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SOUTH AFRICAN INSTITUTE OF RACE RELATIONS : Natal Region.

MEREBANK/WENTWORTH AND CHATSWORTH INDIAN HOUSING SCHEMES. (35)

(Information submitted by the Town Clerk, Durban).

GENERAL.

Prevailing conditions within the above two housing schemes differ for the present inasmuch as the Merebank/Wentworth Scheme is now nearing completion whereas that of Chatsworth is just commencing.

Within both of these development schemes, it is the practice to make provision for sites to accommodate all ultimate requirements. These sites are developed when the need is warranted.

A main Community Centre has been established within the Merebank/Wentworth Scheme to include amenities such as shops, cinema, hotel, public library, community centre and offices for administration of the Housing Scheme. Four subsidiary unit centres are also to be provided within other parts of the scheme, to provide additional and localised shopping facilities.

Sites for schools for all standards of education as required by the Provincial Education Authority, and sites for religious organisations have been allocated throughout the scheme at strategic intervals in what are considered sufficient numbers to meet all demands.

The approach to the planning of the Chatsworth Township is in similar vein excepting a main township centre is to be introduced due to the size of the development and its ultimate population. Consultations in respect of requirements for Corporation Departments and other interested bodies have been carried out in order to estimate the range of facilities required.

Attached are schedules listing in detail as much factual information as possible.

MEREBANK/WENTWORTH HOUSING SCHEME.

Present numbers living in Scheme: In a state of flux.

Ultimate Population: 30,000 persons.

Number of Houses: The Scheme as planned at the present time provides for the following accommodation :-

Selling Scheme:	2-roomed dwellings	924	
	4-roomed dwellings	<u>1704</u>	2,628 dwellings.
Loans Scheme			617 dwellings.
Public Auction Sites			<u>42 dwellings.</u>
			<u>3,287</u>

In addition, five sites have been set aside for shops and flats.

At 30th September, 1961, 1,812 dwellings (692 two-roomed and 1,120 four-roomed) had been completed in the Selling Schemes and 115 sites had been allocated for the erection of dwellings thereon under the Loans Scheme.

Economic and Sub-Economic: All the accommodation in the Scheme is being provided on an economic basis.

Cost per Unit (including land):

Selling Schemes	:	From R824 to R1,613
Loan Schemes	:	Maximum Cost R6,000.

Rentals: No rentals are payable in the Scheme. The dwellings are either being erected and sold by the Council or being erected by applicants from assistance granted by the Council on the loan sites being made available to them.

The monthly loan repayment instalments applicable to these dwellings are as follows :-

Selling Schemes	:	From R4.30 to R8.35
Loans Schemes	:	From R15.00 to R30.00.

Conditions for Eligibility for Accommodation or Priorities in Allocation of Housing:

Priority is given in the allocation of housing to former owners or occupiers of properties which were acquired by the Council for inclusion in the Merebank/Wentworth Indian Housing Scheme.

Amenities Existing:

Clinics and Creches	:	Nil.
Hospital	:	Nearest available is King Edward.
Recreational	:	Nil.
Religious	:	Nil.

Amenities Proposed:

Clinics and Creches	:	Sites are reserved for Municipal management.
Hospital	:	None within the Housing Scheme.
Recreational	:	105 acres of open space for recreational fields and children's playlots. Layout plans in preparation.
Religious	:	18 sites available.

Schools Proposed: : 12 sites, to include provision for secondary school.

Shops, etc., proposed : One Main Community Centre wherein is being and will be provided commercial, administrative, social and welfare facilities, together with four shopping subzones throughout the scheme.

Administrative Services Proposed : Where necessary to be provided within appropriate area. To include provision for payment of Corporation Accounts.

Liaison with Residents' Committees or Ratepayers' Association: There is no liaison between this Department and any outside body in regard to the Scheme.

Transport:

Distance and Fare from City Centre: 8 miles; 5 cents.
Distance and Fare from Mobeni : 2 miles; 2½ cents.

Single Men's and Women's Hostels : Nil.

Freehold Tenure for Home Ownership, Size of Plots, Costs, etc.: All residential sites in the Scheme are being disposed of with freehold tenure. The sizes and sale prices of the sites (excluding the Public Auction Sites) vary as follows :-

Sizes of Sites : From 3,600 sq. ft. to 11,000 sq. ft.
Sale Prices of Sites : From R255 to R1,100.

NOTE: An investigation is at present being conducted into the Sale Prices of the sites at this Housing Scheme and the Council may decide to adjust the figures set out herein as a result thereof.

CHATSWORTH HOUSING SCHEME.

Present Population : Nil.

Ultimate Population : 122,500 persons.

Number of Houses: It is understood that approximately 14,400 residential sites will become available in the Scheme.

Numbers - Economic and Sub-Economic: Not known at this stage.

Cost per Unit: Not known at this stage.

Rentals: Not known at this stage.

Conditions of Eligibility for Accommodation or Priorities in Allocation of Housing:

Priority will be given in the allocation of housing to former owners or occupiers of properties being acquired by the Council for inclusion in the Chatsworth Indian Housing Scheme.

In making further selections, priority will be given to applicants who are married with children of school going age. The following factors will also be taken into account :-

- (i) Length of residence in Durban.
- (ii) Present accommodation.
- (iii) Ability to pay for accommodation.

Ownership of a dwelling suitable for human habitation debars an applicant from receiving assistance.

Amenities Existing:

Clinics and Creches	:	Nil.
Hospital	:	Nearest available is King Edward.
Recreational	:	Nil.
Religious	:	Nil.

Amenities Proposed:

Clinics and Creches	:	Sites are reserved for Municipal and Private Management.
Hospital	:	One on a 20 acre site.
Recreational	:	370 acres of open space to accommodate recreational activities.
Religious	:	Sufficient to meet established planning standards.

Schools Proposed: 47 Primary Schools.
7 Secondary.

Shops, etc., Proposed: One Township Centre together with 10 Unit Centres wherein will be provided commercial, administrative, social and welfare facilities.

Administrative Services Proposed: Where necessary to be provided within appropriate area. To include provision for payment of Corporation Accounts.

Liaison with Residents' Committees or Ratepayers' Associations: There is no liaison at the present time between this Department and any outside body in regard to the Scheme.

Transport:

Distance and Fare from City Centre	:	12 miles; 10 cents.
Distance and Fare from Mobeni	:	4.5 miles; 5 cents.

Single Men's and Women's Hostels : Nil.

Freehold Tenure for Home Ownership, Size of Plots, Cost, etc.: All residential sites to be utilised for the Selling and Loans Schemes will be disposed of with freehold tenure. No information is available at the present time regarding the sizes and sale prices of the sites to be sold to Indians.

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