

HOUSING & HOSTELS - CAPE  
1991

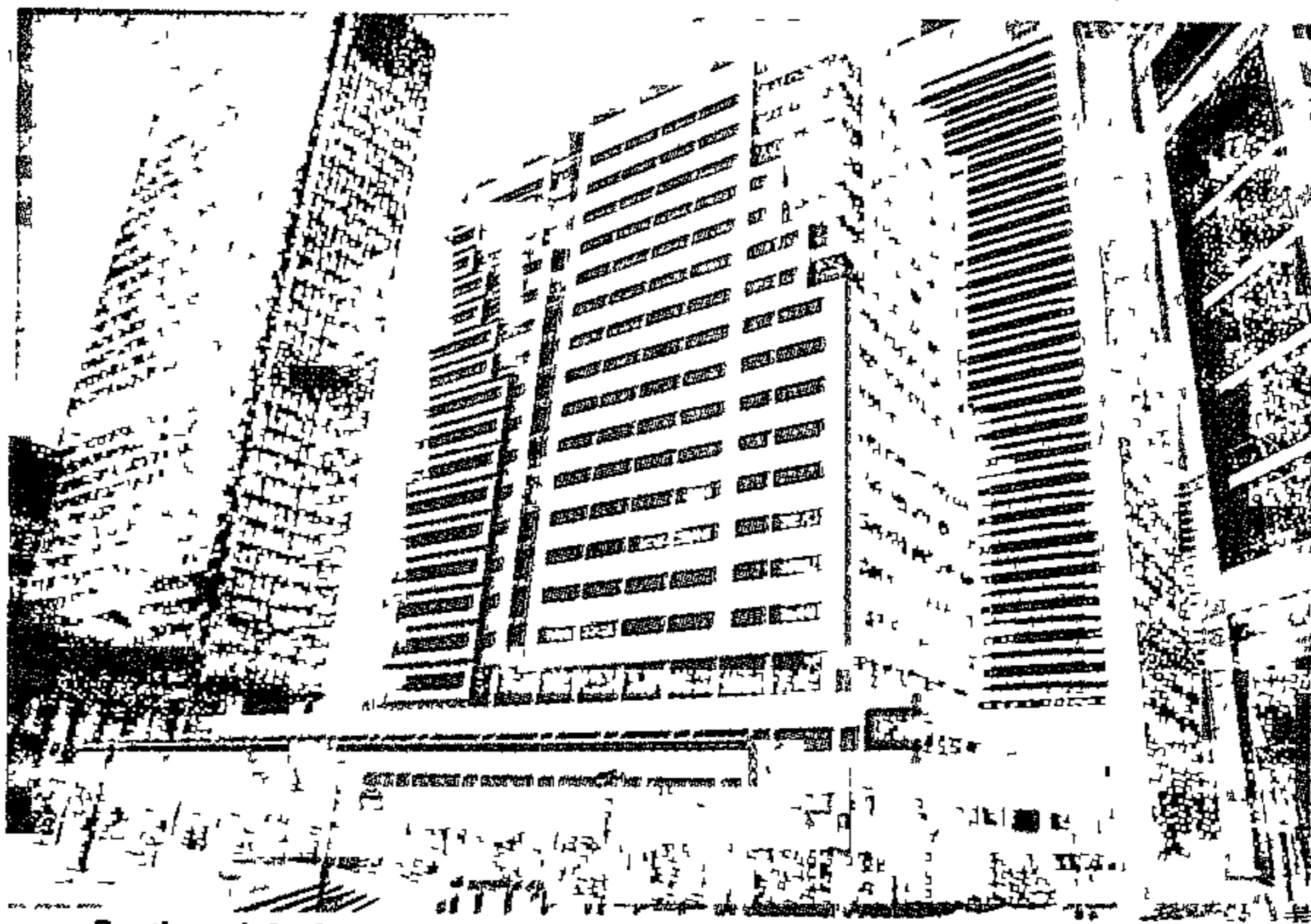
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No fault of mine!

## —Coastal property—



Southern Life Centre, overlooking Thibault Square in the Cape Town CBD.

# Confidence gives the home market a boost

8/0ay 23/8/91 (124)

RENEWED confidence in Cape Town has given rise to a residential property market which is holding up well relative to the rest of South Africa, says real estate firm Rourke & Gilmour MD Peter Gilmour

"Uniquely placed in the property market, Cape Town appeals to local and overseas investors looking for return on capital and remains a sought after location for permanent and holiday residences

"Historically, investment in property along the Atlantic coast has surpassed the expectations of even the most optimistic market analysts," he says.

With apartments along the Atlantic seaboard routinely fetching prices well in excess of R1m, properties close to the sea have become the prerogative of the rich

The possible demise of the financial rand could, however, have some cooling-off effect in prime areas such as Clifton while stimulating interest in the lower-priced areas, he says

In the meantime, John Public — in search of a holiday flat, an investment or a retirement home — can still find property if he looks in the right areas

Hout Bay, one of the most scenic valleys in the Cape, offers excellent value in the short-term for the investor willing to take advantage of the effects of adverse publicity surrounding the squatter problem in the area

### Picturesque

"Homes in Hout Bay are priced from R175 000

"On the False Bay coastline, with its necklace of picturesque villages each with a distinctive character, there are still many opportunities," says Gilmour

But in Muizenberg — the "old lady" of the bay — it is still possible to find three-bedroomed homes near the beach for R100 000.

Kalk Bay, the pivotal area for redevelopment along this stretch of coastline, offers immense investment potential.

Here, individual houses

and sectional title units kick off in the R70 000 price range

Another bargain centre is Fish Hoek

Holiday flats within walking distance of the beach sell from R65 000, with older free-standing homes on smaller plots going for from R120 000

He says the fact that hotel accommodation is beyond the average breadwinner's reach for a family holiday has had a beneficial spin-off for the property market

While investment in timeshare has been high, many investors have been deterred by the perceived risks involved and escalating levies

"Investment in owned holiday accommodation with fixed costs — varying only with interest on mortgage repayments — remains the investor's best bet," he says.

"By letting the property, the investor can achieve substantial rental escalations together with attractive capital appreciation"



KHAYELITSHA

(24) Aft 28/8/91

# The Scramble for sites

EDWARD MOLOINYANE, Staff Reporter

SERVICED sites, the Provincial Administration's answer to the black housing shortage, have become hot real estate in Khayelitsha, where every open space is used to build shacks by a constant stream of job seekers.

But the scramble for these pieces of bare ground — serviced with running water, toilets, tarred streets with high-mast lighting — is not confined to the homeless. They are also an entrepreneur's dream.

Any commercially-minded Khayelitsha resident will tell you that a business established on one of these sites, however small, yields handsome profits as folk here are loathe to go to town to shop.

The serviced sites are a feature of this vast, sandy and ramshackle township, which has four distinct faces.

Viewed from the air recently, Khayelitsha does not only contrast sharply with its cosy neighbours in the lap of Table Mountain or Mitchell's Plain, but has its own contradictions.

First to be established was Site C, which sprang up after the 1985/86 wideoeko violence in Crossroads.

The filthiest because of lack of sanitation, Site C is the stronghold of the township's mayor, Mr Mali Hozza.

Across the railway line is Site B, the second oldest shanty town which is different in that the sites are serviced.

Between Site C and Site B is a huge open space which was recently taken over by the new arrivals who constantly pour in.

The only buildings standing amid the squalor of Site C and Site B are schools.

A site earmarked for a fire station has also been taken up by more ramshackle shacks along Meew Road.

According to the CPA, the

idea behind serviced sites is that the owners will build houses on them eventually.

But Site B is almost six years old and only a handful of houses have appeared.

Between Spine and Panama roads lie the two-roomed core houses of Section A on either side of the railway line.

This area is the neatest and is well established with schools, churches, a soccer stadium and other facilities. It was first occupied in 1984 and contrasts sharply with its Site B neighbour.

But a cluster of shacks has recently sprung up next to Nolongile station, raising complaints from core residents who have to share their taps and toilets with the squatters.

Between Spine Road and the False Bay coast a number of housing projects — for low income and more upmarket groups — have been undertaken since 1988.

Lying cheek by jowl with the houses are the two huge serviced shack settlements of Macassar and Harare.

Recreation facilities in most parts of Khayelitsha are non-existent.

In some cases the shacks are so close to the houses that homeowners have objected, saying the shanties devalue their properties. But the objections have fallen on deaf ears as the provision of the serviced sites continues, giving Khayelitsha its many faces.

It is ironic that although core house residents look down on the shack dwellers, they will tell you that they also aspire to own serviced sites for business purposes.

It is said in the township that nowhere does business flourish better than at the serviced sites.



Khayelitsha vista. The two-roomed core houses in Section A are divided from the shanties in K Block by Panama Road. The Good Hope Teachers' Training College lies on the right.

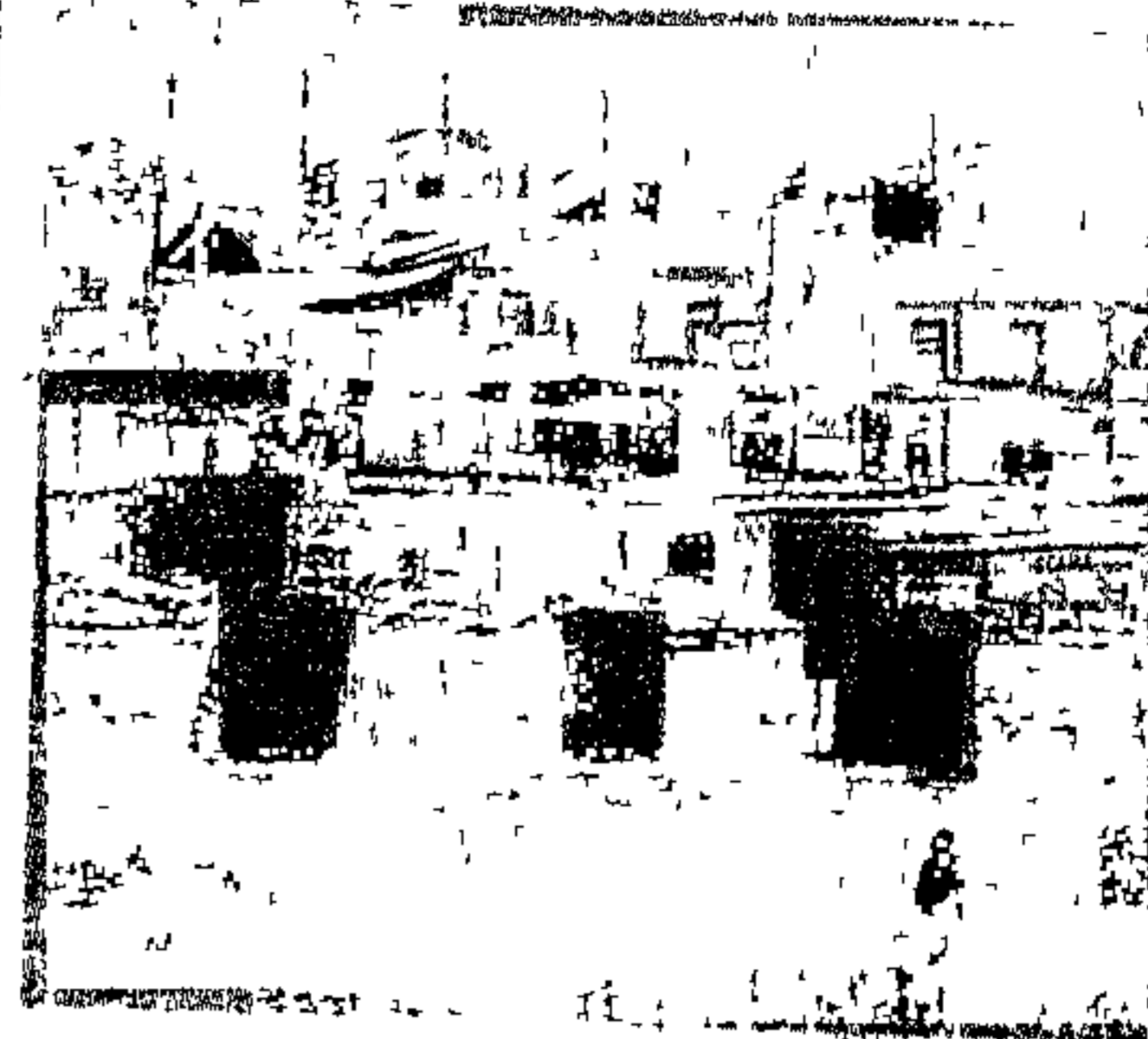


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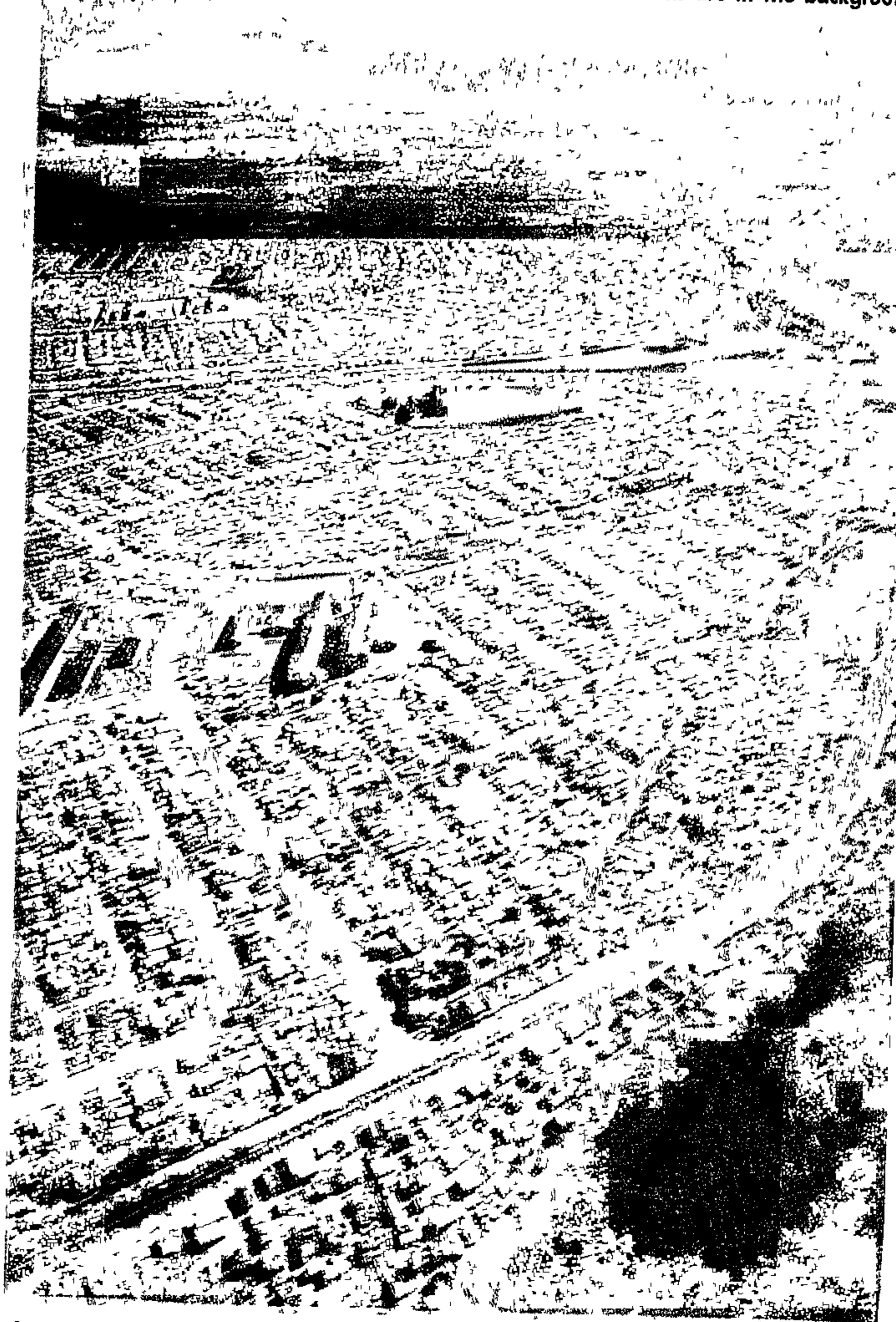
28/8/91



Aerial pictures HANNES THIART, The Argus  
The only buildings standing out noticeably  
in the shack settlements are the schools.



Picture OBED ZILWA, The Argus  
Shacks stand cheek by jowl with houses.  
Houses in Litha Park are in the background.



An open space earmarked for a fire station on the bush side of Meeway Road  
in Site B has been taken over by squatters.



# Bo-Kaap people tear losing homes

Changes are now coming to the historical

124

Bo-Kaap. KAREN WILLIAMS reports:

South (South side) 12/9 - 18/9/91.

**T**HE BO-KAAP AREA IN Cape Town is not only one of the oldest residential areas in the city, it is for many people still the ancestral home, the place where family generations have braved the Cape of Storms over the centuries. Whether one is walking down cobbled Pentz Street or visiting the Bo Kaap Museum in Wale Street, it is not uncommon to find families whose ancestors' occupation of the dwellings dates to 1834 when the first free slaves bought the houses.

Recently, the Cape Town City Council ordered that the existing tenants could have first option to buy the houses but they had to renovate them within two years to standards set by the National Monuments Council.



There are fears that many residents of the area will not be able to afford to renovate their houses in the given time, and there is some concern that the area will have an influx of white yuppies (since the abolition of the Group Areas Act) eager to stake their claim to a new "cultural" area.

Historian Mr Agmat Davids says that Muslims started moving into the Bo-Kaap area from 1780. The first house was purchased by a free slave in 1794. By 1880, he said, the community stretched up to the slopes of the old Company gardens.

"Although the area was relatively unaffected by the Group Areas Act and other racial legislation, it did come under a lot of pressure from the authorities. Lots of the land was lost under the Slums Act of 1934."

According to Mr Nur Osman of the Bo-Kaap Action Committee, many people have started to renovate their houses, but it is doubtful whether all will be completed by the given date. The council has said that they would consider extending the cut-off date by another two years if

**I would rather struggle to renovate the house than move out**

there was progress on the renovations by the original cut-off date.

No whites have moved into the area yet, but prices of houses have rocketed since the scrapping of the Group Areas Act.

"Just before the scrapping, many speculators came into the area and prices rocketed. Overnight there has been a doubling of prices," said Osman.

"Before the scrapping of the Group Areas Act, one could buy a house for between R60 000 and R80 000. Now a small two-bedroomed cottage will cost up to R140 000. Lots of the property has also been bought by speculators," Osman added.

Mrs Marelda Engel, who has lived in her six-bedroomed house for the past 34 years, declares "I will rather struggle to renovate the house than move out. My parents lived in the house before I did and my husband works overtime to afford the renovations." It will cost up to R80 000 for the Engel family to renovate their house.

She doubts whether they will have the renovations completed by May when the two-year deadline expires. If the council could give them five years to renovate, she thinks they would be able to manage it.

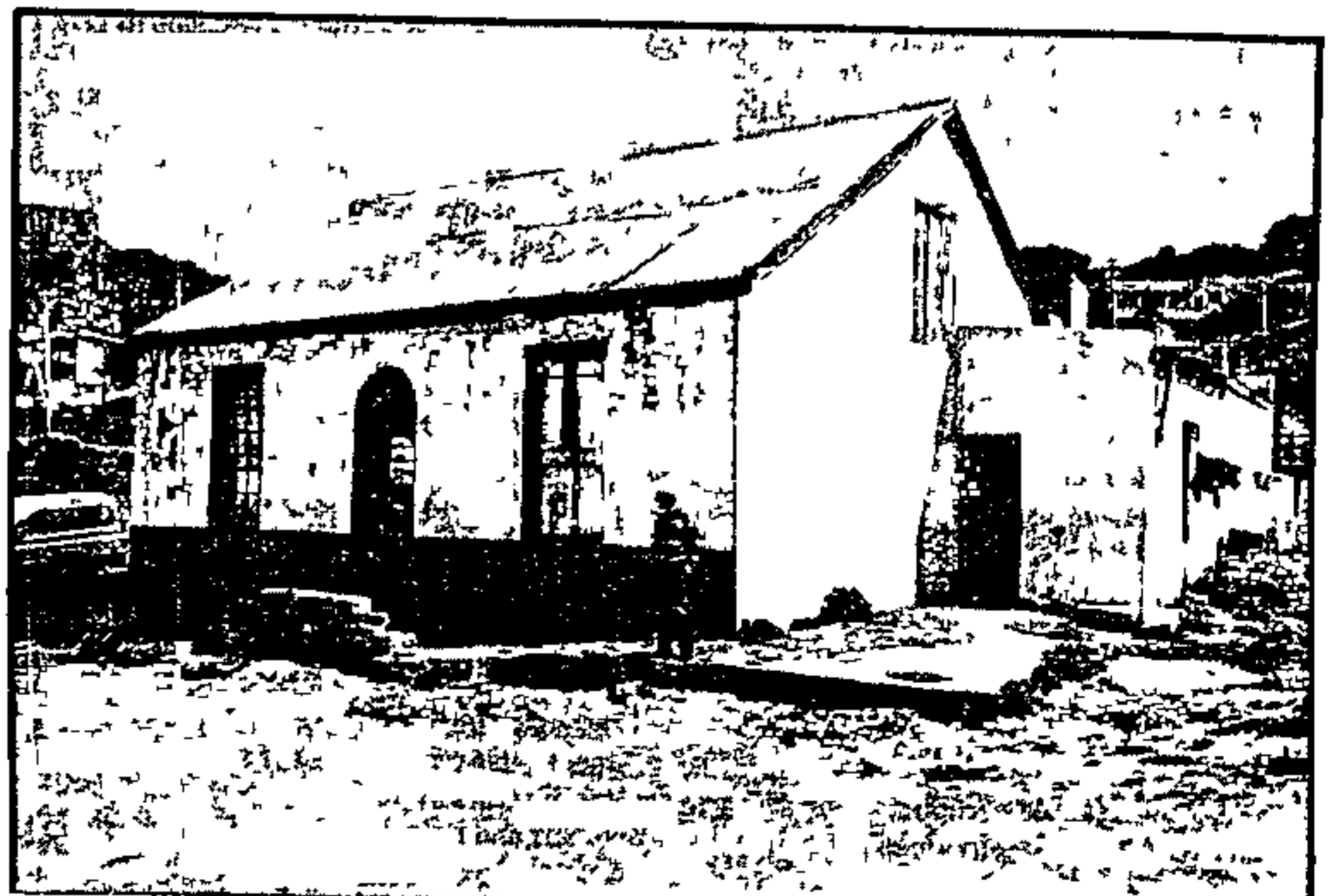
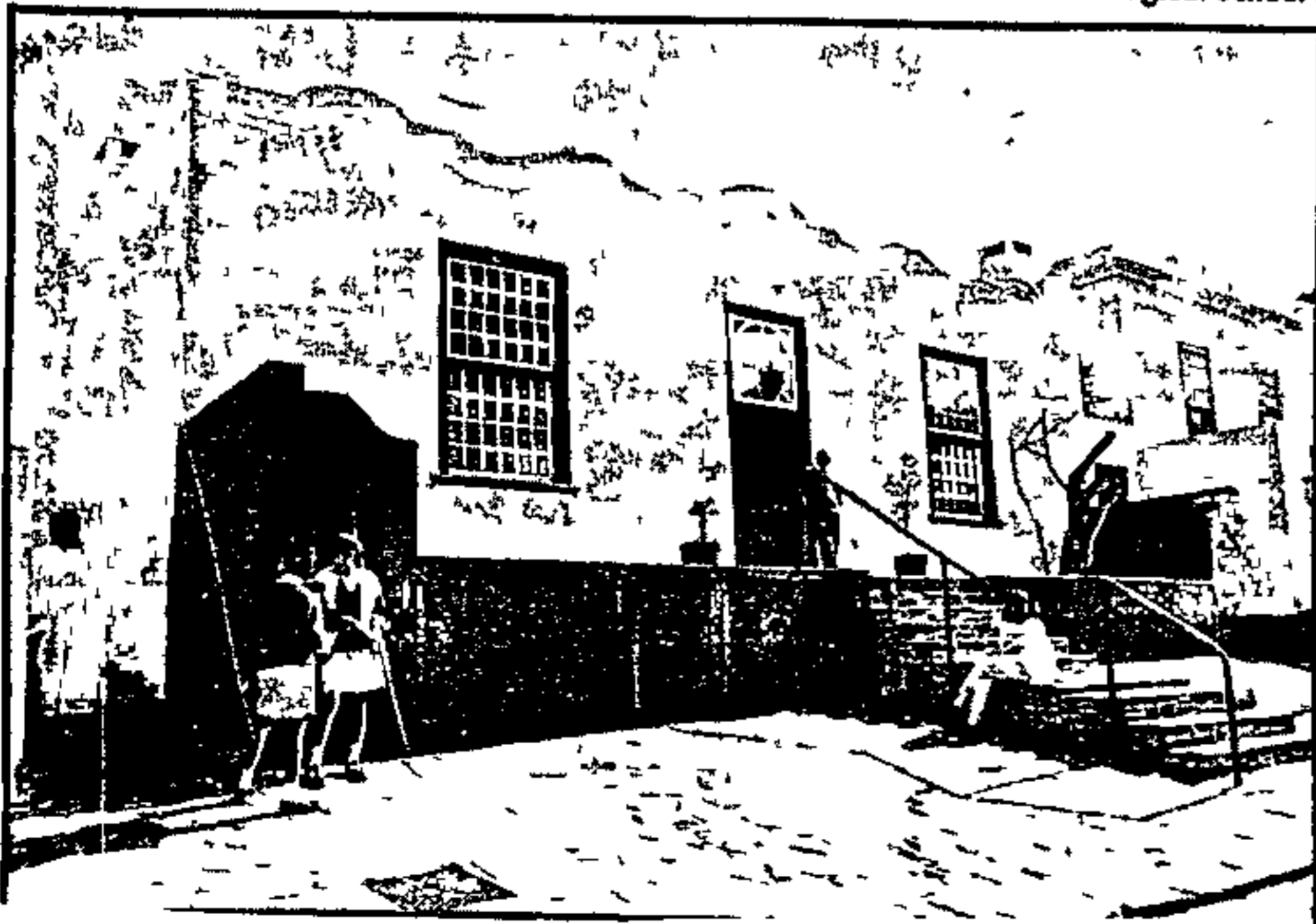
Mr Siedick Franciscus lives in a house which is more than 200 years old. The surrounding land was a farm before it was sold to his foreparents. "The cheapest quote I can get to renovate my house is R45 000," he said. "But I am letting my son buy it instead. I am too old to buy it now."



ABOVE: Bo-Kaap schoolgirls attending Muslim school swear the traditional Burkha

BELOW: Number 22 Pentz Street, built more than 200 years ago, is the oldest house in the Bo-Kaap. Owner Mr Siedick Franciscus' family has lived there for the past 67 years. To restore the house would cost at least R45 000

BELOW LEFT: The first book ever written in Afrikaans was written in the Bo-Kaap Museum, formerly the Islamic Ottoman Theological School established in 1862





# to white yuppies



**NEEDS REPAIR:** The Engel family home for 34 years. It requires almost R80 000 for renovation

(Southside) South 12/9-18/9/91  
**R1 000 (plus renovation costs)**

**P**EOPLE LIVING in the houses of the Bo-Kaap were given the first option to buy their homes when the City Council put the houses up for sale. According to Mr Nur Osman of the Bo-Kaap Action Group (Bokag), the options were conditional on the houses being renovated within two years.

"People residing in the houses were given the

first option to buy. Where property was demolished, the preference was also given to people who had originally resided there.

"Where there was an extended family, those people staying as sub-tenants were also given the option to buy." Derelict houses were selling at R1 000 and open plots could fetch as much as R5 000, he said.



**COBBLESTONES.** Bryant Street is typical of the Bo-Kaap cobbled streets which have survived from the 18th century.



## Religion and history line the streets and alleyways

South (southside) 12/9-18/9/91

**T**HE ISLAMIC FAITH is synonymous with the culture of the Bo-Kaap, and has been since the first Muslims settled there after being freed from slavery in 1834. They moved to the area to be near the Auwal Mosque which had already been built, and many of the buildings constructed since then are a witness to the religion of the inhabitants.

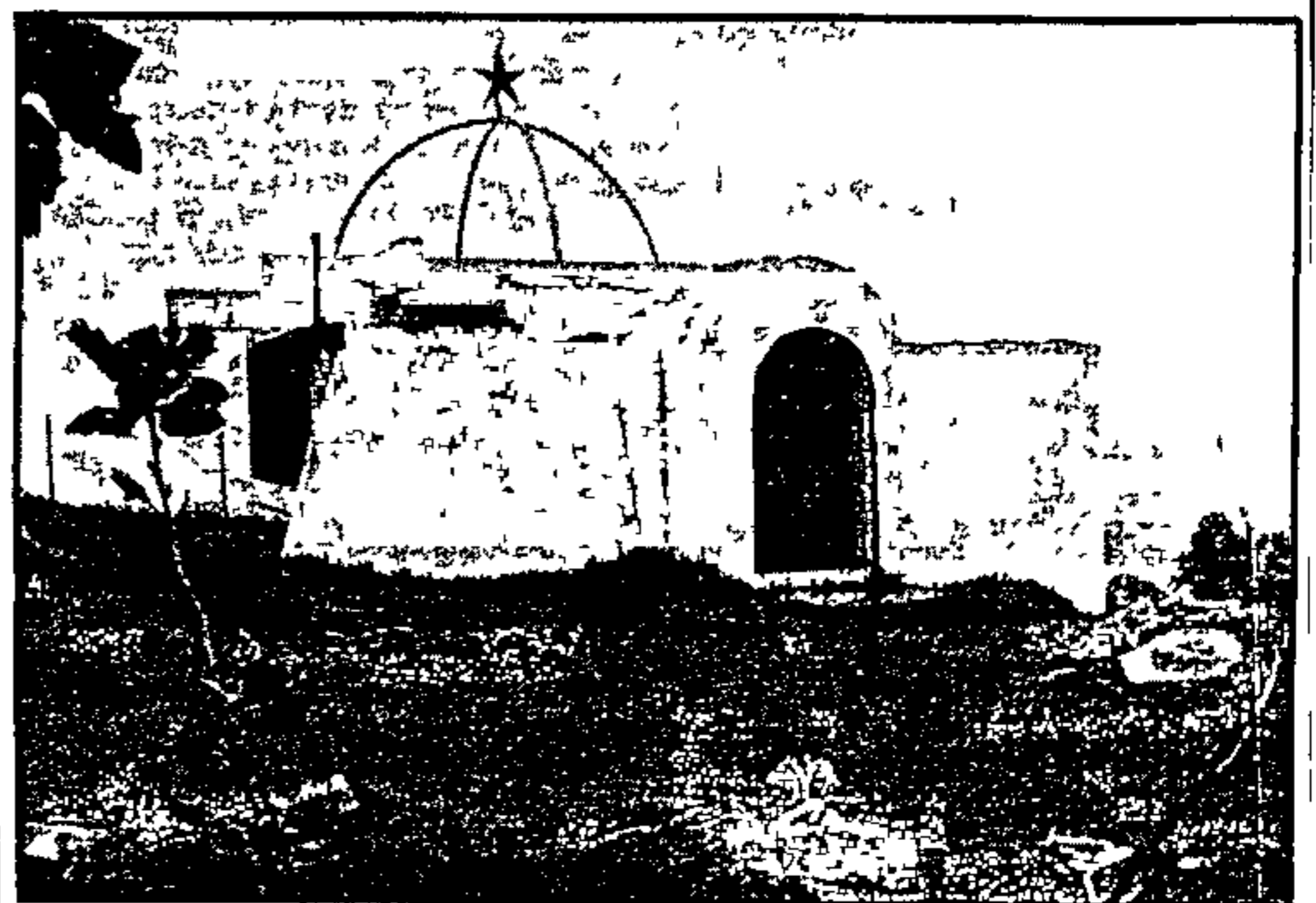
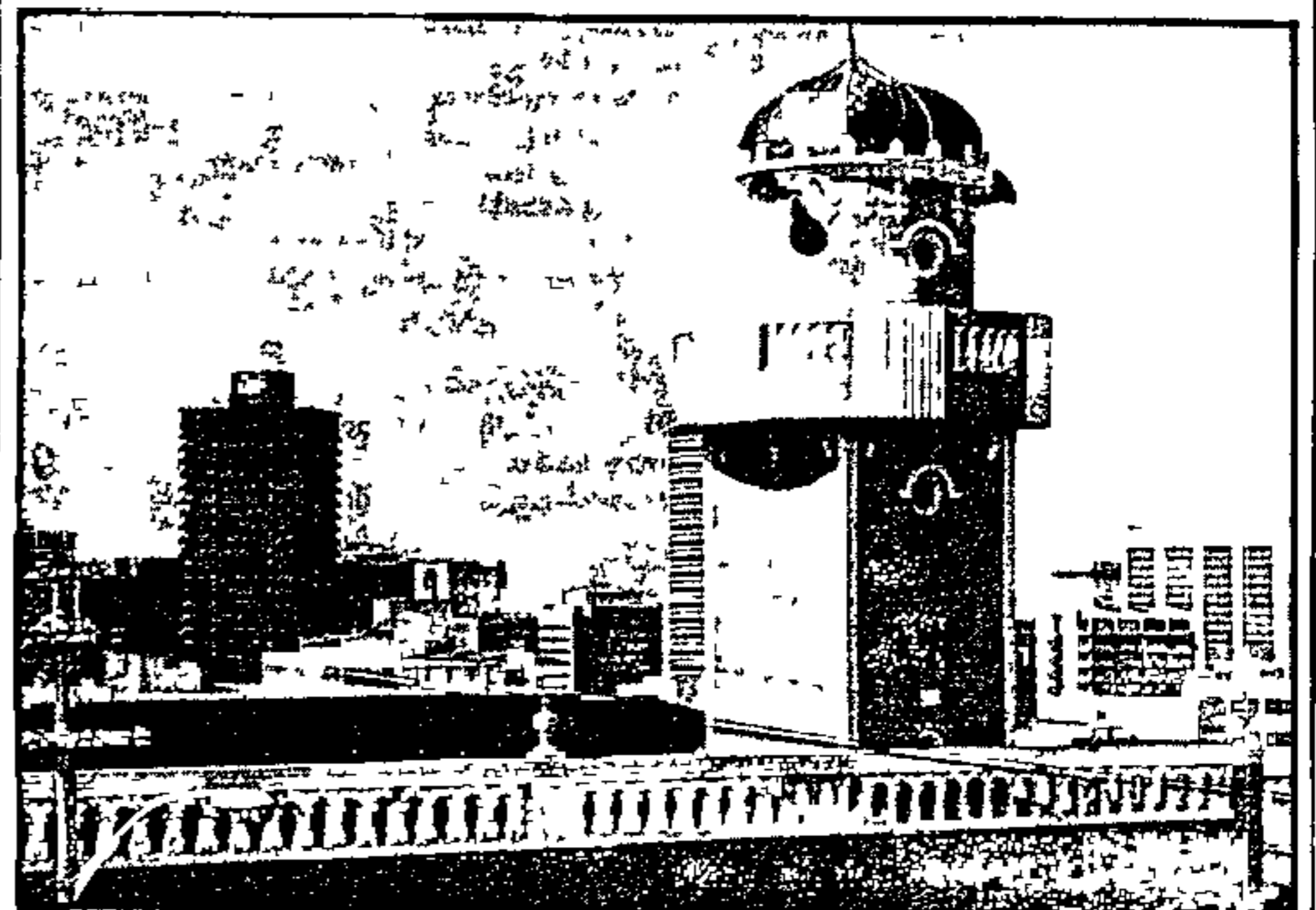
Islam first reached South Africa in the mid-17th century with the arrival of slaves, political exiles and convicts from India, Madagascar and the area that is now Indonesia.

**ABOVE:** The Auwal Mosque in Dorp Street, dating to 1804, is not only the oldest mosque in Cape Town, but housed one of the biggest schools in the city. It was here, in 1815, that Afrikaans was taught for the first time.

**BELOW:** The Nurul Huda mosque in Leeuwen Street, built in 1958, is the newest mosque in the Bo-Kaap.

**BOTTOM:** A Kramat is the name given to a tomb of this kind, reserved for burial of an eminent religious leader. It stands in a cemetery which dates back to 1772, but which was closed in 1886 after the first black urban uprisings.

