up with the development in Fordsburg and for that reason the development of Fordsburg must be considered as a matter of urgency and definitely as a prerequisite to the resettlement of quite a lot of traders in Pageview. It seems to me the best way to tackle this problem will be to clear the residential area in the first instance and then tackle the business resettlement in conjunction with the consolidation of the scheme of Fordsburg.

THE CHAIRMAN:

If the families are taken out of Pageview for residential purposes then many houses will remain - good buildings too. Will it be possible to shift the traders from that block above 17th Street over and accommodate them on a temporary basis so that some of those houses could be used as shops in the meantime?

MR. FOUCHÉ:

That might be a possibility.

THE CHAIRMAN:

Good. It will leave us free then to develop the area above 17th Street; otherwise you will have shops in between.

MR. FOUCHÉ:

That is your problem. Fortunately there are not many shops in that area.

THE CHAIRMAN:

Those few which are there couldn't we perhaps shift them over?

MR. FOUCHÉ:

It is a possibility to handle it that way. I think that is the only alternative if we don't wait for Fordsburg which is rather unpractical.

THE CHAIRMAN:

We are discussing the phasing of development. Development here also includes the removal of those families.

MR. FOUCHÉ:

So, it seems to me the first step would be to remove

the families and then to tackle the business resettlement. There might be a possibility of business sites becoming available but it is very difficult at this stage to say precisely where the businesses are to be resettled.

THE CHAIRMAN:

When will the paying out of compensation start for those shops?

MR. FOUCHÉ:

I don't know whether Mr. Swanepoel has started on serving notices.

MR. SWANEPOEL:

We have only served notices in so far as residential occupation is concerned.

THE CHAIRMAN:

Yes, of course but when do you think will we commence paying those people for the improvements, Mr. Fouché?

MR. FOUCHÉ:

Mr. Chairman, I think as far as compensation for the buildings is concerned we can start as soon as possible.

THE CHAIRMAN:

While I am pursuing this point - we had a very urgent pleading letter from one of the tenants that his rental had been put up about three times. It seems to me that there are some irresponsible people there who realise that they will have to go but in the meantime they are trying to get the most out of it. There might be danger in this sort of thing and it might perhaps be advisable for the Department to take over those buildings at a reasonably early stage and to allow those people to carry on as tenants. Mr. Jammie have you anything to say?

MR. JAMMINE:

Mr. Chairman, quite seriously I am certain in my own mind that if there had been a second group area for Indians to which they could be moved I don't think we would have any difficulty in regard to the removal of the Indians from that area from a residential point of view. As far as the business is concerned those Indians can't quite understand why it is necessary for them to be removed from that area to just a few blocks down the road to the Fordsburg business centre. They honestly and firmly believe that possibly the same purpose could be achieved if they were to be left where they are now to continue in their present area but to be given an opportunity of really and truly improving that area by being given some assurance that they would be there for quite a long time. I have no doubt at all that they would probably spend quite a lot of money in developing that area.

THE CHAIRMAN:

That might be true but we have no control over that.

MR. JAMMINE:

Mr. Chairman, I think it is an understood fact that there is quite a lot of exploitation of Indians by Indians we must accept that. You get that all over the country. Mr. Chairman, it could probably be a successful move on the part of the authorities here to take over their properties and then act as landlord instead of leaving the Indian landlord. That would also give you an opportunity of being able to pursue this scheme at your own phases.

THE CHAIRMAN:

That is true but another advantage is that we might also gain experience as to rent levels, etc. 58/.....

MR. FOUCHÉ:

Mr. Chairman, I really think that we can start acquiring these businesses as soon as possible. Then at least we can place the Indians there on a more temporary basis. For that reason I can't see any disadvantage to the acquiring of these businesses.

THE CHAIRMAN:

You can get them out then. You have all the means -- which you need -- very hard measures too--which of course we try to steer away from, but what I have in mind is that in the first instance, we try to prevent extreme exploitation. In the second instance, we might perhaps gain some experience -- handling of business premises, etc. So if you have no objection the Department will proceed as indicated.

PAGEVIEW : INCOME GROUP TO BE ACCOMMODATED.

THE CHAIRMAN:

Any further suggestions?

MR. HOOPER:

In our master plan we have got a sort of picture on the standards of accommodation to be provided. We were wondering if it will be R180 - R250 group or even higher: We need some guidance on that aspect.

