

CONFIDENTIAL

RR. 103/72.  
DJ. 27/10/72.

S.A. INSTITUTE OF RACE RELATIONS (CAPE WESTERN REGION)

REPORT ON HOUSING

Introduction

It is difficult to give exact figures because those given by various authorities do not always tally with each other.

It is also difficult to draw a clear distinction between economic and sub-economic letting schemes because the means test applied results in a sliding scale of rents and amortisation of loans from purely sub-economic through to economic.

Some original letting schemes have been converted to home-ownership schemes, but the exact number cannot be established.

Shortages and the backlog can only be given as approximate because families have their name on several waiting lists, some local authorities do not keep waiting lists, the definition of inadequate accommodation varies as does that of overcrowding, migration into urban areas continues at an unknown rate, no adequate count of shanties has been or can be made.

The information, except where otherwise stated, refers to the Coloured people since this is the greatest and most urgent problem.

Number of Housing Units Built in the Peninsula.

The following table has been extracted from a reply given by the Minister of Community Development to a question (Hansard 15/72, col. 1045 ....):-

<u>Built by</u>	<u>Community Development</u>			<u>Local Authorities</u>		
	<u>White</u>	<u>Coloured</u>	<u>Asian</u>	<u>White</u>	<u>Coloured</u>	<u>Asian</u>
1967	278	-	68	26	2936	-
1968	79	-	-	47	3837	-
1969	215	278	-	16	4813	-
1970	147	-	-	188	6044	-
1971	38	71	-	224	7622	-
TOTALS	757	349	68	501	25 252	-

The reply of the Minister does not make it clear whether houses built by utility companies such as the Citizens Housing League or CAFDA are included, but it is assumed that they are included because the loans used by such utilities are raised from the local authority, which in turn obtains the money from the Department.

The Department of Community Development reports that it has erected houses as given in the table below. These figures include all houses built since approximately 1960 and refer to economic, sub-economic as well as selling schemes:-

Athlone and neighbourhood	- 444
Goodwood	- 35
Bellville	- 100
Paarl	- 222
Stellenbosch	- 606
Strand	- 300
TOTAL	<u>1 707</u>

These figures do not tally with those given by the Minister for the reasons given above.

The following table gives the total number of lettings as notified by the various authorities mentioned:-

<u>Authority</u>	<u>Lettings</u>
City of Cape Town	35 374
Bellville	577 (plus 728 under construction)
Cape Divisional Council	5 595
Malmesbury	733
Worcester	2 000 (plus 460 under construction and 500 approved)
Paarl	3 237 (plus 1400 approved)
Utility Companies	5 448
Dept. Community Development	<u>1 707 (see above table)</u>
TOTAL	<u>54 671</u>

It will be seen that the total does not agree with the figures given above by the Minister, but the latter figures were only for the past five years, whereas the figures just given represent the total over the years.

#### Home Ownership

In an article in the August issue of Progress, Mr. W.J.M. van Heerden quotes Hansard that in 1960 Coloured home ownership was 27,6% and that, owing to removals and dispossession caused by the Group Areas Act, this percentage dropped in 1970 to 23,1%. He remarks further that the percentage for Whites rose during the same period from 55,3% to 63,7%.

The City Council states that it has built and sold 2 312 houses for the Coloured Group. It is known that the prices range from approximately R3 000 to R7 500.

The Council further states that it has a waiting list of 6 186 persons wishing to purchase houses.

In Malmesbury there is a Coloured population of approximately 6 000. The Municipality has sold 117 erven to Coloured persons for erecting their own homes and a further 52 are or will become available.

Garden Cities (a utility company which built Pinelands) has built two selling schemes for Coloured persons totalling 363 houses sold at prices ranging from R3 900 to R9 000. This Company, the Citizens Housing League and the CAFDA Utility Company report that they are prohibited from building further houses for the Coloured Group in terms of the Group Areas Act because they are classified as White companies.

It is impossible to establish the number of persons who have erected their own houses privately, or bought them with the help of building societies or otherwise, but an intelligent guess based on Mr. Van Heerden's percentage for the Peninsula would be 25 000 which would accommodate some 135 000 souls.