PHOTOGRAPHS: Yunus Mobarred





# Ratepayers flock to see valuations

CT 13/9/91 (124)

By PETER DENNEHY

SCORES of worried ratepayers flocked to the Civic Centre yesterday to check on how dramatically the municipal valuations of their own properties, or others in their neighbourhoods, are rising

A revaluation of all properties in the municipality is under way. Present municipal valuations are based on 1979 property values

Many ratepayers have been alarmed at the massive rises in valuations, a sample of which was first published in the Cape Times yesterday

But if a property is assigned a new valuation seven times as high as its present one this does not mean its owner will have to pay seven times as much in rates

## Rates drop

A more detailed random sample of 38 properties examined by the Cape Times yesterday showed that on average proposed new municipal valuations are just over seven times higher than their present ones

Should this turn out to be the actual average overall increase, council officials explained, then anyone whose valuation increased by less than sevenfold ought to pay less in rates from next year — while those whose valuations rise by more than that should pay more than at present

The reason for this is that when the new valuation comes into effect in July next year the number of cents per rand of municipal

valuation that each owner has to pay annually in rates will simultaneously drop so much that, in real terms, the same overall sum will be raised through rates

Ratepayers have until October 4 to object to the proposed new valuations, of whom just 446 have been done so far

An unofficial source at the council disclosed yesterday that municipal valuations were at present, on average, about R145 per square metre of residential property, and the proposed new valuations averaged about R865 per square metre

Thus on an average property of, say, 250m<sup>2</sup>, the present municipal valuation would be 145x250, which equals R36 250, and the new valuation would be 865x250, which equals R216 250

## Adjustment

This would indicate that on average the new valuations would be six times as high as the present ones, rather than seven times as indicated by our sample

Accordingly, instead of paying 4,999 cents per rand of municipal valuation as at present, home-owners should be required to pay annual rates of 0,833 cents per rand of municipal valuation (one-sixth as much) from next July

This would bring in the same amount in rates the following financial year as at present, in nominal terms

To make the amounts the same in real terms an adjustment for inflation must be made, so the rate per rand could well be 0,957c

The following are more examples of municipal valuations of specific properties as they are at present (old), and the proposed revaluations (new)

SUBURB and ADDRESS	OLD	NEW
Camps Bay 24 Central Drive	R61 700	R275 710
Clifton 9 Nettleton Rd	R170 540	R2 072 660
Bantry Bay 67 Arcadia (site only)	R2 770	R374 850
Fresnaye 8B Avenue le Sueur	R74 100	R481 300
Sea Point 15 Graham Rd	R50 340	R307 650
Green Point 39 Joubert St	R47 370	R249 580
Cape Town 69 Loader St	R14 420	R72 320
Tamboers Kloof 10 Military Rd	R23 990	R179 600
Oranjezicht 39 Buxton Rd	R38 510	R276 490
Vredehoek 34 Deer Park	R42 670	R268 660
Woodstock 24 Barton Rd	R11 730	R83 320
District Six 9 Vernon Terrace	R21 780	R162 070
Salt River 44 Goldsmith Rd	R12 830	R172 340
Brooklyn 7 Rykstraat	R19 120	R96 430
Facreton 24 Skepe Plein	R4 910	R64 090
Kensington 37 Ventura St	R19 510	R117 590
Maitland 38 Janssenweg	R18 790	R94 950
Observatory 35 Milton Rd	R11 960	R91 450
Bonteheuvel Camellia St	R1 260	R27 710
Mowbray 1 Roughmoor Rd	R23 660	R149 120
Rosebank 17 Banksia	R31 210	R229 350
Rondebosch 15 Lover's Walk	R41 890	R289 510
Newlands 3 Orkney Rd	R47 660	R357 380
Rondebosch East 65 8th Avenue	R28 250	R151 220
Athlone 16 Zinnia Rd Silvertown	R6 430	R92 060
Lansdowne 28 Riversdale Rd	R15 770	R99 950
Wetton 16 Roy Rd	R16 920	R112 030
Claremont 12 Alston Square	R14 250	R188 000
Kentworth 7 Gibson Rd	R31 030	R196 770
Wynberg 10 Kamfer Rd	R75 030	R468 920
Plumstead 7 Buckingham Rd	R34 510	R278 480
Southfield 152 Churchill St	R42 050	R126 130
Diep River 23 Talent St	R19 970	R152 850
Heathfield 50 Chatham Rd	R22 020	R124 290
Bergvliet 69 Children's Way	R28 620	R205 540
Retreat 26 Scottsville Rd	R39 750	R209 900
Muizenberg 33 Cromer Rd	R24 440	R127 160
St James 4 Westray Rd	R37 500	R232 830



# Growing city may even be beautiful some day

124  
CT9/10/91

By JACK BARNETT  
Cape Times  
Architectural  
Correspondent

CAPE TOWN'S spectacular setting of mountains and sea gives it the potential of being one of the world's beautiful cities, and perhaps in centuries to come it may become quite as intriguing as any other world city.

There seems to be little doubt that cities need decades and centuries to mature into shape and any belief that they can be instantly created as complete environments has been emphatically disproved by bold attempts in this century as in the past.

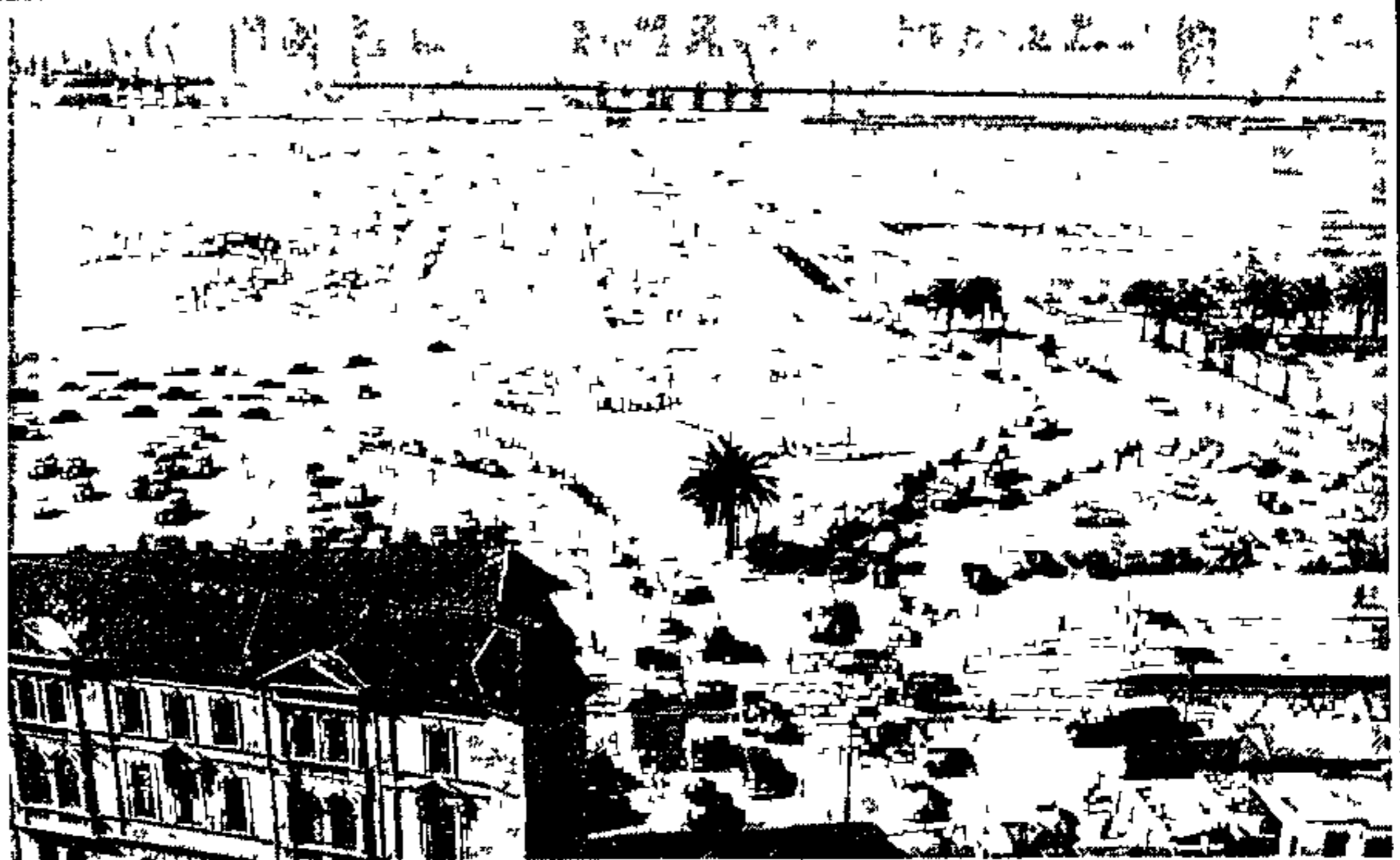
The Cape Town Fore-shore will still need many decades to develop a character that enchants. It may never do so, but it also may if some of its wide spaces can be filled in, the unfriendly expanses of its wide boulevards scaled down, the promised canal link to the V & A Waterfront effectively created, even the pier recreated at the bottom

of Adderley Street. For many, the promise is not enough — there is impatience, wanting Cape Town to become something greater quickly. Hence the somewhat persistent criticisms levelled at the powers that be and at anyone who happens to be in the firing line who it is felt is not moving quickly or effectively enough.

And it is unfortunately true that criticism, uncomfortable though it is for those being criticised, plays a very important part in the process of city growth and should be welcomed and acknowledged for its positive effects, however often it may appear at first to be negative.

### Well restored

Cape Town is a wonderful place, even man-made Cape Town is wonderful in certain ways. Just last week, an exile returned after 28 years away, told me how impressed he was by the number of beautiful buildings Cape Town had



**FIFTIES FORESHORE** ... This part of Cape Town has come a long way since this picture was taken in 1953 but it will be many more decades before it develops an enchanting character

He was referring to the many well restored victorian buildings now fairly prevalent in Long, Loop, Longmarket, Shortmarket, Castle and Hout streets. And when one stops to look and add them up, it is happily true that in less than 10 years, Cape Town has had returned to it in highly attractive restorations, a whole range of fascinating buildings from its Victorian and Edwardian periods.

The rôle of the Cape Heritage Trust has been, and continues to be, crucial, and its great opportunity came when the public protests against the long-standing road widening proposals for the streets in question finally succeeded, and the very buildings set aside for demolition by the authorities were handed over to the Trust for disposal on condition that they be sold to those who would restore them.

In addition to this bo-

Drill Hall in Darling Street is now a superb showpiece when not so long ago it was another semi-derelict old pile, the Sandingkerk in Long St, Huguenot House and many other buildings add their notes of grace to an increasingly intriguing city picture.

There are of course — there would have to be — glitches and they certainly stick in one's mind, but a city is not an easily manipulated entity, and even the glitches could in the end turn out to have their good aspects.

### Public objections

The biggest dangers for a city are those who claim to diagnose the problems, and rush in with sweeping ready-made solutions. One recalls, almost in disbelief now, but what at the time was an all too real danger, the planning proposals to create ring

roads for traffic that needed to bypass the city centre.

The one leg of this road was built in the form of the disfiguring nanza, Cape Town has generally become far more appreciative of the charm and unique qualities of its own turn-of-the-century style. The elevated Table Bay Boulevard, but money shortage stopped its completion. The other leg was planned to cut through the public gardens between the SA National Gallery and the SA Natural History Museum. Here the planners were stopped dead in their tracks by the volume and intensity of public objections.

The dilemma facing us is that while we know, and it has been amply proved, that planners make mistakes and that often the more expert and reputable they are the bigger and more disreputable their mis-

takes, cities cannot manage without them.

One needs to plan ahead if cities are to make provision for important requirements for their future transport, housing and commercial needs. The big question to which there is unfortunately no answer is how can the public know that what the planners advise will be beneficial or not?

### Strong tendencies

This century has had ample reason to realise that more of its disasters have been caused by good men with "solutions" than by the ills themselves.

Deregulation is being looked on with more favour and over a wider and wider spectrum, and in city growth and development there seems to be a strong tendency among the more advanced planning schools towards minimal guidelines replacing the rigid, often pointless, certainly costly books of regulations that were so common only 20 years ago.

One accepts that in this process things will go wrong, but perhaps no more, and possibly a lot less than before. Cities grow in a very special way, like natural organisms — through pressures of need, sustained by economic and population growth, affected by national and international events etc.

They produce creative artists from time to time, and creative architects. They develop distinct personalities over centuries. They are complex, enigmatic, and really far too mysterious for some glib, quick-fix solution maker.

Cape Town seems to be aware of this now, and it is good that from the observation of one of the returning Rip Van Winkles, it is brought home to the locals that despite their complaints — and they need not be abandoned, especially considering the good they seem to have achieved over the last 20 years — Cape Town, the built city, is growing and being perceived to be beautiful in many more of its parts than it was only 30 years ago.



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SACMAN



# Limited land, so much need

**THERE** is only so much vacant land left in the Peninsula, and looking to the north beyond Milnerton and the Tygerberg is the only answer for Cape Town's future low-cost housing needs.

**AS** the Western Cape continues to fill with immigrants from rural areas and other South African towns and cities, planners are assessing the options for the residential settlements of the future. Political Correspondent **MICHAEL MORRIS** reports.

Khayelitsha, Crossroads, KTC, Nyanga, Noordhoek and Hout Bay areas.  
With the Western Cape's relatively rosy economic outlook — as well as the attraction of a generally more peaceful *villein* — compared to the violence and turmoil on the Witwatersrand — Cape Town will continue to be a magnet.

This, in essence, is the government's argument. There are, after all, several immutable constraints. Apart from the existing urban fabric, there is sea, mountains, and rich, important agricultural land with environmentally sensitive areas which need protection.

That leaves the northern areas and the West Coast strip. This argument is contested by some who have called for a process of "in-filling" — using up the quite considerable patches of vacant land dotted throughout the Peninsula.

Even they concede, though, that after the burgeoning settlements of Mitchell's Plain, Khayelitsha and Blue Downs, the focus has now shifted to the north.

It was sharpened during the week when Minister of Environment Affairs, Mr Louis Pienaar, told a meeting in Cape Town on environmental concerns in False Bay that there was simply not enough room on the Cape Flats to accommodate further urbanisation on the scale of the development of Khayelitsha.

He said the government was now assessing sites in areas to the north of Milnerton, Kraaitfontein and Fiscaalstraal.

While denying later that he had meant there would be a settlement of the *magistrate* of Khayelitsha in the northern areas, that is the impression that has struck in many people's minds.

In law townships as separate dormitory areas for black people are a thing of the past. The crumpling of apartheid has — or should have — erased the concept from planners' thinking.

An Urban Foundation report indicated only last month that between 7 000 and 10 000 new squatters were streaming into the Cape metropolitan area each month, settling mainly in the

lence and turmoil on the Witwatersrand — a magnet.

The initial challenge for planners in Maitland and Milnerton, is to find suitable and acceptable land for the relocation of squatters whose presence in the area has generated considerable controversy.

Various sites have been mooted, but locals are still discussing them and the cabinet has yet to approve any scheme.

It is thought that in the longer term the rail link between Atlantis and Cape Town would form the spine of some new settlements to meet the needs of the thousands of blacks still streaming into the Peninsula.

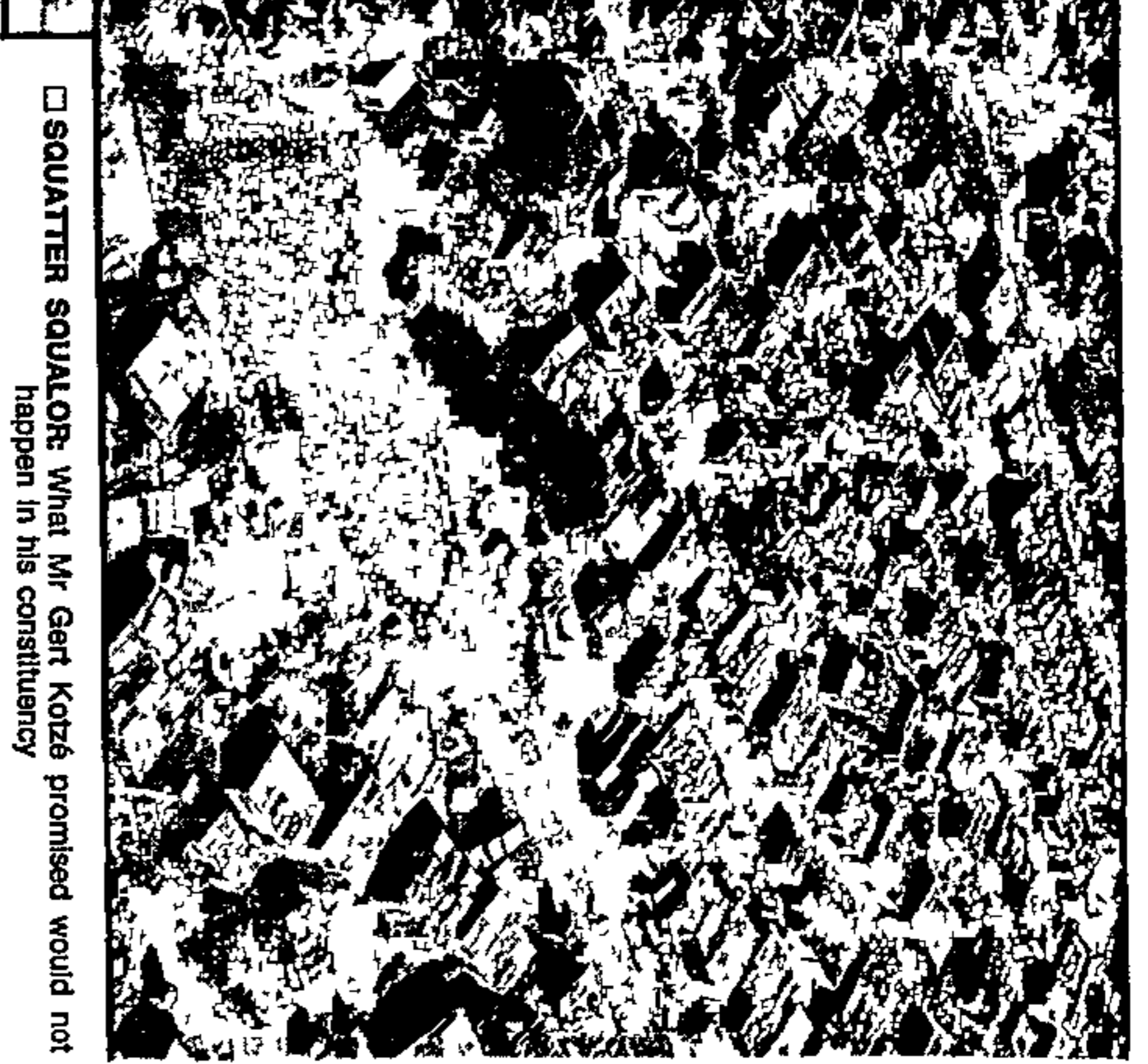
Presently, the line carries virtually only goods traffic, but Spoornet has expressed interest in establishing a passenger service to and from Atlantis.

This option actually highlights one of two critical aspects of planning large-scale residential development, particularly for people with little or no money.

One of the most acute lessons to be learned from apartheid planning is the social and economic cost of siting low-cost housing far from jobs and efficient transport routes.

And in the post Group Areas setting, there is another consideration.

There is no legal determination now to force blacks — or any other race and income group — to live in one place and not another. In this context planning takes on a different meaning.



□ SQUATTER SQUALOR: What Mr Gert Kotzé promised would not happen in his constituency



# Deadlock as Matjieskloof heads for long summer — without water

HANS-PETER BAKKER  
Staff Reporter

124

Arg 14/10/91

MORE than half the residents of Matjieskloof near Springbok will be without water for the hot, dry summer months unless a deadlock on service payments is resolved soon

Three people have been arrested for allegedly opening water points to alleviate the water shortage

The community, about 3km from Springbok, began as a Roman Catholic mission in 1885. The small hamlet grew as generation followed generation under the protection of the church

The townfolk went about their lives relatively unhindered by demands for service and rent payment

The estimated 1 000 residents paid the church R2 a month for rent, got rid of their own garbage and bought water at a nominal fee from a nearby farmer.

All that changed five years ago when the church relinquished its ownership of the town and the municipality of Springbok was given the responsibility to administer the area and provide services about 200 homes

It built a water reservoir on a hill nearby and last year completed the laying of water supply pipelines. It also started a sewerage and garbage removal service

This was a service for which more than half the residents refused to pay, saying it cost too much and they would continue getting rid of their own waste

In return, the municipality has refused to link up the water supply to those homes in arrears and has accused the residents of creating a health hazard by burying their sewerage and garbage in their gardens.

Mrs Martha Engelbrecht of the Namaqualand Civic Association said the residents were "embittered" by the church's decision to ditch the town

"Our forebears offered up their lives for the mission station. Now the land has been given to someone else and we have no rights whatsoever"

"Fortunately, many of our houses have rainwater tanks and so far we have survived — thanks only to the mercy of God"

Now the tanks are fast running empty. The farmer who used to provide the water has left his farm and the northern Cape summer approaches

Mrs Engelbrecht says "We are in a crisis. We already don't have enough water to keep our children clean"

"We are willing to pay, but we must negotiate about the price. And, they must write off our arrears"

Mr Johan Nortje, town clerk of Springbok, said residents who signed an undertaking to pay for the water and for the removal of garbage would have their water connected that day

He denied the high cost of removal saying it would cost R11,40 a month for sewerage removal and R9 50 a month for garbage

He said half the community was placing pressure on the municipality to build tar roads through the town, while the other half, under pressure from political parties, was "boycotting everything the municipality did. It has become completely political"

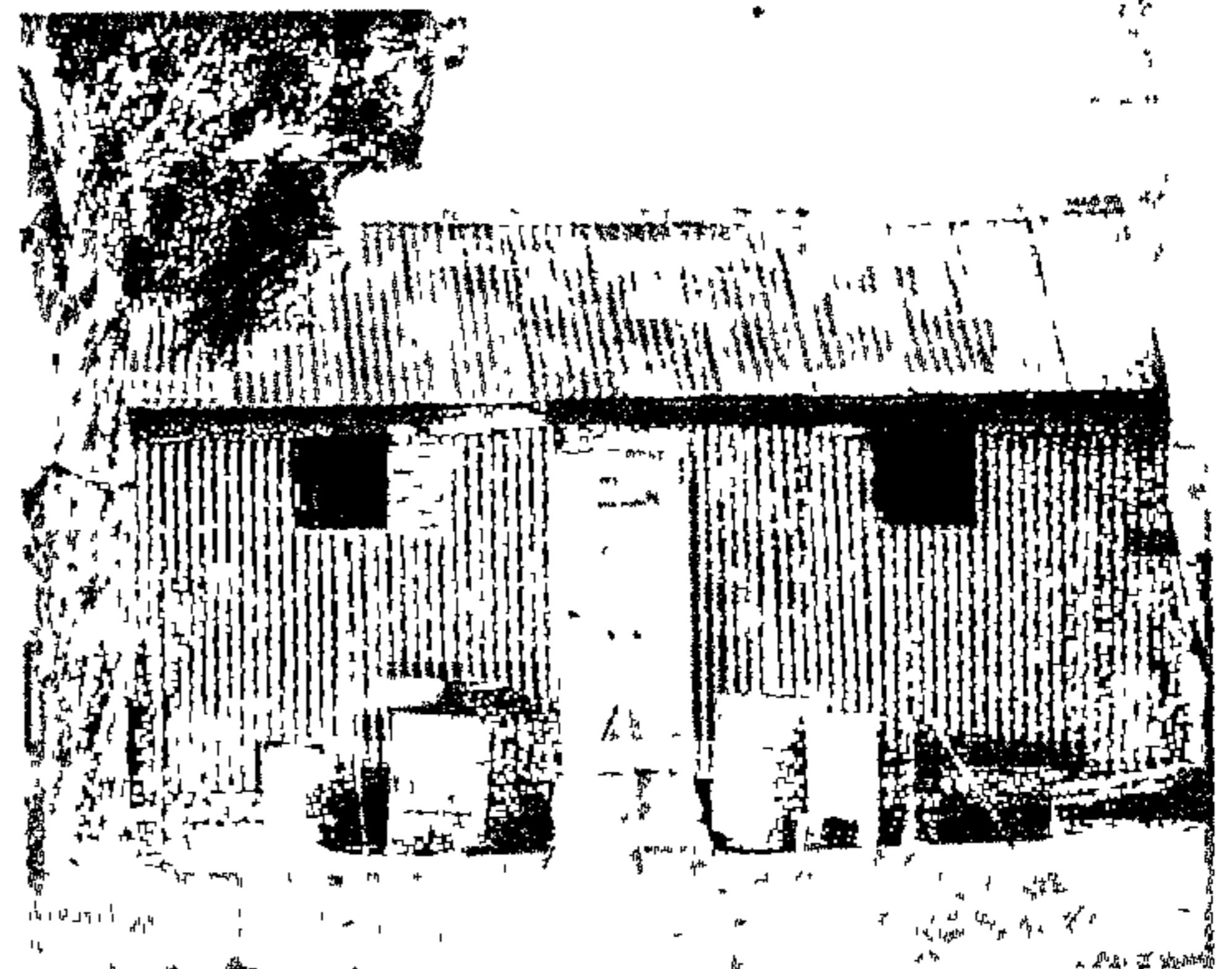
Mr Nortje said the arrears amounted to about R70 000

"We understand their situation. For years, they have not had to pay for anything. Then, suddenly, the municipality was forced to take over the land and to begin providing services for which they have to pay"



Pictures ANNELENE OBERHOLZER

**MISSION CHURCH:** The centre of the hamlet of Matjieskloof, the Roman Catholic Church, to which the town owes its existence.



**MATJIESKLOOF HOME:** One of the well-kept homes in Matjieskloof which soon will have run out of its water supply.



# 6 families 'evicted' from homes unfairly,

ARG 10/8/91

124

## LINDA GALLOWAY

Weekend Argus Reporter

SIX St Helena Bay families who have fallen on hard times because of the fishing slump, claim they have been evicted from their homes unfairly — and not even the intercession of the management committee chairman and mayor has helped.

Mr Harry Stephan, who owns the houses at the West Coast fishing village, says the six families are "old defaulters" who "just had to go" after years of problems.

The families, all fisherfolk who have fallen on hard times with the slump in the fishing industry, are lodging with friends and neighbours and their furniture stands outside covered with plastic sheeting against the weather.

The families say they were given only three days notice of Stephan Holdings's intent to evict them and that they were just days behind in their rent.

They say the local office of Stephan Holdings refused to take their rent money because the folders had already been handed over to attorneys.

Stephan Holdings is the owner of a large seaside tract of land with a "village" of about 100 asbestos houses with distinctive red doors and window frames. There are also several individual houses, and two terraced rows across the road.

The houses, which have outside taps and shared outside toilets, are rented out from about R50 to R132 a month, with an average of R80.

Mr William Abdol, 67, who was

pleaded with Mr Stephan on behalf of the families, to no avail.

He said he and the mayor of St Helena Bay, Mr Willie Mouton, had met Mr Stephan but he was adamant that the families would not be allowed back into their homes.

"We asked him what would happen to the furniture, which is still on his property, and he said he didn't care. He said if it wasn't removed he would bring a truck and take it to the rubbish dump."

Mr Cloete said there were no vacant houses in the St Helena Bay township, Laingville.

"We have identified a site for informal housing and are busy putting in services."

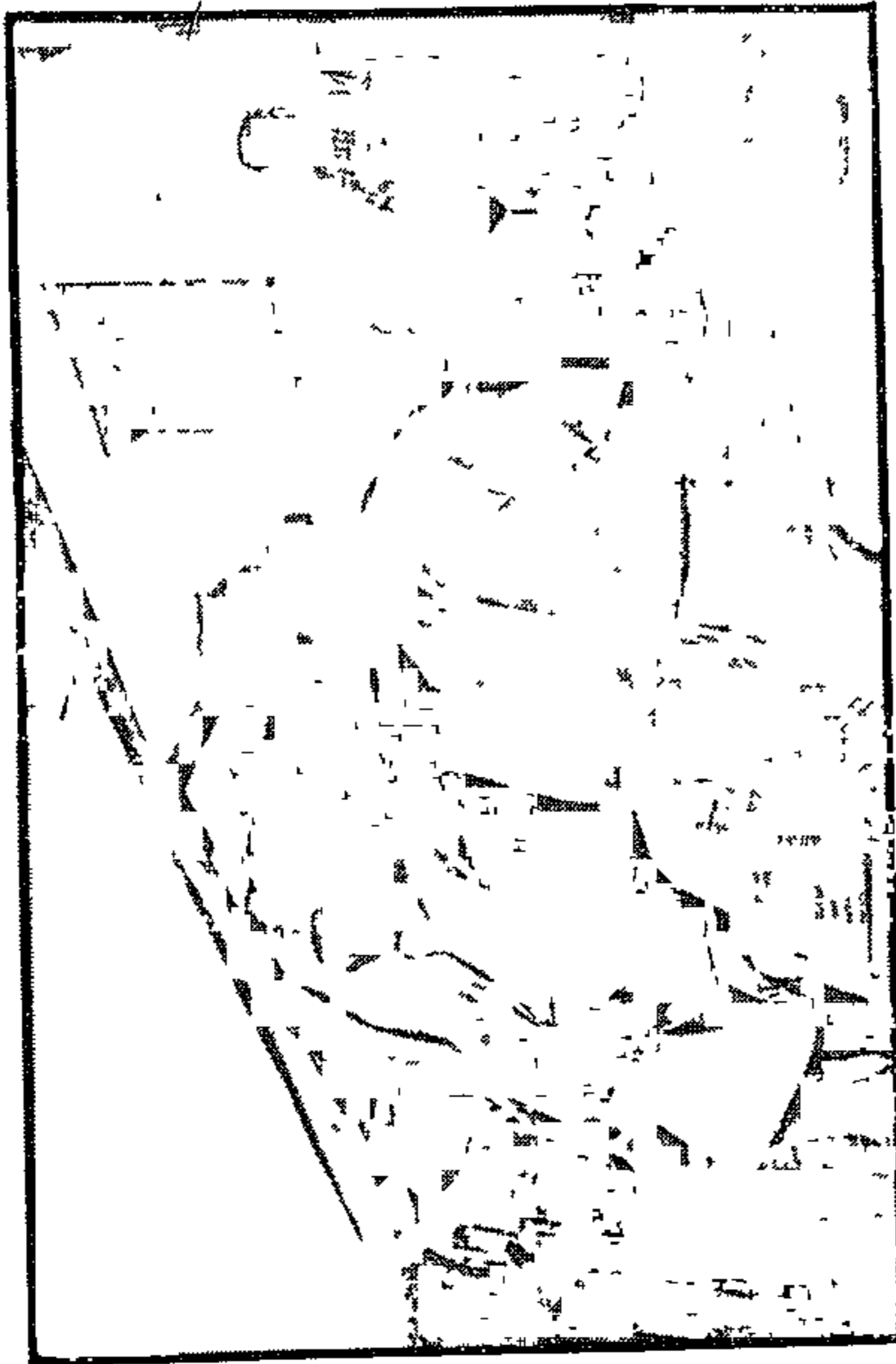
Mr Stephan denied that only three days notice had been given and said each case had been examined very carefully.

"They knew for months," he said. "We sent them letters and, because many of them are illiterate we sent someone round to explain what was in the letters. They just swear and throw the letters away."

The families concerned were "rent delinquents" whose arrears had been handed to attorneys for collection 34 times in the last year, he said. They had also been "very rude" to the staff in the Stephan Holdings office in St Helena Bay and this had counted against them.

"We have been renting to, can I say, 'these people', since 1949. We understand that fishing is seasonal but we keep our rules very tight. If someone starts getting behind we try to sort it out."

"But if they are rude to our employees then we cannot stand for that."



Picture BRENTON GEACH, Weekend Argus

□ **EVICTED:** St Helena Bay fisherman Mr William Abdol, 67, back, surveys his possessions after being evicted from his home in the village in the front is his wife Maria, 59, neighbour Mrs Monica Claassen who is holding her eviction notice, and, in the middle, Mrs Magdaleen Abdol and her daughter Madeleine, 3

Helena Bay when they went to pay their rent. They were told to go to Vredenburg — costing them a fortune in taxi fares — to the company's lawyers. "But they say no, we must go back to the office and pay."

Mrs Monica Claassen said she and her husband were given three days' notice before they were evicted.

"Where does one find money in three days?" she asked.

Management committee chairman Mr Gerhardus Cloete said he had

evicted with his wife and children on July 29, said he paid his rent for June on July 2, for which he has a receipt.

"You must know how it is," he said, "when you are working, you put aside a bit at a time and when you have enough, you pay. But these last weeks we haven't worked at all. There IS no money."

Mr Abdol said he had been told he would now have to pay legal fees as well.

He said they were treated rudely at the Stephan Holdings office in St



# Council application to IDT turned down

(124)

ET 9/8/91

By PETER DENNEHY

THE Cape Town City Council's application to the Independent Development Trust (IDT) — the body through which the government is channelling most of its housing funds — for nearly R8 million has been turned down

In May, the council applied for a grant of R7,95 million to develop 1 060 unserviced plots in Lavender Hill East

IDT housing director Mr Ben van der Ross responded in a letter that his board of trustees had met on July 19 to select applications that met the requirements of the IDT

"With 404 applications representing 640 000 sites competing for the 100 000 available subsidies, the selection process was a daunting one

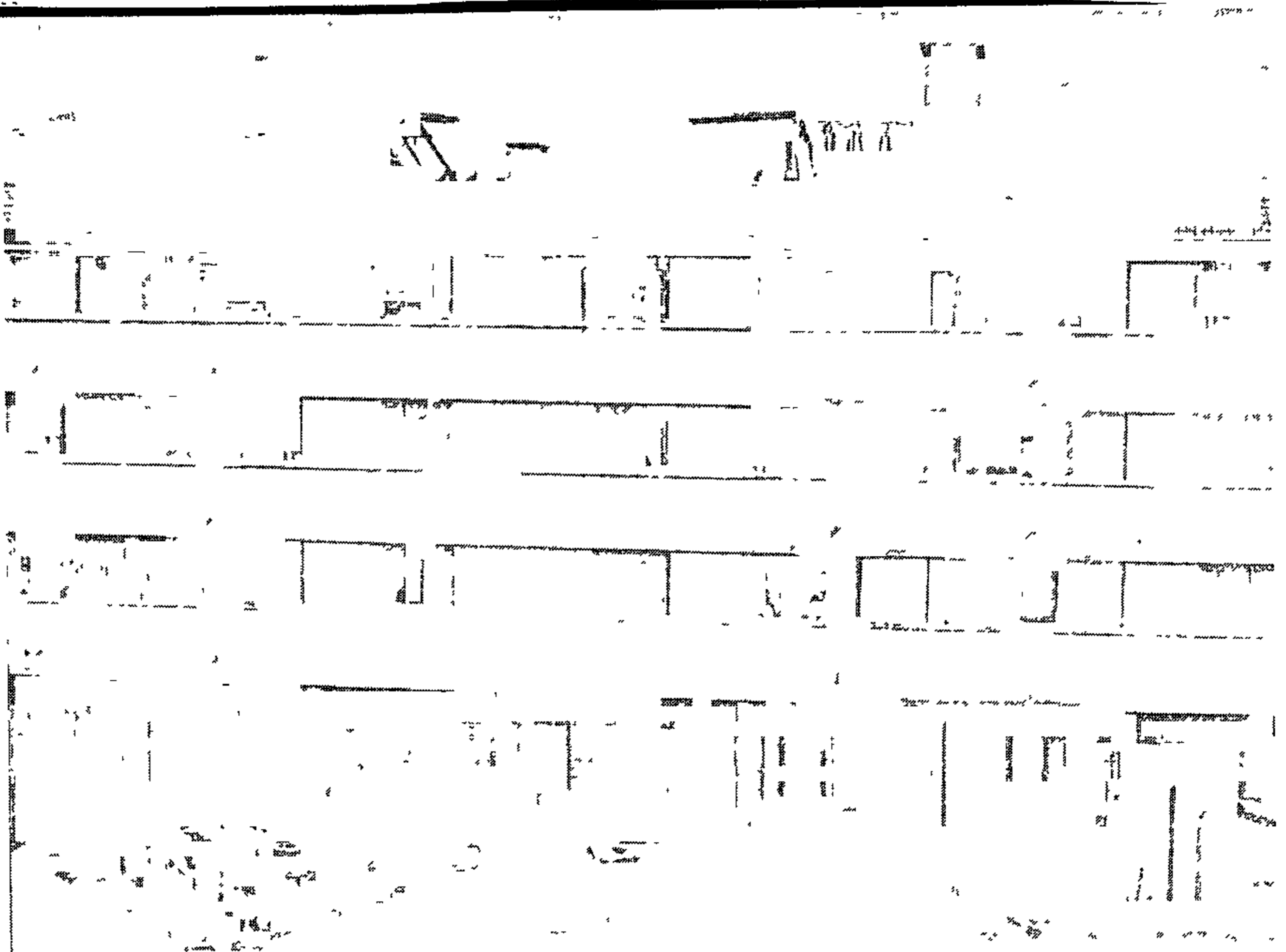
"The trustees were saddened by the inevitability of the need to decline many more applications than they could approve, principally because of the limited funds at their disposal"

He said the implication of this decision was not that the council's application did not merit support, "but merely that certain competing applications when measured against our criteria had to be preferred"

If further funds were forthcoming from the government, the council would be invited to reapply to the trust

● The IDT has said it intends to fund the servicing of 9 000 — as yet unspecified — sites in the Western Cape





**GUTTED . . .** The block of flats in Kewtown, Athlone, as it appears after a fire gutted two flats on the top floor. Eighteen people from two families lost their homes when the fire burnt out the flats in Block Nine, Eland Street, yesterday. Mr Amina Samsodien, who lived in one of the flats with 10 other people, said that when she had opened a wardrobe in the children's room "huge flames shot out". No one was hurt, but the families have been left destitute. Mrs Matilda Fortune, vice-chairman of the Kewtown Residents' Association, said the Red Cross had been contacted and had been asked for food and blankets. (124) CT 8/8/91

Picture BENNY GOOL



CTS 8/91

# Council criticises housing scheme

(124)

THE Independent Development Trust — the body headed by Mr Justice Jan Steyn through which the government is channelling much of its funds for housing — has chosen a once-off "capital subsidy" as its preferred means of financing housing.

This approach has been criticised by Cape Town City Council as being too one-dimensional.

The council said last week in a memorandum to the government's De Loor Commission, which is investigating further changes to national housing policy, that the IDT's scheme was "not necessarily the best option" to address the country's housing problem.

IDT communications director Mr Jolyon Nuttall explained that under the scheme, nearly 100 000 heads of households earning less than R1 000 a month — 9 000 of them in the Western Cape, will get a once-off subsidy of R7 500, paid to the developers of serviced sites.

