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MEMORANDUM REGARDING PROPOSED INCORPORATION OF MANCEFIELD, MUNSIVILLE
AND KLIPRIVERSOOG, AS WELL AS ADJOINING AREAS, INTO THE MUNICIPAL
AREA OF JOHANNESBURG.

There is a serious dearth of housing accommodation for Coloureds and Indians in Johannesburg. Calculated on the basis of full development of housing schemes on all land available to the Council for this purpose, there would still be a shortage of accommodation for Coloured families presently living within the municipal area. The position would be aggravated if the requirements of natural increase in population and influx of Coloured families from other areas is taken into consideration. A statistical analysis of the position is attached hereto as appendix 'A'.

The acquisition of additional land for Coloured housing purposes has become an urgent matter. Likewise, there is an urgent need for the Council to consider ways and means of providing Indians living in the municipal area with alternative accommodation. At the present time Lenasia is the only proclaimed group area for this racial group. As this township is situated near Soweto and the Mancefield/Munshville/Klipriversoog complex, consideration of its incorporation would be justified during any consideration of the merits or demerits of incorporating the aforementioned complex into the municipal area of Johannesburg.

In order to give due consideration to these possibilities the following summary of the background of recent developments concerning the areas in question has been prepared:-

Background of recent developments:

On 10th March 1964 a deputation of the Group Areas Development Board discussed incorporation of the Mancefield/Munshville and Klipriversoog Coloured complex with the Acting Chairman, Management Committee, and

the Chairman, Non-European Affairs Committee, as well as other senior Council officials. Arising from this meeting the Committee resolved that the Manager, Non-European Affairs Department, report to the Technical Committee on the conditions under which the Council could accept the responsibility for the planning and development of this complex.

In
To permit a suitable report to be prepared pursuant of this resolution the Regional Representative of the former Department of Community Development was requested to furnish the Council with certain information regarding the size of the area, number of stands available, sizes of these stands, approximate cost of taking over and similar matters.

This information was in the process of being compiled when a change was brought about in the functions of this department and that of the Department of Housing. Arising from this change (which involved a take-over of certain of the functions of the Department of Community Development by the Department of Housing) the information requested was withheld from the Council. This was confirmed by the Regional Representative, Department of Housing, on 3rd June 1964 when he indicated that the Department of Housing was itself embarking upon the actual development of the area for housing purposes, but that the Council could assist in the development of the above Coloured complex by incorporating it into the municipal area and providing the necessary services.

As a result of this action the Technical Committee considered a report in which the Manager, Non-European Affairs Department, stated that he was totally opposed to these proposals as he considered the area should only be developed and incorporated within the Council's jurisdiction if it was administered by the Council. Administrative control by the Council of all Coloured housing schemes in the area was considered essential and any attempt for a portion of the area to be excised should be opposed. The City Engineer indicated that because of shortage of staff he would find it difficult to undertake the planning work in this large area, but

he would give favourable consideration to the request for the installation of services.

Subsequently, a deputation headed by Dr. C. J. Jooste and other members of the Group Areas Development Board interviewed the Management Committee of the Council with the request that the Council install services in Nancefield to allow it to build 200 sub-economic houses for Coloured families. On 14th July 1964 the Management Committee authorised the City Engineer to proceed with the provision of these services on condition that the cost of the work to be carried out be borne by the Group Areas Development Board and subject to such agreement or exchange of letters as would be agreed to with the Clerk of the Council. Subsequently, the Council was advised that the Peri-urban Areas Health Board would undertake the provision of essential services and that it would no longer be necessary for the City Engineer to do so.

In view of this it was requested that a memorandum be prepared concerning the development and incorporation of the above-mentioned areas. The compilation of this memorandum has taken time because of difficulty in obtaining reliable information relevant and pertinent to effective consideration of all the implications of this proposal from the sources involved. Results of geological surveys undertaken in regard to the dolomitic structure of these and surrounding areas, including Lenasia, has also been awaited, but without success.

Potential of development in Nancefield:

According to a layout plan of the Nancefield complex (Drawing No. TP/CS2/10) prepared by the Department of Community Development, the following is the estimated potential of this area:-

HOUSING DEVELOPMENT.