#### The Backlog

The Minister of Community Development in reply to a question gave the following figures for persons on the waiting lists of the Municipality of Cape Town and the Cape Divisional Council (Hansard 3/72, Col. 111/2):-

	<u>White</u>	<u>Coloured</u>	<u>Asian</u>
Economic	1 958	16 301	1 229
Sub-economic	319	8 603	-
TOTALS	2 277	24 904	1 229

The Minister's reply does not make the difference clear between economic and sub-economic needs, i.e. he does not state what the income limit is for sub-economic housing, nor does he mention the graded group which exceeds the income level for sub-economic. As far as is known the lower level figure for purely sub-economic rents fixed some two years ago was R60,00 per month after which the rent was gradually raised until the upper figure of R72,00 per month was reached, above which full economic rents were paid. These amounts refer to the earnings of the breadwinner only, any earnings by the wife and children being ignored. The effect of these totally unrealistic figures is to reduce the number of families requiring sub-economic housing, although they may still be well below the Poverty Datum Line.

The Cape Times reported on 15 July, 1972 that the Cape Town Municipal Housing Division was interviewing 300 applicants for houses per week.

The same report stated that there were 12 000 families in Cape Town to be rehoused under Group Areas disqualifications to which must be added 8 500 families living in shanties or in grossly overcrowded conditions. Bonteheuvel, e.g., was designed to house 36 000 people but actually houses 45 000 (Progress: August).

The City Council reports that it has 11 693 families on its waiting list and that it estimates the number of families inadequately housed to be 20 600.

The Argus reported on 14 July, 1972 that the Divisional Council had a backlog of 13 000 houses. It is assumed that this figure consists almost entirely of the many thousands of families to be rehoused under the Elsie River scheme - an area which the Divisional Council took over from the Goodwood Municipality recently and which contains a shocking pondokkie area. The Divisional Council does not keep an official waiting list.

Malmesbury Municipality reports that it will build 86 flats during 1973 which will provide for their backlog as well as for those living in overcrowded conditions.

Worcester Municipality reports that there are 1 251 families on their waiting list to which must be added approximately 500 families inadequately housed or in grossly overcrowded conditions.

Bellville has 2 500 families on their waiting lists and housed in over-crowded or inadequate conditions, with 1401 families at Paarl.

#### Growth Rate

In reply to our questionnaire many authorities did not wish to comment on the projected growth rate and therefore the estimated number of houses that would be needed in the future. Those that did comment are given below:

City of Cape Town	-	2 600 houses per annum
Garden Cities	-	100 houses for purchase per annum
Worcester	-	200 houses per annum

It will therefore be seen that the terrible backlog of houses which the Minister placed at 24 900 but the City Council of Cape Town place at 11 693 on the waiting list plus 20 600 overcrowded (a total of over 32 000 houses) is being added to at the rate of over 3 000 houses per annum in the immediate vicinity of Cape Town as far as Worcester.

The figures for the backlog as supplied by local authorities is summarised below:

<u>Authority</u>	<u>Waiting List</u>	<u>Overcrowded/Inadequate</u>	<u>Total</u>
Cape Town	11 693	20 600	32 293
Malmesbury	96		96
Bellville	2 500		2 500
Paarl	1 400		1 400
Worcester	1 251	500	1 751
	16 940	21 100	38 040

Amenities

A report in the Argus of 19 July, 1972 states that the following sports amenities are available for the 189 336 Coloured people living on the Cape Flats in the Municipal area:-

- 59 children's playgrounds
- 29 grassed areas
- 29 sports fields
- 23 netball courts
- 9 tennis courts

The sports fields referred to consist of several very large grounds, well fenced and controlled with a fair number of playing fields, and range from those to small areas with only one football pitch.

There are also six swimming baths in the Municipal area and both the Municipality and the Divisional Council have instituted a fairly comprehensive system of libraries, community halls and centres in the newer townships and excellent child welfare and maternity services throughout. Very few services exist except in the crudest forms outside of the Peninsula.

