



GREY STREET AREA INDIAN LOCAL AFFAIRS COMMITTEE

**ADDENDUM TO
MEMORANDUM TO THE HONOURABLE MINISTER
OF COMMUNITY DEVELOPMENT
ON THE QUESTION OF**

**REMOVAL OF THE RESTRICTION
OF RESIDENTIAL DEVELOPMENT
IN GREY STREET COMPLEX**

17TH JUNE, 1980.

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PREAMBLE

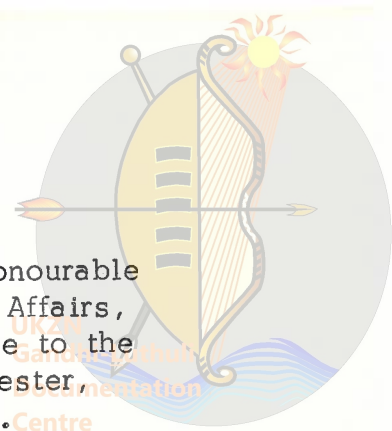
1. The purpose of this Addendum is to explain and reply to the Statements made by the Honourable Minister of Community Development in the Senate on Thursday 24th April, 1980 when replying to a private members motion on the removal of the residential restriction in Grey Street.
2. The Addendum in no way changes the original submissions made by this Committee in its Memorandum on this question dated 20th December, 1978.
3. The Honourable Minister of Environmental Planning and Energy replied to the Town Clerk of Durban on the 12th September, 1979, on an application by the Durban City Council, at the instance of our Committee, to have the restriction removed as follows:-

"I write pursuant to your letter 5/7/1 of 9 February, 1979, receipt of which was acknowledged on 27th February, 1979, and your further enquiry of 22 August, 1979.

At the outset I wish to apologise for the delay in replying to your representations which were held over for possible consideration in conjunction with the recommendations of the Riekert Commission of Enquiry concerning the possibility of "free trade areas". However, as this matter is still under consideration and may still take some time to finalise, I have considered your representations in the light of present circumstances and have regretfully come to the conclusion that I cannot accede to your Council's request in the above regard".

4. The Durban City Council on the 31st March, 1980, resolved as follows:-

"That the Grey Street Area Indian Local Affairs Committee be advised that City Council supports residential development, to the extent to be incorporated in the revised town planning scheme in the course of preparation in such areas of the Grey Street Complex as may be finally agreed in the approved plan".



MINISTERS STATEMENTS

In a debate in the Senate on the 24th April, 1980, the Honourable Minister of Community Development, Indian and Coloured Affairs, Mr Marais Steyn gave four reasons why he could not agree to the private members motion, introduced by Senator Eric Winchester, that the residential restriction in Grey Street, be removed.

We quote relevant parts from Ministers speech from Hansard, wherever appropriate.

(a) Shortage of Schools

"It means, according to calculations made by the people who know, that three Primary Schools and a High School will have to be provided in that area".

"But I want to point out to him that in all the schools within reasonable, possible distance - and I am being very generous in my interpretation of the word - 'possible' - there are to-day only about 400 vacancies for children, so even if I fill all those vacancies, I will still require 2 Primary Schools and a High School in the Grey Street Area. These are the hard facts that my honourable friend did not consider when he came to light with the motion".

(b) Lack of Open Space

Taking a potential population of 14,000, should the restriction be removed, the Minister said that "Open Space of 6,9 Hectares will be required". The Minister said that this has to be found in the Grey Street Area.

(c) There is no Need

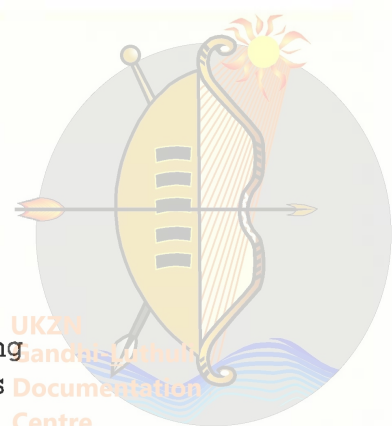
"And the upper middle class does not need it because..... the well-to-do Indian people in Durban own plots to the value of more than R30 million which are lying undeveloped".

(d) Mixed Usage will lead to Slums

Making reference to the Louw Commission the Minister said

"if one wanted slums to develop quickly, one must have areas in urban complexes for mixed use".

The Minister feared that by allowing mixed use another Hillbrow type of situation will develop which he did not consider to be desirable.