THE CHAIRMAN:

As far as Pageview is concerned, especially that lower portion (about the top portion we have already agreed) I don't think that we are tied down to provide for the lower income group. It is the policy of the Department (the Government and also Local Authorities) to create balanced communities and that means that we

should also provide for the higher income groups. On the other hand it need not be reserved for residential purposes only - perhaps for more practical and beneficial purposes or from the financial point of view. We have a free hand to place whatever income group in Pageview we desire.

FORDSBURG COMMERCIAL CENTRE : REPORTS BY
COMMUNITY DEVELOPMENT ON THE PROGRESS MADE
IN EXPROPRIATING LAND.

MR. SWANEPOEL:

Mr. Chairman, of the 170 properties expropriated we have succeeded in obtaining transfer of 94 properties, leaving us a balance of 76 properties. We are still negotiating with owners of quite a number of these properties in regard to compensation payable but the majority of these cases has been referred to the Arbitration Court and I expect finality to be reached by August, 1966.

THE CHAIRMAN:

What are the indications as far as prices are concerned?

MR. SWANEPOEL:

No, Mr. Chairman, they have not exceeded the amount set by the Development Board.

THE CHAIRMAN:

Can you quote prices? Have you any idea what the average price per stand comes to?

MR. SWANEPOEL:

R4.82 per sq. ft.

MR. LEWIS:

Is that including the buildings?

MR. SWANEPOEL:

Yes.

MR. LEWIS:

What do you think the total cost is going to be?

MR. SWANEPOEL:

We have purchased the 94 properties for R1,608,051 and the estimated market value of the remaining 76 properties amount to R1,328,115 - giving you a total of R2,936,166. Then you must add the legal costs and the fees of the valuers - round about R3,000,000 I would say.

MR. LEWIS:

What is the total area?

MR. SWANEPOEL:

20 Acres approximately.

THE CHAIRMAN:

I think the progress we have made here is satisfactory.

FORDSBURG COMMERCIAL CENTRE : REPORT BY THE
COUNCIL ON THE PROGRESS MADE IN PLANNING THE
CENTRE.

MR. LEWIS:

Mr. Chairman, you will remember that initially a firm Dunlop, Heywood and Company approached the Council when they heard of the scheme to put a proposition to us as entrepreneurs to develop the whole scheme. This Committee took an early decision that these sites should be developed either by the Council or by the Department- we should not put this out to private entrepreneurs because we want to have control over the rent. Dunlop Heywood have already

done some research on this and it was decided to employ Dunlop Heywood to give us a report as to how they felt the scheme could be developed. They gave us a very comprehensive report which we considered at our last meeting. We felt that this report should be referred back to see if we couldn't improve the financial aspects of the scheme and Dunlop Heywood have now submitted an amended scheme. They have made alterations using the basements to better advantage - giving it a greater letting area and improving the financial returns. The financial returns are still not acceptable and need a lot of further investigation.

MR. HOOPER:

As you will recollect there was a sub-committee appointed of technical officials of your Department and the City Council. Well this sub-committee met and they were in agreement on the sort of disadvantages and weaknesses of the design - they called in the consultants of Dunlop Heywood and they agreed to submit an amended layout. We have a better scheme now - there are about 7 more shops which should bring in additional rental. The scheme is now a better project and your officials feel that it is a reasonable proposition technically and we carry on now once the financial side is sorted out.

THE CHAIRMAN:

Mr. Bennett would you like to say something?

MR. BENNETT:

We have dealt with the planning of the site - I thought that we should get that out of the way first. Other aspects will have to be considered so far as the impact of the development affects the surrounding area.

I felt that the next stage was the technical aspects which should be cleared before we consider further details. It is quite obvious that the cost of this project is such that in the early years it couldn't pay for itself but we did seek the advice of the gentlemen of Dunlop Heywood who did inform us that there is a general appreciation of values in the reach of 2% per year which computed over 7 years represents 15% and if this was taken into consideration it was felt that over a period of years the scheme could be made to pay for itself. In other words although the income shown for the first seven years is R700,000 after seven years the rent could be increased which would bring in an income of over R800,000. We felt that that might be the basis on which the scheme could be financed. This is only a suggestion on my side which I think should be considered. Those are the main points which I have in mind in putting forward my report.

