

THE HONOURABLE THE DEPUTY MINISTER.

REPORT BY THE AD HOC COMMITTEE ON THE FUTURE PLANNING OF EASTERN NATIVE TOWNSHIP.

1. In consequence of an informal application by the City Council of Johannesburg to extend Eastern Native Township, you considered it expedient, and on the 20th April, 1962, directed, that an ad hoc committee should investigate the future planning of Eastern Native Township and furnish a report with recommendations thereon. The Committee consisted of the following members: -

- |                    |   |
|--------------------|---|
| Mr. M. Smuts       | - Chief Bantu Affairs Commissioner, Witwatersrand (Chairman).   |
| " F.W.C. Aveling   | - Administrative Control Officer, Urban Areas.                  |
| " I.P. van Onselen | - Secretary, Natives Resettlement Board.                        |
| " B. Smithers      | - Bantu Affairs Commissioner, Johannesburg.                     |
| " W.J.P. Carr      | - Manager, Non-European Affairs, Johannesburg.                  |
| " C.H. Kotzé       | - Manager, Bantu Administration, Peri-Urban Areas Health Board. |
| " M.G. Lötter      | - Urban Areas Commissioner, Pretoria. (Secretary).              |

Historical Background :

2. Eastern Native Township, situate near George Goch railway station, was laid out during 1925 on land purchased by the Council and proclaimed a Bantu residential area by Government Notice No. 1420 of 1925 in terms of the provisions of the Natives (Urban Areas) Act, No. 21 of 1923 (since substituted by Act No. 25 of 1945).

3. The Mentz Commission which undertook the planning of Bantu residential areas on the Witwatersrand during 1952/53, came to the conclusion that Eastern Native Township was well isolated amongst slimes dams and mine works, that the population at the time, approximately 4200 Bantu, mainly served the industries in the vicinity, and recommended that it should continue to exist as a Bantu residential area. This recommendation was accepted by the Minister of Native Affairs at that time.

4. Eastern Native Township has since been extended, inter alia, to provide land for hostels for single Bantu employed on essential services in the city. The Bantu residential area, as reproclaimed by Government Notice No. 1533 of 1957, at present covers approximately 51.5 morgen (109 acres).

Present position :

5. The George Goch hostel (3 storey building) was recently erected in Eastern Native Township to accommodate Bantu males employed on essential services in Johannesburg, and who, on account of their abnormal working hours, cannot be housed far

from the city in the south-western Bantu residential areas. The hostel can accommodate 3004 Bantu, and provision has been made therein for trading facilities. A licence for the sale of European liquor has been granted in respect of the adjoining beerhall.

6. The erection of a hostel has already been approved for single Bantu woman on a site to the west of but adjoining the George Goch hostel. The City Council is, inter alia, experiencing difficulty in regard to the removal of the remains of Chinese and Bantu previously buried on the site and could, therefore, not as yet proceed with the proposed hostel.

7. The City Council has planned a sport stadium in Eastern Native Township to the east of George Goch hostel to provide for the recreational needs of the Bantu. You have also directed that the siting of the sport stadium, which, according to planning encroaches on the northern undeveloped boundary belt, should be investigated and determined by the Committee.

8. Apart from the hostel population, 625 Bantu families in 627 houses (two occupied by the S.A. Police), 127 lodger families and 197 single lodgers residing with families, are accommodated in Eastern Native Township; making a total Bantu population of 4,213. According to information furnished by the City Council, approximately 600 Bantu, residing in dwellings in Eastern Native Township, are employed within a radius of one mile from Eastern Native Township. A survey undertaken by the City Council during March, 1960, indicates that 11,209 Bantu, irrespective of their places of residence, were employed within the said radius at that time.

9. There are 5 shops in Eastern Native Township which were erected and let by the City Council and a trading site on which 3 privately erected shops exist. The Bantu community is served by eight churches of which three are situate outside but in the vicinity of the Bantu residential area. Two lower primary schools provide for the educational needs as well as one higher primary school which lies adjacent but outside the Bantu residential area. The latter school lies in the way of the planned east-west high way to the north of the Bantu residential area. The eastward extension, as proposed by the City Council is, inter alia, intended to make land available for a new school and recreational facilities. There are 1077 schoolgoing children in the Bantu residential area of which 351 scholars are attending the higher primary school. An electric power line is envisaged parallel to and south of the high way mentioned above.

10. The City Council erected the houses which are being let to Bantu in Eastern Native Township at a cost of R364,296. This amount has been fully paid off. The houses have served their purpose and are antiquated. The following recreational facilities exist: 1 community hall, 1 football field, 2 basketball field, 2 tennis courts and 1 site set aside as a park but not yet developed.