Each site, of an average size of 300m<sup>2</sup> (which the council says is too big by half), will have waterborne sewage and metered water. Local bus routes will be tarred, and stormwater drains installed.

Upon receipt of the R7 500 for each stand, developers will transfer freehold title to the owners, who will then have an asset against which they can borrow to build houses.

According to the council, the IDT neglects development beyond the provision of housing:

"Since it does not build communities, the current problems of poor city structure will merely be perpetuated," says the memo.

Funding of developments by the IDT did not include any provision for community facilities such as halls, libraries and clinics, the memo continued.

Low-income communities had a much greater need for such facilities than higher-income areas.

"It is difficult to see how these proposals can build communities without significant investment into social infrastructure at the outset."

Fearing the potential for property speculation following the sale of subsidised land, the council argued

for an integrated approach to ownership incorporating self-help, the upgrading of "slums" and even the provision of housing that does not fit into the current cost limit (R30 000 for land and structure) for state-assisted housing, the council document said.

An IDT document compiled by its housing director, Mr Ben van der Ross, recognises problems with focusing principally on large-scale delivery of sites to low-income people. This could reproduce planning inefficiencies and inequities of the past, he says.



## CIVIC DIARY

By PETER DENNEHY

Urban infill developments (filling gaps in the city map), mixed land-use developments and densification schemes should also be considered.

"More broadly still, the IDT needs to ensure that its emphasis on housing for the poor becomes one component of a wider developmental thrust."

The IDT required applicants for its funds to outline how they intend to promote future "consolidation", or community upgrading.

It makes no apology for concentrating on housing the poor, but also favours "a complex and multi-faceted spectrum of public and other assistance".

The IDT concentrates on helping the most disadvantaged citizens. Relatively small amounts of capital make a big difference to the quality of life in less formal settlements.

Yet, it seems a great pity that the redevelopment of District Six does not seem to fit into its scheme of things. One can hardly expect R30 000 apiece dwellings there, including the cost of the land.

Funds for rebuilding District Six must surely come through other channels.



# No HoD, HoR support for city

CT 3/8/91

Municipal Reporter

(124)

CAPE TOWN City Council yesterday deplored the government's decision to deny it the right to allocate its council houses on a non-racial basis

Yet the House of Representatives and the House of Delegates have adopted stances rather different to that of the council on this matter, according to letters that have come into the possession of the Cape Times

Earlier this year, the council notified the government that it intended to allocate council houses on a non-racial basis as soon as the Group Areas Act was scrapped, but the government shot this down

According to a letter from the Ministers' Council of the House of Delegates, Minister of Housing Mr J N Reddy instructed his administrative secretary to point out to the council that "the action you propose taking is in the circumstances not acceptable or permissible until such time as the issue has been resolved on central government level"

Another letter to the town clerk, by direction of Mr David Curry, Minister of Housing in the House of Representatives, said "it must be pointed out that in order to ensure orderly government and sound administration it is important that the present constitutional dispensation be maintained until such time as a new constitution has been adopted"



# PE Municipality moves on lights arrears

124  
~~124~~

South 1/81 - 7/8/91

From Shadley Nash  
Port Elizabeth

THE Port Elizabeth Municipality is to take over administering the electricity supply to the townships here — on condition that all arrears are settled.

An agreement to this effect was reached with the Ibhayi Town Council on Tuesday.

At present, the town council owes the PE municipality more than R7-

million for bulk supplies of electricity. This figure increases by more than R1,5 million a month as residents continue to boycott service payments.

Port Elizabeth's town clerk, Mr Paul Botha, this week said the municipality would be responsible for the "upgrading of the electricity distribution network to the sprawling townships so that there is a cost-effective and efficient supply with no interruptions".

However, the takeover would take place in phases, area by area, as ar-

rears were paid up.

The announcement comes less than a week after the East Cape Civic Organisation (Ecco) and the Cape Provincial Administration agreed to the "freezing" of all rent and service charges arrears for the entire region, including Ibhayi.

In terms of an agreement between Ecco and CPA, accounts would be closed from Tuesday this week and new accounts opened at the beginning of August — PEN



~~124~~ 124 CF 3/17/91

# Appeal on city homes Council to ask for exemption from govt

By PETER DENNEHY

THE City Council yesterday decided to ask for a government exemption so that people moved in terms of the Group Areas Act could now return to their old homes.

Thirty councillors yesterday deplored the fact that they were not able to allocate council houses on a non-racial basis, despite the repeal of the Group Areas Act. Four councillors were absent, but nobody voted against the motion.

The council resolved to ask the state for a special exemption in respect of Boundary Road Estate in Diep River

The estate was built in the 1940s for coloured people by the council with national housing funds. In the 1970s the coloured people living there were moved to Lavender Hill. The estate is now white.

Some councillors appeared to be under the impression yesterday that they were voting to defy the government and allocate houses on a non-racial basis, although this would mean that councillors could be personally liable for any costs that arise.

This was not included in the actual resolution that was passed. However, a report attached to the resolution said councillors should indicate whether they wished to proceed with a resolution they took in May

that houses would be allocated non-racially from now on.

Dr John Sonnenberg said he wished to make it quite clear that he was prepared to take the risk.

"If ever there was a case for this council to pay apartheid reparations, this is it," he said.

According to papers before the council yesterday, the reason the government gave for not allowing the council to allocate houses on a non-racial basis is that it does not wish to give houses from one "own affairs" administration to people from another one.



(124) ARG 31/7/91

# City council depllores 'apartheid' in housing

LINDA GALLOWAY  
Staff Reporter

THE Cape Town City Council has deplored a government decision not to allow houses, funded by the House of Assembly, to be allocated to race groups other than whites.

The City Administrator revealed this decision in a report to the city council housing committee

The decision was in line with a statement made by (then) Housing Minister Sde Beer in parliament and a subsequent statement by President De Klerk that own affairs legislation would not be withdrawn "at this stage" as it formed part of the constitution which could only be amended after negotiations.

The department's attitude was that housing had still to be allocated to the race group for which it was originally built

The City Administrator said the council would be acting illegally if it went ahead with its decision, taken at a council meeting last month, to allocate housing on a non-racial basis.

Individual councillors who voted in favour of this course of action could be held responsible for the costs of the illegal action, such as the repayment of government housing loans to the council or the payment of subsidies by the council to replace government subsidies.

The council yesterday confirmed a decision by the housing committee to make representations to the State for special exemption for the Boundary Road Housing Estate in Diep River, to permit former residents who were moved in terms of the Group Areas Act to return to their old homes

Former residents had applied to return and, while there were no vacancies there at present, if the council was unable to allocate them to former residents when they arose it would place the council in "an extremely embarrassing position".



(124)

CT 30/1/91

# Plans to house Flats homeless

MAJOR plans are on the cards to house the homeless of Crossroads, Langa, Nyanga and Guguletu.

The new move follows a breakthrough agreement between the major players in the townships — the ANC, PAC, Western Cape Civic Association, Hostel Dwellers' Association, Squatters' Association and the Ikapa and Crossroads councils — and local authorities.

According to a statement released by the Cape Provincial Administration last night, "all parties have committed themselves to identifying enough suitably-located land to meet the demands of the communities living in identified squatter settlements, in backyards and in hostels"

All participants in the planning process recognise that conditions in the squatter settlements in and around Crossroads are unacceptable, according to the CPA.

Other parties in the agreement are the city council and the RSC.

Attempts to settle the housing crisis facing township residents have been scuppered in the past as competing factions fought over piecemeal allocations, leading to violence and tension in the townships.

"Once land has been acquired, implementing agencies will be established, with community participation, to undertake detailed planning in each area," the statement said. "Planning proposals will be implemented to create as many jobs as

possible and promote community development".

Mr Koos Theron, MEC for Community Development, Land Development and Coordination, said "The initiative seeks to ensure equitable access to land and services, taking into account competing land claims."

According to Mr Colin Appleton, a development consultant closely involved in the agreement, there is a need for over 40 000 houses in the areas.

As a first phase, lasting about six months, suitable land will be targeted and agreement will be reached on allocation, after which finance will be sought for implementation.

# Group Areas Act lives on

~~124~~  
124  
CT 30/7/91

By PETER DENNEHY

THE Group Areas Act might have disappeared, but not as far as council or any state-funded houses are concerned

And the act still applies in spite of the Cape Town City Council's decision last month to defy the government and allocate council houses on a non-racial basis

At the council meeting today, councillors will review this decision as it turns out they will risk being held personally liable for costs — possibly amounting to hundreds of thousands of rands — arising from their "technically illegal" actions

This has emerged from documents due to be placed before the council today

According to these documents, the government has made it clear to the council that "own affairs" is still part of the present constitution.

## Funding

Minister of Housing Mr Hernus Kriel was not available for comment yesterday, and his public relations officer, Mr Johan Oosthuizen, declined to comment and said nobody else was available

City administrator Mr Gys Hofmeyr reported to the housing committee this week that "the department (of local government and housing) is not prepared to allow council to allocate housing provided with funds from the House of Assembly to other race groups"

The housing committee has recommended that in the specific case of Boundary Road Estate in Diep River, the state should be asked for a special dispensation "to permit former residents who had been moved in terms of the Group Areas Act to return to their old homes"

Applications were already being received from residents in this category, but none of the houses had yet gone vacant, the council reported

It was clear that if the council allocated housing on a non-racial basis, it would be acting illegally



# Race row engulfs suburb

ST Times 28/7/91  
By BILL KRIGE

A CONSERVATIVE white community is divided over a coloured couple who have moved into their suburb

Last week a chanting throng of several hundred protesters marched on the Port Elizabeth home of police sergeant Moeghmat Abrahams and his wife, Jasmien, who is seven months pregnant

They erected banners on the pavement and shouted insults

But the protest march in Algoa Park has had a backlash. Disgusted white neighbours have rallied to support the Abrahams

During the demonstration, Mrs Abrahams was so



SCARED ... Moeghmat and Jasmien Abrahams

scared she hid behind closed curtains and peeped out.

"People were saying things like, 'You coloured

bitch, come out,' and, 'If you don't get out, you'll see what we can do,'" said Mrs Abrahams, who was alone at the time.

Since then the couple have been swamped with messages of support, mostly from Afrikaners

"We have had scores of visitors and must have had 400 phone calls from people all around the country. No one has had anything nasty to say," said Mrs Abrahams.

The rally was organised by Conservative Party stalwart Cornelius Meyer, a Port Elizabeth city councillor

Mr Meyer — who denies the campaign to oust the couple was racist — said. "They knew they were not wanted. When people still

had to apply for permits to move into white areas, our action committee made its views clear — and nothing has changed

"We don't hate people of another colour, we don't bear them any ill-will, but the state president has said it is up to communities to decide their own character — and our community is white!"

## Disgrace

But this does not reflect the views of the Abrahams's neighbours

Mrs Joey Oosthuizen, who lives in a corner house nearby, said "I am ashamed of people who misbehave the way the marchers did

"We should be setting an example. These people have never given any trouble"

Mr Petrus Botha, who lives over the road, said the marchers' behaviour was "a disgrace".

"These are nice, quiet people and that's just what the neighbourhood needs," he said.

Mrs Alma Myburgh, a white visitor at the Abrahams' home this week, said. "They're lovely people. We're friends if they'll have me. The way they were treated makes me feel ashamed."

# Switch-on deal ends Bonteheuvel protest

CT 27/7/91

Staff Reporter

(124)

THE three-day sit-in by Bonteheuvel residents in the area's rent office ended at lunchtime yesterday.

The sit-in was in protest against the disconnection of electricity and water in the area.

The residents were also demanding that the council provide them with houses or informal land on which to build shacks.

Council spokesman Mr Ted Doman said the council had decided in its meeting with exco on Thursday to reconnect the services immediately, on condition the residents agreed to pay their accounts and part of their arrears.



Fm 26/7/91  
GROUP AREAS ~~82~~ (124)

## **STARTING TO ROLL**

**After years** of squabbling but little action it seems that government will now play the major role in determining a mass housing plan for Cato Manor, a large tract of land west of Durban, vacant since group areas rezoning and the removals which followed in the early Sixties

Deputy Planning & Provincial Affairs Minister Andre Fourie, appointed to head a steering committee to look into the area's future, emerged from a meeting in Durban last week confident that development would go ahead soon. He says there is consensus that it should be primarily aimed at providing accommodation for low-income families.

Fourie says consultants are working on a technical report on aspects of the proposed development and there will be a meeting of the 60-plus interested parties next month.

While most parties — ranging from the Durban City Council to the ANC — have agreed that Cato Manor should be reserved for mixed housing to give lower-income workers better access to the city, the biggest remaining obstacle is the House of Delegates' insistence that preference should be given to about 40 000 Indian families on its housing waiting list.

Most of the land falls under its administration — the result of representations to central government through parliament to return the land to Indian people. But with the Group Areas Act gone, pressure groups like the Durban Housing Action Committee believe any housing in the area should be available to all people.

Acting Housing Minister Baldeo Dookie agrees and maintains his administration's housing list will be open to all applicants. However, he says, newcomers will have to take their place at the end of the list. "We have an obligation to Indians who have already applied," he says.

This is causing friction with some who feel the old list should be scrapped and applications accepted on a nonracial basis.

While not commenting directly, Fourie did say there were some issues he would like to clear with central government before next month's meeting. This is being understood by some parties as the possibility of a political deal being struck between the House of Assembly and House of Delegates. Dookie denies this. ■

# Mayor's new pledge to irate residents

CT 25/7/91

124

By RAMOTENA MABOTE

MAYOR Mr Gordon Oliver, who stopped a sit-in by Bonteheuwel Ratepayers' and Tenants' Association (BRTA) last week, failed to do the same thing when he met the residents yesterday

The meeting was a sequel to the one that Mr Oliver had with the residents when BRTA refused to stop its sit-protest until Mr Oliver had come personally to hear their demands

The residents said they had given the council enough time to meet their demands and "now our patience and sympathy" for the council had ended

Mr Oliver, who arrived two hours late, said the council would see to it that owners of unoccupied land were contacted to see if they still needed the land

He also promised to try to persuade his council to

- See if empty houses in Bonteheuwel could not be allocated to residents if they were not yet privately owned

- Re-connect electricity and water as long as the residents promised to pay for the services, to which the residents agreed

- Scrap rent, electricity and water arrears of those people who could not pay, especially pensioners

Mr Oliver, however, said that he did not promise to meet the demands, but that he would fight for a "yes" from the council



Thursday July 25 1991

# Township water is limited to 1 hour

*Southern* 25/7/91 (124)

**THE** water supply to Daliwe township at Cathcart in the Eastern Cape was restricted to one hour daily for five days from yesterday.

This was because the Cathcart Town Council and Residents' Association were unable to reach an agreement on payment for water.

Cathcart Town Clerk Mr Andre van Vuuren said on Tuesday that if matters were not resolved

## SA Press Association

by next Monday, the town council would have to cut the water supply totally

According to Van Vuuren, the Katikati Town Committee's chief executive officer, Mr WJ Coetzee, informed the Cathcart municipality on July 16 that Daliwe residents had decided not to pay rent and service charges

It informed the muni-

cipality, which supplies the water, it would accept financial responsibility for water consumed in Daliwe until noon last Friday

### Reasons

After that the supply should be discontinued

Van Vuuren said the town council met the Cathcart Residents' Association on July 17 to dis-

cuss the issue and try to solve the problem together

Cara members were told the council was extremely reluctant to cut the supply for humanitarian reasons

However, as the Katikati committee was no longer prepared to pay for water, following Daliwe's decision to stop paying rent and service charges, the council could not allow the service to continue without an

agreement on payment.

Van Vuuren said Cara accepted that water could not be supplied free of charge but as their demands about conditions in Daliwe had not been met by Katikati they refused to pay rents and taxes

"Cara agreed to discuss the issue with the community on Sunday and the town council resolved to continue supplying water until it heard the outcome of the meeting," said Van Vuuren

# Cape Flats townships may attract all races

TWO townships are going up in the Cape Flats, which the developers hope will be among the first new areas in the country to attract residents of all races

The townships — called Westgate and Hyde Park — are being developed by Time Housing and are both adjacent to the R74 m Westgate Mall shopping centre which is due to open in October

CT 24/7191  
The company's regional director, Mike Hilton, says houses in the townships are being built to individual requirements at a cost of about R60 000

He said "We believe these prices — plus other benefits — will prove very attractive to first-time buyers and within the reach of many people of all races"

"This area could become a good example of people

living together in the new South Africa"

Westgate and Hyde Park are on Vanguard Drive, the main road between Milner-ton and Strandfontein

Westgate Mall, developed by Sanlam Properties, is one of the largest single-storey shopping complexes in the Cape. It covers more than 30 000 m<sup>2</sup> and has parking for more than 1 600 cars



124

23/7/91

124 AUG 23/7/91

# Golden cliffs of Clifton

CLIVE SAWYER, Municipal Reporter

A R70 a month a small bachelor flat above First Beach, Clifton, was fairly pricey accommodation in 1970

One could do better down the road in Bantry Bay where a larger flat perched in an idyllic position above the rocks at the water's edge was rent-controlled at R37

Today R70 would not even pay a day's interest on the bond on your garage in Clifton or Bantry Bay — if you could get one, such is the value of these golden cliffs which have become the most sought-after and expensive real estate in the country

A plot in Nettleton Road, a millionaire's row where post-boxes run on mm cableways to spare owners the bore of negotiating flights of stairs, sold for R1,5 million recently

Flats at The Beaches sold for an average R2,7 million each, the most expensive of the 15 units selling for R3,6 million

Parking is scarce and expensive In January a garage sold for R110 000 and another went on sale last week for R135 000 Two years ago a garage fetched R60 000

"Most of our international clients are keen on Clifton, as are top executives from the Reef Absentee ownership is the pattern, with just a few residents to be found there in midwinter," said estate agent Mrs Denise Dogon

"The international economic opening up and the general changes will draw overseas money as never before"

She said Clifton would soon be "out of bounds" to all but the very affluent

Most of the vacant land in Clifton is owned by the City Council, which is likely to sell it for development soon, according to council sources "Building and selling in

Clifton will not stop until the last square centimetre of vacant land is gone," said the manager of an agency that has tied up several major deals in the area

The shortage of land will mean more carving into the mountain, as was done to build The Breakers

At The Breakers, a small house was demolished and the mountain "quarried" for space to build apartments which will feature car lifts

Cutting into the mountain side is costly, but for the client who may also have addresses in Knightsbridge or Fifth Avenue, the price is acceptable

Mr Chris Joubert, the councillor for the area, said the City Council was keen to assist with suitable upmarket development in Clifton

"It is in the interest of everyone to develop Clifton, to provide a paradise for overseas buyers and earn rates for the city," he said

But the council is committed to protecting a green belt, part of which falls between Kloof and Victoria roads, and no development would be tolerated in this reserve

Mr Joubert has discounted fears of inappropriate high-rise development and loss of views because of a three-storey limit, Mr Joubert said

"It is likely the remaining pockets of vacant land will be built on, but Clifton will not be transformed into a concrete jungle"

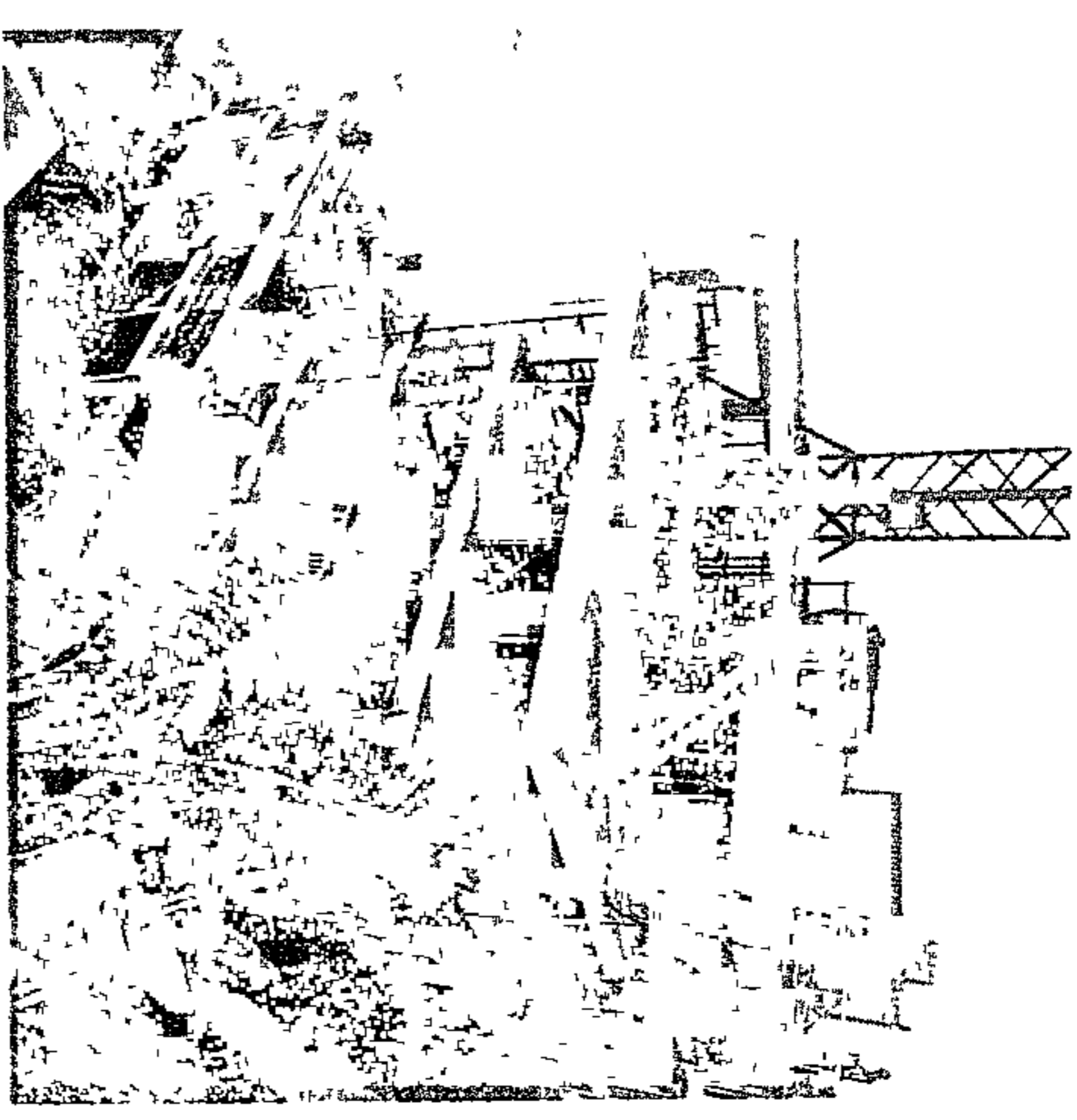
But while welcoming development, Mr Joubert hoped the carving into the mountainside at the Breakers would be the last

"Bulldozing away the mountain cannot be seen as sympathetic development We can do nothing about it now but I hope this kind of thing will not be repeated," he said



## Millionaires by the sea

The view from Kloof Road, where millionaires circle in summer like eagles seeking a rare ewie on the golden cliffs.



The most expensive flat at new apartment block The Beaches was sold for R3,6 million.



Work in progress in one of the few spaces left in Nettleton Road, where a plot was recently sold for R1,5 million.



# Kommetjie angry over rates hike

CT 2017/91 (124) CT

Staff Reporter

KOMMETJIE residents yesterday reacted angrily to an average increase of 72% in their rates, a hike labelled by the local council as necessary and "a fairer distribution in the rate structure".

Residents who received notices yesterday of the increases, based on the first valuation of their properties since 1974, questioned why their rates would increase when they received no increase in services.

The value of property in the area then was estimated at R15 million, and escalated to R143m last year — an increase of 946%.

The chairman of the local council, Mr Roy Anderson, said yesterday that an increase in the rates was necessitated by a R250,000 cut in its subsidy from the Western Cape Regional Services Council (RSC).

He said the rates increases, which vary greatly according to property, would mean "a fairer distribution in the rates structure".

Many residents who had bought property at low prices had been paying very low rates, he said, and had been carried by those paying much higher rates.

Mr Anderson said that because Kommetjie was sub-divided farmland and not a township, residents were obliged to pay charges for services (such as sewage and roads) regarded as the responsibility of municipalities elsewhere.

Mrs June Andrews of the Kommetjie Ratepayers' Association said residents had no benefits from increased rates.

"People in Kommetjie live in a special place, with a special lifestyle. We don't mind paying a bit extra, but what are we getting from it?" she asked.

Resident Mr Patrick Dowling said that "if this is indicative of a new South Africa, with a more equitable distribution, then that's OK. But if it's to keep an overfed bureaucracy going, then it's not".

Mr Dowling said his rates were not appreciably higher, "except if they add on charges for services".

Mr Paul Nicholson said residents were "not getting much for our money. It's dubious what we're paying for".

"The sub-division of farmland story sounds like a cop-out to me," he said. "If that is the case, why are we paying rates at all then?"



# Mayor steps in, ends rent protest

CT 18/7/91  
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By PETER DENNEHY

THE Mayor of Cape Town, Mr Gordon Oliver, personally intervened to end a protest sit-in at the Bonteheuvel rent office yesterday

One of the demands of the Bonteheuvel Rate-payers' and Tenants' Association was that the mayor and various other senior officials should come and see the protesters

Before Mr Oliver put in his surprise appearance at 4pm, the 50 or so people who had been sitting in the office since 10 30am had refused to hand over their petition to senior housing official Mr Attie van der Merwe

But when Mr Oliver arrived, Bonteheuvel Civic chairman Mr Jeremiah Oliphant said "We must say we feel honoured to have you here"

With the assent of the protesters, he handed over the petition and said he would like to have a response in a week

Among the demands of the protesters were Residents of Bonteheuvel on the housing waiting list must get preference for houses that fall vacant there, evictions must stop, rent, water and electricity arrears must be scrapped, and the water "trickle" system and electricity cut-offs must cease

Several residents told the mayor their own stories of living in overcrowded backyard "pondoks" in conditions which made their children sick

One woman almost wept as she spoke of living with 22 people in one house, including eight in the yard "which looks like a pigsty"

Office-bearers of the civic association kept trying to extract promises from Mr Oliver, but he said he did not want to make promises which raised people's hopes, only to find that the council could not meet these

"Let's get together and talk," he said "I want to assure you that your experience, and the quality of your life, is very important to us. You are all members of the Cape Town family"

"I would like to have an atmosphere in which we can talk to each other, rather than confront. That is what my heart says. We must talk from the heart"

Afterwards, the protesters sang Nkosi Sikelel' iAfrika and then went home



**TALKING IT OVER** ... Mayor Mr Gordon Oliver discusses Ms Christine Jephtha's housing problem with her at the end of a meeting in the Bonteheuvel rent office. She lives in a backyard shack and her child is ill.

Picture AAN TAYLOR



# Health in the city

# Progressive participatory research: stress factors in Manenberg

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New Nation (Weekly Nation)  
15/3 - 21/3/71.

This article has been adapted from one which originally appeared in *Critical Health* No 28 in October 1989. It was written by members of OASSSA and the Manenberg Research Group. If you want to subscribe to *Critical Health*, you can write to them at P.O.Box 16250, Doornfontein, 2028.

Manenberg, 20 km from Cape Town, houses about 60 000 people whom the state has classified "coloured". The highly politicised Manenberg community is amongst the poorest in the Western Cape. In late 1986, churches and community organisations took up the challenge of dealing with the consequences of the wave of political repression experienced between 1984 and 1986. Together they launched a project to build a Manenberg People's Centre where those working to empower the community could be united under one roof. It was suggested that a facility be included to address the psychological impact of stressors (factors causing stress) in the community. After consultation with progressive psychologists, it emerged that psychology offered few interventions that are appropriate for South African working class communities. It was from this realisation that the Manenberg Research Project was born.

## Life stressors and coping strategies: central themes

### 1. The consequences of poverty

Poverty combined with unemployment and the high cost of rent and electricity, constituted the major stressors for the community. 29% of potential wage-earners were unemployed. But, even amongst those who were employed, 46% of the average-sized households, consisting of six to seven people, lived on incomes below the 1985 poverty datum line of R345 00 per month. Ten percent of households were totally dependent on small state pensions and grants, and only 13% earned over R801 00 per month. The generally low levels of formal education decrease the chances of residents being employed in positions that pay a living wage. On average, 17% of the people had only primary school education and nine percent were illiterate. Only two percent had received education at the tertiary level (i.e. college or university).

Just over half the residents (52%) dealt with the consequences of poverty by appealing to government authorities for assistance, for example the Rent Office, the City Council and the Department of Coloured Affairs.

### 2. The "deprived" environment

The second major stressor noted by 88% of those interviewed was termed "the dangerous environment". This included high levels of gangsterism, crime and violence, which made residents fear for their personal safety. The illegal sale and abuse of alcohol and drugs was named by 68% of people interviewed as the third stressor of major concern to the community.

This was followed by the problem of grossly inadequate community facilities and the deprived physical environment such as poor roads and street lighting and the lack of medical and child care facilities.

78% of residents interviewed said that they did not have a way of dealing with these stressors and only 11% said that they turned to the police for assistance with crime. 46% of residents coped with substance abuse (i.e. drugs and alcohol) by speaking to a minister, a doctor, a social worker, a school principal or a trusted family member.

### 3. Interpersonal conflict

In addition to the community stressors already mentioned, 33% of residents felt that the most serious problem facing their families was conflict within the family and between marital partners (i.e. husbands and wives). Overcrowding is one of the negative consequences of the housing shortage in Manenberg and it makes worse the conflict within families. On average, two to three people occupy each room (including those not designed for sleeping purposes) in each dwelling. 16% of residents said that the housing shortage was a severe stressor.

44% of residents turned to a minister, a doctor, a social worker, a school principal or a trusted family member for help with family conflicts. 93% approached government authorities for help with overcrowding.

Once the survey responses had been analysed, a workshop was held with community organisations to evaluate the research process and its findings. It was felt that the only major problems that had not been revealed in the survey were those of incest, child abuse and spouse battery.

## The central lesson of the research project

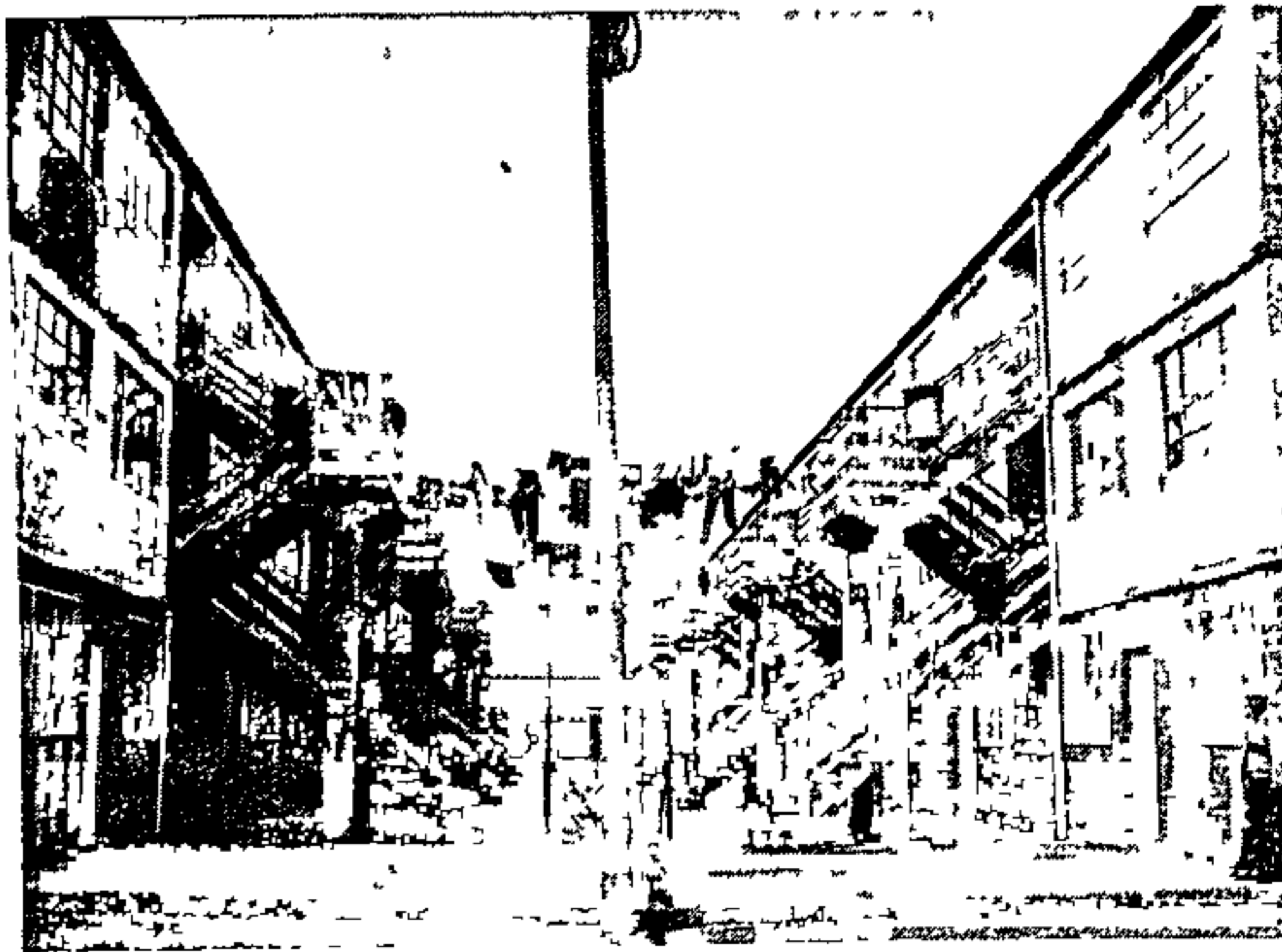
For progressives in the social sciences, perhaps the most important lesson to be learned from the research project is that South African working class communities see social science research as both exploitative and irrelevant. Their experience of researchers in general, seems to have been that of privileged academics intruding on economically deprived communities, invading the privacy of residents to collect information which is neither useful nor meaningful to those being studied. More often than not researchers benefit, not those whose participation makes the findings possible. But only in the last nine months of this 30 month research project, was there unified acceptance of the value of this kind of work.

## What makes research progressive and participatory?

### Accountability

Accountability to those being researched and to the broader democratic movement is generally accepted as being the essential element that distinguishes progressive research from traditional research. Clear structures must be set up to ensure that accountability operates in practice.

The very first task of the research group



was to define the ways in which each group involved in the Manenberg People's Centre project was to be accountable to the others. The research group was directly accountable to the body representing the community organisations coordinating the development of the centre. This involved progress report backs at all meetings of this body.

The research group was to be accountable to the broader community by actively involving the community in all stages of the research, by trying to resolve conflicts and queries through workshop discussions and by sharing the findings which were useful to the community.

### Relevancy

Although the initiative for this project came from some members of the community itself, the usefulness of the research was debated throughout the project. This proved to be an essential test of the relevance of the research and a process through which people could work through their doubts about social science research.

It was only while interviewing residents that members of the community organisations realised that the research had value. They came to understand that even progressive organisations could be out of touch with the very people they aimed to represent. Interviewers reported that when listening to people's responses they really came to understand the severity of the stress factors affecting the residents of Manenberg. The Civic Association found the results to be important, reporting that such findings are a means of bringing attention to the plight of the oppressed to the attention of the public and particularly, the authorities. Organisations planned their own research for a variety of purposes.

A workshop was held to evaluate the project and the overall feeling was that it had shown the value of this type of social science research.

### Participation, active sharing and non-exploitation

Residents were involved in all phases of the research, from problem definition and

planning, to interviewing and evaluating the findings. Research skills were redistributed to the community through the training of the people who participated in the research process. Volunteers were trained in survey methodology and interviewing skills. Many reported that the research skills they developed have been valuable in organisational work.

The findings were made accessible to the community through workshops in which written reports were presented and discussed thoroughly. The main findings of the door-to-door survey were written up as a pamphlet and distributed throughout Manenberg.

Skills and experience were not shared in a top down manner from researchers to the community. Those residents who participated in the research continually evaluated the research methodology, as well as the findings. This break from a fixed research design required in traditional social science, to a dynamic, method informed by practice and feedback, was one of the greatest strengths of the project.

A decision was taken to prevent any research group member from gaining financially from the research project and it was agreed that no member could use the research to achieve an academic qualification. The research group had to be consulted and a mandate obtained before any information related to the project could be published and, where possible, papers would be written and published as a collective.

From the strategies outlined here, a model for progressive participatory research emerged and was tested.

## Concluding comment

There is power in knowledge. Just as social science research has been used to enhance the power of the privileged, it has the potential to empower the oppressed.

The Manenberg Research Project demonstrated the tremendous potential of research that is conducted according to the principles of accountability, relevancy and the active sharing of skills and experience.



# Khayelitsha keeps growing, but who will pay the bills?

124  
By PETER DENNEHY  
Municipal Reporter

KHAYELITSHA, which houses some 375 000 people and is still growing faster than any other metropolitan area in the country, will soon be a seaside town.

The sprawling, seven-year-old 2 400ha suburb has already expanded to within a couple of hundred metres of the Monwabisi coastal resort.

Lingelthu West town clerk Mr Graham Lawrence said yesterday that the final 600ha phase of the development — town four — would be on the sea side of the coastal road.

The "town three" site and service development, which extends as far as Baden Powell Drive, is under way at present. Khayelitsha is mostly a shanty town with only 5 000 conventional and core houses.

Mr Lawrence said Khayelitsha was growing by about 2 000 people a month, which is considerably slower than it was at its "boom time" in 1986/5 when there were 4 000, 5 000 or even 7 000 new arrivals each month.