AREA	APPROX. SIZES OF EREVEN	ESTIMATED NO. OF HOUSING UNITS.
Wancefield	2,500 sq.ft.	950
	3,000 sq.ft.	3,400
	5,000 sq.ft.	1,200
	7,000 sq.ft.	240
	Flat sites	480
Wancefield Reserve No. 2		250
Klipriviersoog Estates	2,500 sq.ft. + Flat sites	2,000
Munshville	2,500 sq.ft. + Flat sites	2,140
Estimated total of housing units		<u>10,660</u>

In addition to the above, provision has been made for the following amenities:-

	<u>Sites.</u>
Parks and Primary Schools	9
High Schools	3
Business Areas	7
Recreation facilities:	Adequate provision for a variety of sports including a golf course.

The above data is in respect of the complete development of this area on the assumption that all land is suitable for housing purposes, except for the areas reserved for recreational facilities. It has not been possible to obtain information regarding the geological suitability of the land at Munshville, parts of which it is claimed, are likely to be dolomitic. Munshville is an area proposed for high density development, mainly on a sub-economic basis.

Housing development has been planned for on the basis of accommodation being built in the proportion of one-third economic and two-thirds sub-economic.

Recent analyses of applications and the income position of tenants living in Council housing schemes have indicated that these proportions could now be reversed and that any housing provision now made should be predominantly on an economic basis.

Existing planning of Mancefield by town-planners of the Department of Community Development, who are presently engaged upon this task in collaboration with town-planners of the Council, may require revision in the light of these changing economic circumstances. An amendment to the town-planning scheme for this area conforming to the above-quoted requirements of the Department of Community Development has been advertised. (Vide Provincial Gazette No. 3148 of 21st April 1965).

According to the Secretary for Community Development 2,000 Coloured families are already resident in the Mancefield area. It is, however, known that many of these families are not residing in suitable houses. The Council's town-planners have been given to understand that consideration is being given to the extension of the Coloured complex towards the east of the Golden Highway so that the total area will cater eventually for approximately 130,000 Coloured persons, 70,000 being accommodated in the Mancefield complex and an estimated 60,000 in the area east of the Golden Highway. From this it is evident that the area in question will eventually become the focal point of residence for the majority of Coloureds living in the greater Johannesburg region.

Essential Services and Suitability of Area for Development:

According to the Works and Services Engineer of the City Engineer's Department the land north of the Moroka (Potchefstroom) by-pass road, which is the Mancefield complex, is suitable for housing development. An outfall sewer and a high voltage bulk supply cable to the Olifantsvlei Sewerage Purification Works pass through the above complex.

Construction of the outfall sewer extended from the Mancefield Pump Station to the Olifantsvlei Sewage Works and cost R370,869. The cost of this installation was financed on the basis of a contribution of R17,000 by the Roodepoort Municipality out of their Native Services Levy Fund, and the balance by the Council on the basis of 50% from the Native Services

Levy Fund and 50% from Council funds. The Nancefield Pump Station formerly served mainly the European areas of Johannesburg, but as a result of the construction of the Olifantsvlei Sewage Works the outfall sewer now serves the whole of Soweto as well. In the event of the Peri-urban Areas Health Board installing sewers in this area with the intention of connecting houses to them, it would have to come to an agreement with the Council regarding payment for the use of the Council's sewer and sewage treatment. The capacity of the outfall sewer is adequate for the flow from the Nancefield complex when it is fully developed.

There is, however, only limited spare capacity in the high voltage cable in respect of electricity provision. This cable was originally installed and financed at a cost of R66,060 from the Native Services Levy Fund on a 50% basis (probably Project 5). It was installed specifically to serve the requirements of the sewerage works only; so that, when the sewerage works are completed its whole capacity will be taken up. This cable could, therefore, not serve the needs of any township development and should be disregarded for purposes of this report. It would have to be supplemented by the laying of new cables to carry sufficient electric power to supply the needs of the area when fully developed for residential purposes.