THE CHAIRMAN:

I noticed that one of your worries, Mr. Bennett, was the land which would not be fully taken up for development at the beginning. You felt that either the land must be leased or the Department will have to hang on to it and take responsibility for it but if we should pass everything on to the Council right from the beginning it would mean that they couldn't make this project pay at all.

MR. BENNETT:

For the first seven years it is possible that they would not be able to meet all the interest charges on the loan.

THE CHAIRMAN:

I think Mr. Bennett touched upon important aspects

here. One point he also made in regard to the development of this scheme - the broader problems (implications) is as far as traffic is concerned. If you have a concentration at this point then you are creating a traffic problem apart from parking areas (next to the site).

Mr. Bennett also pointed that out in his report and I think it is an important aspect. With regard to parking it is also a question whether one shouldn't have a parking garage there. This is also a question which could have a bearing on the matter. Mr. Strydom gave very much thought to this matter and I have also tried to give attention to it and Mr. Lewis is also struggling with the problem and that is that we will have to accept that this thing cannot 'run itself' right from the start financially. It is a question now of how can we try and work out the scheme so that we can start off with reasonable rentals, with a reasonable return and after a very long period (at the end - the period might be 40 - 50 years) get your capital back. There are possible ways here:.. one is that the land be leased instead of the Council taking it over - another way is perhaps that during a certain period (for years perhaps) only interest be paid after the lapse of some years. There is also the possibility of a reduced interest rate for a period and capitalisation of interest and after a further period full interest rate and then after a next stage the beginning of redemption on capital. There are various ways but we would have to work out some sort of scheme.

To come back to the firm Dunlop Heywood I must say that I don't think those people have been very conservative with provision of amenities - they haven't concerned themselves much about the financial aspect. They have created

something here that looks very flashy, luxurious, etc. I get the impression that they have thought about it in a very lavish way. Apart from the survey and that they have given us valuable basis on the potential of the area and general layout, I don't think one can follow it strictly as suggested. What they have suggested here is a serious and careful review but it is still a question with me whether we couldn't perhaps get a more conservative way of doing it.

MR. LEWIS:

I am not a technical man but I don't think we want to do this in a cheap way but like you, Mr. Chairman, I feel a bit uncertain about the economics on the scant information that Dunlop Heywood have given us. Upon the figures that Mr. Swanepoel has given us I don't think the land is at too high a price for a scheme like this. It is true that some of the land is not going to be economically used. If we can accept the principle that we realise it can't be economic from the word 'go', I think the practical thing would be to appoint a sub-committee of technical and financial people to think out an alternative way of how this could be financed.

I don't know what you had in mind, Mr. Chairman, as to whether you feel that Dunlop Heywood are not the people that we should employ to continue with this project. We could'nt use their plans - it wouldn't be ethical. At this stage to scrap the plans and call for new designs would have a feature of delay.

THE CHAIRMAN:

They have a figure here - special fees 15% - about

MR. HOOPER:

We checked that Mr. Chairman, and it appears that it is the normal percentage allowed to all the professional bodies.

MR. LEWIS:

Our contract with Dunlop Heywood was that we are paying them a fee for preparing the plan. Beyond that there is no further commitment. Having prepared that plan we proceed with it or we could employ somebody else. The point is that it is a flat fee.

MR. HOOPER:

That is correct but all the figures there will be calculated on the tender price in terms of the various charges and they are more or less right.

PROF. LOUW:

Mr. Chairman, basically, looking at these figures - your proportion to your land value which is R3,500,000 and the building costs as estimated here R6,500,000 - you don't put enough building on the land. It is true you must provide parking - I see there is no revenue shown for parking at all so I take it that it is intended to be free and everybody will go and park there if it is free parking - no intention to shop there. I am quite certain that this parking area is not going to serve the shopping centre - this is a wonderful position to park. Then there is the rental that we can charge. I was wondering if this scheme doesn't mend itself - a scheme made satisfactory and attractively - planned in such a way that we could start off on a short term (like the Pilot scheme) to see how far we go.

THE CHAIRMAN:

We have this difficulty, Prof. Louw, that we are not starting the scheme in order to draw people. The position is that we have people on our hands. We are uprooting them and we are going to force them out. We are sitting with those from Martindale and from Pageview. They have no other choice.

PROF. LOUW:

I realise your difficulty and I appreciate it but I feel this is an area where there are very substantial buildings. There is a tall block of flats and very substantial buildings which we are going to clear now just for parking (it happens to be a parking area). I was wondering with those buildings there - if we put Indians in there and see what rentals we get - sort of feel our way.