## Sobering

Financing Khayelitsha has sobering implications for the whole of Cape Town, because the massive suburb — already larger than Kimberley, East London or Mitchell's Plain — is far from self-supporting.

"Our operating deficit is R25 million a year," Mr Lawrence said, "and that is calculated on highly subsidised tariffs."

"Only 14% of residents are paying for their services. Hundreds of thousands of people are living here for free, paying nothing at all for water, refuse removal or sanitation."

"If we charged the economic tariff of R108 per site per month, our annual operating deficit would be R70m to R80m. We also need capital expenditure of about R1,2 billion over the next five years for community facilities, like clinics, crèches, and waste transfer stations."

Well-heeled Capetonians would have to put their hands into their pockets at some stage and share the financial burden of providing basic services to the city's poorest people, Mr Lawrence said.

"People here live in absolute poverty and desperation," he said. "They really struggle to survive. One reads sometimes of councillors taking overseas trips that might become unacceptable in future."

● Mrs Enlaine Stott, who is in India mainly at her own expense researching third-world housing developments, said at the time of the budget that if the Cape Town City Council were to pay for an extra R50m in operating costs rates would rise by 20%.

Lingelthu West's subsidised deficit of R25m would translate into a 10% increase for people in the Cape Town municipality, if its residents alone were to shoulder the burden.

However, it seems that all the municipalities in Greater Cape Town will have to take on their respective shares of the costs of running the townships, and this should considerably reduce the impact.

PENINSULA'S BLACK GIANT ... An aerial view of Khayelitsha, stretching towards Monwabisi in the background.

Picture: BENNY GOOL



scheduled to take place at the Khayelitsha soccer stadium on Saturday at 11am.

## AG's decision slammed

(124)

South 18/7 - 24/7/91

By Rehana Rossouw

ROBERTSON residents are unhappy with the Attorney-General's decision to prosecute only one police officer following an assault on residents in the Boland town last year.

The Attorney-General of the Cape, Mr Niel Rossouw, announced this week that Warrant Officer DJ Calitz, who had commanded an unrest unit in Paarl, would be charged with assault, alternatively negligently causing injuries with a firearm.

More than 100 people were injured when police opened fire with birdshot into a hall where residents had gathered in April this year to discuss local civic issues.

"We don't understand why they are only charging one policeman," said Robertson ANC spokesperson Mr Ignatius Davids. "In all the affidavits drawn up after the incident, we made it clear that there were more than 30 policemen involved in the attack."



# Power cut hits city suburbs

LARGE parts of the southern suburbs and the Cape Flats were without power for up to three hours yesterday afternoon after an Eskom overhead line failed.

City council grid supplies and generators struggled to get power to the Peninsula after one of two Eskom overhead lines to the Philippi power station tripped about 3pm.

City electrical engineer Mr Fred Daniel said at the start of the power cut that he did not know what the cause was but the prob-

lem was not in the council's grid

Eskom spokesman Mr Charles Cooper said the failure, which he described as "a darned chance-in-a-million-type thing", would not have happened had the second overhead line not have been down for maintenance. "The one line would normally have been able to handle the demand."

Traffic snarl-ups occurred because the failure caught the start of the home-bound traffic peak, and despite traffic department personnel manning major intersections.

However, most of the rush-hour traffic

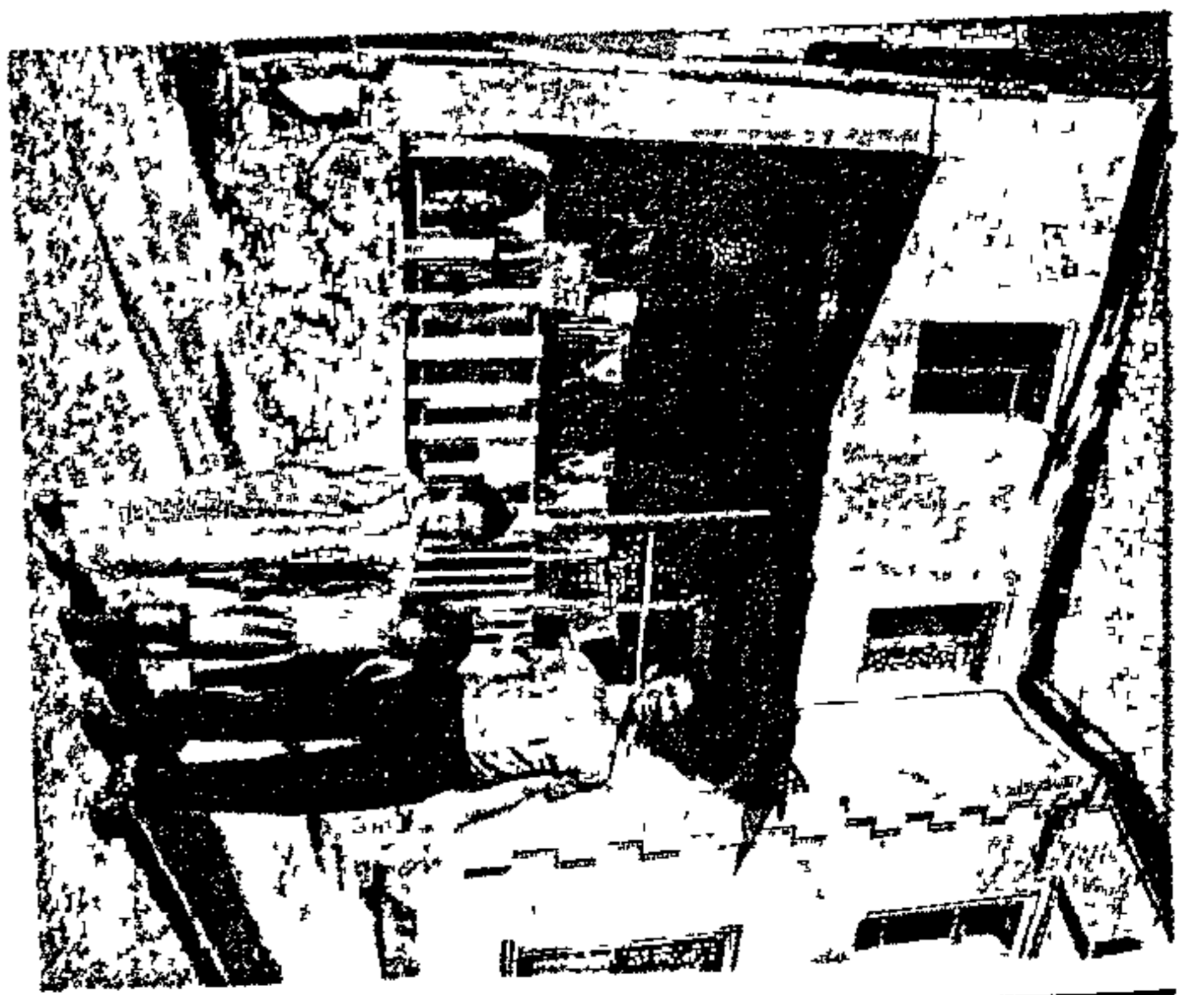
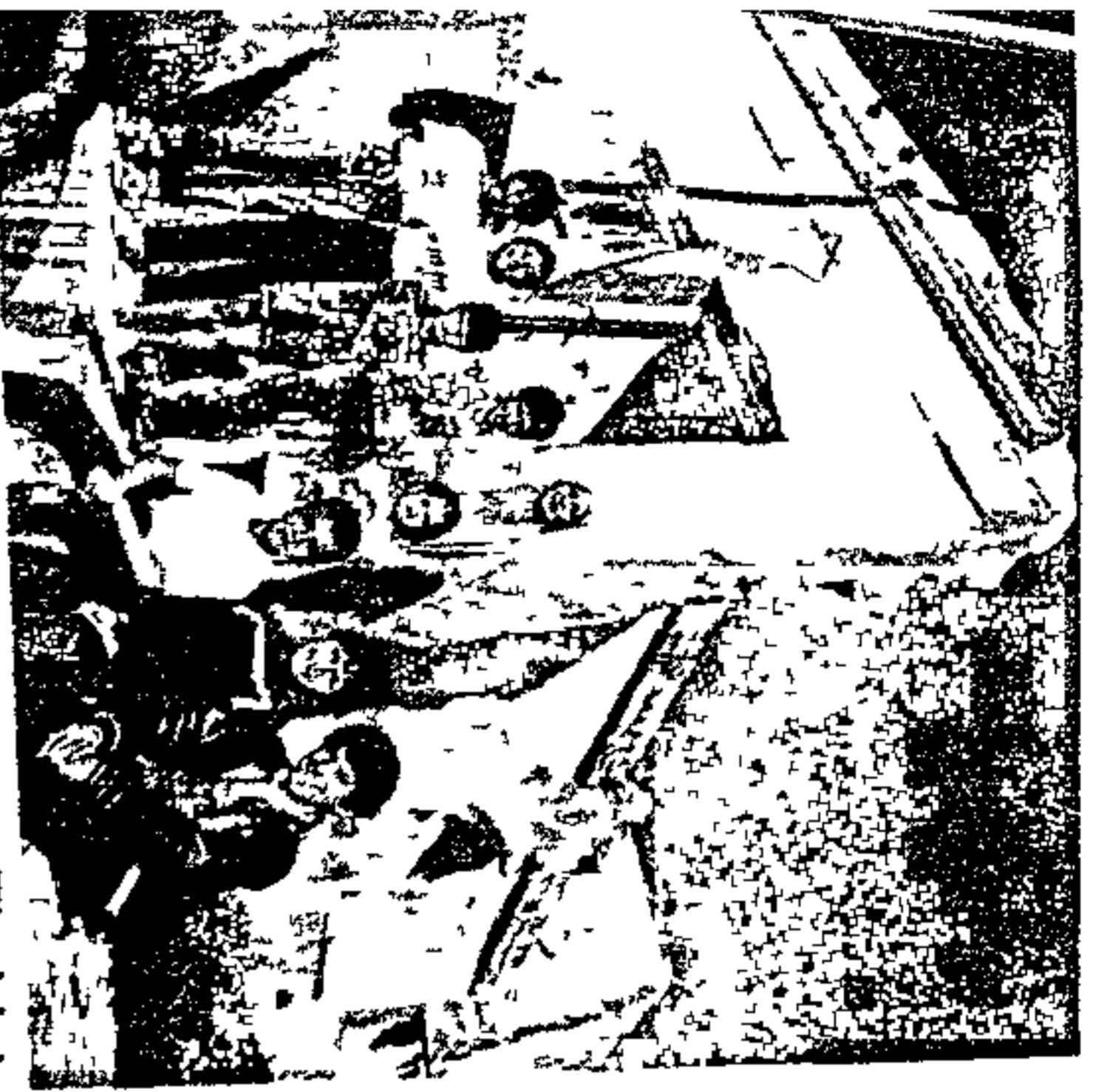
was not affected as power was restored to most areas about 4.45pm.

There were no accidents linked to the power failure, a traffic department spokesman said.

Virtually the only commuter service not affected was Spoornet Spokeswoman Ms Yvette Olwage said the rail service received its power from Eskom, but from a different line from those supplying the city council.

A large part of Mitchells Plain was without electricity till about 6.30pm, said city council spokesman Mr Ted Domain.





**DELAPIDATED DWELLING:** Mr Thabiet Engel, top left picture, of Pentz Street with his children Warda, left, and Farda in front of the Malay Quarter home he hopes to renovate. Mrs Beira Kalam, middle picture, standing outside the Dorp Street house she hopes to buy from the council soon. From left, Luke Jetha, 10, Muneeb Hassiem, 12, Ismail Kalam, 6 Laeedah Kalam, 2, Riedwaan Davids, 8, Shafiek Judaar, 7, Zahier Kalam, 9, and Wahleed Davids, 13. At right, Mrs Gabriele Stellenboom, outside the house which her grandfather owned before the city council bought it back.

Pictures DOUG PITHEY, The Argus

# (124) Argus 12/1/91 Bargain basement — with view

**SHARON SOROUR**  
Staff Reporter

BO-KAAP residents who have bought their historic homes from the city council for only R1 000 are confident they will be able to pay the tens of thousands more needed to restore them to their former glory.

The Bo-Kaap has the single largest concentration of pre-1840 architecture in Cape Town, but rusted broeke-lace, broken wooden window frames and crumbling walls characterise many of the unique Georgian and Victorian cottages.

The dilapidated homes, many of which were slums earmarked for demolition, have to be renovated within two years of purchase, according to standards set by the National Monuments Council.

This could cost between R20 000 and R30 000 per house.

Many people in the area, which has been called the Malay Quarter for at least 100 years, can barely pay the R1 000. Others are wary of the possible rate escalations they will face once they are homeowners.

However, the majority of residents, whose families have lived there for generations, now have the opportunity of owning their homes for the first time.

Others have repurchased houses their grandfathers bought years ago.

Mrs Baheya Kamish was born in her two-bedroom cottage at 41 Chappin Street 64 years ago. She has lived there all her life.

"We bought the house from the council last year and it has already cost us a pretty penny to renovate," she said.

The property belonged to her grandfather but was bought by the council.

Mrs Kamish estimates the renovations, being done by her family, will cost about R20 000.

"We are doing it slowly and have already put on a new roof and fixed the ceiling beams according to the specifications of the National Monuments Council. I am sure we will finish within two years," she said.

Mrs Kamish said the council would inspect the house on completion and if it was not happy with the renovations, they would have to be fixed.

Further up the road at number 68, Mrs Gabriele Stellenboom has lived in the five-bedroom house for 50 years. Her grandfather, who was 104 years old when he died, owned the house but the council bought it from him.

Her brother Sulaiman bought the house back last year for R1 000 and is renovating it himself.

"We will be very happy when the house is ours again," she said. Mr Thabiet Engel, 35, of 29 Pentz Street, said he would not be able to fix his double-storey house in two years.

"I don't think the city council people are right in their heads — they must give me more time."

A labourer at a printing company, he has lived in the run-down, six-bedroom house for 15 years. His wife, Marilda, has lived there for 34 years.

"I will be very happy when the house is mine because I am thinking of my children," he said.

Mrs Beira Kalam, 50, is waiting to buy her cottage at 89 Dorp Street. She has lived there for 21 years.

"We can afford to buy it and fix it," said Mrs Kalam, who has 10 children.

National Monuments Council professional officer Miss Lesley

Townsend said renovations would be monitored on a regular basis.

"Our standards are not onerous. The only point is the houses should not be changed drastically and the residents should consult us before they do any alterations, however small," she said.

The Monuments Council did not expect people to make major changes, like re-installing sash windows if steel windows were already in the house.

The Bo-Kaap residents were keen to do whatever the council wanted and were positive about the project, she said.

● The Bo-Kaap Action Group recently rejected city council plans to sell land to pay for a 62-unit housing project.

Residents felt the land, between Voetboog and Military roads, belonged to the community and the council had promised in 1942 to provide housing on it.



# Showdown at Riverview Flats

**M**ORE than 10 Worcester residents were injured in tussles with police as municipal officials tried to evict rent defaulters from their houses yesterday.

Most of the injured, including two 15-year-old girls, had birdshot wounds and at least one person was hit in the knee by a rubber bullet.

The clashes in Hex Park, Roodewal, and Riverview Flats, came after the municipality won a judgment against the defaulters last month.

Most of the residents have been refusing to pay their rent, which ranges between R140 and R500 a month, since last year.

Yesterday defiant residents returned the furniture of the defaulters to their houses as soon as the police and other officials had left the scene.

They said they "could not stand and watch while their neighbours were being turned into squatters".

Some said they were irked by police presence during the operation as the "matter involved the municipality and the residents only".

In Roodewal, residents said they could not afford to pay the rents for such poor quality houses. Others said they were paid low wages and still had to feed and educate their children.

Some said they wanted the houses to be improved before they could be charged such "exorbitant rents".

In Riverview Flats, where most of those injured live, residents said they were merely by-standing when the police fired birdshot and tear-gas at them "without provocation".



**RIGHT** Police patrol through Roodewal township in a bid to quell unrest sparked off after residents tried to block the evictions of rent defaulters. **ABOVE:** Arnold Davids, 29, and Jonathan Daniels, 20, both of Riverview Flats in Worcester, show wounds inflicted by birdshots during the clashes with police.

Others claimed they were trying to protect their neighbours from victimisation.

Mr David Arnold, 29, who had birdshot wounds in the cheek and leg, said he was standing near a corner when he was shot.

"The police didn't issue any orders I heard the shots and I felt pain in my body I ran away and hid in a nearby house."

Mrs Minnie Cloete, 59, who had birdshot wounds in the finger and in the arm, said

she was coming from a shop when she was injured.

"I wasn't doing anything. I was carrying groceries on my way home I can't even run away from the police so why should I be troublesome," said Mrs Cloete.

Miss Ronelle Neethling, a 15-year-old Bree River Secondary School pupil, said she was shot in the leg and on the forehead.

"I was standing on a corner when I heard someone screaming he had been shot



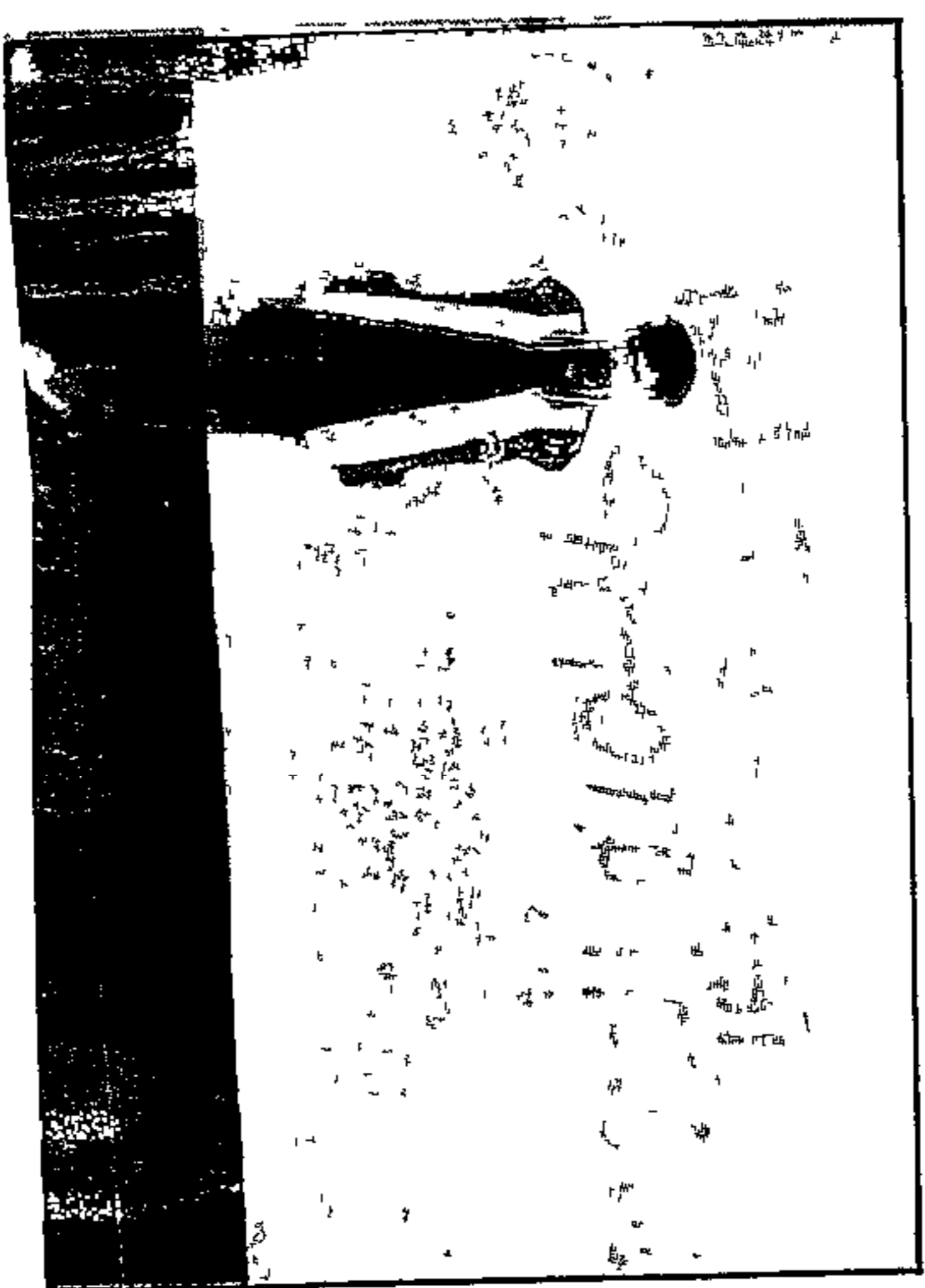
in the eye. I also felt pain and I also collapsed on the doorstep, but my neighbours picked me up," she said.

At 4pm feelings still ran high among the residents as three police vehicles patrolled the area.

At one stage, three armed policemen arrested a youth in a flat.

The angry residents repeatedly jeered at the police.

Later a Lieutenant Rossouw asked the people to disperse.



**DISGRUNTLED:** A Hex Park woman jeans dejectedly against a wall on which graffiti tells the residents' story.

A FAMILY from Hex Park, Worcester, in their flat. Police and residents clashed yesterday after the local town council obtained an order to evict families who had not paid their rent.



brigade spokesman said the car apparently caught all lorry was towing it away.

## Row over Khayelitsha bond boycott

EDWARD MOLOINYANE  
Staff Reporter

A ROW has erupted between Khayelitsha homeowners and the Western Cape Civic Association over a bond repayment boycott

More than 20 homeowners in Town Two, Village Three, have lost their homes in the past month. Most were members of the association which started the boycott last year.

Yesterday about 10 women burst into the home of an executive member of the association demanding to know why homeowners had been "sold out".

The member, who was part of delegations that negotiated with

financial institutions and developers, is said to be working for one of the financial institutions now evicting homeowners.

The angry women said that the man was delivering letters informing borrowers that they would be evicted. Nine of the women said their homes were to be sold on public auction on August 8. Instalments on the properties range from R270 to R300 a month and some of the women said they were more than R3 000 in arrears.

More than 1 000 homeowners embarked on a bond repayment boycott in March last year after complaining that their houses were of poor quality.

The boycott was lifted in April this year, but there have been divisions in the once united community.

The association has been accused of keeping homeowners in the dark about its discussions with financial institutions.

Earlier this week more than 20 women prevented officials from a financial institution from evicting two families in the township. The officials had opened the three houses, placed the furniture outside and locked the houses. The owners of the houses were not present at the time and neighbours replaced the furniture.



# Govt petitioned over sale of flats

(124) CT 10/7/91

By PETER DENNEHY  
Municipal Reporter

A 500-SIGNATURE petition from Capetonians who worry that their rented flats may soon be sold has been presented to the Minister of Housing, Mr Sam de Beer

Mrs Leigh Abramowitz, a member of the Southern Suburbs Action Network, said yesterday that the petition had been presented to the government late last month, when she had seen the minister along with a three-person Democratic Party delegation

Mrs Abramowitz and others had collected signatures at shopping centres over three weekends in April, when many people had felt particularly threatened as block after block of flats was sold

— most of them under sectional title

President F W De Klerk had not been able to see her delegation, but Mr De Beer had shown a real concern and compassion for "some of the desperate and appalling cases we had been exposed to", Mrs Abramowitz said

She was not at liberty to disclose everything that was said in the meeting, she said Mr De Beer was not available for comment yesterday, but his assistant, Mr Pieter Oberholzer, confirmed that the meeting took place

It is understood, however, that the government is willing to try to clear up anomalies in the application of rent control regulations for people of different "population groups"

A tenant who declined to be

named yesterday said that in Toronto, Canada, there was a rule that any developer who converts a block of rental flats into sectional title holdings was legally required to keep 25% of the flats as rental accommodation for a certain period

It is understood that the South African government has not seriously considered introducing similar legislation here

Blocks that have been sold recently, or are being sold under sectional title, include Hermitage Court, Parkwood and Riverston in Rosebank, Stillerus which is now Oak Glen, also in Rosebank, Grosvenor Court in Rondebosch, Montebello in Newlands and Marlborough Park in Claremont

# History bares the men who made Wynberg

By JILYAN PITMAN

THE first comprehensive research of its kind into the many people who shaped the history of Wynberg from 1820-1930 is being undertaken by Helen Robinson of the history department at UCT

The research, entitled *Men of Property*, will deal in depth with the lives and careers of three men — James Maynard, his nephew William Farmer and John Higgs. These were men who came to Africa from England at the time of the Industrial Revolution, understanding the value of land and its potential for development which, eventually, made them rich and powerful.

Ms Robinson said "Land was a way in which these men attained a degree of status and power, the most successful being John Maynard, after whom the present Maynardville is named."

One aspect of Ms Robinson's research will deal with the sub-division of land, the way in which the larger properties were broken up, why this took place and what use was made of these properties. The other aspects of the thesis will deal with the smaller businesspeople who were involved in the shaping of Wynberg.

## 'Pivotal figures'

Ms Robinson, a social anthropologist and committee member of the Historical Society in Newlands, has so far spent about seven years researching the subject.

She has consulted old diaries, archives dating back to 1683 when the first farm title in Wynberg was granted to Herman Weeckens, who sold almost immediately to the Van der Stel family, old newspapers, directories, copies of *The Wynberg Times* (1882-1908), genealogies, oral interviews and other sources for her information. She is also busy researching the descendants of the Farmer family, both here and in Britain.

She said "There is very little written information about old Wynberg. James Maynard and William Farmer were the pivotal figures balanced by John Higgs and the large coloured community of Wynberg which also achieved 'upward mobility' through the purchase of land."

## 'Manipulated'

Ms Robinson said all the information she had so far been able to research on James Maynard (who was childless) attested to his being the third-largest property owner in Cape Town in the 1850s. He arrived with his family in the Cape Colony in a predominantly Methodist party of 1820 settlers — he was listed as a sawyer. He eventually settled in Cape Town in 1823 where he operated as a debt-collector and a money lender before becoming a property speculator.

Maynard bought large tracts of land in Wynberg, one part of which was used for the railway line from Cape Town to Wynberg. He financed part of this line to connect Wynberg to the business area of the time. Other parts of the land he bought were eventually sold to various businessmen and for homes. This was part of his larger plan for a business district.

Maynard's mansion in Wynberg was called Maynard's Villa, re-built by his heir, William Farmer, in the late 1870s. His garden is the site of the present Maynardville open-air theatre. The house was demolished in the early 1950s when the city council acquired the property from his descendants.

Ms Robinson said "Maynard was a man of ruthless determination who, through property acquisi-



**MEN OF PROPERTY.** Helen Robinson, of the Historical Society in Newlands, is busy with her research into the men who speculated in property during 1820-1930 in Wynberg.

tion, went to the top of the financial ladder. He went on to become a councillor and MP before he retired. He died in 1874 at Maynardville. He was outspoken and made many enemies when Cape Town developed a powerful commercial clique."

William Farmer, who was Maynard's sister's child, was the man who inherited the bulk of his estates and his business interests.

John Higgs, a former cab driver in England, was the man who extended the "village" of Wynberg during the 1830s by speculating in land and building houses which he sold profitably or let to military visitors from India.

Ms Robinson said "All three men manipulated their properties for status and power and their entrepreneurial buying, selling and building shaped and extended the character of Wynberg. They were self-made men who set a pattern for the future development of Wynberg."



# It's power to the people after Merweville's 25-year struggle

A KAROO dorp is about to get electricity after a 25-year battle

And next weekend the townsfolk of Merweville will throw the biggest party in the village's history to celebrate the switching on of its lights at a ceremony on Saturday night.

The three-day party, which is expected to attract more than 600 people from far and wide, will coincide with the village's "once-a-decade" reunion held every 10 years for residents past and present.

"We will be holding a boeredans with a top Karoo boereorkes," said the electricity committee's chairman, Mr IB Oosthuizen. "We are slaughtering 50 sheep for the party."

Merweville began its fight for power in the late 60s when residents first ap-

By **GLEND A NEVILL**

plied for the town to be electrified

The present committee, comprising leaders from the white and coloured communities, succeeded where past generations had failed.

"Even after countless disappointments, we didn't let the flame die. We fought hard with our brown brothers for the right to have electricity," Mr Oosthuizen said.

The villagers are hoping that electricity will attract more people, perhaps even a doctor, to the town and stop the traditional drift of their sons and daughters to bigger towns.

Situated at the foot of the Nuweveldberge, Merweville — the centre of a

sheep farming community — lies at the end of a 100-kilometre trip along a dirt road which branches off the N1.

Founded in 1904 by Dominee Pieter van der Merwe, Merweville is home to approximately 800 people, 120 of them white. A general dealer, a bottle store, a post office, two primary schools and a police station are interspersed among the houses.

## Luxuries

The town is 32km from the nearest power grid. Year after year residents were told that there were not enough people to warrant the installation of power lines.

Finally, in February this year, the deal was closed with Eskom providing 70

percent of the capital outlay and the government giving the remaining 30 percent. The cost of the project was about R900 000.

White residents compensated for the lack of electricity by using generators to operate luxuries like televisions.

Now they are stocking up on microwave ovens, electrical appliances, computers, photocopiers for the school and, most important, air conditioners to make the hot summer months bearable.

Electricity will have an even more powerful impact on the township where schoolchildren study by candlelight, mothers use irons which have to be heated on wood-burning stoves and criminals take advantage of the darkness.

# Informal housing boost as GCC gets R1-m loan

ALGUS 6/7/91  
**MAGGIE ROWLEY**

THE Group Credit Company, a subsidiary of the Urban Foundation, has received a R1million loan from PPC, the first loan from a non-financial institution since its inception in the Western Cape two years ago

The non-profit Group Credit Company provides loans to groups of people, particularly squatter communities, who do not have access to large bonds

Individual members of the group each receive a share of the total loan amount and repayment of the loan, which is granted over a five-year period and is the responsibility of the group. The maximum loan granted to individuals is R5 000

Groups get together and decide how much each member is allocated and then the group is assessed as a whole by the GCC. The money must be used on housing and compliance with this condition is monitored by the GCC.

GCC manager, Christine Glover, said they had assisted 130 groups each averaging 16 members in the past two years

and had advanced a total of R5,5million to date

"Much of the demand has come from the squatting community and from those people with core houses wishing to upgrade. There has also been strong demand from people needing assistance with deposits for formal housing," she said.

She said they were hoping to get a loan shortly from the Independent Development Trust Finance Corporation which would enable them to expand to two new centres in the current financial year ending June 1992.

Mr Terry Knight, PPC marketing and development director, said housing and accommodation were the greatest challenges facing South Africa at present.

"The GCC is actively helping to improve the situation in a sector where other organisations are reluctant to become active. They desperately need funds and we felt that this was an area in which we would like to be involved."

Loans to the GCC are paid back after seven years with interest but below the commercial rate.



# Go-ahead for R22-1n High Cape first phase

ArSms 6/7/91  
124

## MAGGIE ROWLEY

Deputy Business Editor

DEVELOPMENT of the first 110 units of the R85million High Cape development on the slopes of Devil's Peak has been given the go-ahead by the Cape Provincial Administration and construction is to begin shortly.

Mr John Wilkinson, MD of developers Condev Cape said negotiations with the owners of two adjoining sites, on which a further 300 units are planned, were proceeding well and "should be ironed out by June next year".

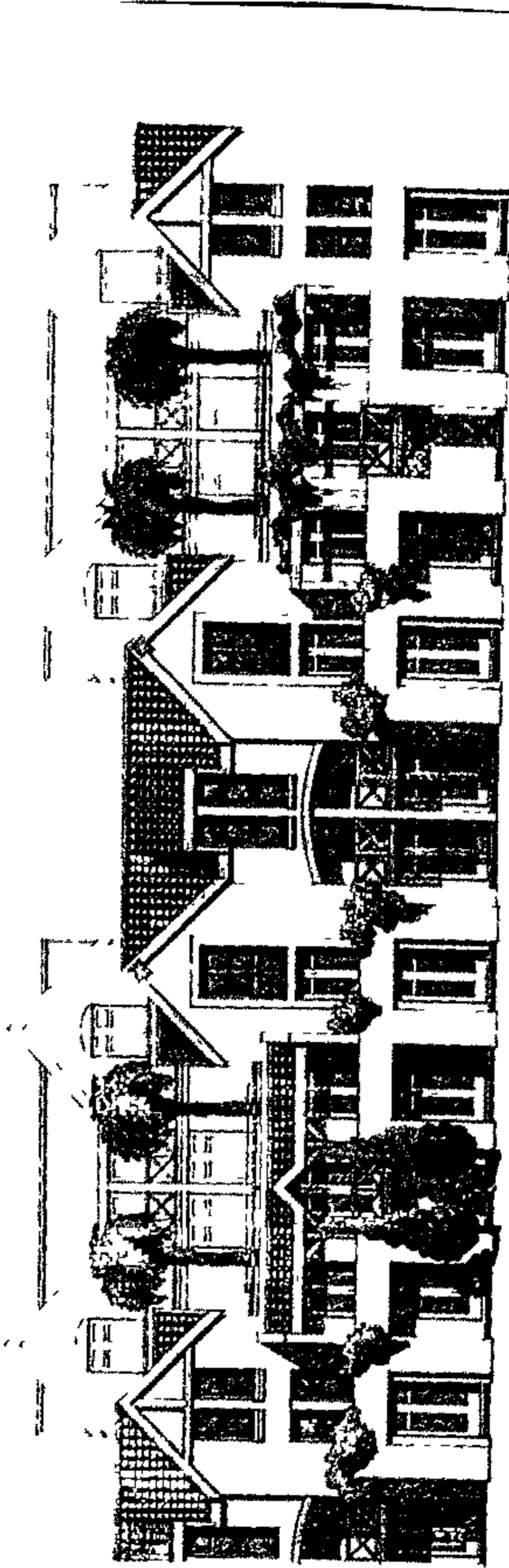
The first phase is to be built on a 4,5ha site on the eastern side of Devil's Peak near to existing houses at a cost of about R22million.

The site was purchased from the SABC towards the end of 1989 and the go-ahead follows months of protracted negotiations with the City Council and residents in the area.

Mr Wilkinson said four showhouses would be completed by October with the first units ready for occupation by March next year.

Unit prices for the sectional title townhouses, duplexes and duplexes, varying in size between 92m<sup>2</sup> and 145m<sup>2</sup>, will range between R145 000 and R285 000.

"However, it is possible these prices will have to be adjusted to accommodate VAT which we expect to



□ GREEN LIGHT: An impression of the High Cape development on Devil's Peak

increase the cost of new homes by about six percent from October 1," he said.

The two tracts of land under negotiation will bring the total area of the development to about 9ha. An additional 2,5ha would be donated to the adjoining Table Mountain Nature Reserve, and this was forming part of the negotiations with the City Council, he said.

Mr Wilkinson said the total development of 410 units would take about four years to complete.

Initially 600 units were planned for the combined sites. However following objections from residents the

number of dwelling units was reduced.

Objections lodged included concern over traffic flow problems and Mr Wilkinson said a road link to District Six, probably via an underpass below De Waal Drive, would be built to accommodate extra traffic from residents in phase two of the development.

He said that from the start they had been aware of the environmentally sensitive nature of the area and had endeavoured to create a development which would not only meet the growing need for quality accommodation in the City Bowl but also en-

hance the built environment.

"Landscaping had been made a priority in the first phase of the development. It has been designed in collaboration with the City Council horticulturists and with reference to Table Mountain conservation bodies. Indigenous planting will ensure regeneration of flora damaged or lost in the recent fire on Devil's Peak," he said.

Condev Cape is the residential development arm of Murray and Roberts Construction and it has generated projects totally more than R1.50million since its inception three years ago.