The City Engineer states that there are no abnormal features likely to interfere with development or the provision of essential services such as water, electricity and sewerage reticulation in this area. Unfortunately, however, planning has not reached a stage which will permit of a reasonably reliable estimate of cost to be given. These have, therefore, been excluded for this reason. However, since it is intended that this area be developed predominantly for housing purposes, recovery of the cost of land and essential services could, in all probability, be claimed from the Department of Community Development as legitimate expenditure connected with the establishment of housing schemes.

It is pointed out that the average cost of development in Bantu townships is estimated at R460 per morgen for roads; R900 for stormwater drains; R550 for water reticulation; R1,500 for sewers; and R1,050 for electricity, making a total of R4,460 per morgen for services. It is considered that the cost of this work in European or Coloured areas would be approximately 25% higher. As the above complex measures approximately 1,401 morgen it is roughly estimated that the cost of providing essential services would be approximately R6,248,460.

The Peri-urban Areas Health Board has been contacted regarding co-ordination of efforts in connection with the development of Nancefield. This Board has indicated that it is prepared to plan and design sewers and also water reticulation to take in our own township requirements, as well as a considerable area to the east. No agreement has, however, been reached in regard to cost. Normally, common sewers and water reticulation costs are shared on the basis of respective flow.

Difficulty in providing suitable estimates has been aggravated by the fact that the South African Railways Administration is presently engaged in investigating the desirability and practicability of connecting the Nancefield complex with a railway line and suburban station. No specific direction has been decided upon for this purpose and further negotiations are due to take place between Council and railway officials. The cost of providing this line may eventually have to become the subject of mutual negotiation between the Council and Railway Administration. There would, however, seem to be justification for insistence by the Council that the total cost of such a project should be borne by the Railway Administration itself and that the Council should not be required to bear any share of this cost. It is conceivable that the provision of this railway-line will, in all probability, reduce the number of housing units which would ultimately be built in the area.

In the event of extensive development of the above complex, road transportation of residents to and from the city is likely to create an extremely serious traffic problem if the South African Railways & Harbours Administration does not extend its railway system to serve the area. When this is considered in relation to the additional need for residents of Lenasia Indian Township, the problem of transportation assumes special significance and is in itself an important reason to substantiate the need which exists for all planning, administration and control over the whole of the above-mentioned complex and surrounding areas to be exercised by and fall under the jurisdiction of one local authority only.

GOUDKOPPIES:

In view of the restricted manoeuvrability available to the Council in regard to providing suitably and adequately for the housing needs of its Coloured residents the Council should, in its own interests look beyond the incorporation of the Nancefield/Mamshiville/Klipriviersoog complex into the municipal area. Goudkoppies is an area of land which has already been offered for sale to the Council. This area adjoins and is situated immediately to the north of Nancefield. A provisional recommendation for acquisition by the Council of Goudkoppies is, however, a matter upon which a separate report is being compiled for submission to the Technical Committee. Approximately 141 morgen (+ 300 acres) of land in Goudkoppies have been offered to the Council for the sum of R200,000.

For purposes of comparison it is pointed out that the undeveloped area of Mamshiville, which adjoins Nancefield and is not far from Goudkoppies, has already been expropriated by the Community Development Board, but the selling price at which this land is to be transferred to the State, is presently the subject of arbitration. From confidential information received, the seller claims an amount of approximately R911,000 whereas the State considers reasonable value to be in the region of R75,000, an extreme difference between the respective valuations. The affected area of Mamshiville is 250 morgen (+ 530 acres) in extent. If the basic valuation of the State is upheld, namely R75,000, the price of an acre of land at Mamshiville would be R141.00 as compared with approximately R666.66 per acre for land in Goudkoppies. When the cost of development and the installation of essential services is taken into consideration the price of land at Goudkoppies would appear to be rather on the high side. High density housing development in this area, as a matter of ordinary policy, could render its purchase even at this high price a reasonably economic proposition. The value of this land, or at least its incorporation into the municipal area, would be increased appreciably

in the event of the Coloured complex being extended at any time to the east of the Golden Highway as would appear to be contemplated in respect of the future needs of this community at the present time. The need to acquire more land is a factor which should, to some extent, outweigh the disadvantages of paying a price which may, according to present-day values, appear to be too high. For this reason the acquisition or incorporation of the adjoining township of Rivasdale should also be considered seriously.