MR. LEWIS:

There is this difficulty there - until we have cleared and created it as a shopping centre we are not going to attract the custom. To my mind it is only when we create the scheme, create the parking, create the traffic and buildings that it will attract the custom to this area.

THE CHAIRMAN:

I agree with you, Mr. Lewis. I think what Prof. Louw has in mind is that you must start gradually on your development. I am not so certain about the pace at which we should develop. I have always been under the impression that development here should be vigorous because you sit with these people whom you have to resettle. Minister Botha has also accepted that the State would inevitably get involved by way of a very big loan to the

City Council and what else there might be. We have always seen it as a project which has to be tackled and completed with speed. I feel that whether it is going to cost R7,000,000 or R9,000,000 we must proceed. Mr. Strydom might differ from me here.

MR. STRYDOM:

Mr. Chairman, as a matter of fact I raised the question myself recently, whether we shouldn't start in a small way in view of the costs and then develop gradually but we have decided already that we would undertake it as a single project to be carried out. If we try to attract traders I am afraid we will fail. We must create something there that will attract the customer. Personally I feel that we should proceed along those lines.

THE CHAIRMAN:

There is another aspect to this matter and that is the prestige of the City Council and the Department are in issue here and they stand to be very seriously affected if we don't carry out what we have already announced and promised. The Indian wants to remain where he is. We have said that earlier (Mr. Jammie). Perhaps those in Martindale would also be happy there and we must create something that would be worth the while to hold out to the world and to the country and the Indian. So, this is also a prestige act. We must accept here that we must go about it very quickly and carry out the whole project. There will be land that won't be taken up and here Mr. Lewis is correct. I think I should support the idea to appoint a committee to go into the whole matter financially and how we can handle this.

To come back to Dunlop Heywood, I am inclined to think that with our expert men on both sides we would do

better to appoint a firm of architects to work under guidance of our own professional men. I think we should now cease our association with Dunlop Heywood. They have carried out their job and they will be paid for it. I suggest that any further planning should be done under guidance of our own men and not by an independent firm. Dunlop Heywood are independent experts. We know enough now to do the guiding ourselves even if we give out work to architects and town planning to town planners.

MR. LEWIS:

I think that initially they approached this from the point of view that if this town was handed over to them as a commercial site: what would they have done? They approached from the point of view if they have been entrepreneurs: what would they have done to develop the site? They were thinking what would be the most profitable way of developing the town. I think that it is true that any plan submitted by any architect - if submitted to a whole lot of planners, will meet with criticism. They have employed a firm of architects, consultants, quantity surveyors and consulting engineers, - they have had a team which had helped them to plan this. If we were to cut out Dunlop Heywood, I think we will still need the architect, quantity surveyor, consulting engineer, etc. It is only Dunlop Heywood who might fall out of the picture. We must either reject the plan and start de novo and design something else which means further delay because we couldn't employ somebody else and hand over these designs. We either got to scrap this plan and employ an entirely different team - I think this is a specialist work which I don't think our architects will have time to tackle.

THE CHAIRMAN:

That was not the idea - I am referring to the guidance. We are much more sensitive to careful and conservative planning. These people want to earn fees too: the more elaborate scheme, of course, the better their payment. I am not criticizing them - I think they have done a wonderful job for us because we were quite in the dark and they have given us very useful guidance. I am rather worried about the financial side. We have difficulties. The scheme can't carry itself (that is one aspect). The other aspect is: can't we even with the planning itself work on a more practical and conservative basis?

MR. REINECKE:

I think that we are practically tied to the concept. I must stress what Mr. Lewis has said that these people have given us a concept and basically there is nothing wrong with this concept. It is a good plan, good idea. It might be possible to have a team or group of professional officers to guide the further work. They have given us the sketchplan stage and as Mr. Lewis said we must either accept that and carry on but if we employ other people we will have another delay of about 9 months to one year. As this plan is basically good I think we should accept it. We could play a more active part in further development in consultation with these people as our consultants.

THE CHAIRMAN:

We have written to the Town Clerk in February and our concluding paragraph.....:

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"As you will no doubt agree the time has now arrived for the details of the Fordsburg business centre to be worked and ironed out. It is intended to entrust this task to a guiding committee consisting of representatives of your Council and this Department. The Director of Local Government of the Transvaal will also be asked to serve on this committee. Kindly advise me at an early date whether your Council is in agreement with this intention and if so, please furnish me with the names of the persons nominated by you to represent the Council on this committee."