# The battle of two in

ARG 21/9/91

## Housing hassles, squatters raise cabinet tension

**"Not-in-my-backyard" pressure over black housing from Milnerton and Maitland constituents has two ministers ducking and diving. But they are both seasoned politicians and used to controversy. LINDA GALLOWAY of Weekend Argus reports.**

**T**HE wrangle over a new site for Milnerton squatters, and subsequent debate over the siting of a black township north of Milnerton, has illuminated a power struggle between cabinet ministers Louis Pienaar and Gert Kotzé



Mr Pienaar Mr Kotzé

They have adjoining constituencies Mr Pienaar's Maitland area stretches to the edge of Milnerton, where Mr Kotzé's Malmesburg constituency begins

Hapless Mr Kotzé — whose low-profile Water and Forestry Affairs portfolio has been given to another controversial character, former defence minister Magnus Malan — was first the Minister for the Environment until he was relieved of that portfolio last year

Mr Pienaar took over the sensitive position, and has faced criticism himself

Mr Kotzé landed in the midst of several major controversies in his relatively short term in that office — gill netting, seal-culling, St Lucia and Noordhoek mining debates, toxic waste, cycad exports — and his handling of some aspects was justifiably criticised

But his tenure also coincided with some potentially exciting gains for conservation — the new Environment Conservation Act, amendments to Sea Fisheries legislation, and action on gill netting

Mr Pienaar took over two intense portfolios, national education and environment affairs

A former Administrator of Namibia, he was also the chairman of the Publications Appeal Board before his appointment

He beat off a determined Conservative Party challenge to take the Maitland seat after National Party colleague Mr Kent Durr was appointed South African ambassador in London

Mr Kotzé made an election promise — that there would be no informal housing (squatters) in his constituency — which he is going to find very hard to fulfill

Mr Pienaar, who is keen to move the Marconi Beam squatters there, has also announced

plans for a low-cost housing township north of Milnerton, which would also fall in Mr Kotzé's constituency

It is understood that an area north of the Killarney Hotel — 2 km from where they are now and in Mr Kotzé's constituency — was looked on very favourably by Mr Pienaar

Although four possible sites are being mooted by town planners, the announcement that a low-cost housing area is proposed in that vicinity will influence the decision

Sources said both MP's were actively lobbying their cabinet colleagues — against each other — on the four sites proposed

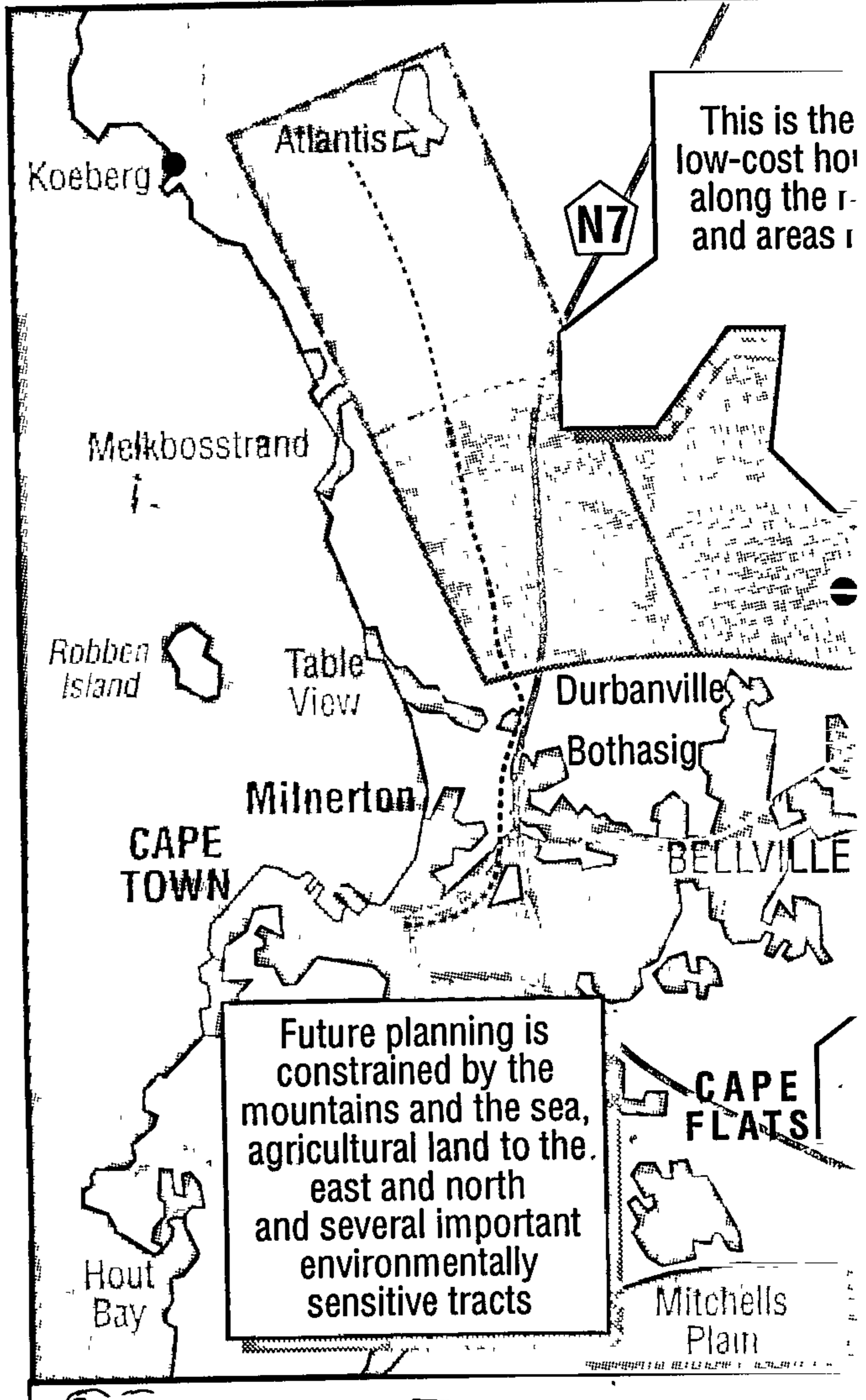
Table View ratepayers have turned to Mr Kotzé for support against the siting of squatters in the vicinity, and Milnerton ratepayers are keen to have them moved out of the area.

A final decision on both the site for the Marconi Beam community and a future township development, will be made by the cabinet, but Mr Pienaar's opinion will undoubtedly be influential in deciding the issue

It would seem that Mr Pienaar has more clout — Mr Kotzé will be out of the cabinet at the end of the month

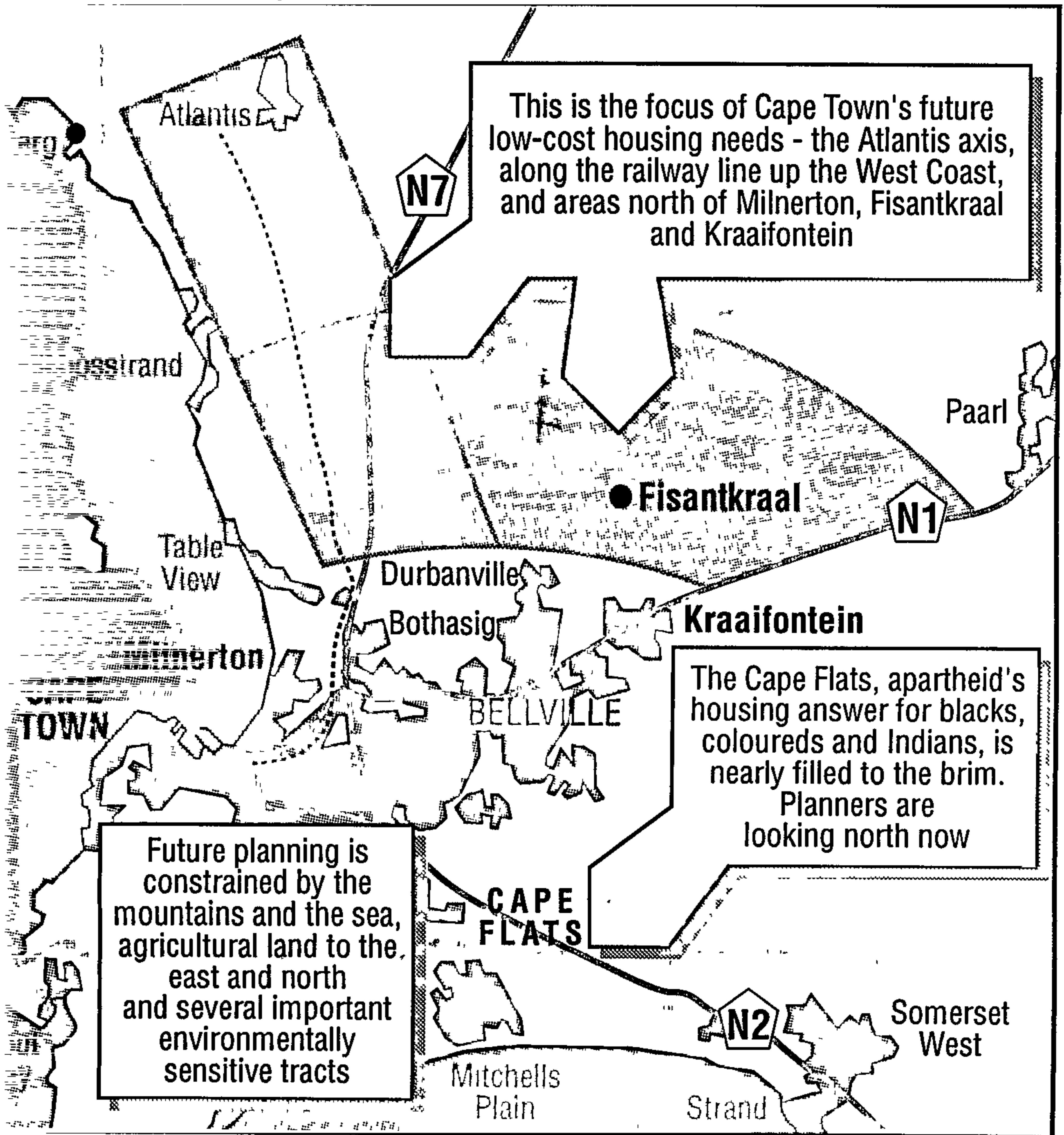
A spokesman for Mr Kotzé's office said the minister was out of the country and not available for comment, but that as far as he was aware there were "no bad feelings" between the two ministers

He said the decision now lay with the cabinet and was out of the hands of Mr Pienaar and Mr Kotzé





# le of two ministers



# Civics slam Housing Trust

124  
SABA

Southern 31/10/91

THE National Civics Association has criticised the South African Housing Trust for withdrawing bond finance to new homeowners in Khayelitsha, near Cape Town

The association's national co-ordinator, Miss Zorha Ebrahim, yesterday said the withdrawal of bond finance was viewed in a serious light at a time when much had been said about the poor and the need to redress the imbalances caused by apartheid

## Repayment

She said the correct way would have been to discuss with the community ways of addressing the problems which led to the decision

The trust decided to stop granting loans in Khayelitsha because of a boycott on the repayment of bonds

SABA  
OSIWA & MATHER RIGHTFORD SEARLE TRIPP & MAKIN



LINDA ENSOR

# High prices turn off buyers

CAPE TOWN — Many would-be homeowners are moving away from popular Cape Town suburbs because of high prices and unavailability of land, says Cape director of Pam Golding Properties Peter Golding.

The movement is reflected in sales by Pam Golding Properties' northern suburbs branch, which has increased its sales for the first six months of this year by 95% over the previous period.

"Our other offices in outlying areas have recorded

similar turnover figures. The Strand, Muizenberg and Hout Bay offices have achieved 76%, 190% and 92% of last year's turnover in the first half of the year," says Golding.

However, he believes that the Cape Town property market is levelling off after enjoying an unparalleled boom from 1989 to 1990.

Pam Golding Properties figures indicate that whereas in 1989/90 the average price increase in the southern suburbs was about 40%,

the average <sup>30/10/91</sup> dropped to only 2% in the first half of 1991.

"The market is tight, but the situation is not one of doom and gloom. There is movement in all sectors," says Golding.

At the top end of the market, property throughout the Cape Peninsula is moving slowly. Many sellers are asking for high prices and are prepared to wait for the right offer.

Seeff Residential Properties MD Samuel Seeff be-

lieves now is a good time to buy. He says construction prices will rise by 22% over the next year.

"If new properties fetch higher prices, the homeowner will push his price higher," Seeff says.

There is also the seasonal influence of spring and summer on market prices. Buying pressure from overseas will pick up in December, Seeff predicts, and will place further upward pressure on prices.

"Those who are standing in the wings hoping for a

further softening in prices will leave it too late."

The abolition of the Group Areas Act has not seen a surge of coloured, black and Indian buyers into so-called white areas, Golding says.

"There is certainly a desire among the better-off coloured people to move into 'white' areas. However, such were the inequities of the Group Areas Act that many of these people were forced to overcapitalise their properties and it is now highly unlikely that they will ever recoup their investment. They simply can't sell their homes."

# Developments will change the city face

B (Day 21/10/91)

(124) (263)

**FUNDAMENTAL** changes are underway which will change the face of Cape Town

The redevelopment of District Six will see this apartheid wasteland become a residential suburb with a thriving community, while the planning for the foreshore will usher in a green area with trees, pedestrian malls and perhaps waterways

City planner Neville Riley says. "Historically, the city has been structured on a colonial/apartheid model, which meant people who could least afford to be far away from job opportunities lived far away

"Returning people to the city at an affordable level will be the guiding principle behind the development of District Six"

The development of the huge ICS/Power Station site is being jointly planned

between the city council and developers Devland, who own abutting portions of the 5ha site

Riley says the overall design is largely in place, with public spaces, water features and building bulk being refined.

However, the manner in which the council will participate in the project has yet to be decided and public comment still has to be obtained

## Linkages

One of the central principles underlying the design was to create linkages between the CBD into the Victoria & Alfred Waterfront, in the form of landscaped pedestrian routes and open spaces

Designs for a water feature on the site are being refined and priced, as is the idea for a canal or water

feature link into the waterfront

The bulk of the site is about 160 000m<sup>2</sup> and it is likely building heights will descend in the direction of the V&A and towards the harbour

"Much effort is being placed on calculating building heights and open spaces so as to avoid the bleak and windy conditions of the Foreshore and to create an intimacy more typical of the old town's grid," Riley says

The council is also working on a revamp of a zoning scheme for the remaining undeveloped part of the Foreshore, which presently prescribes in great detail the bulk and height of buildings as well as their exact shape and form

"The scheme is no longer appropriate. The existing Foreshore scheme was the product of the '40s, which

envisaged Cape Town harbour as being predominantly a port for passenger liners

"A monumental approach to planning was adopted, which proved to have major problems," Riley says

Another part of the council's town planning strategy is to dispose of its extensive landholdings in a way which optimises development

A "proposal call" method has been devised which enables developers to respond to a brief laid down by the city planner's department

Then the best proposal is selected and a second more detailed proposal is called for

Riley says the benefit of the proposal call system is that the city planners get good ideas from the marketplace within the broad guidelines laid down

## Region well

## Housing backlog is





# Hamlet's rates sting founders

S/ Times (CM) 20/10/91 (124)

RESIDENTS of a Boland village have petitioned the State President to help them fight a 150-percent rates increase imposed by their municipality, which they accuse of running a property market for white buyers.

About 30 McGregor residents, most of them women and pensioners, made the 180km journey to Cape Town to stage a placard protest outside Parliament on Thursday and hand a memorandum listing their grievances to Lieutenant Hein Bezuidenhout of the State President's Office.

Last year, rates were increased by 33 percent — and the McGregor Civic Association launched a boycott in protest.

After negotiations with the municipality and provincial administration officials, the association believed it had secured an agreement that it would evaluate this year's rates jointly with the municipality.

"But the increase was pushed through and residents found their rates had been increased further by at least 150 percent. This pushes rates up from about R500 to as much as R1 200," said civic association chairman Mr Gawie Snyders.

## Holiday resort

"In the surrounding towns — Robertson, Ashton, and Montagu — rates are R80 to R100 for a house with services. Why do we have to pay R900 for small four-roomed houses which have outside toilets and no infrastructure?"

"We are tired of the lies and broken promises of the municipality and the administration."

Mr Snyders claimed that "foreigners were buying the town" and rates were being pushed up so high that permanent residents were suffering.

"People come here from Johannesburg, England, Holland and other countries because they like our thatched-roof houses. Most whites use the place as a holiday resort. Most don't even stay in the town — yet we have to pay."

Said civic association secretary Mr Kenny Meyer: "We were born here, we have always owned houses here, we love the place — but foreigners are now taking what belongs to us."

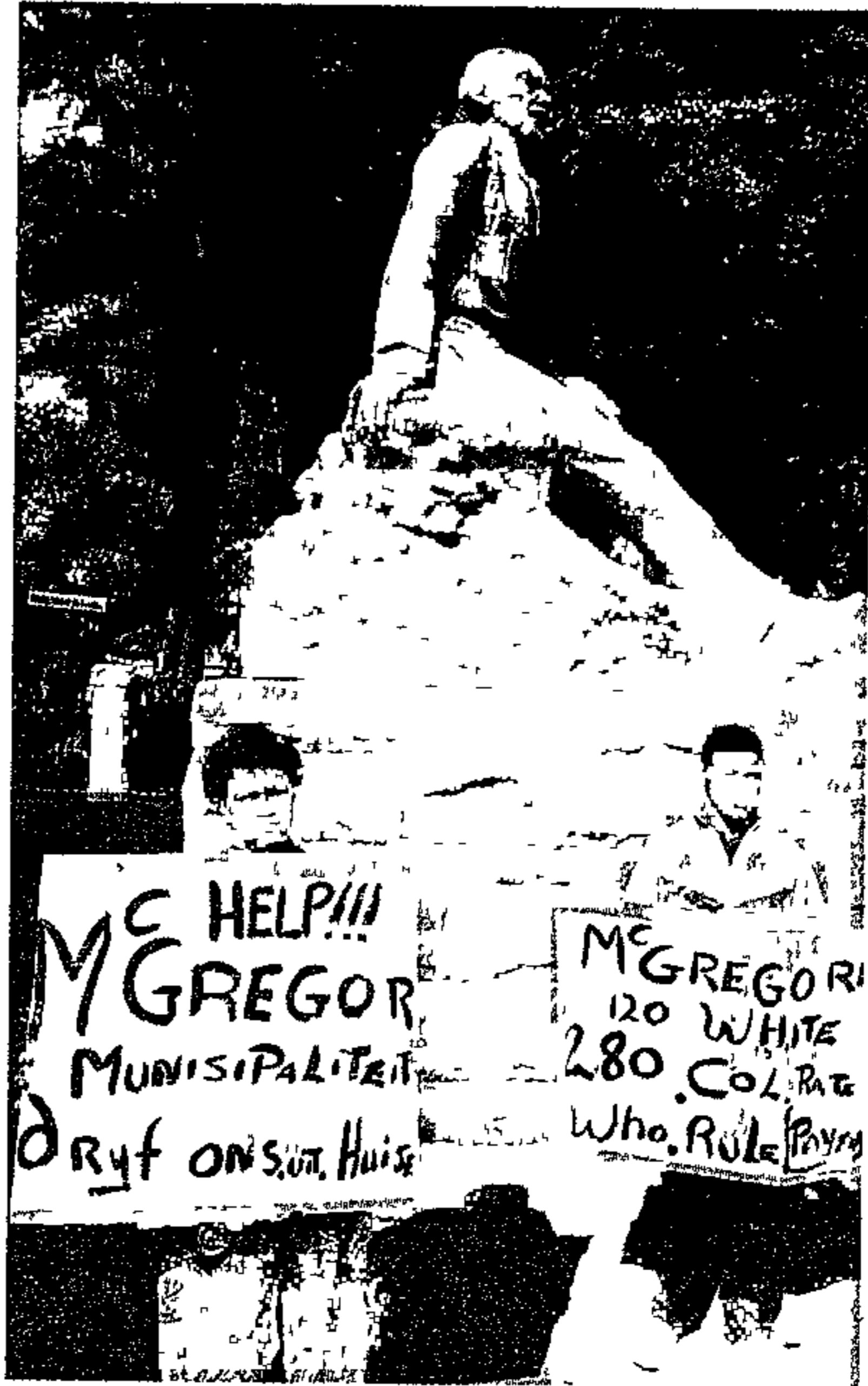
"The municipality is creating a property market for white buyers. It is trying to make money out of our heritage. With rates like this we'll be forced to squat in the bushes. We want our houses back."

"There are 280 coloured ratepayers and only 120 white. If we pay the town's rates surely we must have a say in governing the town. We demand that the municipality keep its promise of a new democratic dispensation."

Among the placard protesters was "Tant" Lenie Smit, 69. She said she had not been compensated since losing her home in 1967 because of the Group Areas Act.

The house has since changed hands twice, the last time in November for R70 000.

"It was my, originally my father's house. They took my house away and I haven't received anything for it. They



RATES PROTEST... McGregor residents travelled from the Boland to protest outside parliament this week against a 150 percent rates increase.

By KURT SWART

promised me I could move to a new place and wouldn't have to pay rates."

Mrs Smit is one of several residents who receive a monthly pension of R250 and now face a rates bill of R900 a year.

McGregor residents want a commission of inquiry, comprising representatives of the government, the African National Congress and the National Civic Association, to examine the affairs

of the municipality. They also demand that the rates increase be scrapped.

The mayor, Mr Len Kendall, was not available for comment and inquiries were referred to the Robertson municipality, which runs the village's affairs because McGregor's municipal staff are "inexperienced".

Robertson's town clerk, Mr Willie le Roux, said residents' grievances had been addressed at meetings on July 13 and 30.

"It was agreed that the rates would be revaluated by the Cape Provincial Administration (CPA)," he said.

"It was also agreed that the CPA would investigate the case of the woman whose property was taken away without payment as we have no knowledge of that."

A spokesman said the CPA had told the civic association that its grievances were local problems and would have to be settled with the municipality.

"We acted as facilitators to get them together," he said.

"There will be a revaluation of properties, which will be started by CPA officials tomorrow."

The dispute over Mrs Smit's house was beyond the scope of local government, the spokesman said. He suggested that as this was a "personal matter", she should seek legal advice.

# Court asked to stop lagoon development

S. TIMES 20/10/91  
CM  
BY EVELYN HOLTZHAUSEN

124

A GROUP of homeowners are to ask the Cape Supreme Court tomorrow to stop a township developer from bulldozing sites for houses in a former nature area, which borders their exclusive West Cape homes

Their application for a Supreme Court interdict is the latest step in a row between homeowners who bought sites on which to build luxury homes on the banks of the Langebaan Lagoon and Mr Corneels Nortje, developer of Myburgh Park.

The landowners claim that when they bought their plots, they were promised by Mr Nortje that the nature area which borders their properties would remain intact.

They alleged that they later discovered, through newspaper advertisements, that Mr Nortje was negotiating to build homes in the nature area for phase two of his development.

Former Constitutional Affairs and Planning Minister, Mr Chris Heunis, who was retained as a legal adviser by Mr Nortje, declared the area a "nature area" when he was still in office.

He now owns a plot of land in Myburgh Park.

Mr Heunis, who confirmed that Mr Nortje was a client, has refused to comment.

Attorney Mr C J "Neels" Veldtman, acting for Mr Nortje, confirmed that any action instituted by the homeowners would be contested.

"We are waiting for them. We are confident that what we have done is quite legal and correct."



# Cabinet approves plan to beat Cape housing crisis

B/Day 18/10/91

BILLY PADDOCK

THE Cabinet had approved guidelines for identifying land for low-income housing in the Western Cape metropolitan area, and local authorities had been instructed to act on these, Planning, Provincial Affairs and National Housing Minister Leon Wessels said yesterday.

In a statement, he said an independent survey had shown that in 20 years the population of the area would increase by about 1.2m people, half of whom were expected to be in the low-income group and would not be able to afford formal housing.

The population increase and the growing need for land in the area demanded that government play a "pro-active role to ensure orderly development"

"Taking into consideration the existing backlogs, about 6 000ha of land will have to be made available for low-income accommodation before 2010. It is also of cardinal importance for these people to live as near as possible to their places of work," he said.

It was also important that job opportunities and the optimal use of resources be addressed.

The announcement follows Wessels's statement to the Durban NP congress in which he said he was urgently reviewing the developing crisis caused by the increasing number of squatter camps.

Yesterday his spokesman said Wessels was keen for squatters to be provided with serviced sites. By demarcating low-income housing in favourable areas, squatters would choose to move to these areas.

Wessels said current residential areas could have their housing density increased and this was desirable, but new areas in other parts of the metropole would also be required to accommodate the expected influx.

"Simultaneous scattered development should ease the pressure on specific areas and provide people with wider choices of living areas."

"It must be borne in mind that suitable land for this purpose is scarce and often extremely expensive. For this reason, various areas must be identified and investigations must be continued on increasing housing density."

He said the Milnerton/West Coast area was considered to be the most important expansion area for the metropole, although any development in this area would have to be within the accepted safety needs of the Koeberg power station.

It was envisaged that a low-income residential area be established north of Milnerton and east of the Atlantis railway line.

More land should be set aside in the Durbanville, Kraaifontein and Fisantekraal areas.

He said that due to its position and the job opportunities in the area, the Cape Flats would experience the biggest need for low-income housing over the next 20 years and so land has to be found for development there.

Provision should also be made for low income residential areas in Hout Bay, Noordhoek, Fish Hoek and Simon's Town.

Guidelines for the Cape Provincial Administration and the RSC in identifying specific areas in consultation with local governments, land owners and communities had been approved by the Cabinet.

Wessels said investigations in the Hottentots Holland basin area were not yet complete but the local community had already accepted that land in their area would have to be earmarked for low-income housing.

His department was in the meantime looking for land to use in the interim until investigations were completed.

He also stressed that Khayamandi in the Stellenbosch area had to be developed further and the first phase of the development was being addressed.

He said that, keeping in mind the limitations which high potential agricultural land in the Paarl/Wellington area placed on housing development, Klapmuts was being investigated with further development at Mbekweni.

## Police force to exceed 100 000

GERALD REILLY

PRETORIA — The total SA police force including special constables was expected to exceed 100 000 early next year, according to an SAP headquarters spokesman.

However, resignations from the force were still heavy and averaged 250 a month between January and end-August — lower than last year mainly because of improved pay and service conditions.

The current personnel total is 97 000. The number graduating from police colleges this year will total nearly 4 000. Recruiting for 1992 courses is expected to fill the colleges.

According to economists, a reason for an expected maximum intake is the state of the economy and the severe shortage of jobs in the formal sector for school leavers, black and white.

The police spokesman said no problems were expected in recruiting suitable candidates for 1992. Asked whether township violence and the increasing hazard of police who work in many parts of the country had been a major reason for this year's resignations, he said the major reason had been better-paid work outside the service.

He said the policy of releasing trained policemen from desk bound jobs and replacing them with civilians was continuing.

This had strengthened the numbers available for normal police patrols, other operational duties, and for "bobbies on the beat".

## Relax the academic boycott, says Azapo

B/Day 18/10/91

ANTHONY NDLOVU

AZAPO's education secretariat head Gomolemo Mokae yesterday called for selective relaxation of the academic boycott and sanctions to uplift traditionally black tertiary institutions.

Addressing an affirmative action conference at the University of the North, Mokae said the most im-

portant consideration of affirmative action with regard to black tertiary institutions was the need for an aggressive programme to kill the pariah "bush college" status of these institutions.

He said tertiary institu-

tions providing exclusively for blacks educational needs like the University of the North, Fort Hare, Zululand and the Western Cape have had an unfortunate history. Set up by the regime on ethnic lines in tandem with its divide-and-rule policies, "they came to be viewed as so-called bush colleges by the black com-

munity itself, as well as the world at large."

"Affirmative action was not apartheid in reverse, but victims of racial oppression and capitalist exploitation over three centuries are deserving of an aggressive programme based in their favour to redress past educational imbalances," Mokae said.

# Milnerton, West Coast marked for housing sites

124

ARG 18/10/91

**SHARON SOROUR**  
Staff Reporter

CAPE TOWN will have to set aside at least 6 000 hectares of land in the next 20 years to provide hundreds of thousands of informal housing units for a mushrooming low-income population.

This sobering assessment underpins policy guidelines recently approved by the Cabinet on the demarcation of land for low-income housing in the Cape metropolitan area.

In a major statement yesterday, the government identified eight areas in the Western Cape that could be considered for future low-cost housing,

highlighting Milnerton and the West Coast as a "most important expansion area".

The government envisages a negotiation process between the Cape Provincial Administration and land-owners, the communities and local authorities to choose specific sites.

It says the new housing plan also takes account of investigations into the need for more dense city development and for "infilling" vacant land in built-up areas.

The statement illustrates the scale of Cape Town's housing need.

The Minister of Planning, Provincial Affairs and National Housing, Mr Leon Wessels,

said an independent investigation had shown the population of the metropolitan area would increase by about 1,2 million in the next 20 years.

Half of these would be in the low-income bracket and would be unable to afford formal housing.

"Taking the existing housing backlog into account, about 6 000 hectares of land for low-income housing will have to be provided before 2010. It is also important for people to live as close as possible to their work-place."

The increasing population and the need for land demanded that the government play a "pro-active" role to ensure or-

derly development.  
Job opportunities and the optimal use of resources had to be addressed.

The areas earmarked by the guidelines are north of Milnerton and east of the Atlantis railway line, south of Kraaifontein, the Cape Flats, the southern Peninsula, including Hout Bay, Noordhoek, Fish Hoek and Simon's Town, the Hottentots Holland basin, Kayamandi in Stellenbosch, Mbekweni and Klipmuts in the Paarl/Wellington area, and Atlantis.

Mr Wessels said the simultaneous development would take pressure off certain areas and give people a greater choice of where they wanted to live.



## **Village for sale — at just R1,5m**

THE village of Middleton on the banks of the Great Fish River in the eastern Cape is for sale at a negotiable price of R1,5m. (124)

Middleton was established more than 100 years ago and has been well maintained. It is owned by Doreen Roberts, whose daughter Debbie runs the hotel. The village also has a post office, police station, general store and five houses. *8/Day 16/10/91*

The town was advertised on TV Property Market on Sunday, because the medium could show the features and charm of the village, says Intervision MD Mike Daffy.

Intervision produces TV property market

"Someone out there would love to own their own town and become mayor, town clerk and engineer," he says.

The town is being sold under the sole agency of Maxprop.

# S suburbs (124) CT 310/91 rubbish cuts

**Municipal Reporter**

SOME 40 000 households in the southern suburbs are about to have the frequency of their domestic refuse collections halved, in a tough new council drive to cut costs

City Engineer Mr Arthur Clayton said yesterday that by the end of November, refuse between Mowbray and Bergvliet will be collected only once a week

His department hoped to save R3,2 million this year through its cost-cutting programme

The Atlantic suburbs will be next in line for the once-a-week service he said

● Other recently instituted cost-cutting measures include a ban on council staff mowing the council-owned grass verges in front of privately owned properties, and the decision to repair broken concrete pavements with cheaper bitumen



**HELPING HAND** The Mayor of Cape Town, Mr Frank van der Velde, helps Mrs Susan van Wyk to load her black bag into a refuse-removal truck. Behind them are cleansing staff Mr D Peterson (left) and Mr S A Samuels

Picture BENNY GOOL



# Civics furious over try at spying

South 3/10-8/10/91  
By Rehana Rossouw

STAFF of the National Civics Interim Committee are convinced that security forces are attempting to spy on them after a worker was approached to provide information for a shadowy research organisation.

Last month, Ms Cathy Aranes, an administrative worker at the organisation's national office at Community House in Salt River, was offered money by two people if she photocopied minutes of its meetings.

Aranes believed she was targeted by people listening in on her telephone conversations, but a sweep of her office on Wednesday failed to locate a listening device or transmitter.

She is the second member of the civic organisation to be asked to pass on information in recent months.

The approach came days after Aranes had used the office phone to discuss finding another job with an employment agency.

She later received a telephone call from a woman calling herself Anna-Marie Laubscher, who said she had obtained her telephone number from the employment agency.

Laubscher asked if Aranes would be interested in an office administration job and Aranes arranged to meet her later to discuss it.

"She arrived in a blue Opel Kadett with a man who introduced himself as Carel," Aranes said.

"We went to a restaurant to discuss the job offer over coffee, but even before we got there I was suspicious."

"They asked me about my job and what it entailed, but then they began talking about Cast (Civic Association of the Southern Transvaal)."

At the restaurant "Carel" said they were part of a group researching what "people on the ground" felt about organisations. He said Aranes could help them by photocopying minutes of civic meetings and giving it to them.

They were particularly interested in arguments and problems members had with each other.

# Koeberg may close to allow low-cost housing project

(124) ARG 28/9/91

Weekend Argus Reporter

PLANS for a low-cost housing area north of Cape Town could involve the closure of Koeberg nuclear reactor

An unconfirmed report said the clo-

sure of the reactor was one the suggestions made by the Regional Services Council study group investigating the need for low-cost housing for 3,7 million people over the next 20 years

It said the closure of Koeberg — operating on only two of its originally- envisaged six reactors — would probably be cheaper than having to house people out of range of the station



(124) CT 27(9)91  
**Mayor calls  
for housing  
for all in city**

**Staff Reporter**

THE Mayor of Cape Town, Mr Frank van der Velde, yesterday called for housing for all Capetonians within five years and the electrification of every single dwelling in Cape Town

Housing for all Capetonians within five years requires 46 000 new sites to be established in the Peninsula every year

Mr Van der Velde was addressing a city meeting of the Institute of Citizenship on "the real Cape Town" and said that housing and electrification for all was "not an impossible task"

"This project has the potential of being the greatest self-generator and distributor of wealth than any other project advocated in the Western Cape; and what's more it is feasible and achievable," Mr van der Velde said

# Civic group suspends its entire executive

THE entire 15-member executive committee of the Port Elizabeth People's Civic Organisation, one of the oldest extra-parliamentary civic groups in South Africa, has been suspended from office for four weeks

A commission of inquiry has been set up in the meantime to investigate the problems believed to have caused friction within the Pepco committee, led by veteran civic leader Henry Fazzie.

This was disclosed at a Press conference convened by the acting Pepco interim committee at Kwazakhele yesterday

Pepco was formed 12 years ago by Thozamile Botha, who is currently an executive member of the African National Congress

Fazzie, who is also president of the East Cape Civic Organisation - an umbrella body of all civic organisations in the region - yesterday declined to comment on the suspensions

He said he was still waiting to hear from the committee

Addressing the Press conference, Mr Vember Cagwe said it had been decided to make the disclosures in order to avoid speculation and confusion following a resolution by the Pepco Council at a meeting on September 15.

He said the resolutions, taken in response to a notice of resignation by the Pepco executive committee at the meeting, were that:

- \* The executive committee's notice of resignation be rejected in the interests of Pepco,

- \* The committee should, however, be suspended for four weeks while a commission of inquiry called by the council looked into the issues troubling Pepco; and that

- \* An interim committee be elected to act while investigations were under way

Those elected to the interim committee are Mr S Kohlakali (spokesman), Mr V Cagwe, Mr X Makapela, Mr XM Tengo, Mr Z Ndongeni, Mr D Pandle, Mr L Mfeketo, Mr V Thwathwa, Mr L Vena, Mr S Ndena, Mr M Bonya, Mr K Mabusela, Mr F Mnyumana, Mr T Memani and Mr M Mareke

Cagwe said the function of the interim committee was to ensure that Pepco's aims were being carried out -  
Sowetan Correspondent



# Townships, now media dance to activists' tune

REC 2519/91

EDWARD MOLONYANE  
Staff Reporter



THE new breed of township activists which emerged after the unbanning of political organisations last year are a mean bunch because of the awesome power they wield in the townships.

And, because of this, they have suddenly found themselves in the media spotlight — and believe they are somehow dictators to the media.

Before the "liberalisation" of the political situation, some of us reporting on township events had operated relatively freely except during the state's media clampdown.

I had mistakenly hoped that the advent of the changed political situation would make our job easier.

But it ~~was not~~ to be and accusations such as "you wrote that article without a mandate from 'the people,'" or "you did not write what we told you" was common.

My first brush with these activists occurred in my area of Town Two, Village Three, at the height of the euphoria of the New South Africa in March last year, a month after that watershed speech.

As residents we had been called to the sports field, where the poor state of our houses was discussed.

The gathering of more than 800 homeowners, myself included, unanimously resolved that the best way to make the authorities attend to the structural defects on the properties was a boycott action on bonds, a tra-

ditional weapon in townships countryside. Having been part of the decision, I promptly wrote the story and the residents' stand subsequently won favourable comments, leading to eventual repairs.

However, no sooner had the story appeared than township turmoil had it that civic activists were angry with me because I had "written the article without a mandate."

Later, when financial institutions' representatives went to the area to address residents, local executive members of the civic association — watched by hundreds of residents — threatened me and prevented me from taking notes.

Last year I covered the rent boycott and the subsequent electricity switch-off in Mbekweni.

On all occasions I had consulted the Mbekweni Working Committee, said to represent residents.

However, when cracks began to show in the community after a member of the working committee had secretly informed me that some residents had expressed displeasure at the committee and wanted to pay their rents to have their electricity restored, I interviewed several residents who told me intimidation was rife.

After grilling the committee about this, I got no more briefings and, my son "He wants to tell us what to do and he sounds like a PAC man."

Next came the boycott of taxis and the subsequent taxi war in which scores were killed.

The Taxi Crisis Co-ordinating Committee (TCCC) had issued a statement detailing reasons for the boycott of one faction and this was used in full in a morning daily.

Needless to say, my story included both the TCCC statement and comments from the association earmarked for a boycott, but I was accused of "writing what we did not tell you"



# Housing scheme stalled by aid cut

(124)  
S. Times (Bus.) 22/9/91  
By TERRY BETTY

STATE spending on low-cost coloured housing has been slashed.

House of Representatives director of housing Anton Fuchs says reduced cash allocations for coloured affairs have caused the cuts.

One of the more successful projects to get the axe is the Delft scheme on the Cape Flats

Mr Fuchs says there will be no State financing for new houses at Delft this year But

the authorities will honour unfinished contracts.

Delft has relied on State loans of R150-million. About R100-million was used for building houses and R50-million for roads, sewerage, electricity and water.

The housing loans are repayable at 13,5% interest over 30 years.

Since work began at Delft two years ago, 3 000 houses have been built in two towns. The towns have schools, community and shopping centres.

Development can continue with private-sector financing, but costs will rise because money will have to be borrowed at market rates.

## Transfer

Delft project manager James Slabbert says this will raise costs of serviced sites from R7 500 to R10 000

To compensate, smaller houses will have to be built. At present they sell for between R25 000 and R30 000

Mr Slabbert applied for R16,5-million from the proceeds of strategic oil sales, but he was turned down. He now appeals to the private sector

Financial institutions have agreed to provide 450 loans at market-related rates if individuals qualify and if their employees guarantee 20% of the loan. So far 34% of 2 000 applicants have received this guarantee

The banks provide the cash only after the house is built and the buyer takes transfer, but the builder needs money up front. Mr Slabbert has

asked the South African Housing Trust (SAHT) for bridging finance.

This will increase the cost of houses and place them beyond the reach of many

Mr Slabbert has asked the State Housing Board to arrange a first-time house buyer's subsidy. This would supplement the buyer's interest payments over seven years and amounts to about R7 500

In the eighth year the buyer would repay the full amount

Delft was listed by CSIR as one of the most successful low-cost housing projects. It has a computer-based selling system enabling buyers to choose a house and organise financing in two days. They also have a pre-paid meter card system ensuring that all residents willing to pay for electricity receive it.

The houses are designed with a minimum of fittings that can be removed by defaulters.