(e) Government Policy

The Minister finally said

"I can sum up the policy of this Government and I think we are doing the right thing. If we are going to build up Central Business Districts of our cities into flat complexes and not provide people with all the necessary amenities, facilities and training and educational opportunities, we shall not solve the problem. We shall be creating a new problem....."

EXPLANATION AND COMMENT(a) Shortage of Schools

Listed hereunder are the schools in and with "reasonable possible distance" of the Grey Street Complex. This information is already known to the Minister.

NAME OF SCHOOL	TYPE	NO. OF STUDENTS DESIGN CAPACITY
1. Sastri College	State High (Boys)	768
2. Durban Girl's	State High (Girls)	992
3. St. Antony's	State-Aided High	576
4. Durban Girl's	State Primary	416
5. Orient Islamic	State-Aided High (Boys)	416
6. Gandhi-Desai	State-Aided High	560
7. Manilal Valjee	State-Aided Primary	420
8. Anjuman Islam	State-Aided Primary	672
9. Hindu Tamil	State-Aided Primary	540
10. Juma Musjid	State-Aided Primary (Girls)	468
11. Surat Hindu	State-Aided Primary	468
12. Orient Islamic	State-Aided Primary	576
		<u>6872</u>



As will be noted there are twelve Schools and they have a design capacity of 6872 pupils both for girls and boys.

This number is more than adequate for potential a population of 14,000.

The above schools exclude the M.L. Sultan Technikon which caters for 2600 full time students and 6500 part-time students.

The Minister referred to a vacancy factor of 400 at those schools. This maybe correct. However, the Minister did not make any references to the existing enrolment at these schools nor did he refer as to where the pupils who attend these schools reside.

A quick survey carried out by our Committee in respect of the two high schools and four primary schools revealed the following:-

<u>Pupils who</u>	<u>Enrolment at four Primary Schools</u>	<u>%</u>	<u>Enrolment at two High Schools</u>	<u>%</u>
Live in Grey Street	691	34%	345	32%
Chatsworth	81	4%	30	3%
Phoenix	23	1%	16	1%
Other Areas	<u>1217</u>	<u>61%</u>	<u>697</u>	<u>64%</u>
<u>Total Enrolment 1980</u>	<u>2012</u>	<u>100%</u>	<u>1088</u>	<u>100%</u>

As will be noted from the survey that 66% of the pupils at the four primary schools and 68% of the pupils at the two high schools live outside the Grey Street Area. We have no doubt that the remaining six schools not surveyed will reflect the same enrolment pattern.

This means that the "vacancy factor" of the space available for pupils for Grey Street is far greater than 400 pupils referred to by the Minister.

Further it also means that the Government has failed to provide schools in other Indian areas which the Government considers suitable and has in fact proclaimed for residential use by the Indian Community. This fact is in conflict with Government policy referred to by the Minister in paragraph (e) above.

We are therefore unable to agree to the Ministers conclusions that schools are inadequate.



(b) Lack of Open Space

- (i) The Minister gave no explanation as to how he arrived at a figure of 6,9 Hectares but assuming this figure was correct, we have the following observations and comments to make.
- (i) Town Planners do not apply suburban residential standards to City Centre residential development and the Minister's advisers appear to have done this. Nor do Town Planners compartmentalise a City Centre on racial lines.
 - (ii) Adjoining the Northern end of the Grey Street Complex, is a vast open space in extent 59,7 hectares, which is the Greyville Racecourse. Whilst the Minister insisted that the Open Space must come from within the Grey Street Complex, we do not see any harm in Indians breathing the air from the Greyville Racecourse which in any event they heavily patronise whenever race meetings are held.
 - (iii) There are other open spaces in and around the Grey Street Complex such as the Old Victoria Street Market Site and Cartwright Flats, both of which belong to the Durban City Council, which can be converted for active recreation or multipurpose indoor halls can be erected.
 - (iv) There is the Curries Fountain Sports Stadium in the near vicinity which can be regarded as an Urban Open Space for active recreation.
 - (v) The beach front with the separate bathing facilities for the Indian Community and the many amusement centres open to all races, with Government consent, are in close proximity.
 - (vi) Part of the large tracks of land in close proximity such as parts of A.K. Block and Wills Road/Leathern Road area near Warwick Avenue, both which belong to the Department of Community Development, can be converted for active recreational needs of the Indian Community, if so needed.
 - (vii) Before 1973 the Grey Street Area had a resident population of about 13000 and this was in accordance with the Town Planning Scheme.