LENASIA:

Bearing in mind the potentialities of the above-mentioned Coloured complex, as well as the possibility of the area being extended in the manner already described, consideration of this report would be incomplete if the interests of the Indian sector of the urban community of Johannesburg are not also taken account.

Lenasia is an area about which there is some measure of doubt regarding its stability and suitability geologically for housing development.

Therefore, working on the assumption that its development would be safe physically, it would be appropriate to consider the memorandum prepared and submitted for consideration last year, a copy of which is attached hereto, regarding acquisition and incorporation of this township.

In this connection, however, the inclusion of recent statistics supplied by the Secretary for Community Development would not be out of place.

The area is approximately 14,000 morgen in extent and in the preliminary planning of the area provision was made for approximately 11,000 building sites to cater for the requirements of an estimated population of 60,000 Indian residents. Water and electricity are available and a contract for the installation of sewerage has now been accepted. Work on

the latter service provision is likely to be completed within the next eighteen months. Approximately 13,000 Indians are already resident in the township and indications are that the flow of Indians to Lenasia, according to the Secretary for Community Development, is likely to increase.

He has also suggested that the development of the Mancefield/Klipriviersoog area, in conjunction with Lenasia for the Coloured and Indian groups respectively is a matter which is inseparable from the efforts launched by the Council in regard to slum clearance and urban renewal, as redevelopment of blighted areas in the city involves, in most cases, the resettlement of Indian and Coloured families.

As Lenasia is the only area available for the resettlement of Johannesburg Indians, there appears to be some measure of justification for considering the practicability of its incorporation, as well as that of the township of Protea and the adjoining areas of Soweto, together with the Mancefield/Amshville/Klipriviersoog areas into what one may regard as an essential adjunct to the south-western boundaries of Johannesburg.

Difficulties of Incorporation:

On the question of incorporation it is necessary to point out that the Provincial Administration does not appear to favour incorporation of detached portions of land, and also to show that there might well be certain legal difficulties in incorporating the Mancefield complex because of its distance from the southern boundary of the city proper.. These difficulties could, however, be overcome and the area administered in terms of the Local Government Ordinance if the portions to be incorporated were excised from the jurisdiction of the Peri-urban Areas Health Board which is the present controlling authority and, therefore, directly responsible for development of the area.

Advantages of Incorporation:

These could affect not only the interests of Coloureds and Indians, but also of all Bantu living in the Soweto complex. Incorporation of these areas must, therefore, of necessity take the interests of the Bantu community into account. Main advantages of incorporation would be the fact that traffic and town-planning schemes could be planned on a properly co-ordinated basis, a more co-ordinated and extensive health service could be provided, recreation facilities could be extended, difficulties associated with the reticulation of water, electricity and sewerage would be eased or removed, uniform by-laws could be established according to the standards laid down for the city itself, whilst extension of the city's transportation system to include these areas in its sphere of operation could conceivably be justified.

Apart from the beneficial influence, which control by the Council is likely to have in these areas, more land would be made available for Indian and Coloured housing development. Acquisition or incorporation of such land would also have the advantage of making it possible to reserve sufficient land (not presently available) for institutional purposes. It would also promote the potential of industrial development, provide room for the erection of a much-needed technical college for Coloureds (and also Indians), as well as make recreation facilities of a special kind, such as a golf course, available for these communities. At this stage it must, however, be pointed out that there is a group of Coloureds who are opposed to the inclusion of the Nancefield complex as an alternative area for Coloureds resident within the municipal boundaries of Johannesburg. At a recent meeting with the Management Committee, Mr. G. Beck of the Mocrdgesig Tenants' Association expressed such views strongly.

On the other hand, responsible members of the Coloured community in Johannesburg are not opposed to the development of the Nancefield complex for Coloured housing purposes. These people allege that as there

are already over 2,000 Coloured families living in the area, mostly under slum and overcrowded conditions, and as Coloureds also live in Protea which is still further away from the city, there would appear to be no justifiable reason for the Nancefield area to be regarded as being inconveniently situated or unsuitable for their residential needs. In point of fact, Appendix 'A' attached hereto reveals the urgency of the Council's need to obtain alternative land for Coloured housing development on the basis of the existing population of the Coloured community living within the municipal area of Johannesburg alone. There is strong evidence that the rate of influx of Coloureds into Johannesburg is increasing.

