

APPENDIX J

EXCERPT FROM THE ADDENDUM TO THE MINISTER OF COMMUNITY DEVELOPMENT ON
THE QUESTION OF REMOVAL OF THE RESTRICTION OF RESIDENTIAL DEVELOPMENT
IN GREY STREET COMPLEX

The Grey Street Local Affairs Committee in their addendum to the memorandum presented to the Minister did not agree with the latter's statement that the lack of open space is sufficiently sound reason to refuse residential development.

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) (1978).

<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				102759	13%
	<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 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.

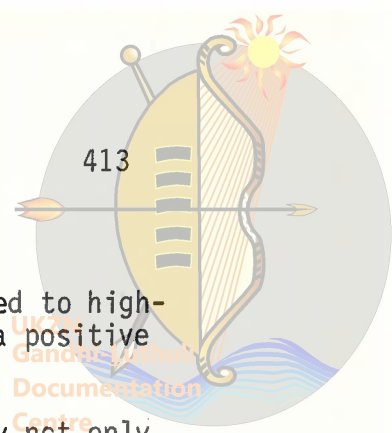
In spite of the fact that Europeans own 61% of the privately undeveloped land no less than 36 700 Europeans live in the Central Business District of Durban according to the City Engineer.

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message: 1297/1162

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GOVERNMENT POLICY

Our Committee 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 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 on 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.