There is really no need to acquire land from private owners as was suggested by the Minister.

Because of foregoing, we cannot agree that the lack of open space is sufficiently sound reason to refuse residential development. If there is willingness on the part of the authorities a solution can be found.



(c) There is no need

We fail to understand this statement completely.

The following is the information furnished by the City Valuator and Estate Manager of Durban in respect of vacant land in private ownership (Table A). Also a table below is the latest population figures for Durban supplied by the City Treasurer (Table B).

<u>RACE GROUP</u>	<u>TABLE A</u>			<u>TABLE B</u>	
	<u>No. of Sites</u>	<u>Vacant Land Rateable value in private ownership in millions</u>	<u>%</u>	<u>population figures</u>	<u>%</u>
European	7452	R49,3	61%	226969	29%
Indian	6129	R30,9	37%	385018	50%
Coloured	407	R0,7	2%	56844	8%
African	_____	_____	_____	<u>102759</u>	<u>13%</u>
	<u>13988</u>	<u>R80,9</u>	<u>100%</u>	<u>771590</u>	<u>100%</u>

As regards Table A the City Valuator and Estate Manager was unable to give the indication as to how much the privately owned undeveloped land is capable of development immediately nor able to state how much of the land is zoned for residential purposes. We believe that a substantial portion of land in Indian ownership is neither suitable nor it has the necessary services.

The European Community of Durban who constitute 29% of the population have in the region of 61% of the privately undeveloped land. Indians who constitute 50% of the population have 37% of the privately undeveloped land.

In spite of the fact that Europeans own 61% of the privately undeveloped land no less than 36700 Europeans live in the Central Business District of Durban according to the City Engineer.

We therefore fail to understand the logic of the Ministers statement on the question of need.

We must further point out that some 33,000 Indians work permanently in the City Centre in businesses, in professional jobs, banks, building societies and other fields. Many of these people would like to be given the same opportunity as the Europeans to live in the City Centre in their own area.

(d) Mixed Usage will result in Slums

- (i) We refer the Minister to the Holford report on Durban which found and considered desirable the need to increase residential accomodation in Central Durban.

- (ii) The Institute of South African Architects had in 1978 commented on the Town Planning Scheme of Central Durban as follows:-
(We quote relevant paragraph)

"The significance of a substantial residential node at the heart of the City would (in addition to serving the need of a specific population group) restore the nighttime vitality and environmental security which has been progressively eroded in our city centres".

- (iii) We do not believe that our previous request would in any way result in or can be compared with the suburb of Hillbrow.
- (iv) If slum conditions are to result or already exist they can be attributed mainly to past Government policy which for 22 years failed to make a decision on the fate of the area.

We believe the present Government policy of depriving the Grey Street property owner of Developing his property in an economically viable manner will more than likely to reduce Grey Street to a slum.

GOVERNMENT POLICY

Our Committee ~~has~~ for over two years have seriously endeavoured to highlight the real issues in a constructive, responsible and a positive way.

For the reasons stated above we find the Government Policy not only contradictory in its application but also insensitive to the real needs and aspirations of the ratepayers of Grey Street.

The contradictions in application of Government policy in this ~~area can be~~ area can be summarised as follows:-

- (a) Indian Ratepayers, in the Central Business District, although under the same town planning scheme as White Ratepayers, are given lesser rights to develop their properties. We can only describe this as hurtful discrimination.
- (b) Many pronouncements have been made by the Government in assisting small businessmen. The Indian businesses in Grey Street are essentially small businessmen. The erosion of the residential population in and around Grey Street, through the application of the Group Areas Act, over the last twenty years has had a severe impact in the viability of the Grey Street businesses.

The Minister suggests that the opening up of the Central Business District of Durban for all races for business purposes was the real solution to the problem of Grey Street. We welcome this policy change and consider it a positive step but we believe that this is only part of the solution.

We believe certain sections of the Grey Street Complex should not be included in the Open Trading Area but should have the right to develop residential flats.

CONCLUSION AND RECOMMENDATION

Having regard to all that has been said in this Addendum we feel that if the Government is serious about moving away from racial discrimination, it should forthwith remove the residential restriction on Grey Street for the Indian Community.

GREY STREET AREA INDIAN
LOCAL AFFAIRS COMMITTEE


K. T. MANJEE - CHAIRMAN

DURBAN
17TH JUNE, 1980