The Council is about to embark upon an extensive redevelopment programme for Newclare and Western Township. This programme will necessitate resettlement of over 4,000 Coloured families. In the case of Western Township it has been estimated that approximately over 2,000 Coloured families falling within the sub-economic income category will have to be provided with alternative accommodation. The only area available for the erection of sub-economic houses in adequate numbers to meet this need is the Nancefield complex. If the Council is not to be permitted to erect sub-economic houses in this area, either arising from incorporation or acquisition, resettlement of sub-economic families within its present housing schemes will be dependant upon the provision of alternative accommodation for them by the Peri-urban Areas Health Board (the controlling authority) or the Department of Community Development itself. The latter department has already indicated that it would be unable to be of assistance in this regard as its other commitments to resettle families living in proclaimed group areas and in slums throughout the city will preclude it from doing so for a long time.

All this points to a need for the Council to consider seriously, not only the incorporation of the Nancefield complex, as well as Lenasia and other adjoining areas, but also to acquire sufficient land to enable

it to undertake housing schemes of its own accord to meet the housing needs of a large group of Coloured families, who cannot possibly be accommodated at present, nor for that matter in the future, on land available to it within the municipal area proper. In fact, it is suggested that the whole of the land to the south-west of the city's boundaries should, if at all possible and practicable, be incorporated into the municipal area.

It is, therefore, recommended that this report be submitted to the Technical Committee for consideration preparatory to any specific recommendations to the Management Committee regarding the action which should be taken by the Council in this connection.

E. J. JAMMINE.
CHIEF OFFICER.

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APPENDIX 'A'.

**ESTIMATED ANALYSIS OF HOUSING SHORTAGE FOR COLOURED IN MUNICIPAL AREAS
BASED ON POPULATION OF 50,000 COLOURED.**

	Families to be resettled	New Schemes
Western Township	3,300 families	320 housing units (1st stage project) + 1,400 (2nd stage project)
Newclare	351 families (4 expropriation zones) 184 families (Civic Centre area.)	900 flats
Riverlea	+ - 30 (sub-tenants)	134 flats 200 economic houses 22 sites for self- builders + - 200 houses and flats (western by-pass removal strip)
Riverlea Ext. 1		+ - 370 sub-economic houses still to be taken over
Riverlea Ext. 3		613 houses and flats
Noordgesig	+ 1,500 families	
Klipriviersoog (east of Nance- field)		+ 1,000 economic houses
	5,365	5,159

Actual shortage of accommodation in respect of families to be resettled from existing housing schemes arising from need for redevelopment and removal of families from Noordgesig	206 units
Estimated natural increase of population in municipal area approximately	500 units per annum
Estimated shortage of accommodation for Coloured families living beyond municipal boundaries ..	3,500 approximately
Estimated number of families to be accommodated in housing schemes from -	
* (a) group areas proclaimed for White occupation	1,295
* (b) controlled areas in the city	457

(* Survey figures for May 1964 by Department of Community Development)

PROGRESS REPORT IN CONNECTION WITH COLOURED HOUSING DEVELOPMENT.

The following sets out briefly the situation to date in regard to the provision of housing accommodation for Coloured families within the municipal area of the city:-

A. HOUSING SCHEMES IN PROCESS OF CONSTRUCTION.

(i) Sub-economic scheme at Riverlea Ext. No. 1:

This scheme, which will ultimately provide accommodation for approximately 725 families, is likely to be completed by the end of June 1965. Over 500 sub-economic families are already in occupation of houses in this scheme and during the remainder of this month, it is anticipated that approximately another 200 families will be accommodated therein.

