

1.

JOHANNESBURG MUNICIPAL AREA - 90.33 SQ. MILES PLUS 4.15 AT KLIPSPRUIT, PLUS NEW AREAS 11.00 = 105 SQ. MILES.

AREA OF MINING GROUND 23 SQ. MILES.

AREA OF SOUTH WHICH IT IS DESIRED TO INCORPORATE 130 SQ. MILES. DEVELOPMENT OF MINING GROUND.

IN AREA PREVIOUSLY OCCUPIED BY CROWN MINES IT APPEARS POSSIBLE TO DEVELOP TO ACCOMMODATE APPROXIMATELY 40,000 PEOPLE (LAST CENSUS SPRINGS EUROPEAN POPULATION 47,500.)

CHANCE IN DEVELOPING THESE AREAS TO EMBODY LATEST TOWN PLANNING SCHEMES AND TO REVITALISE AREA OF JOHANNESBURG.

2.

LARGE AREAS OTHER THAN CROWN MINES, SUCH AS ROBINSON AND PORTIONS OF CITY DEEP AND PORTIONS OF MOORSE AVAILABLE FOR DEVELOPMENT. PLAYGROUND AREA TO THE SOUTH ON KLIPRIVER.

ESTIMATE POSSIBLE GREATS WATER AREA OF 200 ACRES.

ANNOUNCEMENT OF APPROVAL BY MINISTER OF PLANNING OF SUIKERBOSRAND SCHEME OF 18,000 ACRES.

JOINT SCHEME BY LOCAL AUTHORITIES ON THE REEF.

3.

POPULATION STATISTICS - GREATER JOHANNESBURG:

1920	286,000
1938	508,800
1950	864,900
1965	1,089,100
1967	1,364,500
1985	2,046,000

MOTOR WAYS

NUMBER OF REGISTERED MOTOR VEHICLES:

1948	71,174
1960	158,240
1968	253,928
1985	409,000

WHILE NUMBERS OF CARS INCREASE, STREET AREA REMAINS THE SAME OR DIMINISHES.

COST OF FREEWAYS, 1962 10-YEAR PROGRAMME, ESTIMATED COST R45½ M.

CENTRAL GOVERNMENT AND PROVINCIAL CONTRIBUTION R21 M.

NO CONTRIBUTION TO COSTS OF EXPROPRIATION.

5.

THE FOLLOWING TABLE SHOWS THE CONSIDERABLE INCREASE IN MOVEMENTS FROM 1956 TO 1968

1956	(JANUARY TO DECEMBER)	14,338
1957	"	15,602
1958	"	16,270
1959	"	16,852
1960	"	18,761
1961	"	19,408
1962	"	28,713
1963	"	33,171
1964	"	43,845
1965	"	80,756
1966	"	86,787
1967	"	91,877
1968	"	101,827

6.

AIRWAY PASSENGERS:

<u>Year</u>	<u>Passenger Journeys No. of Passengers</u>	<u>Air Freight Ton-Miles</u>	<u>Air Mail Ton-Miles</u>	<u>Passenger Miles</u>
1958-59	296,941	3,135,743	3,531,586	250,579,163
1959-60	334,880	4,279,776	3,705,219	267,332,692
1960-61	376,713	7,339,827	2,967,187	322,733,687
1961-62	409,551	12,032,941	3,532,044	411,475,317
1962-63	460,661	13,752,308	4,833,560	465,432,300
1963-64	538,460	16,729,111	5,144,089	551,234,886
1964-65	625,661	19,434,525	3,594,324	660,240,646
1965-66	721,522	19,826,943	3,681,245	745,850,061
1966-67	887,056	26,737,452	5,200,075	956,584,183
1967-68	976,587	23,545,665	6,180,756	1,057,154,703

OLD 58 DEGREE REGULATION.

NEW REGULATIONS.

BUILDINGS COULD GO HIGHER IF SET BACK. THE GREATER THE SET BACK THE HIGHER.

BONUS BULK FOR WIDENING PAVEMENT MINIMUM 5 FEET MAXIMUM 10 FEET.

BONUS VARIED 6 ABOVE FOR 1 ON GROUND IN CENTRAL AREA.

OUTSIDE SHOPPING CENTRES 3 FOR 1.

OFFICE BLOCKS 1 FOR 1.

IN CENTRAL AREA RESIDENTIAL INSTEAD OF OFFICE 3 FOR 1.

ON AVERAGE INCREASED BULK AVERAGES 14%.

EFFECT TO OPEN CITY. GIVE MORE OPEN AREAS ON STREETS AND WIDEN

PAVEMENTS HELPING TO SOLVE PEDESTRIAN PROBLEM.

CARLTON CENTRE:

AREA OCCUPIED 6 ACRES BEING 5½ BLOCKS.

PROBLEMS INVOLVED: CLOSING OF STREETS, DIVERSION OF SERVICES.