11. As at 30th June, 1961, an amount of R166,426 was outstanding on various loans raised for capital expenditure on a sewerage scheme, storm water control, water supply, drainage, roads and electricity in respect of family housing in Eastern Native Township. Capital expenditure in the Bantu residential area during the financial year, 1962/63, has been or will be incurred as follows :-

Administration Office	- R11,000
Additions to South African Police Station	- R 1,200
Roads	- R 4,000
Parks	- R 3,000
	<hr/>
	R19,200

The attached plan (Annexure A) indicates the development in Eastern Native Township.

Future Planning :

12. It is the Committee's intention first to submit its findings and recommendations on the future use of Eastern Native Township for consideration in principle and thereafter to give attention to the planning thereof, in the light of your decision when certain matters, which have already come to the fore, could be considered - for example, the undesirable situation of the proposed women's hostel adjacent to the George Goch hostel, undeveloped boundary belts, the necessity to extend the area eastwards, and the situation of municipal compounds in the city.

13. As indicated in the introductory paragraphs, the Bantu residential area is at present being used to accommodate families of which the family heads are employed in the vicinity and single Bantu males in the George Goch hostel. The proposed hostel for Bantu women will extend the provision of housing for single Bantu. The family accommodation is of such a nature that it will soon require to be replaced. The Bantu residential area could be used for the following Bantu housing purposes:-

- (a) family housing to replace the existing dwellings by double storey dwelling units, with recreational facilities;
- (b) housing for families and single Bantu, with recreational facilities;
- (c) the use of the whole area for the accommodation of single Bantu men and women with recreational facilities.

14. The representative of the City Council of Johannesburg is of opinion that Eastern Native Township should be retained for family accommodation, but that the existing dwellings be demolished and replaced by double storey dwelling units. As a minority report to that effect is attached (Annexure B), further particulars in regard to the reasons therefor are not furnished. The other members of the Committee do not agree with this approach. In the first instance the number of Bantu families involved, approximately 750 families, is small, and no reason could be found why these families should be privileged above other families resident in the south-western Bantu residential areas of Johannesburg and in respect of which the heads of families are employed in the same part of the city as the heads of families or members of families at present residing in Eastern Native Township. In this connection you are referred to the particulars furnished in paragraph 8 above.

15. The Committee admits that, in the event of the families being removed to the south-western Bantu residential areas, this

would inevitably result in a measure of dislocation to them, but compensating factors should not be lost sight of, namely, easier linking up with urban Bantu Councils in terms of the Act on Urban Bantu Councils and the comprehensive amenities which they can share in a large Bantu complex.

16. Should you approve of the retention of Eastern Native Township for family accommodation, the acquisition of additional ground with consequent additional expenditure would immediately become necessary for the erection of a school and churches to replace those presently situated outside the Bantu residential area and standing in the path of the high way. The final result would, nevertheless, not be comparable with such amenities in the larger Bantu complex.

17. In regard to the second possible future planning, namely, families and single Bantu, the representative of the City Council intimated that he is prepared to recommend to his Council that hostel accommodation for an additional 3,500 - 5,000 Bantu be erected in Eastern Native Township. For reasons already set out above, the restricted land presently available in Eastern Native Township and the necessity for recreational facilities, the Committee is of opinion that this proposal would not offer the best future use of the land.

18. As you know the Committee also recently reviewed the future planning of Alexandra. In the report which has already been submitted, the Committee favoured the conversion of Alexandra into an area purely for hostels, compounds and recreation. In regard to the housing of single Bantu males and females from the municipal area of Johannesburg, it is the intention that only Bantu from locations-in-the-sky in certain northern suburbs of the city should be housed in Alexandra, in the event of the Committee's recommendations on Alexandra being accepted. The Committee, in determining the limits of the area at the time, pointed out that Killarney, about five miles from Alexandra and six miles from Eastern Native Township, should approximately be the southern point of the said area. The reasons for the Committee's views are set out in the report on Alexandra.

19. As Eastern Native Township is conveniently situated in relation to Hillbrow and surrounding areas to the south of Killarney, the Committee is of opinion that, should you approve of the recommendations hereunder, surplus Bantu at present accommodated in flat buildings, hotels, boarding houses and private compounds and whose numbers should be curtailed in terms of the provisions of section 9(3) bis of Act No. 25 of 1945 (Location-in-the-sky provisions) and removed to Bantu residential areas, should be housed in hostels in Eastern Native Township.