We have suggested on our side:

Mr. Strydom;
Mr. Nel; and
Mr. Koller.

MR. RAATH:

Mr. Chairman, if you will pardon me it has nothing to do with me but speaking in my private capacity in an attempt to help - I feel that one point that you have mentioned is that you want a prestige project and when I saw that model first it looked to me like a prestige project. Something that we could be proud of and people coming from overseas could also think that we are really doing something for these people. If we don't carry on with this I feel that we would have a loss in the form of money and there would also be a loss of time. We gained in this sense that we gained in experience. With new architects (I might be wrong) are we not going to land in the same position? They are going to produce just the same project and then we sit with the same thing. Isn't the way out really that you have your committee which is an excellent idea but tell

Dunlop Heywood that you are not satisfied. You want this committee to go into the matter to prune this too expensive project. I feel that seeing this is your project you have the right to demand that. If they don't want to 'play ball' then 'out they go' - that is pretty obvious but then you haven't wasted time and money. In my opinion this is a very nice project but it is the cost of course.

THE CHAIRMAN:

How do you feel about it, Prof. Louw?

PROF. LOUW:

Mr. Chairman, we are thinking a way out of our difficulties but I also like this scheme very much. I don't see what we will gain by getting another firm of architects, etc. These people have gone through the basic work - all the investigations, etc. You can now say to this firm: economically we have doubts' - that is our only trouble. Such a committee can work with this firm to find ways and means of making this scheme more economical. I am afraid to use the phrase 'white elephant' but I am afraid we might reduce this scheme with millions of rand and then find that it doesn't pay Indians to take these premises on. We don't know. I would like to have a little more ground under my feet about the economics of the scheme. That is our problem. 35 Cents per sq. ft. for a suburban shop is quite cheap but that is not a cheap rate if compared with all suburban shops. These are not suburban shops. They must have arrived at this 35c (I am just using that figure) by some way or means just to see whether it is low or not.

MR. LEWIS:

At the last meeting of this Committee one of the decisions taken was that we should consult the Indian community. We didn't do that because we didn't want to go to them until we knew what rent we were going to charge. We didn't want to go and consult them about 25c then afterwards put it up to 35c. We felt we should put this back to Dunlop Heywood to come back to us with the proposition so that we could go to the Indians with the rent that we thought we were going to charge. I think we must do that now once this finance committee has met. If I were a private entrepreneur I would buy the surrounding land as well (if doing this) because I think that if we developed this we would enhance the value of the ground in the immediate proximity.

THE CHAIRMAN:

I was thinking - is it really necessary to knock down everything on the vacant land? Can't we get some rent out of that land?

MR. REINECKE:

Ideally, sir, we should have the full parking position there but we are faced with this financial problem. Perhaps we should go back and say: 'we will just have to make do with less parking for the centre in the initial stage'. In that way there is at least one big building which we would be able to retain and return profit for quite a while. It falls in a parking area.

THE CHAIRMAN:

To return to the point as to whether Dunlop Heywood should go on. I hope you see what my concern is - I am

thinking of the controlling body. Here you have another controlling body and it is going to be very difficult but I can see that to delay this thing for another 9 months or more and to appoint other people to start right from the beginning - we must also start studying the whole plan right from the beginning - it would certainly be a backward step. We have suggested this committee and we have suggested who must serve on it. I think that we should now go forward and also get representatives from the Council. It would be wise also to have Councillors on this committee. We have Messrs. Strydom and Nel with professional men and the same should be done from the Council's side. This committee must have a definite part: they must watch this firm very closely. Not that I have anything against them but we must look at the expenses. I am personally liable to Parliament for expenses - so, we must really be very careful that these people don't go about in a way which can be criticized.

MR. HOOPER:

Mr. Chairman, I think Mr. Bennett will agree with me that when we had discussions with Dunlop Heywood they were only too willing to meet our requirements. Most of the money that is wasted is in finishes and they are prepared to drop the finishes we want them to. I think Prof. Louw will agree with me.

THE CHAIRMAN:

I think we can pass on now but I hope that I have made it clear that we should be very careful about the expenditure.