FACTS:

EXCAVATION 95 FEET

SURVEY OF BUILDINGS WITHIN 500 FT. OF SITE BEFORE EXCAVATION TO ASCERTAIN STATE OF BUILDINGS. CRACKS PHOTOGRAPHED.

ONE OF FACTS OF EXCAVATION DROPPING OF WATER LEVEL AFFECTING SOIL TEXTURE OF SURROUNDING AREAS.

ESTIMATED COST R67 M MADE UP OF -

CONSTRUCTION WORK	R46.2
LAND	7.9
PRE-OPENING DEVELOPMENT	3.9
HOTEL EQUIPMENT AND FURNITURE	2.1
INTEREST PAYABLE	3.2
CONTINGENCIES	3.7

OFFICE BLOCK: 50 STOREYS HIGH

TOP WILL BE ABOVE LEVEL OF HERTZOG TOWER

AREA OF OFFICE BLOCK ONE MILLION SQ. FEET.

PARKING FOR 2000 CARS.

HOTEL BLOCK - 30 STOREYS

600 DOUBLE BEDROOMS

90 LUXURY APARTMENTS

EXHIBITION HALL - 1½ ACRES OR 57,000 SQ. FEET.

SPEED OF LIFTS VARIES FROM 500 TO 1400 FEET PER MINUTE.

WATER CONSUMPTION PEAK DEMAND AT RATE OF 800,000 GALLONS,

ANTICIPATED CONSUMPTION 300,000 GALLONS, PER DAY.

RELIEF SEWER TO CATER FOR DEMAND EQUAL TO 750,000 GALLONS,

ANTICIPATED FLOW 300,000 GALLONS, PER DAY.

ELECTRICITY DEMAND 25 MEGAWATTS (KIMBERLEY 21 MEGAWATTS).

11.

ANTICIPATED POPULATION: OFFICE BLOCK 6000

HOTEL: STAFF 900

GUESTS 1000

150 SHOPS PLUS TWO DEPARTMENTAL STORES - POPULATION UNKNOWN.

HERTZOG TOWER, VISITORS 300,000 PER ANNUM.

CARLTON CENTRE OBSERVATION TOWER, ANTICIPATED VISITORS 500,000 PER ANNUM.

RUBBISH REMOVAL: COMPACTING PLANT 80 CU. FEET PER DAY FROM HOTEL TO BE REDUCED TO 20 CU. FEET.

NEW MARKET:

PRESENT MARKET AT NEWTOWN OCCUPIES 16 ACRES.

12.

RAILWAYS ADVISE NOT POSSIBLE TO CONTINUE TRUCKING TO NEWTOWN.

NEW MARKET AT CITY DEEP 240 ACRES OF WHICH TWO-THIRDS TO BE DEVELOPED.

NEW RAILWAY LINES AND MARSHALLING YARDS TO COST COUNCIL R1 M.

7 SALES HALLS TO BE BUILT 1000 FT. LONG AND 80 FT. WIDE.

MARKET AGENTS TO HAVE THEIR OFFICES AND WAREHOUSES IN MARKET AREA.

FLOWER MARKET OF 15 ACRES TO BE INCORPORATED IN MARKET AREA.

GROUND TO BE LEASED BY THE COUNCIL TO MULTIFLORA.

REFRIGERATION SPACE PROVIDED 5 ACRES.

NEW SYSTEM OF DISTRIBUTION. INSTEAD OF LIKE PRODUCE BEING SOLD

FROM ONE AREA, EACH AGENT WILL HAVE AREA ALLOCATED TO HIM.
 OLD SYSTEM OF AUCTIONEERING HAS BEEN DISREGARDED.
 AGENT NEGOTIATES SALES TO BUYERS.
 COUNCIL HAS RECORD OF GOODS RAILED TO EACH AGENT.
 AGENT MAKES OUT SALES NOTE AND COPIES HANDED TO COUNCIL.
 WITH REFRIGERATION SPACE IT WILL BE POSSIBLE TO CARRY OVER
 PRODUCTS IN TIMES OF SURPLUS AND RELEASE IN TIMES OF SHORTAGES.
 INDIAN MARKET WILL BE PART OF NEW MARKET, AND TRADERS WILL NOT
 BE ABLE TO BRING ON TO MARKET GOODS PURCHASED DIRECT FROM GROWERS.
 TREND FOR FUTURE DEVELOPMENT IS THAT AGENTS MAY BUY FROM FARMERS
 IN PRODUCTION AREAS, AND CONSIGN TO THEMSELVES AT THE MARKET, AND
 3

SELL ON OPEN ACCOUNT.
 TOTAL COST OF NEW MARKET R8 M
 ANTICIPATED THAT IF FUNDS AVAILABLE MARKET WILL BE IN OPERATION
 AT THE END OF 1970. ABATTOIR COST R14 M - 250 ACRES.