20. A few hostels for Bantu males exist, with the approval of the Department, in the industrial area of the city, namely Wolhuter with 3,129 Bantu, Denver with 3,336 Bantu, Mai-mai (with 399 beds, but the number of Bantu accommodated there has already been decreased considerably) and Wemmer with 2,808 Bantu. In the event of it being decided, in the light of circumstances, to close these hostels which are wrongly sited in terms of present policy, the Bantu accommodated there could be conveniently housed in Eastern Native Township. The Committee is of opinion that especially Wemmer Hostel is wrongly situated and that the Bantu residing there should in due course be housed in a Bantu residential area, namely, either in hostels in the south-western Bantu residential areas or in

Eastern Native Township, depending on where they are employed in the city and the nature of their services.

21. Although the City Council has indicated that plenty of accommodation is still available for single Bantu in the Jabulani hostel in the south-western Bantu residential areas and in the George Goch Hostel in Eastern Native Township, that is, 921 empty beds in Jabulani and 874 in George Goch, the Committee is, nevertheless, of opinion that a need exists for hostels for single Bantu close to the city, especially Bantu rendering essential services to the population of the city at abnormal-working hours. The City Council has, in fact, purchased approximately 2.3 morgen of land on portion O of the farm, Doornfontein, for hostel purposes, but in the event of it being used for this purpose, it will amount to the establishment of another Bantu residential area, although it would only be a hostel, whereas hostels should, in accordance with policy, be erected in an existing Bantu residential area.

22. The Committee has also been directed to report on and submit recommendations on the removal of a number of municipal compounds, situated in the European area of the city and accommodating municipal Bantu employees. The situation of these compounds does not accord with policy and in some cases adjoin European residential areas or are surrounded thereby. As at 30th June, 1962, 9,343 Bantu were residing in these compounds. Alternative accommodation for these Bantu is closely connected with the future of Eastern Native Township as well as with the future planning of Alexandra. The Committee in its recommendations on Alexandra took into account the housing of municipal Bantu employees employed within Johannesburg's area, but nearer to Alexandra. In the event of it being decided to use Eastern Native Township as a hostel area, and in the event of it being decided to close all or some of the municipal compounds as well as the Railway Compound at Kazerne housing 1686 Bantu, some of the Bantu residing in municipal compounds, depending on their places of employment and the nature of their services, could conveniently be removed to Eastern Native Township - if necessary, in separate hostels or compounds in order that the City Council and the Railway Administration could retain control of its own Bantu employees and could administratively arrange for them to be available in the event of some of them being required to render essential services at extraordinary hours.

23. There are also a few institutions for Bantu women in the city which are wrongly situated and the Bantu women residing there should be accommodated in Eastern Native Township.

24. The Committee came to the conclusion that Eastern Native Township should be used purely as a hostel area with ample sport and recreational facilities for such a large number of single Bantu. The City Council has in fact purchased land to the north of Denver, where Coloureds are at present staying, for future recreational grounds for Bantu, but although this land is situate within the Denver hostel area, the development of this land for the purpose of sport for Bantu not residing in the hostel, would be contrary to policy as facilities of this nature should be provided in a Bantu residential area.

25. The Committee consulted the Department of Mines and established that Eastern Native Township has not been undermined to such an extent that there would be any restriction on the height of buildings that might be erected therein for hostel purposes.

26. The Committee also obtained the views of the S.A. Police on a possible larger concentration of single Bantu in Eastern Native Township as opposed to the present dispersed hostels in the European area. The Police are of the considered opinion that in the event of disturbances they would be able to control a large concentration of Bantu in hostels where good control is usually exercised, and raise no objection to the proposed use of Eastern Native Township as a hostel area - on the contrary, it was intimated that the removal of Bantu from Bantu hostels in the European area to a Bantu residential area would be welcomed.

Recommendations :

27. Having regard to all the considerations set out above as well as the attached minority report (Annexure B), the Committee recommends that:-