MR. LEWIS:

Mr. Chairman, the Council will have to resolve that they want to proceed with Dunlop Heywood too. I think it is the consensus of opinion of this meeting that we should proceed with Dunlop Heywood subject to the necessary safeguards regarding the control of expenditure.

THE CHAIRMAN:

Do we agree on the Guiding Committee?

MR. LEWIS:

Yes.

THE CHAIRMAN:

Do we agree about representatives from the Council's side? We would like you to prepare this.

MR. LEWIS:

The Management Committee had your decision before them. We took no decision until we could meet to see what the purpose of this committee was going to be but we can now make a decision.

THE CHAIRMAN:

You will have two responsibilities now. One will be financially. Close examination of the financial aspect. Secondly, guiding and controlling of the whole project.

MR. STRYDOM:

Mr. Chairman, I would just like to say briefly that as far as the Board is concerned we haven't had the latest report and we haven't discussed this matter at all but my first impressions are that we cannot just accept at face value these calculations of this firm in regard to rentals, rates, etc. I feel that it could have been more motivated

in greater detail. I welcome the idea of this question of the costs and the general planning be considered in greater detail. Secondly, I would like to suggest, Mr. Chairman, if you are agreeable, that in my absence the Department be allowed to appoint somebody else.

THE CHAIRMAN:

Mr. Prinsloo, vice-chairman of the Board, will act as alternative.

Mr. Strydom, does the Board accept the suggested approach provided the necessary safeguards of control are taken?

MR. STRYDOM:

Yes.

MR. LEWIS:

I will take this back to our Management Committee and we will appoint our representatives. Who should be Chairman?

THE CHAIRMAN:

I think we are quite prepared to work under a Chairman of the Council and work as a team.

5(c)(i) : THIS WILL BE HANDLED BY THE
GUIDING COMMITTEE.

GENERAL:

THE AVAILABILITY OF HOUSING LOAN FUNDS IN CASES
WHERE THE CONTRACTOR WORKS IN ADVANCE OF SCHEDULE.

MR. PENROSE:

Mr. Chairman, we have had allocations of funds for this financial year from your Department in respect of approved schemes. We have written back and asked for some more. We have several applications before you for consideration by the National Housing Commission and which we hope

will be proceeded with during the same financial year. Our engineers are getting a little concerned about this question as to whether in fact finance might in the end prove to be a stumbling block to progress from the other schemes which are awaiting approval - specifically Coloured and White schemes. In the past, Mr. Chairman, we have always worked very well together on this sort of thing and if there has been a need for the Council to finance certain expenditure temporarily, we have done so but of course there is a limit to the extent to which the Council could do this. The object really is to ask whether you are in a position to give an indication that this allocation is not necessarily the final amount that could be made available to the Council during this financial year.

THE CHAIRMAN:

Mr. Penrose, when I made these allocations personally as the responsible Accounting Officer I had to be guided by money spent on projects during previous years and then also more or less on estimation of what could possibly be turned over during the financial year. In some cases I might have been too conservative but I have tried to be as realistic as possible. If you should find that I have been too conservative as far as White and Coloured schemes are concerned there is no reason why the matter cannot be reviewed but I have this difficulty that during this present financial year my hands are not so free. The Cabinet has decided that I will have to follow certain priorities as regards money from the Housing Fund and also from the Development Fund. The first priority is for Whites. The second is for resettlement where you resettle disqualified persons on account of legislation. The third is slum clearance. Then we have these special

schemes in Johannesburg. I don't think there is any danger as far as Johannesburg is concerned, referring to White and Coloured schemes but I can see difficulties as far as Bantu schemes are concerned because they are not on the priority list. You have not mentioned that but I am mentioning it now to indicate to you that you might not be so fortunate if you come back for additional funds for Bantu schemes.

MR. PENROSE:

We have, for instance, one major Bantu scheme which is in progress. The allocation for this year that you have made for us would not permit this scheme to be completed. Does it mean then that having allocated less than what we will require, the Council should in fact only spend up to what you have allocated and then stop work?

THE CHAIRMAN:

The idea is that you should now cut down on this thing also as far as the actual construction is concerned. Where you are absolutely committed in regard to a private contract then the matter is more involved. If you have a building programme on your own hands then I am afraid you will have to reduce expenditure on that particular scheme. That is the position all over the country. I had a discussion with our Minister and I have sounded him with regard to funds on the additional estimates for this year but he has held out no hope for me at all. So we are in the position that we have no prospect of getting anything additional to what we have.