AFRICAN HOUSING

The poluation figures for the Peninsula and immediate environs are as follows:

<u>Municipal area:</u>	<u>Langa</u>	<u>Guguletu</u>	
Contract workers	24 421	3 965	
Men	1 743	10 365	
Women	2 320	10 967	
Children	3 694	22 892	
	<hr/>	<hr/>	
	32 178	47 989	80 167

Divisional Council:

Married quarters	1 675 families
Single bunks	8 102
Licenced premises	5 000
Private compounds	1 295

Licenced premises are compounds on farms, etc., licenced by the Council and regularly inspected and rigidly controlled.

If there are an average of 6,3 persons per family, then the Divisional Council population would be:

Married quarters	10 552 persons (men, women & children)
Other	14 397
	<hr/>
	24 949

This would give a grand total of approximately 105 000 which does not take into consideration the thousands of Africans who are in the area illegally. It is impossible to estimate what this number could be, but there is no doubt that it is very large.

### Housing

All the persons in married quarters are housed in standard family houses.

Of the contract workers in the Municipal area some 3 000 are accommodated in barracks somewhat similar to compounds on the Rand, about 1 300 in blocks of flats at 2 per room, 16 000 in 'hostels' which are actually 4-roomed houses with 4 workers per room, and the remainder, about 4 000, in dormitories erected by private firms on Municipal land. These dormitories range from accommodation for 6 men to large ones for 60 or more men, all of whom are employees of the firm concerned and who lose their accommodation at the expiry of their contract or employment.

The only additional building contemplated is 560 houses at Guguletu which is stated to be the final stage of the scheme.

Neither local authority is in a position or willing even to estimate what the backlog or shortage of houses for Africans is, probably because it is impossible to estimate the number of persons illegally in the Peninsula and because of the uncertainty of influx control.

They estimate the need for additional houses to accommodate the natural growth of the existing families with residential rights as follows:

Divisional Council	-	50 houses annually
City Council	-	400 houses annually

Beyond the Peninsula and in the immediate environs of Cape Town there are small African townships at Paarl/Wellington (Mbekweni), at Stellenbosch (Kaya Mandi) at Hermanus and at Worcester. Conditions there do not call for special comment.

On the other hand there are an unknown number of Africans along the west coast, many of them illegally there, working in the fishing industry, either as independent line fishermen, or as crew on fishing boats, or as employees in fish processing factories. Their housing is almost entirely in ghastly shanties and one is nervous of making inquiries or representations for improvements in case they end up in greater trouble than they now find themselves in through a new wave of endorsement out of the area. A large percentage of them are married to or living in a loose union with Coloured women and this factor adds to the complications.

A further unknown number of Africans work on farms, some as contract labourers as at de Doorns, others as normal farm labourers. These in the areas near Cape Town are being systematically eliminated by endorsement back to the Homelands, except where licences have been issued for a regular supply of recruited contract workers. It has not been possible to obtain information about areas further away from Cape Town.

-----oOo-----

**Collection Number: AD1715**

**SOUTH AFRICAN INSTITUTE OF RACE RELATIONS (SAIRR), 1892-1974**

**PUBLISHER:**

*Collection Funder:- Atlantic Philanthropies Foundation*

*Publisher:- Historical Papers Research Archive*

*Location:- Johannesburg*

©2013

**LEGAL NOTICES:**

**Copyright Notice:** All materials on the Historical Papers website are protected by South African copyright law and may not be reproduced, distributed, transmitted, displayed, or otherwise published in any format, without the prior written permission of the copyright owner.

**Disclaimer and Terms of Use:** Provided that you maintain all copyright and other notices contained therein, you may download material (one machine readable copy and one print copy per page) for your personal and/or educational non-commercial use only.

People using these records relating to the archives of Historical Papers, The Library, University of the Witwatersrand, Johannesburg, are reminded that such records sometimes contain material which is uncorroborated, inaccurate, distorted or untrue. While these digital records are true facsimiles of paper documents and the information contained herein is obtained from sources believed to be accurate and reliable, Historical Papers, University of the Witwatersrand has not independently verified their content. Consequently, the University is not responsible for any errors or omissions and excludes any and all liability for any errors in or omissions from the information on the website or any related information on third party websites accessible from this website.

This document forms part of the archive of the South African Institute of Race Relations (SAIRR), held at the Historical Papers Research Archive at The University of the Witwatersrand, Johannesburg, South Africa.