(ii) Riverlea:

The Chief Housing Engineer is presently engaged on the building of 100 timber-framed brick-veneered economic houses in a housing scheme, planned for 200 economic houses. Eight of these houses have already been completed. As the scheme is one for home-ownership purposes, arrangements are presently being made to select suitable tenants to whom these houses will be allocated. It is expected that they will in all probability be occupied during June 1965. Thereafter, houses will be sold as and when they are completed and handed over to the Division by the Chief Housing Engineer, who has in the light of the urgency of occupation for Coloureds, been requested to accelerate the tempo of construction. He has indicated that as the scheme continues it will be possible to increase the tempo of building at a much faster rate than in its early stages of construction.

B. SCHEMES ALREADY PREPARED FOR DEVELOPMENT.

(i) Redevelopment of four expropriation zones in Newclare:

Official application was made early in April 1965 to the Department of Community Development for an economic housing loan of R2,035,827 and a sub-economic housing loan of R160,821 in order to undertake a scheme of redevelopment in the four expropriation zones of Newclare, comprising 900 flats as follows:-

: - Economic

<u>Economic flats.</u>	<u>Rents.</u>
174 2-roomed	R 17.25
378 3-roomed	R 22.75
250 4-roomed	R 28.00

as well as garages for 40 cars at R3.00

<u>Sub-economic flats.</u>	<u>Sub-economic rental.</u>	<u>Economic rental.</u>
88 2-roomed	R 9.15	R16.25

(ii) Development of Portion of Western Township:

Planning for the construction of 320 economic flats and houses as part of the first stage of redevelopment of Western Township has been completed and a report has been submitted for consideration of the Committee recommending that application be made to the Department of Community Development for an economic loan of R501,476 to undertake an economic housing scheme comprising:-

<u>Size:</u>	<u>Rents:</u>
126 4-roomed flats	R 27.75
42 3-roomed flats	R 22.75
6 2-roomed flats	R 17.75

as well as a sub-economic loan of R151,547 to undertake an ultra-low cost housing scheme comprising:-

<u>Size:</u>	<u>Sub-economic rental.</u>	<u>Economic rental.</u>
94 2-roomed sub-economic houses built with cooking and washing facilities, and	R6.50	R11.00
52 2-roomed houses without the latter facilities	R5.00	R 8.00

Subject to the usual procedure being followed it will probably take two to three months before formal approval for this combined scheme may be expected from the Department of Community Development.

In the meantime, all tenants living in the area in which this scheme will be undertaken, have been given notice and arrangements have been concluded for their resettlement and transportation at a cost of approximately R2,000 mainly to Riverlea Extension No. 1. In making these arrangements, every effort has been made to acquire complete co-operation of tenants concerned. So far, there has been no undesirable reaction and arrangements have already been concluded with most of the tenants for their removal. Thereafter, arrangements will be made for the demolition of the houses vacated by them and for the clearing and levelling of the site preparatory to commencement of building operations.

The latter will, however, depend upon acceptance of tenders from recognised and approved building contractors.

(iii) Erection of economic flats at Riverlea.

Plans have already advanced to the extent that a report has been compiled for submission to the Committee recommending that application be made to the Department of Community Development for a housing loan amounting to R401,992 to enable the Council to erect 134 flats in four different buildings on the following basis:-

	<u>Size:</u>	<u>Rents.</u>
3	2-roomed flats	R 17.75
55	3-roomed flats	R 22.75
64	4-roomed flats	R 27.75
12	duplex type flats	R 37.50

C. PREPARATIONS FOR FUTURE HOUSING SCHEMES.

(i) Economic houses at Riverlea:

There is every likelihood that the Western by-pass at Riverlea will be removed to a new site at Riverlea Ext. No. 2. When this takes place additional land will be made available in Riverlea to permit the erection of approximately another 200 houses and flats in this area of land, which is situated between the 623 houses already built and the strip on which the wood-framed houses are being built. By utilising existing plans for proposed flats and house types, all planning for this scheme would be accelerated.

(ii) Riverlea Ext. No. 3:

Planning for the development of Riverlea Ext. No. 3 is in progress and it will in all probability be possible for a start to be made on the erection of flats and houses at the beginning of next year. In fact, arrangements are being made to obtain the vacation of all "old mine" dwellings presently occupied by Coloureds with a view to obtaining their early demolition in order to permit the City Engineer's Department to peg the entire area, preparatory to the submission of formal application for approval of the proposed layout plan for the area. In the meantime, planning is fairly well advanced in regard to the compilation of suitable plans and specifications for the future erection of 613 dwellings and flats in this area.