- (a) the report be submitted to the City Council of Johannesburg for comments prior to a decision being taken on the matter;
- (b) it be approved in principle that Eastern Native Township be converted purely into a hostel, compound and recreational area for Bantu; *accepted in principle.*
- (c) in the event of the recommendation in paragraph (b) being approved, the Bantu families at present residing in Eastern Native Township be removed to the South Western Bantu residential areas as soon as possible; *not acceptable on grounds basis.*
- (d) the matters already mentioned in paragraph 12 above, be referred back to the Committee for attention in accordance with such decisions as you may take in regard to the future use of the area;
- (e) as the City Council has already budgetted for an amount of R68,300 on its current estimates for a sport stadium in Eastern Native Township as depicted on the plan (Annexure A), as it is in the interest of all parties concerned that recreational facilities be provided there as soon as possible, and as this is only an interim report, it is further recommended that the City Council of Johannesburg be authorised to proceed with the project in respect of the sport stadium on the proposed site on condition that -  
*accepted approved.*
  - (i) the City Council purchases the land between the proposed high way and the existing northern boundary of Eastern Native Township and provides an undeveloped boundary belt of 50 yds. to the north of the Bantu residential area opposite the high way, which, according to information received, will run on a 20 feet high embankment (on account of the situation of the adjoining George Goch hostel it is impossible to provide a wider undeveloped boundary belt at this point);
  - (ii) a high and effective hoarding be provided on the outside of the northern undeveloped boundary belt to make access to the high way impossible, and to put the area out of view.

M. Smuts, Chief Bantu Affairs Commissioner,  
Witwatersrand.  
CHAIRMAN. -----

F.W.C. Aveling, Administrative Control Officer,  
Urban Areas.  
MEMBER. -----

I.P. van Onselen, Secretary, Natives Resettlement Board.  
MEMBER. -----

W.J.P. Carr, Manager, Non-European Affairs,  
Johannesburg.  
MEMBER. -----  
(Signature subject to  
minority report -  
Annexure B).

C.H. Kotzé, Manager, Bantu Administration,  
Peri-Urban Areas Health Board.  
MEMBER. -----

B.J. Smithers, Bantu Affairs Commissioner,  
Johannesburg.  
MEMBER. -----

Date : 9th October, 1962.

File No. : A.19/1306/21.

CITY OF JOHANNESBURG.

NON-EUROPEAN AFFAIRS DEPARTMENT.

EASTERN NATIVE TOWNSHIP.

(GOVERNMENT NOTICE NO. 1533 DATED 4TH OCTOBER 1957)

MINORITY REPORT OF THE AD HOC COMMITTEE FOR THE FUTURE  
PLANNING OF EASTERN NATIVE TOWNSHIP.

INTRODUCTION.

Eastern Native Township was established by the City Council of Johannesburg in 1925 to provide family accommodation for Bantu employees in the eastern portion of the City. At that time an attempt was being made to decentralise Bantu family accommodation and to this end townships and later hostels were provided in the eastern and western suburbs of the City.

These townships preceded the first development of Bantu residential areas at Orlando and further afield in the south-western areas by several years in as much as the first houses were built in Orlando in the financial year 1930/31.

HOUSES.

At the time when Eastern Native Township was established, the amount of ground which could be acquired by the Council for Location purposes in the vicinity was very limited due to the fact that both the Nourse Mines and City Deep Mines were in full production, and the areas which are now derelict in consequence of the cessation of active mining were not available. For this reason only a small portion of ground in extent 71 acres could be acquired on which 627 houses have been built by the Council.

These houses were financed by the City Council itself at a cost of R364,296 and have been fully paid off.

As at 30th June 1961 R166,426 was still outstanding on various loans raised for capital expenditure on the sewerage scheme, stormwater control, water supply, drainage, roads and electricity.

Capital expenditure during 1962/63 has been or will be incurred as follows:-

Administration Office	R11,000
Additions to South African Police Station	R1,200
Roads	R4,000
Parks	R3,000
	<hr/>
	R19,200
	<hr/>

The housing provided was in conformity with the acceptable standards of the day and consisted of the following types:-

<u>NO. OF HOUSES.</u>	<u>TYPE</u>	<u>MONTHLY RENTAL</u>	
		<u>SUB-ECONOMIC</u>	<u>ECONOMIC</u>
555	2 roomed	R2.00	R4.50
2	2 roomed South African Police Station	-	-
58	3 roomed	R3.00	R5.50
10	4 roomed		R8.00
1	4 roomed		R6.50
1	4 roomed		R10.00
<hr/>			
627			
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Metered electricity supply is provided.

The two and three roomed houses in the light of present knowledge and standards are too small and in the majority of cases, inadequate in size for the population housed.

Mention has been made of the fact that the Township was designed to provide family accommodation for Bantu employed in the eastern portion of the town, by that is meant the industrial areas in Cleveland, Denver, Jeppestown, Wolhuter, North Doornfontein, City and Suburban and Marshallstown, Salisbury Claims, Selby, Village Deep and Village Main. All these townships lie within three miles of the township.

TRADING.

There are five Council built shops of which one is let at R21.00 per month and four at R18.00 per month. One trading site with three privately built shops is let at R12.00 per month.