The De Loor task group has said the solutions found at Delft can be applied wherever rapid urbanisation is taking place, says Mr Slabbert.

## By JULIE WALKER

BEARING MAN was bid at ahead of a merger of the bearing businesses with those of Anglovaal Steelmetals.

Steelmetals will win control will be made to Bearman minority asset value — the directors say exceed 450c. Anything above that as a dividend. Bearman was only

Opportunities such as Bearman in a market both nervous of industrial blue chips yet cheery golds.

Anglovaal Industries has picked R119 in the past two weeks. It rose from R91 to R102 — it was November

W&A companies were active results. W&A went to R5,70 on but retreated to 520c on disappointment

Barlows perked up in big volume sale of Middelburg Steel & Al almost R5 to R52,25 before easing

Samancor firmed 325c to R30,5 and Vansa leapt from 72c to 105c. It is calculated more than 155c a share as a catalyst

# figures W R O W

## By DIRK TIEMANN

Increases in the current competitive environment, we are struggling to pass them on.

"This year the price of raw material from the mills has risen only once — by 12% to 15%. This is the first time that increases have been so low. In the past prices have gone up twice a year"

The cost of packaging could be one of the biggest factors lifting processed food prices. Corrugated cardboard is used mainly for outer containers for food

## Check

CSS bases its PPI estimates on replies received from manufacturers. It is difficult to understand why its increase is much higher than those given by the Big Three

CSS deputy director David van den Heever says "We send our questionnaires to a representative sample. Although we cannot disclose the figures supplied by respondents, we check them"

"When there is an anomaly in a price, we check with the manufacturer. We also quote the last price he gave us on the new questionnaires"

## Civils struggles

THE Government's restrictive monetary policy to reduce inflation has left the civil engineering industry in trouble

The SA Federation of Civil Engineering Contractors says the tempo of construction has declined markedly and little new work is on offer 22/9/91

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# Mayor brings hope to dreary, damp 'Gangland'

(124) AKG 21/9/91

## DALE KNEEN

### Weekend Argus Reporter

THE long, wet winter has left Manenberg and Valhalla Park damp and dreary. And the people who live there are angry — they told the mayor so, too.

"My children sleep on the floor and when the rain comes down they get completely wet. I'm worried about them getting sick," said Mrs Salegga Marcus.

She was standing in her cramped home in Mathius Street, Valhalla Park. Pools of water covered the front garden yesterday.

But it was no ordinary day for Mrs Marcus. The mayor of Cape Town, Mr Frank van der Velde, had just visited her.

He and a group of officials from the municipality were on an "orientation tour" of the two gangland areas.

The city council had filled in Mrs Marcus's back garden to stop flooding, but the front garden at her R62-a-month house now needs attention.

Although the city council has recently spent thousands of rands on upgrading the two areas, they remain among the most depressed in the Peninsula.

"The living conditions are certainly not ideal," said Mrs Denise Domingo, an executive member of the Valhalla Park tenants' association.

"The dampness in the houses is a major concern as it is a health risk for the inhabitants."

"It's good to see the mayor is taking an interest and is investigating. Our homes need to be improved," she said.

Mrs Domingo is among hundreds of people who live in modest houses which are so damp that moss grows on the walls, and the ceilings are buckled.

"They must fix our houses," said Mrs Francina Nxangam, whose Simon Road dwelling is one of about 60 with broken ceilings. "We pay a lot of money."

Inferior building materials have resulted in dampness which is worsened by residents blocking ventilation ducts and then boiling water for baths.

In Manenberg the grim blocks of flats are being painted

by the municipality with paint bought with money from the "maintenance fund".

Cape Town's assistant treasurer for housing, Mr Mike Shaw, says the residents contribute small amounts to the fund for upgrading.

"It's difficult to improve the area. Many are in arrears with rents," he said.

Money is also derived from the Regional Services Council which last year spent R13-million on upgrading. Yesterday, for instance, workers were laying storm-water drains in Manenberg. Children were playing in the community hall near Kalksefontein.

The Sabie Road library in Manenberg was closed. Gangsters had terrorised the staff

who had decided they could no longer risk their lives.

But, as the mayor and his entourage walked around the area, Mr Shaw explained that money from a development fund would be used to improve the area.

The fund is built up by the small profits made from houses being sold in the area.

Proposals to alleviate the hardships in the area include fencing maisonettes in Manenberg, repairing pathways between the flats, and providing gutters and downpipes.

Meanwhile people like Mrs Christine Davids and the 10 people who share her damp Valhalla Park home in Angela Street are looking forward to a long, dry summer.

GORDON'S BAY

**Setting sail**

(124) ~~2~~  
FM 20/9/91

It took longer than planned but the ambitious marina development at Gordon's Bay on the Cape coast got under way this week when builders moved on site

The Harbour Island development is the first fully fledged marina on the False Bay shoreline, according to the developers Anglo American's Marina da Gama across the bay near Muizenberg was designed as a marina, with direct sea access, but the plan was altered and there is no open channel

Harbour Island will include a harbour for

*continue*

**PROPERTY**

(124) ~~2~~  
FM 20/9/91

80 vessels and 120 moorings for residents' boats in the inner basins and around two artificially created islands. The harbour, which is due to be completed by the end of next year, is part of the R40m first phase of the development that will also include 53 residential units, all with direct access to the water. The first residents are expected to move in early in 1993, says development company shareholder Tony de la Fontaine.

The project will be phased in over five to seven years and is planned to accommodate about 3 000 people and provide about 500 permanent jobs once building is complete. Marketing of the sectional title residential units is to start next month.

The 25 ha site, which includes 1,3 km of beachfront, was owned by Gordon's Bay town council, included sports facilities, a sewerage works and municipal yard. All have now been relocated.

The proposed development was announced as a R250m project in 1989 and work on the site was due to start early last year (*Property* November 17 1989). De la Fontaine says the delay was mainly because of the lengthy process of consultation, research, environmental impact studies and approval by a wide range of authorities. He says the final cost of the development is now expected to be about R350m. There are also likely to be fewer than the 1 000 residential units originally planned.

He says the units will be marketed as widely as possible and aimed at people looking for a secure village atmosphere. He believes the development is well suited to people working in the Hottentots Holland basin or even in Cape Town, which is about 40 minutes by road away.



F M 20/9 91

Yet Hein Kruger, who ran the operation (whereby certain suburbs became non-racial) says he'd do it all again — in the same circumstances

there was much less market resistance than was perhaps originally anticipated The most common fear seemed to be one of a drop in standards rather than living next door to someone of a different race Objections based purely on racism and hate just didn't happen "

Criticised by many, not least for its distortions of the market, the free settlement policy for more than a year was the only official way of living in a racially integrated suburb in SA It was a sort of ideological halfway house between segregation and open residential areas

While Kruger may be proud of what was achieved in terms of the Free Settlement Act, others saw it as having fallen between two stools

The Right slammed the concept as undesirable while the Left said it was simply a last-ditch attempt to shore up group areas, creating unhealthy pressure points and distorted property prices

It has now fallen into that area reserved for the curiosities of apartheid ■

Kruger steadfastly maintains that the success of the free settlement policy was a significant factor influencing government's decision to scrap the Group Areas Act "My only regret is that it didn't happen sooner," he says (Of course, if it happened sooner there may not have been time to carry out a free settlement policy )

Kruger, who was subsequently appointed by Cabinet to assist the Minister of Planning and Provincial Affairs, says that during its relatively short existence, the Free Settlement Board processed 43 applications for the establishment of "grey" areas Of these, 41 were finalised and two were still outstanding when the board closed down.

**Suburban wedge**

He adds that about half of those completed dealt with existing townships and areas — and some of them, like Johannesburg's Hillbrow and Cape Town's District Six, were more developed than others "The remainder were new areas where developers wanted to start townships from scratch on the basis of having multiracial communities Typical of this type was the Sage Schachat Country View development at Midrand," he says

Kruger adds that there were also about 25 applications which, for various reasons, were not considered — such as failure to comply with the Free Settlement Act's provisions These were then withdrawn by the applicants

There were also, he says, "dozens" of inquiries which never actually materialised as applications

"I definitely feel that the free settlement policy was the right thing at the right time," he argues "It was an interesting exercise and contributed considerably towards government's decision over which route to follow "

Kruger concedes that he has not monitored the progress of areas which did receive free settlement status "I would have liked to have done so but there wasn't time We never had the infrastructure under the auspices of the board It wasn't part of our mandate "

Nevertheless, he says information passed on to him leads him to believe that many who were previously confined to their "own" areas took the opportunity of buying in other areas far sooner than would otherwise have been possible "One thing we believe is that

**FREE SETTLEMENT AREAS**

**Brief glory** (124) (circled) (scribble) FM 20/9/91

Government's controversial Free Settlement Board has passed away almost unnoticed with the scrapping of the Group Areas Act

# Khayelitsha's R13,3-m crisis

EDWARD MOLOINYANE  
Staff Reporter

(124) ARG 20/9/91

RESIDENTS of Khayelitsha, the fastest-growing residential area in the Peninsula, owe the Lingeletu Town Council about R13,3-million in unpaid rentals, service charges and electricity.

Lingeletu Town Clerk Mr Graham Lawrence says the township faces a "severe crisis" unless payments are made services will have to be drastically reduced.

More than 65 000 households owe money for electricity, service charges or rentals, he said.

The executive members of the Khayelitsha zone of the Western Cape Civic Association (WCCA), who recently held meetings with the council about the growing squatter crisis and other issues, had undertaken to persuade residents to pay

The civic association initially shunned any contact with the Lingeletu Town Council and repeatedly called for the resignation of the councillors, including mayor Mr Mali Hoza

Although the majority of houses in Khayelitsha do not have electricity, calls for a boycott of rent and service charges were made in 1989 when the WCCA called for the resignation of the council

In Section A the only residents with electricity are those who installed the facility themselves. Newly-established areas use the prepaid card system which makes it impossible for users to avoid paying

Relations between the WCCA and the Lingeletu Town Council have improved and they meet frequently to discuss issues, Mr Lawrence said.

"If people are willing to talk we can resolve many of the problems facing this community," he said. "A joint responsibility will mean the civic will not hide behind protests but will also have to shoulder the responsibility.

"We are looking at an interim government for this area because whoever inherits the reins will be faced with the same problems we have today."

Monthly rentals in the township range from R10 in the unserved Site C to R15 in Site B, R29 in the new served sites of Macassar and Harare and R43 in the core houses, he said.

Since the first core houses were occupied in 1984, residents have fallen in arrears with their payments for electricity and service charges

"There was a slight improvement in 1987 but about two years later only sporadic payments were made until last year," said Mr Lawrence.

He added that the rentals in Khayelitsha were "highly subsidised because of the obvious poverty" and were only 25 percent of what should be paid.

The crisis in the provision of services had been exacerbated by continuing violence. At least 12 council refuse removal trucks, each costing more than R200 000, had been destroyed this year.

"We hope residents will realise the seriousness of the situation because we are heading for a point where we will have to reduce services drastically," Mr Lawrence said.



## Protest in Darling today

Staff Reporter

(124) OCT 19/1991

THE Darling Civic Association is to hold a peaceful placard protest today, the first day of the West Coast town's annual flower show

Town clerk Mr Johan Truter confirmed yesterday that the Darling municipality had on Tuesday "unanimously" approved the march, which will protest against, among other issues, chronic housing and road problems

He said the Darling municipality was faced with a desperate lack of funds, and the House of Representatives did not have the money to address the problems

# 'More power cuts possible'

Staff Reporter (124) CT 18/9/91

ELECTRICITY arrears in Khayelitsha for the past six months stood at R1,5 million and further power cuts to defaulters could soon increase to 50 households, the township's town clerk, Mr Graham Lawrence, said yesterday.

Mr Lawrence said that so far 37 households with arrears of R1 500 each over the past six months had their supply cut on Monday. The supply to another 13 households — with similar arrears — would continue.

The remainder of the R1,5 million shortfall was made up of smaller amounts whose debtors "we hope not to have to cut off", he added.

He said that last week's outbreak of sustained township taxi-related violence had resulted in refuse removal services in the "Green Point" area being discontinued, road signs being stolen and vandalised and a major set of traffic lights at the intersection of Lansdowne Road and Mew Way being "chopped down".

Meanwhile, the Red Cross was late yesterday still assessing the extent of homelessness in Khayelitsha following several weekend attacks.

Police said Khayelitsha remained quiet yesterday and no unrest incidents had been reported.



# Prestige Cape suburbs to pay more

8 Day 18/9/91

Own Correspondent

CAPE TOWN — Revaluation of sample properties in Cape Town has shown that residents in prestige suburbs are going to pay considerably more in municipal rates from July next year while those in down-market suburbs will pay less

Random samples of valuations showed that one block of flats in Camps Bay — 54 Camps Bay Drive — will increase more than 60 times from its present (1979) valuation of R12 410 to R760 500

A 495m<sup>2</sup> property in Athlone, 36 Renfrew Street, is to have its valuation increased from R2 210 to R53 460 — 24 times its

present value

Another block of flats in Clifton will increase 12-fold in valuation, from R674 620 to R8,4 million

Other samples showed that

□ In Rondebosch, Gardens, Kalk Bay and Schotsche Kloof, valuations increased by six or seven times

□ In Mitchells Plain and Rugby, valuations increased by over four-fold.

Deputy City Treasurer Peter Lever said the sum the council needed to raise through property rates to balance its budget should remain the same in real

terms from one year to the next, despite the revaluation. Therefore, as municipal valuations are raised, the number of cents per rand that each owner has to pay in rates will drop accordingly

Domestic rates in Cape Town are now 4,999c in the rand. This figure is expected to drop to a fraction of a cent in the rand when the new valuations — pegged at market values as at July last year — come into effect

Yet there would be shifts in the relative contributions made towards rates by different areas, Lever said

124

REVIEW

# Housing chairman is out to tackle backlog

(124) CT17/9/91

By TOSH LEVETT-HARDING

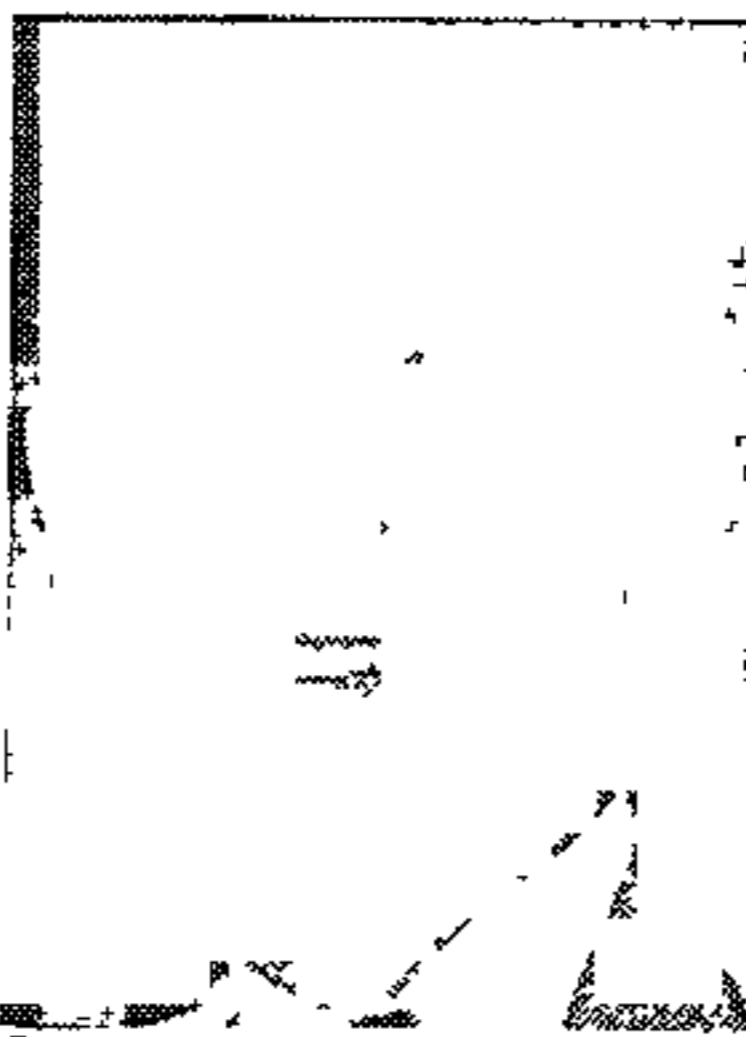
CITY Councillor Neil Ross, who has just taken over as chairman of housing, said in an interview that Cape Town had a waiting list of more than 42 000 coloured families

He said "Many have been waiting for housing for several years with no immediate prospect of getting accommodation.

### Recent arrivals

"This year the city council will build just over 200 houses, which is a drop in the bucket against the need"

Mr Ross thought the



NEIL ROSS: Advocate of an "acceptable living environment"

immediate prospect of getting central government funding for additional housing looked

poor as most of its money for housing had been diverted to the Independent Development Trust (IDT)

"This organisation turned down our application for finance for low-cost housing in Cape Town"

Mr Ross said that it was ironic that money had been made available for infrastructure and housing for the large influx of recent or new arrivals in areas such as Khayelitsha

"Little money and indeed often no money, is forthcoming for the tens of thousands of people who have been living for

years in overcrowded conditions in our townships"

He said that housing by itself was not enough and what was needed was an acceptable living environment — the city had done a lot in this regard but much more needed to be done

Mr Ross concluded "Given the challenges of change and the new South Africa, it is absolutely essential for the housing committee to increase its efforts in involving extra-parliamentary groups, civic associations and individuals in the decision-making process"



# Shanty towns may rise north of city

124

CT 17/9/91

By GUY OLIVER

NEW townships like Khayelitsha might be built north of Milnerton and Kraaifontein to cope with population growth, the Minister of National Education and Environment Affairs, Mr Louis Pienaar, says.

The government was already investigating this possibility, he said last night at the launch of a Royal Society of South Africa research project, "False Bay — An Environmental Assessment", at the City and Civil Service Club.

Mr Pienaar said there were few areas left in the Peninsula to absorb the urbanisation process.

To contain the population explosion in the Peninsula an "active birth control programme" was required. Research showed that provision of electricity to shack communities led to lower birth rates.

● There was also a need to work towards a single authority for False Bay to ensure "proper" management, Mr Pienaar said.

Management of the bay's 116km coastline from Gordon's Bay to Cape Point was "fragmented". However, a sole authority — similar to the National Parks Board — would have to be "holistic". It would have to be rate marine-resource management, the preservation of "coastal integrity" and management of the wetlands, which were already "under pressure".

● Mr Pienaar said he expected positive development regarding a single-body management of Table Mountain, and there had been suggestions of the National Parks Board assuming this role.

● The formation of "honorary inspectors" to prevent the depletion of "perlemoen" stocks in Walker Bay was also announced.

There were "not sufficient inspectors" to police the marine stocks, which were pillaged by professional poachers and by leisure divers taking more than their daily quota.

● The pollution of False Bay from the coastal suburbs of Muizenberg, Fish Hoek, Simon's Town and Gordon's Bay posed a greater problem even than Khayelitsha, Mr Pienaar said.

The old stormwater-drainage systems in these suburbs did not provide for purification, whereas newer developments had incorporated "settlement dams" to purify the effluent.

# Death threat

## to pastor's

# boy Jacques

S/Times 15/11/91 (124)



**A PASTOR** who let two coloured families move rent-free into houses he owns in a dying Karoo town has been warned to get rid of them or put his young son's life at risk.

Now 12-year-old Jacques van Staden sleeps in his parent's bedroom and is too afraid to take his bike on to the dusty streets of Rietbron, where more than half the houses stand empty.

Soon after Mr Tienie van Staden, 61, allowed homeless parishioners at his International Maranatha Evangelical Mission Church to move from the overcrowded township into two run-down houses, his wife, Carol, got a phone call.

A man said: "Our organisation doesn't like the fact that you have let houses to coloureds. Get rid of them or your son's life is in danger."

Police have traced the call to a public phone booth in Beaufort West, 50km away across a broad and dry plain.

By BILL KRIGE

The threat to Jacques, their "laat lammetjie", has left Mrs Van Staden tearful and confused and the pastor, who is also principal of a small farm school 60km away, says the strain is more than he can bear.

If they can sell the small shop his wife runs, they will trek.

### 'Uitlander'

He also claims that hostile officials are making life intolerable for the impoverished coloured newcomers by demanding expensive home improvements

Camdeboo Regional Services Council health officials insist that baths and basins be installed — even though no water is piped to the cottages

Rietbrōn, once a prosperous and thriving white community, has become a virtual ghost town. Some 45 of its 80 houses are boarded up and many others occupied by elderly widows and widowers

"I was born here, but people refer to me as an *uitlander* because I left when I was 16 and only

**AFRAID** residents have warned Pastor Tienie van Staden that his son Jacques's life is in danger unless he evicts coloured families

returned eight years ago," said Mr Van Staden

"My mother was the local midwife and she delivered a whole generation — yet they cannot accept me

"You know, while I was away I idealised Rietbron I remembered a close-knit and loving community

"If anyone fell ill, the neighbours would barricade the road so the patient

wouldn't be disturbed. The place bustled. There were 400 children at school

"Well, it's not like that now

"Soon after we arrived someone scrawled on our window 'You are unwelcome. Please trek'."

Today there are just 21 pupils at the white school — but although the classrooms are empty a new school for coloured children will be built for R5,5-million in the township

"People don't like the fact that I am no longer with the Dutch Reformed Church or that I have anything to do with the coloured community. We began holding services last year at the old magistrate's court, which I had bought

### Shack

"The Group Areas Act was still intact and it led to inquiries by residents as to whether they would have to run me out of town

I've been praying — and thinking about it, but one can't live in this fear"

"I grew up with many of these people and they are supposed to be my friends but we're not welcome," he said

Mrs Hannah Rex, whose family occupies one of Mr Van Staden's houses, said she had turned to Mr Van Staden for help when the new location house that was supposed to replace her mud-and-iron shack, was reallocated

"We are not paying any rent. All Mr Van Staden asked was that we fix it up and we have done so"

She and her husband have painted the walls and shutters of the cottage, which stood empty for 30 years before they moved in

Now health officials have demanded they instal a proper bath and sink — and pay to have mains water supplied.

### Health

"We were told it would cost R700 to get water laid on. Where else must a person pay the municipality to provide the water?"

"Why are we singled out when there are white houses that have nothing?"

"Even if we do need running water here, we needed it just as badly in the location where we ran even greater health risks, but nobody cared then," she said

Mr Angus Knott-Craig, chairman of the Regional Services Council in the area, was not available for comment



# Shanties and shacks to stay

124  
 AGF 14/9/91

SHACKS and shanties will have to form a cornerstone of housing policy in a new South Africa, and the country can no longer view such housing as a temporary phase of development near our cities.

Recognising this, housing subsidies should be applied to support informal housing, said Mr Graham Lawrence, town clerk of the Lingeletu West Town Council which controls Khayelista

Mr Lawrence was speaking at a conference on "informal settlement — the engineer's challenge and responsibilities" held at UCT

Mr Lawrence said that poverty and "low levels of living in informal housing" are a fact of life for three-quarters of the world's population.

Less than 10 years ago informal housing conjured up images of slums, with anti-social and unsanitary conditions

"They were seen as dens of iniquity, to be avoided, discouraged and destroyed at all costs" said Mr Lawrence

**WILLIAM BARKER**  
 Business Staff

Since 1985, however, there had been a dramatic change in the official attitude, and there was now consensus as to the inevitability — if not desirability — of informal settlements. What was needed, said Mr Lawrence, were administrative changes designed to cope with the phenomenon

Such changes would include:

- Frameworks which offered people a range of choices and encouraged them to help themselves,
- A role in the decision-making processes that affected their lives, and
- Access to land

Difficulties arose when governments built homes for the poor

"Without a clear understanding of the needs of the poor, building standards have been too high, and too expensive, and this has added to an al-

ready difficult situation" said Mr Lawrence.

It was estimated that more than seven million South Africans lived this way, and the number was increasing, said Mr Lawrence. Misconceptions also hampered acceptance

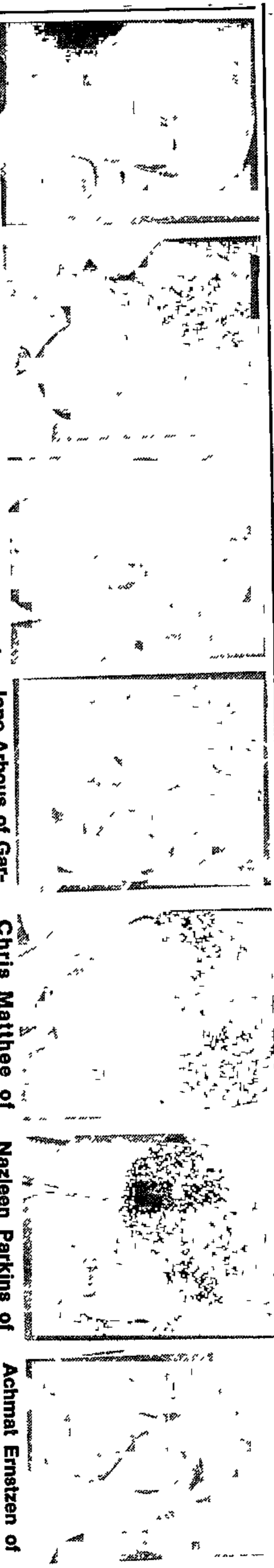
The black sociologist Ademola Sa-lau had said that overcrowding is regarded by most Africans as a "naturally acceptable cultural practice", and privacy was not a major concern

"Resources directed to solve the problem of overcrowding in Africa may be tantamount to waste," said Mr Lawrence

By allowing the poor access to resources, the State would actually be encouraging and supporting housing action taken by the poor themselves.

"Informal housing should be acknowledged as a basis for a practical housing policy — in short a recognition of the poor's ingenious answer to their housing needs"





Dorothy Hill of Higgovale: It's very inarticulate, isn't it?

Aslam Siljeur of Primrose Park: Don't say what they mean.

Fuad Patterson of Mitchell's Plain: I don't understand.

Jane Arbous of Gardens: A lot of legal gobbledey-gook.

Chris Mathee of Rugby: What the hell's going on?

Nazleen Parkins of Mitchell's Plain: No time to read it.

Achmat Ernstzen of Salt River: It's very confusing.

# Valuation 'boul' baffles brains

## Puzzling: to say the least — but here's what that notice is all about . . .

**VIVIEN HORLER**  
Staff Reporter **AKR 13/9/91**

**RATEPAYERS** have been so baffled by an incomprehensible City Council notice sent to 140 000 homes that the council has issued a Press statement to explain

The notice, about valuation for rates, asks owners and tenants to inspect details of sample properties on which rates in the same area will be based

If they feel these values do not represent the July 1990 market value of the sample land, they should object in writing by October 4

That's what it says. But this is how it says it: "Cape Town Municipal area — general valuation 1990 valuation of selected properties which serve and are known as sample valua-

tions

"Notice is hereby given that field forms giving values of properties selected to form bases for the valuation of land in connection with the above-mentioned general valuation based on values as at 1 July 1990 are open for inspection by owners or occupiers of immov-

able property in the area under valuation, or by persons authorised thereto in writing by such owners or occupiers, at the Civic Centre, 12 Hertzog Boulevard, Cape Town, during the period of inspection, quoted above and between the hours 9 00 to 12 00 and 14 00 to 15 30 on Mondays to Fridays (excluding public holidays)."

Another four equally confusing paragraphs follow

Mr Fuad Patterson of Mitchell's Plain said "They want to

value your property or something I don't understand what this means at all"

Miss Sue Sutton of Mowbray said "They want to value all the properties. I think they want to see if people are charging the right price or something like that"

Mr Chris Mathee of Rugby said "I thought what the hell's going on here? I don't know what they're trying to say"

Miss Sharon Fortune, a legal secretary, said "It does make a little sense, but not much"

Mrs Dorothy Hill of Higgovale said "It's very inarticulate, isn't it?"

lance financial journalist, said "It seems to be a lot of legal gobbledey-gook"

And a man who asked not to be named but who said he had two university degrees and was working on his third, said "I'm really intimidated"

Councillor Mr Arthur Wienburg condemned the council for the notice

"When you have an important notice like this, sent out to 140 000 property owners, a senior official should look at it and make sure it's comprehensible"

"I want an explanation and also want to know how much this exercise cost. The bureaucrats always demand market-related salaries but are not so ready to give a market-related service"

city's valuations department said the council had to send out the notices in terms of the Valuations Ordinance

"Legal notices are normally complicated and if put in layman's language the document could have run to three pages, which would probably not be read by the public"

"Three telephone numbers have been provided to handle queries and this has worked very effectively"

"Pinelands and Milnerton municipalities, which are also doing general valuations, have sent out similar notices."

The spokesman explained that the sample valuations would be confirmed by the Valuations Court once all objections have been heard

For more information, ring 210 2568 or 210 2268 or 210 2866.



# Disparity in rates 'marginal' official

THE difference between property rates in the Regional Services Council area and those in the Cape Town City Council area was only marginal, the RSC said yesterday

Replying to questions put to him by the Cape Times, Chief Executive Officer Mr Chris Mocke said comparisons were only meaningful if like were compared with like.

Valuations in Grassy Park, in the RSC area, were determined with a base date of January 1, 1974, while those in the city council had a base date of January 1, 1979.

"If it is assumed that valuations increased by 50% over this five-year period (74-79), then a valuation of R10 000 in 1974 at the Grassy Park rate of 7,524 cents in the rand would result in an annual rates account of R752,40, while a valuation of R15 000 in 1979 at the city council's residential rate of 4,999c/R would result in an annual rates account of R749,90."

This was a marginal difference only, Mr Mocke said.

He confirmed that there was no "pooling" of rates across local area boundaries to pay for services rendered to all the areas collectively.

# Private sector saves low-cost housing plan

(124) CT 13/1/91

Property Editor

THE private sector has stepped in as a white knight to save the R600m Delft "affordable" housing project on the Cape Flats, threatened by recent state subsidy cutbacks

Project director James Slabbert said the South African Housing Trust's Khyalethu Homes Loans division had agreed to finance one home loan for every private sector home loan they were able to raise

And at a meeting yesterday representatives of seven financial institutions — First National Bank, Eastern Province Building Society, NBS, United, Boland Bank and Trust Bank — agreed in principle to finance up to 350 home loans to assist the House of Representative's project complete the outstanding 700 homes in phase two of the project.

Slabbert said final approval was expected next week "and then we can get the project back on the road

"I have also applied to the government to allocate a special funds for a first time homeownership subsidy for first time buyers to make homes in the project affordable to the low income group it was intended for

"And we are putting pressure on employers to assist buyers with deposits or to provide paper guarantees"

Delft was launched 18 months ago to provide housing for families earning between R400 and R1000 a month. Due to subsidy cutbacks they were now only able to assist those earning between R800 and R1200 a month.

To date 3 000 homes in the planned 17 000 unit development have been completed and a further are scheduled for completion in the next three years

Due to rising costs the projected development costs had soared from R450m to around R600m, said Slabbert

## Exchange rates

First National Bank      Hong Kong 2,7105, 2,7450, 2,7625



ort

# R200m plan for low cost housing

(124) CT 12/9/91

By MAGGIE ROWLEY  
Property Editor

HOUSING utility company Communicare, formerly The Housing League, is seeking R200m in longterm loans from the government and private sector to finance low cost housing in the Peninsula

MD Johan Nel said they were extremely concerned about the growing housing crisis for those earning between R1 000 and R2 500 a month as this sector was being overlooked by the government on the one hand and by financial institutions reluctant to loan into this market, on the other

He said representations would be made shortly to the government in the hope of being allocated a longterm loan of R100m interest free or at a low interest in the 1992/1993 Budget

Communicare would then raise on a rand for rand basis a further R100m in longterm loans from the private sector, particularly the major Life Offices which would be repaid at the going rate of interest

"With a R200m capital base we would be able to provide finance to homebuyers in the scheme charging interest on a sliding scale according to income — which has not been implemented anywhere in South Africa," said Nel.

The company, he said, had assembled 1100ha of land at three sites in the greater Peninsula —

AS A first step in getting the scheme off the ground, Communicare is building up a database of people in this income sector in the Western Cape who require housing.

Those wishing to be considered in the scheme should send a postcard or letter to Communicare at Box 259 Cape Town, 8000.

It should be stamped by the employer of the family's breadwinner as verification of salary and must contain the following information — your full name and marital status, number of people in the family, home address, telephone number, occupation, employer's name, address and telephone number, monthly salary of the family's breadwinner as well as the joint income of the family.

in the Blue Downs, Mandalay and Kuils River areas — on which large housing projects could be built

"Within five to seven years we could provide 5 000 units for this income group," he said

He said the housing crisis was worsening daily and they could not wait to be allocated funds from the Independent Development Trust or elsewhere

"In any event funds allocated to the IDT were for those earning less than R1 000 a month

"We have identified the segment of the market which can afford a total package of between R30 000 and R35 000. The ser-

viced plot itself can not exceed R10 000 which is going to require a lowering of standards of services and we have been negotiating at all levels of government and local authorities to make this possible," he said

He said Communicare would do all the screening, administrative work, marketing and registering of their own bonds

While the company was apolitical, he said they had a good working relationship with the authorities and he was confident the loan would be allocated in the next year

"We are ready to move on site immediately and would have the servicing completed and the first houses up within six months," he said

A section 21 company, Communicare has been involved in the provision of housing for the past 61 years and has the infrastructure, management and expertise in this area, he said

Having its own construction company, it employs a fulltime staff of 550 and hires a further 200 or so subcontractors

The company has assets, mostly fixed property of about R100m

"But we have enough cash to provide bridging finance."

He said the private sector had in the past been reluctant to get involved in low cost housing

"By offering them security for their investment at competitive interest rates we are providing them with an ideal vehicle to test the water," he said

# Property soars

(124)  
CT 12/9/91

## Rates hike for costly city suburbs

By PETER DENNEHY

**REVALUATION of sample properties in Cape Town has shown that residents in prestige suburbs are going to have to pay considerably more in municipal rates from July next year — while those in down-market suburbs will pay less.**

Random samples taken by the Cape Times of valuations already done showed that one block of flats in Camps Bay, 54 Camps Bay Drive, will increase from its present (1979) valuation of R12 410 to over 60 times that amount, R760 500.

A 495m<sup>2</sup> property in Athlone, 36 Renfrew Street, is to have its valuation increased from R2 210 to R53 460 or 24 times its present value.

Another block of flats in Clifton will increase 12-fold in valuation, from R674 620 to R8,4 million.

Other samples showed that in Rondebosch, Gardens, Kalk Bay and Schotse Kloof valuations increased six or seven times.

In Mitchell's Plain and Rugby valuations increased more than four times.

● An unofficial council source said Mit-



### THE FASTEST GROWING PAPER

THE Cape Times is the favourite newspaper of more and more Cape-tolians.

The latest figures of the All Media and Products Survey (Amps) show that the Cape Times daily and Saturday editions have notched up by far the biggest percentage growth in the number of daily readers of all mainstream newspapers in the Western Cape.

The Cape Times daily edition has increased its readership by 21,7% from 249 000 to 303 000. During the same period The Argus increased readership by 18,4% and Die Burger by 15,8%.

chells Plain increases would be roughly five-fold, Plumstead 10- to 12-fold and Bantry Bay land values would increase "about 50 times".

Deputy City Treasurer Mr Peter Lever explained that the sum the council needed to raise through property rates to balance its budget should remain the same in real terms from one year to the next, despite the revaluation.

Therefore as municipal valuations are raised to much higher levels, the number of cents per rand of municipal valuation that each owner has to pay in annual rates will drop accordingly.

Domestic rates in the Cape Town municipal area are now 4,999 cents in the rand. This figure is expected to drop to a fraction of a cent in the rand when the new valuations (pegged largely at market values as at July last year) come into effect.

Yet there will be shifts in the relative contributions made towards rates by different areas, Mr Lever said.

For example, property values on the Atlantic seaboard have increased in value since the last valuation in 1979 by far more than those in most other suburbs.

This "outstripping of the average price rise" will be reflected in the new rates own-

To page 3

From page 1

ers there would pay, he said. Residents of suburbs with below-average increases will pay less on the new system.

Unfortunately no average price rise figure is available, and officials do not yet know how many cents per rand will be payable in rates from next year.

So far, 446 of the 155 000 properties in the municipality have already been valued and these are now open for inspection in the exhibition hall of the Civic Centre. Once approved, these valuations will be used to determine others using computer models.

The properties have been valued in accordance with actual sales in their respective neighbourhoods.

The current revaluation is still being done on the old system, whereby only the land component is valued at market value, while buildings are valued at construction cost, less a depreciation allowance.

A new totally market-related system could only have been used had an ordinance been changed, and council officials did not want to wait until this happened.

Council property valuer Mr Emil Weichardt said the City Treasurer may consider granting a rebate if certain rates increases seem impossible to sustain.



(124)  
CT 11/9/91



**UNEASY STREET . .** Heavy rains this week in Khayelitsha's Site B have turned the township's streets into sodden rubbish dumps, exacerbating the sprawling township's serious refuse-removal problems. A shortage of funds for services, attacks on removal trucks and the howling winds of the bleak satellite town are among the causes of those problems

Picture Benny Gool

# Rezoning bid gets Cape city planner's nod

BWP 11/9/91 124  
LINDA ENSOR

CAPE TOWN — Cape Town's city planner's department has recommended the approval of a controversial rezoning in Tamboerskloof despite strong opposition from thousands of residents.

The dispute began in 1989 when Two Oceans Development submitted a proposal for an upmarket residential complex of 26 units terraced into the lower slopes of Signal Hill. Each unit is likely to sell for over R500 000.

The application proposed that the property, No 1 Kenmere Road, Tamboerskloof, be rezoned from single dwelling residential and public open space use to general residential use. But objectors said it was conservationally intrusive as it was adjacent to the Table Mountain Nature Reserve and would lead to traffic congestion.