SEWERAGE DEVELOPMENT.

METROPOLITAN OR REGIONAL SCHEME SERVICING EDENVALE, BEDFORDVIEW,
 SANDOWN, BRYANSTON, RANDBURG AND PARTS OF ROODEPOORT.
 1947 PERI-URBAN AREAS BOARD PROJECTION OF FLOW BY 1985 FIVE
 MILLION
 1960 ESTIMATE REVISED TO 8 MILLION
 1966 ACTUAL 6.7 MILLION

SEWERAGE FLOW 60 MILLION GALLONS PER DAY.
 DOUBLES OVER 11 YEARS
 NEW SCHEME TO COST R59 M TO BE COMPLETED BY ~~1976~~ 1976.
 FURTHER DEVELOPMENT TO 1961 - R20 M.
 WATER AT SEWAGE WORKS - PURIFY OR USE?
 COUNCILS FARMS - 6960 ACRES
 WATER USED IN COOLING TOWERS AT KELVIN
 BREEDING OF CATTLE
 NOW STOCK 4000 HEAD : 4 HEAD PER MORGAN.
 SLAUGHTER ANIMALS MARKETED AT 15 MONTHS AVERAGE LIVE WEIGHT
 800 LBS. ONE REASON TO HAVE BETTER BEEF ON JOHANNESBURG MARKET.

URBAN RENEWAL. JEPPE - FAIRVIEW - TROYVILLE.

176 ACRES

PART OF THIS WILL BE BY LOCAL AUTHORITIES AND PART FOR PRIVATE ENTERPRISE.

PROPOSED INDIAN BAZAAR AT FORDSBURG

345 SHOPS TO HOUSE INDIANS DISPLACED FROM PAGVIEW, VREDENDORP NEWCLARE.

COST R.....

EXPRESSWAYS:

DUE TO INCREASED COSTS OF LABOUR, MATERIALS AND EXPROPRIATION, COST IN REGION OF R64 M

MANY TECHNICAL DIFFICULTIES

UNDERMINING OF OLD WESTGATE MINE DUMP AND WHERE CROSSING ORIGINAL REEF OUTCROP.

NECESSARY TO SINK SHAFT 170 FT. DEEP AND 50 FT. DIAMETER.

NEAR NEWTOWN MARKET THERE WERE OLD BRICKFIELDS - PILLARS 80 FT. DEEP.

PROVISION HAS TO BE MADE FOR SUBSIDENCE IN THE DESIGN, AND SYSTEM INCORPORATED FOR RAISING STRUCTURES BY PROVISION OF JACKS.

BUSWAYS:

CHOKING OF CITIES

BUSWAY EXPERIMENT

SPECIAL ROUTE TO NORTH- EASTERN SUBURBS

OLD TIME 25-30 MINUTES

BY MAKING STREET FOR BUSES ONLY, AND BY SLICING PORTION OFF JOUBERT

PARK AVAILABLE FOR BUSES ONLY, BUS TIME CUT BY 15 MINUTES

MANPOWER SHORTAGE - NEW BUSES, DRIVER ONLY, NO CONDUCTOR, COUPON SYSTEM.

URBAN RENEWAL:

THE DEPARTMENT OF COMMUNITY DEVELOPMENT HAS GIVEN CONSENT TO AN URBAN RENEWAL PROGRAMME IN THE JEPPE/FAIRVIEW/TROYVILLE AREA AND RESTRICTIONS ON PROPERTY TRANSACTIONS WERE IMPOSED ON AN AREA EXTENDING OVER 176 ACRES.

IN FORDSBURG GOVERNMENT APPROVAL HAS JUST BEEN GRANTED FOR THE REDEVELOPMENT OF A CONSIDERABLE AREA INTO A NEW ORIENTAL MARKET. INDIAN TRADERS WILL HAVE THE OPPORTUNITY OF RENTING THE 345 SHOPS WHICH ARE TO BE BUILT WITHIN THIS COMPLEX.

CIVIC CENTRE COMPLEX

25 ACRE SITE IN BRAAMFONTEIN

NEW ADMINISTRATION BLOCKS, COUNCIL CHAMBER, MAYORAL AND COUNCIL SUITES

PRESENT BUILDINGS IN CENTRE CITY TO REMAIN

ALTERATIONS TO CITY HALL TO PROVIDE TWO HALLS WITH A VIEW TO IMPROVING ACOUSTICS

LARGE NUMBER OF NEW PARKING GARAGES PLANNED.

FINANCIAL IMPLICATIONS

BORCKENHAGEN COMMITTEE REPORT AWAITED

NON-REMUNERATIVE EXPENDITURE

TRAFFIC CAN CHOKER CITIES

MORE SYMPATHY REQUIRED FROM CENTRAL GOVERNMENT FOR PROBLEMS OF LOCAL AUTHORITIES.

ENDING.

DECLARE CONFERENCE OPENED.

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