As there is a strong possibility that successful fulfilment of these scheme of redevelopment in the four expropriation zones of Newclare depends greatly upon the availability of alternative accommodation, there is an urgent need for an alternative housing scheme to be undertaken on virgin land, such as will be the case if Riverlea Ext. No. 3 is developed. For this reason, the City Engineer is pressing on with all possible speed to conclude arrangements for the complete planning of this area and the commencement of a housing scheme with the least possible delay.

(iii) Planning and development of Olifantsvlei (Klipriviersoog) area:

Consultations have taken place between Council officials and representatives of the Department of Community Development in regard to the planning and development of Olifantsvlei (Klipriviersoog) in its relation to the adjoining Nancefield and Munshville areas. The City Engineer has already reached an advanced stage in the preparation of a suitable layout plan for the Council-owned strip of land situated immediately to the east of Nancefield. Arising therefrom, it is likely that this plan and a recommendation for its approval will be the subject of a report to Management Committee shortly. Actual planning for the provision of a housing scheme will be undertaken immediately approval of the layout is obtained. It is estimated that approximately 1,000 housing units will be built in this area, bearing in mind the fact that a portion of this land will be made available for allocation to the Good Shepherd Sisters from Protea, and that in all probability a Civic Centre for the whole Coloured complex of Nancefield, Munshville and Klipriviersoog will be erected on the Council-owned portion of land in this complex.

(iv) Western Township:

Preparations are also in hand for the redevelopment of the north-eastern section of Western Township as a prestige area for Coloured home-ownership as well as for the sale of individual stands to prospective self-builders. In this regard, the Council has already approved a layout plan of a new township to be known as Westlea.

As soon as it is possible to obtain the vacation of houses in this area, details of a home-ownership housing scheme will be formally laid before the Committee.

D. INCORPORATION OF NEW AREAS.

In addition to the above, a memorandum has been submitted to the Manager recommending the incorporation of Goudkoppies, Olifantsvlei (Klipriviersoog), the Nancefield complex, as well as Lenasia into the municipal area and also recommending that consideration be granted to the acquisition of land in these areas in order to enable the Council to proceed with the development of suitable housing schemes.

Consideration is also being given to the possibility of providing facilities (possibly at Langlaagte) for the removal of families from Noordgesig, in order that this area may revert to its intended use as a Bantu location.

E. NEWCLARE CIVIC CENTRE.

Apart from the above, planning is well advanced in regard to the development of the Newclare Civic Centre area. This development is being undertaken in collaboration with the Department of Community Development which is presently engaged in the task of expropriating affected properties. The Division is in the meantime, wherever possible, assisting owners with alternative accommodation. The City Engineer is engaged upon the preparation of plans for the first stage of development namely, the building of the administrative block which will include a Council-chamber and offices for the Coloured Management Committee, as well as clinic and library facilities.

Thereafter, plans will be drawn-up for the erection of a suitable public hall and for the development of the business centre in this complex.

In the meantime, the interests of traders presently operating in Newclare are being considered by the Department of Community Development and all relevant departments of the Council with a view to planning for and extending special facilities to them to obtain alternative trading premises in the civic centre area.

Appendix "A" attached hereto, sets out a summary of the proposed housing development for Coloured on all land available to the Council for this purpose. Notwithstanding the provision made, there will still be a shortage of accommodation and it will be necessary for additional land to be acquired to provide for the needs of all Coloureds adequately.

E. J. JAMMINE,
CHIEF OFFICER.

EJJ/IDH
17th May 1965.

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Estimated number of families to be accommodated in housing schemes from -	
* (a) group areas proclaimed for White occupation	1,295
* (b) controlled areas in the city	457

(* Survey figures for May 1964 by Department of Community Development)

Collection Number: A1132

Collection Name: Patrick LEWIS Papers, 1949-1987

PUBLISHER:

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

Location: Johannesburg

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