MR. PENROSE:

One further question, Mr. Chairman, if the Council is able and prepared to finance a certain measure of this

work for any race from its own finances temporarily, would that be permitted as in the past? Would you indicate a limit?

THE CHAIRMAN:

That is a very difficult question. When I was quite certain that I will be running short during the previous financial year I enquired from different City Councils as to whether they will be able to carry on on their own and their reactions were very helpful. I went to the Treasury and explained to them that unless they instruct me otherwise, I want to work on this basis but they pointed out that there is a financial regulation in my way : I am not allowed to delay the submission of accounts. Unfortunately I have this financial regulation in my way. As far as White and Coloured schemes are concerned, you won't have any difficulty.

MR. LEWIS:

I think Mr. Penrose is referring to the Pimville scheme largely.

THE CHAIRMAN:

I am more hopeful for the next year. I think I will be in a better position to give you an indication by October/November this year. By that time the Cabinet will be discussing our draft estimates for the next year and then we usually get a good indication from the Cabinet.

MR. PENROSE:

Mr. Chairman, I realise your difficulty in the matter but at this stage then can we accept it that as far as White and Coloured schemes are concerned we can carry on on approved schemes but new schemes which are awaiting

approval, do they stand any chance of getting allocations of funds?

THE CHAIRMAN:

Yes.

MR. LEWIS:

There is a further matter under Western Township. We have two schemes there - one of which is a negotiated contract and secondly we were wanting to place a contract for some sub-economic houses. We called for tenders on that and unfortunately the tenders are in excess of the price for which we would get a loan. It is possible that we could do it at a cheaper price by using our own Housing Division. This is a Coloured scheme and our Housing Division have found it difficult to get sufficient Coloureds who will produce the output we want. You will remember on the Riverlea scheme that a portion of the staff was Bantu. What would be the reaction if we use Bantu labour in a Coloured area?

THE CHAIRMAN:

From our side, Mr. Lewis, we have no objection if the Department of Labour has no objection. We had this experience recently from the Coloured Development Corporation's side that an advance was made to an individual in a Coloured area to start a certain business. The capital was advanced for buildings, machinery and also working capital. He started off and he fared quite well. We paid a visit to this factory just to see how things were going and to our astonishment we found about 90% Bantu Labourers in a Coloured Area. This matter of employment and labour as far as the Coloured is concerned is problematic because even if you have the numbers of people available they still

cannot produce because they are not responsible enough. But I think by this time the Department of Labour also knows better than before. In the meantime the Department of Labour had appointed a Director of Coloured Labour and this Director has been working in close collaboration with the Department of Coloured Affairs. He has also made a survey of Coloured Labour.

PROF. LOUW:

I take it that with the Coloured artisans they really use Bantu unskilled labour?

MR. LEWIS:

Yes.

PROF. LOUW:

I want to put it to you that your Department look into this new agreement on which there has been quite a fair amount of relaxation on the operations that Bantu carry out - even with White people. There is a new agreement in Transvaal.

MR. LEWIS:

There is another matter, Mr. Chairman, which really doesn't fall under the purview of this Committee and that is the matter of halls for the Indians. There is no public hall for the Indians in Johannesburg and would it be quite in conflict to policy if a hall were to be incorporated in the shopping centre?

THE CHAIRMAN:

I am afraid, Mr. Lewis, it is out of the question.

MR. NEL:

I am sure the Development Board would be glad to sell the Council some land in Lenasia for a hall.

MR. LEWIS:

Mr. Chairman, unfortunately we have had very disturbing reports on dolomite in Lenasia - we are forwarding them to you.

THE CHAIRMAN:

Where do you get these reports from?

MR. LEWIS:

Prof. Jennings.

THE CHAIRMAN:

There is no doubt about it that there is dolomite. I am afraid we have dolomite all over that area and we will have to accept that.

Gentlemen, you will agree that we had very tough aspects here today which we had to deal with and I personally feel very happy about the way we have been faring in our discussions and the agreements that we have reached. We have now come to a point where we can definitely expect results. We can produce actual production now and not planning anymore. I hope when we have our next meeting - probably next July/August - we will then be in a position to round off many of these items.

Thanks for coming.

MR. LEWIS:

Thank you very much, Mr. Chairman.

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