According to a report which will be presented to a town planning committee meeting today, the city planner's department conducted an environmental impact and traffic assessment study and found that the proposed development maximised the site "in an environmentally sensitive manner".

The department recommended in favour of granting the rezoning subject to certain conditions, according to the report.

The department said objections seemed to be based on a "gut reaction" and on a lack of information regarding the development.

The city planner's department "believes it is not a question of whether development should take place, but rather what this development should be.

"A coherent development of the site certainly offers greater opportunities to control development than does a piecemeal approach," the report said.

It recommended that approval be granted subject to a detailed set of conditions which would ensure the development remained aesthetically pleasing, conservationally sound and not lead to traffic congestion.



# Residents complain of shoddy homes

(124)

19/9/91

VUYO BAVUMA  
Staff Reporter

UNHAPPY Guguletu homeowners have drawn up a petition complaining about "radically deteriorating quality" of houses they bought two years ago.

The owners in NY111 and NY1, whose houses cost between R53 000 and R89 000 on which bond repayments are between R1 200 and R1 900, claim the developers, Nomzamo Building, have ignored their pleas to repair the faults.

They also said the houses were not worth the money because of shoddy workmanship.

They claimed the company was exploiting first-time buyers, especially in the oppressed communities, and called on building societies to suspend payments to Nomzamo until the houses had been repaired.

"We also call on the building societies to pressure the developers to address our problems as soon as possible," they added.

ID Mkize High School teacher Mr Monde Mbekwa, whose bond repayment is R1 900, said his ceiling leaked

"This makes the house damp and walls and clothes in the wardrobes tend to mould. My family is forced to use containers to prevent the water from spoiling the whole house," he said.

Mrs Mildred Nqolobe, whose bond repayment is R1 300, said her toilets did not have water, there was no sink and taps in the kitchen and the house leaked.

"Since I moved in 1989 I have been complaining to the developers, but all in vain," Mrs Nqolobe said.

Mrs Nancy Diba, whose house cost R68 000, said her shower was not working and the ceiling leaked.

"This makes the carpet in the house wet and water seeps through the lounge door on rainy days. I have to use containers so that water does not form pools in the house," she said.

A delegation of owners contacted Democratic Party MP Mr Jasper Walsh to discuss their problems.

Architect Mr Joshua Isaacs, a trustee of Nomzamo Building, said his company was making every effort to rectify the faults.

The houses were not built by Nomzamo but by private builders.

"We have spoken to three builders to attend to the snags. In some cases the builders have had difficulty contacting the owners. In fact, they seem to be having communication problems.

"Some of the builders had problems working in a volatile township climate. But we are now making every effort to assist the homeowners to get the matter sorted out," Mr Isaacs said.

# Housing estate for Grabouw

**WILLIAM BARKER**

Business Staff

A R900 000 housing estate to be developed on the outskirts of Grabouw could add to the growing number of people in the Western Cape who are prepared to commute long distances to work, in order to live in a rural environment

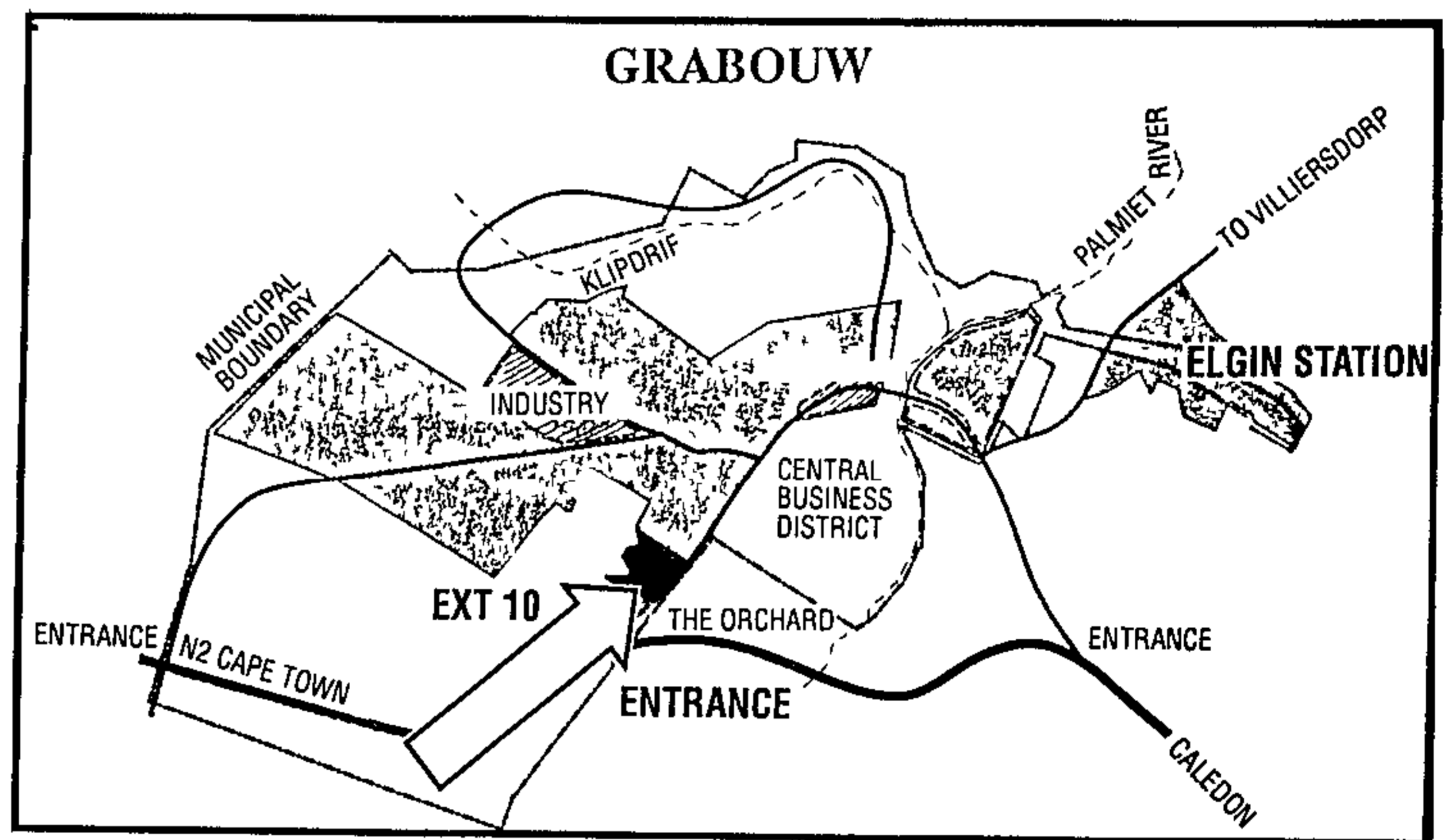
The developers hope the stands will also appeal to investors wishing to move to the country for retirement, but unable to afford the six-figure sums that prime stands in towns like Hermanus and Greyton are now fetching

In the first phase of the development, 30 stands in "The Orchard", varying in size from 640 sq m to 1 575 sq m, will be sold for about R30 000, depending on location and area

Development of the next phase of 20 erven will begin once the first phase is complete

Most buyers are expected to be young people from the Hottentots Holland Basin, which includes Somerset West, Strand, Gordon's Bay, Macassar and Firgrove — an area with a combined population of over 120 000

The biggest employers of permanent workers in the area are Houtek, Appletiser and Elgin timbers. The developers also hope to interest investors



**COUNTRY LIVING:** Sketch of the site set for development

from Cape Town and elsewhere, particularly retired hikers who choose to sell up in the cities and move to the country, but want to enjoy the benefits of a living in a township with full services

"Some of the least expensive stands in good areas of Somerset West are selling for R60 000 and up" said Mr Jan Erasmus, the estate agent handling sales. "Housing sales were slow, so we decided to do something to satisfy a real market need. We believe many people will seize the chance to buy plots for

about R30 000 less than they can buy elsewhere"

The Orchard has been surveyed. Services for the whole of the first phase will cost about R700 000, based on a projected cost of about R18 000 per stand. Most of the finance will come from a Close Corporation called Deke CC, consisting of a quantity surveyor, an engineer, a businessman and a farmer

"We hope to sell most of the stands within 18 months" said Mr Erasmus. "We have deliberately kept the scale small, to

market effectively"

The gently-sloping land, close to the town's school playing field, enjoys mountain views and backs on to a nature reserve. It is ten minutes' walk from shops and schools. Two Boland walking trails begin in the town, and rivers in the area offer good trout fishing

Grabouw recently devised a local structure plan for the development of erven over the next 25 years, and The Orchard represents the first phase of the expansion



# Neighbours help families defy evictions

Municipal Reporter

(24)

MEMBERS of two households in Kleinville near Blue Downs, who were evicted on Thursday, had all their possessions carried defiantly from the pavement back into the council houses by sympathetic neighbours.

The local residents' association said afterwards that "the people" were likely to reinstate anyone else who was evicted in the same way.

Kleinville advice office worker

Mr Deon Brits said the evicted households were those at 8 Koedoe Street and 13 Duiker Street.

Both evictions apparently took place for reasons other than non-payment of rents, he said.

Mr Brits said he understood that there had been a complaint that "wine was being sold" from 8 Koedoe Street.

The other eviction had come about because the tenant apparently no longer qualified for the house after his family broke up, he said.

Mr Basil Nefdt, co-ordinator of the Eerste River/Kleinville Residents' Association, said his organisation had unsuccessfully sought a meeting with the management committee about the evictions on the day that they took place.

"The Melton Rose Management Committee did not try to give us a hearing," he complained.

"We went to the rent office with a petition and demanded that a meeting should be set up, but we could not get

to the committee's secretary,

Mr Stephen Maart. Mr Nefdt said it was likely that "the people" would "put back" any other evicted households as well.

Mr Maart said yesterday that the management committee, which had decided upon the evictions, would meet today to discuss the problem.

"After that we will release a press statement. You will have to wait for the press statement," he said, declining to comment further at this stage.

# 'Hand over hostels' demand to CPA

By Sabata Ngcai (124)

A COMPANY set up by hostel dwellers is asking the Ikapa Town Council and the Cape Provincial Administration to give it ownership of migrant labour hostels in the Western Cape townships

"We cannot buy the hostels as they are worth nothing, we have to do more work to develop them," said the acting manager of the Western Cape Hostel Housing Development Company, Ms Nomathamsanqa Ngwevela.

But the chief executive officer of the Ikapa Town Council, Mr Kobus Olivier, said the company had applied only for permission to plan the redevelopment of hostels.

"We gave them the green light to go ahead with their plans," he said, "but the council expects another applica-

tion for cession of ownership of land and the hostels. It is difficult at this stage to say whether the hostels will be ceded as it would need the attention of the council when the application has been received." According to a recent survey, the council controls about 434 blocks of hostels in Nyanga, Guguletu and Langa.

A spokesperson for the CPA said no direct application had been received from the company, although documents had been received through the Department of Planning, Provincial and National Housing in Pretoria.

The company, which aims to improve living conditions in the hostels, was formed by the Western Cape Hostel Dwellers' Association.

Ngwevela said the company was waiting until the hostels were handed over "before we could know where to start working out the amount needed

for the whole process" She added that the company would then apply to hostel-owning private companies to also cede ownership.

"Both the government and the companies have failed to maintain the hostels, as they are all in an unsatisfactory condition," Ngwevela said.

She said the upgrading would start "as soon as money is available".

Before then, the company would build 300 show houses in Guguletu, Nyanga and Langa at a cost of R12,5 million.

Ngwevela said that once redevelopment started, "structures would be built to accommodate more than 250 000 hostel dwellers in the Western Cape region".

She confirmed that the company and the Hostel Dwellers' Association would encourage people to buy the houses but they could also rent them as not all people would be able to buy.

South 519-1119/91



The abolition of the Group Areas Act early this year was hailed by many as a significant reform. Others feared an upsurge in racial tension. But on the ground, in South African cities, change is slight and gradual. Although residential apartheid is no longer enforced by law, it is maintained by economics. Yet the owners of mansions in exclusive areas are no longer necessarily white. Nor are those forced to squat in shacks any longer necessarily black.

# Financial apartheid

South 5/9-11/9/91

## rules in

124

# Cape Town

**B**EFORE THE REMOVAL of the Group Areas Act, the Cape Town City Council commissioned a report on the possible impact of abolition, and many people braced themselves for a conservative backlash. However, changes in occupation patterns are proceeding very gradually and there have been few cases of overt racial tension and hostility. There is no highly visible melting pot like Hillbrow in Cape Town. In the only comparable high-rise area, Sea Point, prohibitive prices and a dearth of rental accommodation have been a bar to significant shifts. Nevertheless, estate agents say an increase in black residents living in backyards and servants' quarters has motivated many white residents to move from Sea Point to the City Bowl area. Mr Mike Bisset, a director of Pam Golding Estate Agents, says the removal of the Group Areas Act has not meant dramatic changes. He says movement has been "gradual" and largely limited to areas which have long been "grey" such as Woodstock and Observatory, or areas such as Rondebosch East, Ottery and Kenwyn which border on "coloured" areas. "There has been no massive rush but rather a gradual filtering in, mostly of professionals and the upper-middle class. Often, the new black residents are higher up on the social scale than their white neighbours," Bisset said. City agents point out that one reason there has not been a post-Group Areas rush is that many black people cannot move because they have been "locked in" by the Group Areas. From Rylands to Malunga Park, home owners have overcapitalised on their homes and now cannot get a commensurate price. Most of those who have made a move, however, are not facing the anticipated difficulties. Ms Nyomi Ngwenwena, who shares a flat in Rosebank, said she had not experienced any racial conflict. "No one raised an eyebrow when I moved into this flat. Possibly there are

so many students living in the area that people are used to having black neighbours," Ngwenwena said. A black family, who did not want to be named, reported a similar story of an easy move to the lower-income white area of Ruyterwacht, while another couple, who also preferred to remain anonymous, spoke of another adjustment in the white suburbs. "Here, people live behind high walls," they said, "but community spirit is also romanticised. The high crime rate in the townships shows the limits of community feeling. We've had to get used to trees and peace." But not everyone is willing to take the risk. Mr Doctorson Tshabalala, who had difficulty finding a home when the Group Areas Act was still in force, says he has no intention of leaving Woodstock. "People don't worry about colour here. I would not like to run the risk of racism elsewhere. I've experienced that humiliation before," Tshabalala said. That has fears are well-founded is demonstrated by a pamphlet circulated to houses in Claremont asking owners not to sell or rent to blacks, and by KwaZulu-Natal right-wingers who have objected to having black neighbours.

**E**SSENTIALLY HOWEVER, the real barrier to mobility is economic. Bisset says financial barriers have prevented a more radical shift. "Apartheid might have been removed from the statute books but money still segregates people. Prospective buyers are limited as to where they can purchase by how much they can afford," he said. For those who cannot afford to buy, the prospects are bleak. Not only is rental accommodation scarce and expensive, but landlords are legally entitled to use race as a criterion for selecting tenants. While all the city's major letting agents deny that any form of apartheid is practised when selecting tenants, they point out that a landlord is entitled to choose tenants. Of the record several admitted that they had preferences on their books which were still reserved for "whites only". Mr Basil Davidson, a spokesperson for the Development Action Group (DAG), points out that land allocation is still taking place on a Group Areas basis. The controversial Milnerton squatter settlement is a case in point. The municipality has accepted that the squatters are there to stay but wants to relocate them to a strip of land outside the town, with a buffer zone separating the new settlement from the white part of town. Davidson says this "township" mentality is being perpetuated by a range of municipalities. He points out that there is a "moral imperative" for the state to actively intervene to redress the effects of apartheid. "Most people, who were moved from their homes by the Group Areas Act or prevented from living in the city permanently, are now barred by economic

*'Most people who were moved from their homes by the Group Areas Act or prevented from living in the city permanently are now barred by economic action to address the inequalities, there will not be change in the city'*  
— Basil Davidson

## PORT ELIZABETH

# Influx: A slow process in PE

81 124

South 5/9 - 11/9/91

IN ANTICIPATION of an expected mass black influx property prices in white residential areas here have soared. The result was that the migration of blacks has been noticeably slow. Similar increases in property prices have also been noted in coloured areas, where sellers have been demanding prices which effectively put their houses out of the market.

Mr Fred Simon of Qum Properties said that in certain low-income areas, property prices had virtually doubled.

Qum Properties co-owner, Mr Owen Hollis, said there had been no mass influx into white areas as expected, but rather "movement" within "coloured" areas. "The few people who moved out of coloured areas into white areas opened a gap in the coloured market," Mr Hollis said.

Even with the scrapping of the Group Areas Act, there was no mass influx into white areas. Where there has been some influx of blacks in some areas, whites have resisted the move.

In a recent incident in a Conservative Party-controlled area, Algoa Park, whites marched in protest against two coloured families living in the area. The marchers also demanded their "own white areas". Some estate agents have reported enquiries by black professionals wanting to move out of black townships because of continued unrest, intimidation, and work stayaways.

But while the Act has been scrapped as far as freehold properties go, there is still a law which requires the acquisition of residential permits in respect of leasehold properties. Black residential areas are bound by the 99-year leasehold stipulation which requires a "non black" to apply for a permit to live in a black area — PEN





## Electricity comes to Nyanga — finally

RESIDENTS in Nyanga, one of the oldest townships in the Peninsula, are at last getting electricity.

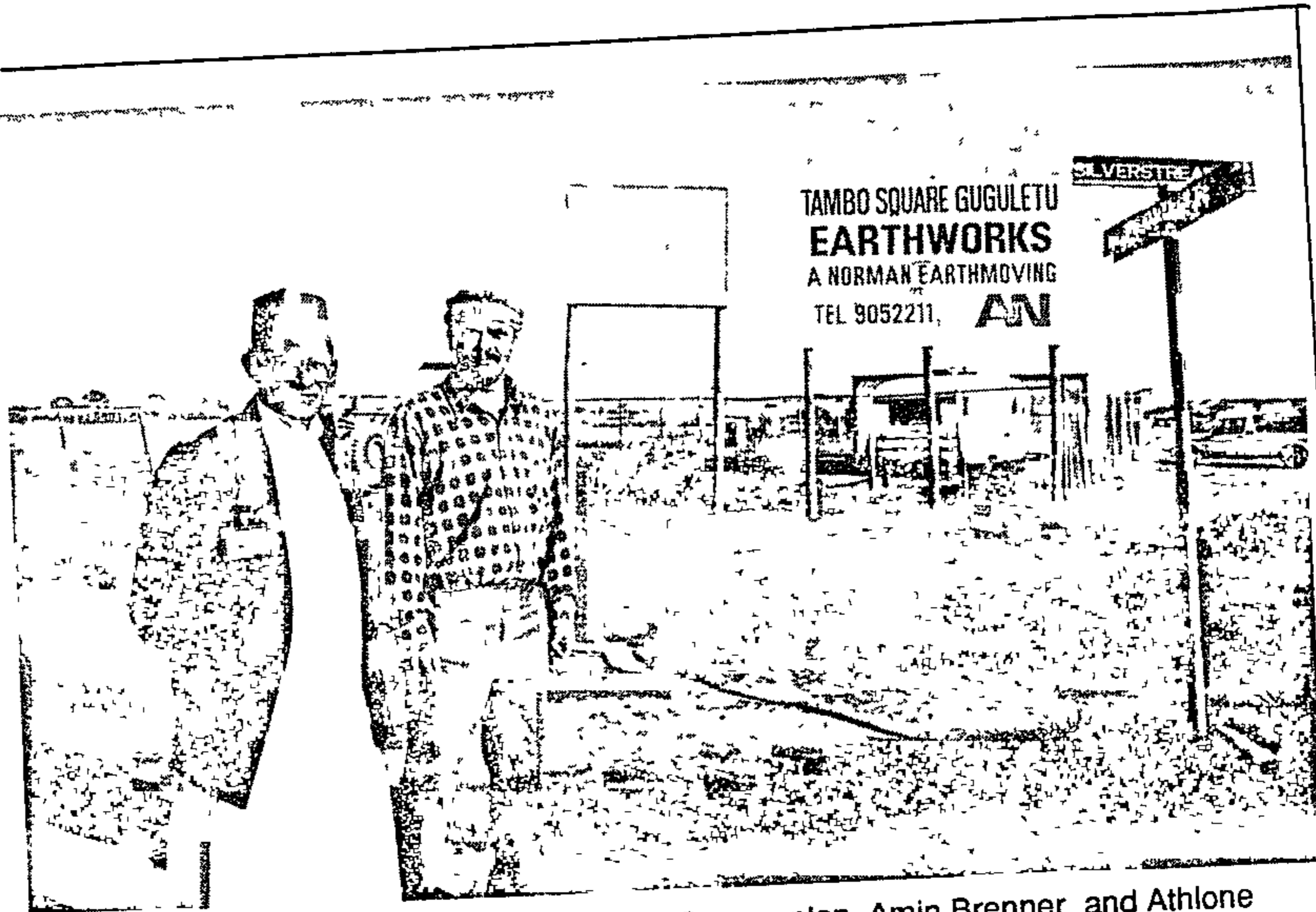
(124) CT 31/8/91

The electrification project was first mooted a decade ago

About 271 homes had electricity by yesterday after a local firm of consulting engineers began connecting up homes last week. About 100 homes per week are being connected.

According to a spokesman for the firm, Mr Henri Basson, the project has been funded by the Western Cape Regional Services Council and is expected to cost about R4,9 million.

Another R1m is to be spent on electricity meters.



**ANTI:** Manenberg opponents to the Tambo Square plan, Amin Brenner and Athlone management committee official and member of the National Party, Yusuf Sampson

PIC. YUNUS MOHAMED

South 5/9 - 11/9/91

124

ics," Davidson said. "Without affirmative action to address the inequalities, there will not be change in the city"

Davidson said the removal of the Group Areas Act could have a negative effect, with working-class people being forced out of inner city suburbs such as Bo-Kaap and Woodstock

A cursory examination of Woodstock, which has long been a "grey" suburb, lends support to this view. Once a working-class area, Woodstock is gradually being gentrified. Rental stock has decreased dramatically and the price of houses has skyrocketed, forcing many people to leave the area.

The proposed redevelopment of District Six could reverse this trend, providing for an integrated residential area where different income groups and classes live alongside each other

Davidson says the removal of the Group Areas Act has paved the way for the redevelopment of District Six

"The lifting of the Group Areas Act was a precondition for redevelopment. No discussion could take place under the Group Areas or Free Settlement Acts. Now the way is open for District Six to become a real nonracial area where working-class people can live in the city," Davidson said.

Mr Clive Keegan, who heads the Cape Town City Council planning department, also holds out the hope that District Six will be the flagship of a new, integrated Cape Town.

**H**OWEVER, if real integration is yet to be seen, conflict could still lie ahead, given the state's current housing policy. Earlier this year, in Manenberg a pamphlet purporting to be from the Labour Party and objecting to the settlement of people from the Tambo Square squatter camp in the area was circulated.

While there is some dispute over the

extent of opposition to the Tambo Square project, Davidson says where shacks and bricks are juxtaposed, some form of conflict is inevitable

He argues that the root of the tension is not racial, but a clash of forms of urban development.

"In Hout Bay, Noordhoek or Milnerton, the state's approach to urban infill, where it provides serviced sites, is a formula for clashes between communities," Davidson said.

"The clash is on an aesthetic level where shacks are seen as undesirable, and on the level of self-help which, if we are honest, often translates into help yourself from the surrounding areas"

In the absence of any clear affirmative housing policy aside from District Six, Cape Town still remains largely a racially segregated city, its residents compartmentalised by what some have termed "financial apartheid"



# Millions for upgrading Cape hostels

124  
er 29/8/91

By BARRY STREEK  
Political Staff

**MORE THAN R233 million** of the government's R1-billion fund for socio-economic projects is to be spent in the Cape, including R10,7 million for upgrading hostels in Cape Town

This was disclosed yesterday by a spokesman for the Department of Economic-Co-ordination, Mr Jan van Eck.

Funds have also been allocated for the erection of 24 classrooms in Khayelitsha and 25 in the Philippi area, near Brown's Farm, Crossroads and other squatter camps

The single-sex hostel at Lwandle near the Strand will be upgraded at an estimated cost of R1,99 million

Mr Van Eck was unable to provide further details about the specific projects to be funded

Economic Co-ordination Minister Dr Dawie de Villiers said this week that 667 projects would be funded by the R1 billion generated by the sale of oil stockpiles. These projects would create 59 000 new jobs

Mr Van Eck said R81,2 million had

been allocated to infrastructural projects, such as site-and-service schemes in the Cape

Details of the projects would be provided later by the Cape Provincial Administration

A further R4,06m had been allocated to community facilities in the Cape, R5,375m for sports facilities and R16,09m for the upgrading of hostels

There had been an allocation of R13,579m for clinics, R61,704m for roads, R13,1m for Department of Education and Training schools, R5,4m for police contact points and R10,069m for satellite police stations

The House of Representatives has been allocated R20,75m, mostly for rural areas such as the Richtersveld and the Northern Cape

About R233,27 million in total had been allocated to the whole of the Cape province, Mr Van Eck said

● Sapa reports from Johannesburg that property economist Mr Theodore Yach has warned that massive plans to upgrade township infrastructures should a "genuine effort to help people in helping themselves" rather than a "charitable handout"

# District Six news is fantastic <sup>124</sup> developer

LINDA ENSOR

CAPE TOWN — The Cabinet has cleared the way for the long-delayed development of District Six.

It has decided that land owned by private developers in the area will be consolidated into a "land pool".

Government would not provide details of its plan.

However, land swaps seem the likely route.

Private developers have been given lists of pieces of land in the western Cape owned by several different departments so they can choose which piece they would like *Blp day 26/8/91*

Cape Administrator Kobus Meiring is not giving information on the decision to the media until after his meeting this week with those involved in the initial planning for District Six's development.

Representatives of the Cape Town City Council, ANC, civic groups, Cape Provincial Administration,

state departments and private developers will be among those invited.

Mike Vietri, MD of one of the private developers, Faircape Homes, said yesterday "If the report is true, its fantastic." He said the delay of about three years since Faircape Homes bought the land had cost the company between R400 000 and R500 000 as rates and interest had had to be paid.

The cost of developing District Six into a high density residential suburb of affordable homes will run into hundreds of millions of rands.

Should privately owned land and government land be pooled, there would be 50ha available for development, housing 20 000-25 000 people with about 100 dwelling units a hectare. The aim is affordable housing for moderate/lower income groups



## Refuse pile in PE townships labelled a health hazard (124)

The Argus Bureau <sup>Nov 23/8/91</sup> little that could be done about it.

**PORT ELIZABETH.** — Rubbish, piling up in townships under the control of the Ibhayi City Council during a two week strike, is causing a serious health hazard

Port Elizabeth Medical Officer of Health Dr Etienne du Plessis said there was always a serious problem with night soil during a strike but there was

The health department was watching the situation very carefully.

About 900 Ibhayi refuse removal, sanitation, electricity and water department workers went on strike 13 days ago to demand that complaints about overdue back pay be addressed.

# 'No action on District Six'

CAPE TOWN, 23/8/91. Despite appeals to government to appropriate or acquire privately owned land in District Six to consolidate redevelopment, nothing had been done, councillor Clive Keegan said yesterday. Keegan, who is the city council's town planning committee chairman and District Six steering committee chairman, was addressing a news conference. He accused government of indecision on the land question, saying it had resulted in District Six's redevelopment grinding to a halt.

Keegan warned that delay in resolving the District Six issue heightened the possibility of squatters moving onto the land. It would be extremely difficult to remove squatters if that happened.

He said government's delay had threatened the credibility of the District Six planning process.

"Land is the most politically explosive issue of our times. It is right at the core of the national debate. There is enormous potential for political mobilisation around the issue of land," Keegan said, adding that District Six represented the most emotive example of land theft in SA.

He said the District Six Steering Committee, appointed to prepare a develop-

LINDA ENSOR

ment plan for District Six, had laid the groundwork and it was up to government and Cape Administrator Kobus Meiring to take the matter further. (S) (124)

Should privately owned land and government land be pooled into one trust, there would be 50 ha available for development, housing about 20-25 000 people in about 100 dwelling units per hectare.

The aim was to develop affordable housing for moderate to lower income groups in a high quality environment.

In a letter to Meiring in December last year, Keegan said delays in planning District Six placed inner city housing further beyond the reach of working class families.

"If one assumes that the redevelopment will cost in the order of R350m, then each day lost now will cost future communities some R200 000 a day in price escalations," Keegan wrote.

Keegan said a broad set of principles underlying the redevelopment only had been formulated and the community would become involved in the planning process once the land issue had been resolved.



# Khayelitsha could be 'buried in rubbish'

By CHRIS BATEMAN

**KHAYELITSHA** town clerk Mr Graham Lawrence yesterday warned that residents of the sprawling township faced being buried under their own rubbish unless attacks on refuse removal trucks and services boycotts stopped

He was speaking in the wake of a 5am attack yesterday, in which a five-ton refuse tip-truck was destroyed in a petrol-bomb attack, and the windows of a night-soil tanker smashed, after a crude roadblock had been set up

A Lingelethu West Town Council driver, Mr David Mabumbula, 41, was hit on the head and chest by flying bricks

Mr Mabumbula fled through bushes on to the N2 highway, where a passing motorist took him to hospital

The driver of the night-soil truck suffered cuts to his hands

Mr Lawrence said his council lost eight of their 20 refuse trucks to similar attacks last year

Attempts to loan vehicles from the Cape Town City Council and the Regional Services Council, as

well as putting out tenders for private refuse-removal contracts, had proved "totally fruitless"

"We're heading for a crisis and I must forewarn residents that it will get much worse," he said

For the past two years his council had collected only 14% of services payments

Mr Lawrence said the government had made it very clear that bridging finance could not be used for the payment of services, "so consumers must make a contribution" (24) CT 16/8/91

# Hostel residents on rent boycott

South 15/8 - 21/8/91

124

By Anthony Ndlovu

A CLASH is looming between 300 hostel residents in Cape Town's Guguletu township and the local town council after an increase in rentals.

The Ikapa Town Council has increased rentals from R6 to R40 a month for each resident after taking over the hostels previously owned by the SA Stevedores company.

Residents, further angered by the increases being backdated to February this year, are refusing to pay the new rentals.

According to a committee member at the Lingelihle hostels, Mr Mlungisi Thole, a delegation representing hostel residents had met with the town council but the matter remained unresolved.

Another hostel resident, who did not wish to be identified, claimed that Ikapa officials had offered other

people accommodation in the hostels and had collected money from them. Ikapa officials denied the allegation. Ikapa's township manager, Mr Charlton Rayi, said the hostels were taken over after SA Stevedores ceased its operations in the Cape.

Asked about the possible halting of services, Rayi said Ikapa had not budgetted to run the hostels and had "no funds available at the moment".

He said Ikapa had recently paid R80 000 to settle an outstanding electricity bill.

He said the town council would have to stop the services if the residents refused to pay the rentals.

"If we reduce the rentals, we'll be running the place at a loss."

He claimed maintenance workers were being chased away by residents when assigned to duties at the hostels.

An attorney representing the residents said the town council had not yet responded to a request for another meeting.



# Moving back too painful

By  
Bronwyn Davids

South  
15/8-21/8/91

## for some

124

EVERYBODY is waiting for the government to give the city council a special exemption to allow families to move "back" to their old rented homes in the Boundary Road Housing Estate in Diep River

The council's application has attracted worldwide interest as it challenges an anomaly in the scrapping of the Group Areas Act, which may be gone but still prohibits the council from renting to coloured families as council housing still falls under the ambit of "own affairs"

The government's response to renting council homes to blacks is that it remains under the control of "own affairs" until a political settlement has been reached

A city council spokesman, Mr Ted Doman, said the council received requests from former residents wanting to move back but there were no vacancies, which made the application for exemption an "academic" exercise

Wounds have been opened, prompting some uprooted families forced to move from their homes in the 1970s, to say that they do not want to move



**THEN:** The Van der Post family relax in the back garden of their Francis Street home in happier times in the late 1960s

back because it would be too painful

"I cried bitterly when we were forced to move. It broke my heart to lose my first home where we were so happy," said 70-year-old Mitchells Plain grandmother Mrs Edna van der Post, who lived in Francis Street with her family from 1942 to 1972

Tears clouded her eyes as she remembered the good life in Diep River where rental was just R1,20 in the 1960s and public transport, good schools, shops and entertainment were close by

She and her daughter, Anwyn van der Post, declined to visit the area because "it took a long time to get over the pain"

Anwyn said it was a tragedy that tore the close-



**AND NOW:** Mrs Agnes Gregory in the front garden of the home the Van der Posts were forced to leave

PIC YUNUS MOHAMMED

knit community apart and "saw the area plunged into seediness and crime when whites moved in"

"Proud people lost their self-esteem when they were uprooted. They had such wonderful gardens and really cared for their homes," said Anwyn

Many families were dumped in ugly council flats in Lavender Hill, where years later, as a community worker, she met old playmates who had become gangsters

This week whites living in the council houses said they did not mind coloured people moving into the area.

Mrs Agnes Gregory, 85, who lives in the old Van der Post home in Francis Street, said she had "no objection to coloured people" moving in, as nothing could change her love for the area

Her next-door neighbour, Mrs Cathleen Bevan, said the families should not have been moved at all as they "were far better than some of the rubbish living here now"

Mr Jacobus Snyman said as long as he had a roof over his head, he did not mind having coloured neighbours

He said there were coloured families living in the area already, but Mr Doman said the council had no record of coloured people in the estate

An organisation whose Xhosa name means 'planters of the home' is aiming to help green the Cape Flats.

**DAVE LEWIS reports:**

**A**BALIMI BEZEKHAYA or "planters of the home", a food gardening and greening project working on the Cape Flats, celebrated Arbor Day last Saturday by distributing over 1 000 trees

In cooperation with local civic structures, Abalimi Bezekhaya distributed 1 000 trees with organic fertilizer to individual households in Khayelitsha

Instruction on the proper planting and care of the trees was provided free of charge

The project's Arbor Day activities focused on a new site and service area in Khayelitsha known as Harare

At present, Harare consists of over 2 500 households living mostly in informal shack dwellings

"People in the Harare section approached our project to assist them with planting trees

"It is a permanent site and thus there is a great need for trees," said Ms Fiona McKay,

August 15 to August 21 1991

# Khayelitsha is greener by thousand trees

South 15/8 - 21/8/91

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Khayelitsha residents with the plants distributed by Abalimi Bezekhaya

PHOTOGRAPH Janet Perrott

coordinator of the project

The project's main motivation is to support township residents who are struggling to take charge of their environment and help them to transform it into a greener and healthier place to live in

"We consulted with civics who were positive about the programme. Last year trees were planted in public places in Khayelitsha, which was a bit of a disaster

"This year we are giving trees only to people who will look after them," said McKay

Tree planting is an ongoing and essential part of improving the environment

The trees provide protected microclimates which allow gardens to thrive despite the harsh winds, cold and heat of the Cape Flats

A long-term goal of the project is to make it possible for a large proportion of the communities of Cape Town to produce a significant amount of their own household fruit and vegetables. A further 1 000 trees are being distributed through the project's two non-profit People's Garden Centres in Nyanga and Khayelitsha

Township residents can obtain all the necessary gardening and greening resources from these well-stocked and low-cost centres

Their addresses are Khayelitsha Garden Centre — contact Christina Kaba, E 505, Scott Street, Village 1 (Phone 361-3497)

Nyanga Garden Centre — contact Mbude, Sithandathu, Nyanga East (Phone 34-2307) □



# Scrap rent arrears — Bonteheuwel

CLIVE SAWYER

Municipal Reporter

(124)

ARG 15/8/91

BONTEHEUWEL residents must give firm proposals on issues such as allocating land for housing before the City Council housing committee will agree to another meeting

This emerged from a special housing committee meeting yesterday called to discuss issues which led to a sit-in at the council's Bonteheuwel office last month

Residents' demands include that the council allocate vacant houses to Bonteheuwel residents only.

Others were stopping evictions, scrapping rent arrears, adequately maintaining dwellings, cleaning roads and providing bus shelters and assistance with public transport.

A meeting between the Bonteheuwel Ratepayers' and Residents' Association, Mayor Mr Gordon Oliver and housing committee chairman Mrs Eulalie Stott on July 24 ended in a sit-in at the Bonteheuwel housing office.

On July 26 the council agreed to reconnect supplies which had been disconnected for less than six months, while residents agreed to pay current accounts. Arrangements would be made for paying arrears.

Some involved in the sit-in whose supplies had been disconnected for more than six months said this was because of faulty meters

Yesterday the committee resolved to write to the association to ask for concrete proposals for bus shelters and locating houses.

The association is understood to have suggested using land between existing houses to build new ones

# Hout Bay people slate houses on reserve plan

CLIVE SAWYER  
Municipal Reporter

(124) AEG 15/8/91

A REQUEST by property developers to rezone former nature reserve land in Hout Bay for housing has run into strong opposition from the residents of Hout Bay Heights

They are to petition the Western Cape Regional Services Council to protest against the development which is understood to involve 80 plots on land which was bought for R119 000.

Residents said the land was in the Karbonkelberg, part of the Table Mountain preservation area, and the rezoning would turn it into a high density area

A petition, drawn up by owners of properties near the proposed development, was approved at a meeting last night and would be circulated, a resident said.

Hout Bay Heights, below the affected area, was residential but was not in such an environmentally sensitive area, according to the petition.

The water reticulation system would not be able to cope with the demands of builders, developers and buyers, resi-

dents claimed. Already during summer some Hout Bay Heights houses have been without water for days.