The following types of businesses are conducted:-

General Dealer (Provisions)

General Dealer (Fresh Produce)

Butchery

CHURCHES.

The following churches, showing sizes of congregations, serve the township:-

A.M.E.	300
Anglican	350
Bantu Baptist	140
Bantu Methodist	300
Dutch Reformed	250
Methodist	400
Presbyterian	150
Salvation Army	200

SCHOOLS.

Two Lower Primary schools are conducted in the township, immediately outside the township but catering for the residents is a Higher Primary school.

Total number of school-going children 1,077.

RECREATION.

The following amenities are provided:-

- 1 Communal Hall;
- 1 Football Field;
- 2 Basketball Fields;
- 2 Tennis Courts;
- 1 Park Site.

It had been the Department's intention to extend the family accommodation at this township when additional land could be acquired for the purpose. In so far as "single" industrial employees are concerned, the same considerations applied and to cater for these persons the Council has erected large hostels for single males at -

Denver

Wolhuter

Mai-Mai-

George Goch

Another Hostel was planned on Portion O of Farm Doornfontein No. 24 which was acquired for the purpose, but permission to erect a hostel on that site, which was then less than one mile from the township, was disallowed by the Department of Bantu Administration and Development some years back.

A feature which has always characterised life in Eastern Native Township has been the settled nature and peacefulness of the community living there. In the Manager's opinion, it is not going too far to say that the residents of Eastern Native Township are among the most law-abiding and peaceful to be found in any Bantu community anywhere in the Republic.

The residents attach considerable value to living in this township mainly because of its convenient situation in relation to their work, and there is considerable keenness shown by Bantu employed in the areas mentioned to obtain a house in this township. The turnover is extremely small - in the last twelve months only three houses having been vacated and re-occupied.

The Manager has had in mind, for some years, the need for replanning and rebuilding this township because the houses have, in his opinion, almost reached the point of antiquity and they should be replaced. This is not to say that the houses are in any sense dilapidated. In

accordance with the Council's general practice all municipal housing is maintained on a "cycle basis" which means that the Council's Technical Departments are constantly engaged in effecting whatever repairs and/or renovations are necessary, and all houses are thus maintained in an excellent state of repair. Notwithstanding the high standard of maintenance, the Manager feels that the area is so favourably situated for Bantu family accommodation that the housing should be replanned and houses provided on more modern lines. To this end, proposals are in hand recommending to the Council that application be made to the Bantu Housing Board for a housing scheme consisting of multi-storey family accommodation embodying the very latest principles. To do this effectively it will be necessary to acquire additional land lying to the East of the township which is now available in consequence of the Mining Companies no longer operating in that area.

It is therefore considered that an area of 21.86 morgen on Portion N of Portion and Portion E of Portion of Farm Doornfontein 24 should be acquired; consolidated with the present township and an entirely re-planned family residential area undertaken on the site together with the necessary sportsfields and other community services. It is not suggested that the accommodation so provided should be made available for Bantu employed in other portions of the City than those already enumerated.

In regard to the desirability of maintaining this area as a residential township, it must be mentioned that Ministerial approval for its retention was contained in the Race Regional Planning of Native Townships Report of 1952 (the Mentz Report) as follows:-

" The Eastern Native Township with a population of approximately 4,200 natives, is situated between slimes dams and mining works to the south of Jeppe and is well isolated. The industries in this vicinity are served by the inhabitants, and it is recommended that this Township be not removed."

: - Dealing .....

Dealing with the proposal which has been suggested by the Ad Hoc Committee that the family accommodation in this township should be disestablished and the whole area used for hostel accommodation, the Manager is opposed to this for the reason:-

- (a) That adequate hostel accommodation is already in existence in the immediate vicinity of the Township.
- (b) That if further hostel accommodation is proved to be necessary, then an admirable site is already owned by the Council for the purpose, namely Portion 0 of the Farm Doornfontein 24.
- (c) That in any event, sufficient mining land is available in the area surrounding the township.
- (d) That it is essential to consider the long term plan for the housing of the City's Bantu labour force.

Johannesburg's Bantu population is to a major degree a settled urban community, living in houses not hostels, whose children will be the future labour force for the City's industries and commerce and who, by virtue of their birth and long residence in the area will be entitled to married accommodation and will not want hostel accommodation.

This labour force will in all probability make migrant labour and therefore further hostels for Johannesburg unnecessary.

Recreational facilities for such persons could be provided in the sports fields planned on the eastern side of the present township; a project which is now before the Department of Bantu Administration and Development and for which provision has been made in the Department's current estimates amounting to R68,300.

:- Finally ....

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