A new reservoir was needed to provide water for Hout Bay Heights, harbour residents, and the industrial complex in the harbour, as well as the proprietors of the erven where rezoning was applied for

The subdivision would increase pollution in the bay, residents claimed.

Raw sewage sometimes washed up on Hout Bay beach because the existing system could not cope, and residential development would worsen this

Road access was inadequate and Karbonkel Road had been severely eroded during past winter months

Not enough provision was made for public open space in the development, according to provisional plans which showed the proposed development would be subdivided into the maximum number of plots.

High density development would hamper the aesthetics and environment of the area, as well as bring down property values.



# On the waterfront

(124) A26 13/8/91

CLIVE SAWYER, Staff Reporter

**A** VICTORIA and Alfred Waterfront marketing team has returned brimming with ideas after cruising 19 similar waterfront schemes in Europe and America.

"We found teething problems were similar and gained much constructive information because the schemes we visited were all about three to five years old," said marketing and public relations manager Mrs Maureen Thomson.

The R125 million phase 2 of the harbour development, Victoria Wharf, was on track despite recent bad weather and was expected to open on schedule on October 30 next year.

Yesterday, the revamped Harbour Gate building reopened as the venue of two restaurants, Piers and Piers Edge. Also opening today is the waterfront Coca-Cola shop.

At the end of the year, two buildings outside the harbour area but which form of the redevelopment will open for business.

The Mission To Seamen is to be converted into a dance school, led by Johannesburg dance teacher and former television presenter Delia Sainsbury. Doors at the dance school open in January.

A disco nightclub will open

in December in the old Macacos building a block away.

Transport is a growing issue for waterfront management as the number of visitors passes expectations — for instance, the recently opened Indoor Market has boosted Sunday visitor figures by about 5,000.

A shuttle service has been introduced to ferry visitors around the waterfront while still on the drawing board are plans for trams and steam trains.

The idea of a steam train service — with its own station near the dry dock — would require more investigation because of the City Council's smokeless zone policy.

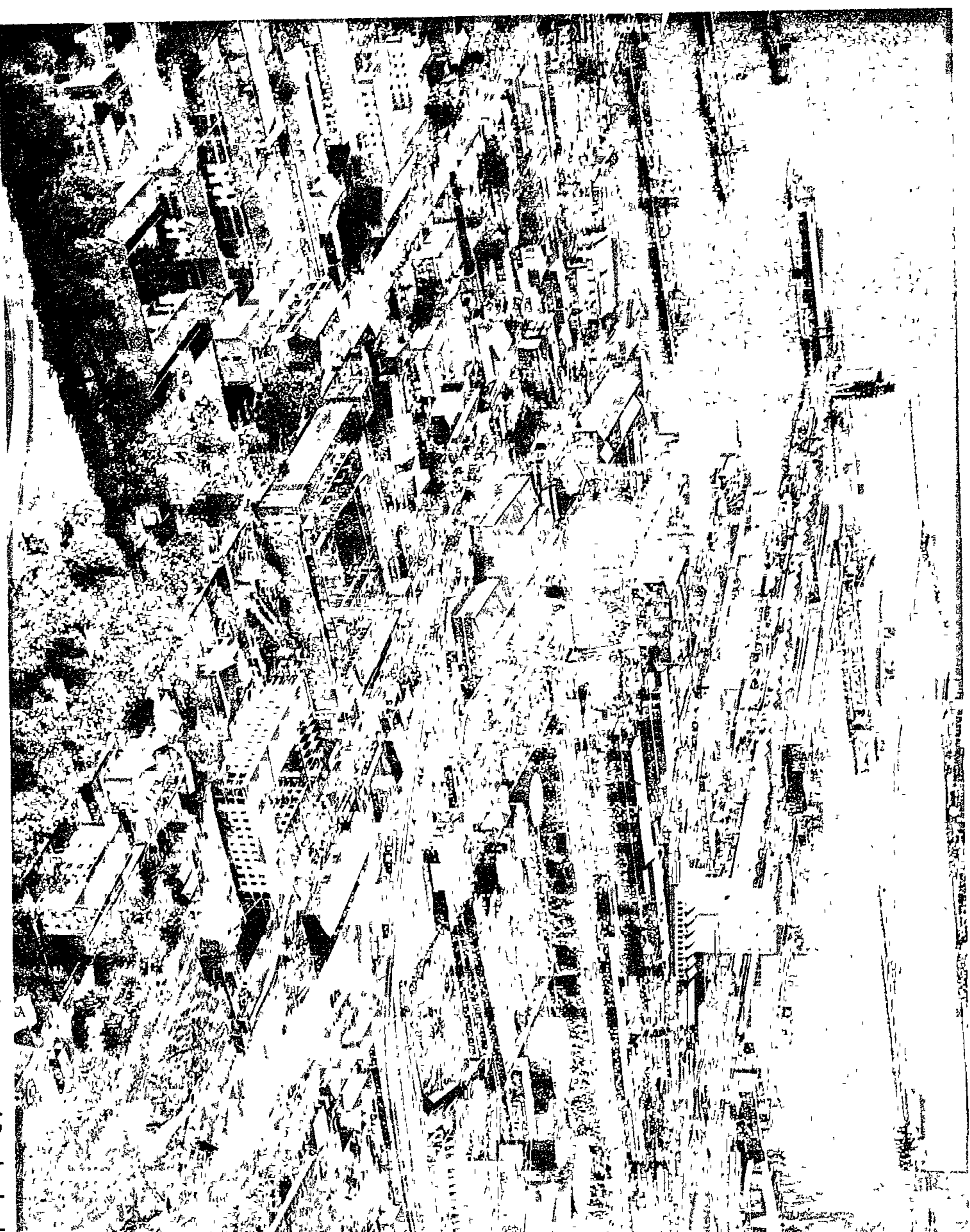
Dockside steam trains were targeted by the council for putting soot into the city air, and were phased out more than a decade ago.

Also mooted are Hong Kong-style bicycle taxis.

Good progress was being made on the conversion of the old Breakwater Prison for the University of Cape Town Graduate School of Business.

An old tunnel, beneath the former prison, linking it to the breakwater and once used by convicts, would be converted as a link to a planned wine centre.

However, a lot of work was needed to restore the tunnel, Mrs Thomson said.



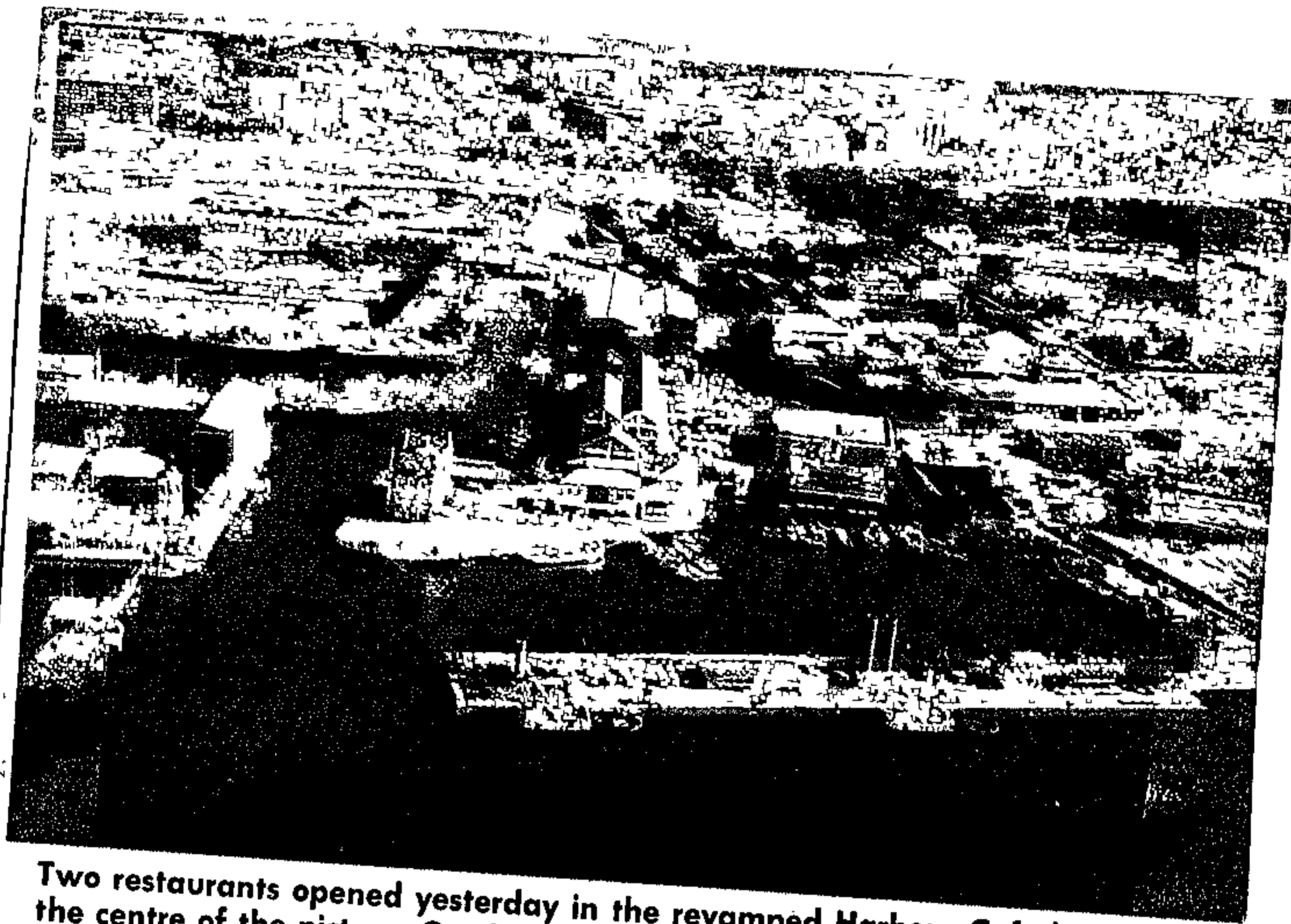
Somerset Hospital and the Graduate School of Business, in the old Breakwater Prison, are the gateways to the Portsworld Road redevelopment. On the right, the Duncan Dock represents an unchanged part of the "working harbour".

Pictures: LEON MULLER, The Argus



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Two restaurants opened yesterday in the revamped Harbour Cafe building, at the centre of the picture. On the left are Berties Landing and the Clock Tower. To the right, Quay Four, Union-Castle House and Ferryman's Tavern are some of the drawcards for thousands of visitors every weekend. ABOVE: The tank farm is being demolished to make way for marina development.



# Township 'where the streets have no names'

By LINDA GALLOWAY (120)  
Staff Reporter

THE U2 song, *Where the Streets have no Name*, could have been written for Khayelitsha.

The sprawling eight-year-old township of more than a million people contains a maze of streets, lanes and alleys. But if you're looking for Gabela Street in Khayelitsha, or any other street for that matter, don't bother with the Cape Town map book.

The most up-to-date, sixth edition of the Map Studio Cape Town and Environs Street Guide has Khayelitsha in it, but none of the streets are named.

A spokesman for Struik publishers in Johannesburg said there were "inevitable delays" in getting maps of new areas into the book where places were "being built so quickly".

Map Studio relied on local authorities to supply them with up-to-date maps but "a lot of places don't advertise street names".

ARG 4/7/91  
The latest edition had gone to print at the end of last year which meant the final deadline was about the middle of last year.

Lingeletu West Town Clerk Mr Graham Lawrence said all major roads in the township had been named "a long time ago" and the publishers of the map book could have got this information from the engineer's department.

"Black areas seem to be an afterthought in most cases — this is still very much Cape Town's backwater," he said.

● Mr Lawrence said the council number listed in the new 1991/92 telephone directory had not yet been connected because the Post Office had refused to do work in Khayelitsha for the past month.

"They won't come out here because they say there's stonethrowing but that's a load of poppycock," he said.

The council number is 361 5200.



**MALAY QUARTER . . .** Mr Abdullah Simons, 65, who has applied to buy the Van der Meulen Street council house in the Bo-Kaap, in which his family has lived for generations Picture BENNY GOOL

(124) CT 4/7/91

# Bo-Kaap houses to sell for R1 000

By **DAVE MARRS**

**THE** council is to sell houses in the Bo-Kaap to long-term residents for R1 000 — on condition that they pay to have them restored to the standard required by the National Monuments Council.

Other privately-owned properties in the area — which has prime views and easy access to the city — have been sold to yuppies for sums exceeding R250 000 since the Group Areas Act was scrapped.

Many of the approximately 158 plots that could be available for sale have been declared slums and some were earmarked for

demolition

Now the mainly Cape Malay residents, most of whose families have lived there for generations, have the opportunity to own their own home for the first time.

Town planning committee chairman Mr Clive Keegan said yesterday that the area represented a "particular cultural and architectural tradition" and should remain an affordable inner-city precinct.

"The history of this city's neglect of the Bo-Kaap over the past half century has been frankly appalling," he said.

A report to the executive committee of the council on the Urban Renewal Programme for Bo-

Kaap states that 12 dwellings have already been inspected to determine the minimum work necessary to restore them.

The Cape Heritage Trust, which is managing the Bo-Kaap Trust Fund, is in the process of restoring nine houses, which could cost between R25 000 and R80 000 each.

Bridging finance to pay for the restoration work will be provided by the council in cases where the occupant is in a position to obtain a bond after transfer.

Mr Keegan said a pre-emptive clause would be included in the contract to prevent first generation buyers from selling the properties for huge profit the moment the transfer is effected.



# Rent moratorium for Crossroads proposed

By EDWARD MOLOINYANE  
Staff Reporter

THE Crossroads Town Council is to consider a moratorium on monthly rentals of the controversial Phase Two houses following complaints from tenants that the houses are badly damaged and "not fit for human habitation" because of stone-throwing and arson attacks

Town clerk Mr Ricky Schelase said a decision would be taken at a special council meeting today

Since last year the houses have been a source of conflict between supporters of mayor Mr Johnson Ngxobongwana and those of his former right-hand man Mr Jeffrey Nongwe

Mr Nongwe, now Crossroads branch chairman of the ANC, claimed Mr Ngxobogwana allocated the dwellings to his supporters

The 874 four-roomed houses were targeted for attacks and most were badly damaged with windows smashed, doors ripped off and even roofs removed

Troops sent in to guard the properties were withdrawn two weeks ago and the barbed-wire barricades surrounding them were removed, leading to renewed attacks

This led to women living in the houses, mostly supporters of Mr Ngxobongwana, sending delegations to the police and the Cape Provincial Administration to protest against the move

After a similar meeting with more than 100 women and CPA official Mr Fanie Naude last week, the women called for a moratorium on monthly rentals "because it's like living in the open," one woman said

The women also complained about the removal of the soldiers and the barbed-wire barricades but were told that was a police matter

Mr Schelase said monthly rentals on the properties were R55

Describing the situation in the township as "hopeless", Mr Schelase said his council would meet today to consider the request for a moratorium on rentals

# PE beach plan under fire

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By SHADLEY NASH Port Elizabeth  
THE Port Elizabeth city council is planning to spend millions on upgrading the beachfront — despite angry calls for it to make essential township improvements.

An official of the Northern Areas Co-ordinating Committee (NACC) said on Tuesday the organisation was having serious doubts about the sincerity of the city council, as the money could be spent on providing essential services to residents in neglected areas such as Kleinskool and Missionvale.

He said the NACC would also continue mass action in support of its various demands.

He would not elaborate. *W/M... 28/6-4/7/91*  
The warning follows an announcement that the council is to spend R32,5-million on upgrading Port Elizabeth's beachfront — touted as the city's major-tourist attraction — and R14-million on remodelling the Feathermarket Hall.

The official said "That money could be used to erect mast lights, provide

taps and various other upgrading measures proposed by the NACC more than a year ago

"The city council has set up committees to look into our proposals, but that is as far as it went — committees are set up, but nothing is done."

The NACC has maintained its position that rent arrears must be scrapped and that residents should not pay rent increases imposed after July 1990.

Meetings later this week will finalise details of the NACC's mass action campaign, which will start at the beginning of August — one week before a week-long commemoration for those residents who died in last August's unrest.

The municipality's plans have already come under fire from several other groups.

The ANC's regional spokesman, Mike Xego, said: "It is appalling to think that the white city councillors can misdirect funds that are needed to deliver basic services to the African community." — Pen.



# More control for local authorities?

(124) CT 28/6/91

Municipal Reporter

CONTROL ought to be exercised by local authorities over the consolidation of several properties into single blocks which are then developed, the Cape Town City Council resolved yesterday

The council voted 18-2 in favour of making representations to the Administrator to amend the Land Use Planning Ordinance to allow local authorities to have some say over property consolidations

Mr Rupert Hurly opposed the motion on the grounds that it would introduce great uncertainty into the business of development

For example, he said, developers might not have bought up the block beside the Groote Kerk in Adderley Street had they known the council might veto their plans to join ten or so sites into one before building on it

The Cape Sun would not have been built either had this proposed change been in effect at the time when developers first thought of it

On the other hand, Mr Llewellyn van Wyk argued that control over consolidations would not be used to inhibit development but to guide it

"The fabric of this city is being eroded by consolidation," he said. "Small-scale elements that provide a streetscape rich in variety are being swept away"

# Prices in the Cape are still rising

B 1047 26/6/91 (124)

**RESIDENTIAL** property values in the Cape continue to rise, with prime properties in certain areas becoming more and more scarce, say Pam Golding estate agents

Newlands property values have reflected a steady 20% growth over the past five years, but underwent a 70% surge a year ago, says agent Rosetta Reyneke

"A severe shortage of good property was responsible for this spurt. The situation has now levelled off and reflects a more normal growth pattern, but there are still more prospective buyers than sellers in the area," she adds

Newlands is popular because it is close to schools, shops, highways and the University of Cape Town. While

many prospective buyers look for a rundown cottage to renovate, these do not exist any more as most were "snapped up" and renovated years ago, Reyneke says

"The growth in property prices in Newlands is shown by two properties recently sold. The first was sold in 1988 for R275 000 and recently fetched R650 000. A cottage bought only last year for R220 000 sold for R640 000, albeit after fairly extensive renovations," she adds

Further afield, at Knysna, there is also something of a boom. While prime property is becoming scarce, 30 erven are being offered for sale in Coney Glen, a private nature reserve on the eastern Head

The plots range in size from

1 100m<sup>2</sup> to 1 900m<sup>2</sup> and prices vary from R375 000 to R850 000, depending on the erf and its location

The consortium that bought Coney Glen was granted subdivision rights, and many of the stands have views of the Heads, the entrance to the lagoon and the ocean

Care is being taken to limit the effect of building on the environment, with all homes having to blend in with the surroundings. In addition, building plans must be prepared by approved architects and submitted to an aesthetics committee

The construction and installation of storm water drains, sewerage, electricity and a brick-paved road system is underway and will be complete by end-August



VIVIEN HORLER  
Medical Reporter

**OVERCROWDING** in Cape Town's migrant worker hostels is appalling, with an average of 2,8 people to a bed, 117 people to a tap and 133 people to every working toilet.

These are some of the findings of a survey into the living conditions and health status at hostels by a research team led by Dr Marnhele Ramphela of the University of Cape Town's social anthropology department.

The survey was done at the suggestion of hostel dwellers, who are collecting data for a

campaign to upgrade their accommodation to family housing.

Although designed for men only, women and children have always lived in the hostels. Dr Ramphela estimated about a third of the hostel dwellers were men, the rest women and children.

Among the findings reported in a series of papers in the latest SA Medical Journal are

● An infant mortality rate of 136 for every 1 000 live births, compared with 38 for every 1 000 black babies who live permanently in the Cape Town area.

● Higher immunisation rates for babies born in Cape Town compared with those born in the Transkei.

● Relatively low rates of high blood pressure, diabetes and syphilis among adults compared with overall figures for Cape Town.

● Although under-nutrition rates among babies were low, these rates increased as the children grew older. Children born in Cape Town tended to be better nourished than

# Grim tales of Cape hostel horrors in survey

(24)  
Aegis 24/6/91

those born in the Eastern Cape, and

● There was a high rate of tuberculosis notification among hostel dwellers, significantly higher than among township dwellers.

The continuous movement between urban and impoverished rural areas affected hostel dwellers' health, the researchers found. Immunisation cover was not good in the Eastern Cape. TB treatment in the city was not followed

up in the rural areas and children who spent more time in the city tended to be healthier and bigger.

"An enforced oscillation prevents improvements in the overall health status, which are known to accompany permanent urban settlement."

Although the survey on which the findings were based was done in 1987, Dr Marnhele told The Argus she believed the findings were still valid.

"If anything, the situation is worse now, because those interviews were carried out just a year after the Pass Laws were abolished, when the floodgates had just opened."

"No more up-to-date information exists, and it's the first time such a comprehensive study has been done among hostel dwellers. I think it is useful for people to see the hostels not as sources of violence but as places where people live, to see how

they live and the impact of that way of life on their health and well-being."

The infant mortality rate of about 136 for every 1 000 is high relative to the national average for black babies, which is 94-124/1 000, very high compared with Cape Town township babies (38/1 000), and well above the criterion set by the World Health Organisation, which is 10 to 20 deaths for every 1 000 live births in a city, and 50/1 000 for "developing" countries.

"Parents in the hostels prefer their children to be born in Cape Town where they feel assured of competent and easily accessible care should

there be a problem at delivery.

"But within the first few months after delivery women must return to their rural responsibilities. Children born in Cape Town succumb to the hazards of rural Transkei/Ciskei poverty."

The survey found 78 per cent of the children born in Cape Town had been immunised, compared with just 50 percent of the Transkei-born.

Although immunisation in Cape Town was free, a charge was levied in the Transkei, and this was thought to be a reason immunisation rates for babies born there were relatively low.

# No development for township without water

By Beverly Gerson Grahams town (124)

A FORT Beaufort township which has no taps — although it borders a plush golf course with an underground irrigation system — has once again been excluded from development plans in the town

The only water available to residents of Hillside township comes from two taps on the neighbouring golf course — and the walk there takes them across greens kept lush by an expensive underground irrigation system.

However, the 100-year-old township is not mentioned in an application made by the Bofolo Town Council for funds to develop townships in Fort Beaufort. The council's chief executive officer, Johan Kuyler, says Hillside was not their responsibility as it fell within the administration of the white municipality.

Fort Beaufort's town clerk, Johnny Landman, referred all inquiries on township development to the Bofolo Town Council. It now appears there is uncertainty around

who should take responsibility for Hillside.

The status of the community, which has a history dating back to 1868, has also not been clarified. The township has never been declared a "proclaimed area", which means the government does not offer a budget for it and all houses built there are regarded as illegal.

At the end of last year Landman said the municipality had applied to have Hillside proclaimed a "transit camp" and that this would be the first stage of development for the community. "Once the land has been declared a 'transit camp' the town council can start installing an infrastructure, which will include water and sanitation," he said at the time.

He also said they would send a mobile clinic with a qualified nursing sister to the area.

However neither the clinic nor the sanitation scheme ever arrived, according to Black Sash fieldworker Glenn Hollands, who has been closely involved with the community. Meanwhile Unifound Housing's operations

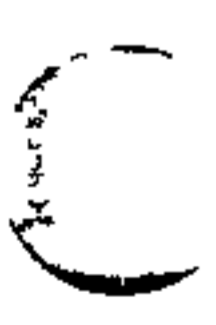
manager, Robert Brotsche, said he was astounded nobody had told him about the problems in Hillside. He said in May this year he had sent an application — with the approval of the Bofolo Town Council — for the development of 529 service sites to the Independent Development Trust.

The Bofolo Town Council agreed to make land available for development if the IDT approved funds for the development proposal. Brotsche said he consulted widely with the Fort Beaufort Residents Association (Fora), the Bofolo Town Council and the Fort Beaufort municipality before making the application. "I am astonished that nobody raised the problem with me. I believe the Hillside community is represented on the local civic structure and yet at a meeting with them nothing was said about the problems. If Hillside had been brought to my attention even early in May I would have been able to draw up something to send to the IDT," he said. — Ana

## EVERYONE DESERVES AN EQUAL CHANCE

MY DAD IS  
KIND OF A  
PHILOSOPHER.

These short but intensive workshops address the factors impacting on the development of





# NBS buys back boycott houses for R10 each

(124)

ARGUS 20/6/91



By EDWARD MOLOINYANE  
Staff Reporter

THE Natal Building Society has bought back 17 Khayelitsha houses for R10 each at a sale in execution after the buyers fell behind with their instalments because of a bond repayment boycott

The two and three-bedroom properties were auctioned by the messenger of the court at Wynberg yesterday

There were no private bidders and the Natal Building Society bought all the houses for R10 each

The NBS sold them for between R25 000 and R32 000 more than 18 months ago

A spokesman for the NBS said the houses would be resold individually. But it was difficult to say what the price would be at this stage

The sale of the properties, mostly in Town Two, Village Three, follows a year-long boycott on bond payments by more than 1 000 buyers who complained the houses were of poor quality and who called for prices to be reduced

The boycott was called off in April

A society spokesman said six of the original 23 buyers had approached the institution after the publication of notices of sales in execution and made arrangements to pay

He said that in "several cases" original buyers no longer lived in the houses and had left them with relatives, who had also not "made any attempts" to pay

Referring to the present occupiers, the spokesman said "Strictly speaking they should not be in those houses without

paying. It has not been decided what to do, but obviously steps will be taken"

Asked how much they would be sold for now, he said it was "difficult to say"

NBS regional general manager Mr Kinsley Loney said recently that in spite of the lifting of the boycott, payments were "still not forthcoming from a large proportion of borrowers"

Some of the boycotters said after the publication of the notices of sales in execution that they had been left in the lurch by the "comrades" in the civic association, which had spearheaded the boycott

They said they did not even know that the boycott had been lifted because the "comrades", who had been negotiating with financial institutions and the developers for a year, had not told them of developments

**THE MINISTER OF EDUCATION AND CULTURE**

- (a) the Regulations relating to the election of management councils do not prohibit the distribution of pamphlets outside the hall in which the election is held,
- (b) the pamphlets were handed out by parents without permission,
- (c) prior to the election, the pamphlets compiled by supporters of the National Party were distributed to the parents outside the hall Pamphlets were distributed to the parents of this particular school in the streets,
- (d) the name furnished by the hon member,
- (2) no, because there are no grounds for any action,
- (3) no

**1990-91 budget: certain amounts spent**

89 Mr. R. M. BURROWS asked the Minister of Education and Culture

Whether, with reference to his reply to Question No 50 on 27 March 1991, the information requested in Question No 50 is available as yet, if not, why not, if so, what total amount was spent in the 1990-91 financial year on (a) school textbooks, (b) library books, (c) hostel accommodation subsidies, (d) pupil transport subsidies, (e) school audio-visual equipment, (f) school buildings, (g) stationery and (h) school furniture at schools falling under his Department? B1210E

**HOUSE OF DELEGATES**

**QUESTIONS**

Indicates translated version  
For written reply  
Own Affairs

Homes built by Department: number

38 Mr. P. PADAYACHEE asked the Minister of Housing

- (1) How many homes, excluding homes forming part of local authority projects financed by the Housing Development Board, has his Department or the Board built in (a) Natal, (b) the Cape Province and (c) the Transvaal since he became Minister of Housing.
- (2) how many stands belonging to his Department or the Housing Development Board were vacant in (a) Natal, (b) the Cape Province and (c) the Transvaal as at the latest specified date for which figures are available?

**THE MINISTER OF HOUSING**

D168E

(1) (a) Natal	1 411
(b) Cape Province	—
(c) Transvaal	1 126
(2) (a) Natal	7 479
(b) Cape Province	—
(c) Transvaal	7 336

**Rented HDB houses: sale**

40 Mr. S. PACHAI asked the Minister of Housing

- (1) Whether the approximately 27 houses in Rylands Extension 5 presently being let by the Housing Development Board are to be sold to the tenants, if so,
- (2) whether the sale is expected to be finalised before the introduction of value added tax, if so, when is the sale expected to be finalised,

(3) whether the selling prices of these houses have been determined, if not, why not, if so, (a) on what basis were these prices determined and (b) what is the selling price of each house,

(4) whether the buyers will be offered a State loan to purchase these houses, if not, why not,

(5) at what total cost did the Housing Development Board (a) (i) acquire and (ii) service the erven and (b) build the houses in question?

**THE MINISTER OF HOUSING**

D174E

- (1) Yes
- (2) Yes A submission in this connection will be considered by the Housing Development Board shortly
- (3) Yes
- (a) The selling prices have been determined on the basis of the cost of acquisition of serviced erven plus actual construction cost of the dwelling plus 1% levy on the total of the aforementioned for community facilities subject to the approval of the Housing Development Board
- (b) The selling prices range between R65 200 and R83 100 per unit inclusive of land
- (4) No—the units will be sold for cash on registration and transfer
- (5) (a) (i) and (ii) R246 180 for serviced erven
- (b) R1 646 239,47

**Lenasia: business/religious sites allocated**

47 Mr. P. PADAYACHEE asked the Minister of Housing

- (1) Whether any (a) business and (b) religious sites have been allocated and/or sold in (i) Lenasia and (ii) Lenasia South since 1 January 1991, if not, why not, if so,
- (2) (a) to whom in each case, (b) on what date was each (i) application for such sites received by his Department and (ii) such site allocated and/or sold and (c) what was



# Kalk Bay upgrading plans 'are still on track'

By CLIVE SAWYER  
Municipal Reporter

(124)

ARGUS 19/6/91

PLANS are on track to upgrade Kalk Bay, says city planner Mr Neville Riley

They include rezoning the areas known as the Outspan and the Point to allow subdivision, and selling fishermen's flats by sectional title. The plans caused controversy when announced late last year.

A meeting between city council officials and the provincial roads engineer is set for July 9 to sort out problems about access to the harbour from the main road, and road-over-rail bridge proposals.

"However, many aspects of the upgrading are still making progress," Mr Riley said.

The State had agreed to sell the Outspan parking area for use as a sportsfield.

The council had agreed in principle to sell council flats to tenants by sectional title.

As soon as the provincial roads engineer agreed, a revised framework will be discussed by the Kalk Bay Upgrading Steering Committee.

The framework would then go to Transnet, the CPA, and the council for approval.

"Approval is expected in a few months, and tenders will be called for then."

Residents would be included in discussions, Mr Riley said.

Before the January 31 deadline for objections to the upgrading plans, objectors gave Mr Riley a 600-signature petition, expressing fears that rezoning the area to permit subdivision would lead to high-density housing.

## Vacant Bo-Kaap land focus of council probe

By CLIVE SAWYER  
Municipal Reporter

(124)

ARG 19/6/91

AFFORDABLE housing and new uses for vacant city-owned land in the Bo-Kaap is to be the focus of a new City Council investigation

The probe, ordered yesterday by the executive committee, is to find ways to keep the "historical character" of the Bo-Kaap area

A report tabled at the meeting said the scrapping of the Group Areas Act had caused concern that the Bo-Kaap would lose its "Malay quarter" character

But the council could not restrict the freedom to buy property

A steering committee was needed to upgrade and revitalise the area

Figures in the report said there were 136 city-owned plots available for sale

Council staff had made advisory drawings and schedules of work recommended to restore some houses to standards ac-

ceptable to the council and the National Monuments Council

Workshops might be convened, in consultation with the housing committee and the Bo-Kaap Action Group, to involve residents in reviewing existing council policy

Upgrading work was in progress on several roads and a sportsfield

A council proposal to declare a large part of Bo-Kaap an urban conservation area was still being discussed with the community, the report said.

● Some official City Council documents, publications and signs will be printed in Xhosa in terms of a new policy adopted by the executive committee

Likely to be included are manuals about Aids and cholera, statutory notices in newspapers and some direction and information signs in "selected" civic buildings

The policy decision, at a committee meeting yesterday, follows a resolution by the full council last year to use Xhosa as a third language in Cape Town's official documents



CT. 18/6/91

# Flats to be sold to Kalk Bay fishermen <sup>(124)</sup>

**Municipal Reporter**

KALK BAY fishermen are going to be given an opportunity to buy, under sectional title, the council flats they live in.

This was confirmed by a Cape Town City Council planner, Mr Mervyn Bregman.

He said the Housing Committee was not generally in favour of selling "low-income group" council flats under sectional title because problems seemed likely to arise in the running of bodies corporate.

However, special circumstances applied in the case of Kalk Bay. Representatives of the community there had specifically requested to purchase their flats because the inhabitants felt

their security of tenure was under threat.

Mrs Valda Smith, a representative of the community, could not be reached yesterday. However, she is reported to have said that as Kalk Bay was upgraded, the flats would increase in value.

Unless the fishermen and other residents there could buy their flats, they felt it was inevitable that they would eventually be forced out by rent increases, she said.

Mr Bregman said prices for the flats had not yet been established. There were 55 flats in total, in ten or 11 blocks.

It was likely that the council would retain some of the blocks for rental accommodation.

## Residents' accord with council breaks down

CT 18/6/91 Municipal Reporter (124)

THE apparent "accord" between the Cape Town City Council and the Valhalla Park Civic, the Tenants' Association and the ANC has broken down

This was confirmed yesterday by Mr George Rosenberg, chairman of the Civic. He blamed one member of the residents' delegation for suggesting this agreement "without a mandate".

The accord followed a sit-in by residents last Wednesday in the local rent office in protest against a spate of cuts in the supply of electricity to the homes of payment defaulters. About 200 homes were affected, the protesters said.



# R1,13-m<sup>(124)</sup> row over Hout Bay

Agus 15/6/91.  
**CLIVE SAWYER**

Municipal Reporter

A WESTERN Cape Regional Services Council decision to spend R1,13 million on "cosmetic" improvements in the Hout Bay harbour township has been slammed by the Hout Bay Delegation, who say the money should be used for housing.

About 400 families in the area needed housing, while the interiors of existing flats needed maintenance, said delegation chairman Mr Alan Jefftha.

The delegation, an umbrella body of residents, sports and squatter organisations, rejected the RSC's "cosmetic" improvements — they had painted the outside of flats.

The money, drawn from a fund of levies on local businesses, had to be spent by the end of June in terms of RSC budget rules.

Mr Jefftha said the money should rather be put into an interest-bearing account until the RSC agreed to provide housing in the area.

# Class action in pipeline over sewage in the sea

W/ma 14/6-25/4.91

By GAYE DAVIS Cape Town (124)  
HOUT BAY residents are preparing to go to court to stop a pipeline spewing raw sewage into Hout Bay harbour. If they succeed, they will set an important precedent, opening the way for American-style class actions.

South African civil procedure does not allow for class actions, in which one person brings a court action on behalf of all the people affected. Yet individuals seldom have access to the kind of money needed to bring a supreme court application.

Nor are environmental rights entrenched in the constitution, which means it is doubly difficult for people affected by pollution to act against those responsible.

"Government and quasi-governmental institutions which should be protecting the environment for future generations are often the prime culprits and our environmental law is quite deficient in addressing this," said Perino Pama, attorney acting for Earthlife Africa and the Hout Bay Residents' Association

He hopes the case will set a precedent for similar class actions.

The Western Cape Regional Services Council (RSC) turned down a request from residents and Earthlife Africa that the pipeline issue come before a mediator and the matter will now go to court.

Recent reports have indicated that sewage pollution has exceeded standard levels for safe-bathing standards in areas around the Cape Peninsula.

A Cape Town City Council report found pollution levels 10 times above recommended safety levels at Mouille Point, while in False Bay a count of eight times the safety level was found.

"Local authorities should pay attention to the growing public outcry against disposal of raw sewage by pipeline," said Pama. "This form of disposal is a short-term option which takes very little account of the damaging effect on the environment and on the Peninsula's tourist industry."

The RSC maintains that pipelines are the most viable solution for sewage disposal.



POISONOUS SEA ... Pollution levels 10 times above recommended safety levels have been found off Cape Town's beaches



# Power restored to Valhalla Park

217 14/6/91 124

## Municipal Reporter

**ELECTRICITY** supplies to Valhalla Park that had been cut off after non-payment of bills were restored yesterday in terms of an agreement between the Cape Town City Council, the local Civic Association and the ANC.

Deputy city treasurer Mr Neville Lomnitz said full water supplies had also been restored to 31 defaulting Valhalla Park households on the "trickle" system.

He was unable to say how many houses had had their electricity restored.

A spokesman for protesters sitting in at the rent office said yesterday he believed there were about 200 houses which had had their electricity curtailed

Mr Lomnitz said representatives of the defaulters had agreed that each individual consumer would meet officials next week to examine their arrears situation with a view to gradually liquidating it.

"We have not compromised," Mr Lomnitz said, "as it is our existing policy to do this in any event"

However, he said Valhalla Park residents had previously found it difficult to negotiate repayment terms, particularly when attempts were made via cashiers.

Officials would be sent out to Valhalla Park to conduct the interviews, he said

Representatives of the residents could not be reached yesterday, but one of them left a message earlier that services had been restored

## Sit-in at Valhalla Park

Municipal Reporter

124

ABOUT 100 Valhalla Park residents conducted a sit-in protest at their local rent office yesterday, against electricity supply cut-offs and the reduction of water supplies to those in arrears

One of the protesters, ANC Youth League member Mr Abubaker Abrahams, said the action had been jointly organised by the Valhalla Park Civic, the Youth League and the ANC itself

He said more than 200 people in the suburb had had their electricity cut off. Some were up to R1 000 in arrears

"Bills are not sent for months at a time, and then suddenly one arrives

for R800," he claimed CT 13/6/91

Residents also wanted electricity meters examined, as some people had electricity bills as low as R3, while their neighbours were billed for as much as R300

In one case, arrears had grown substantially even after electricity had been cut off. This was probably because of someone tapping into the line illegally

Protesters wanted these arrears scrapped, Mr Abrahams said. They also complained of a lack of maintenance work on council houses, many of which were without gutters

# UCT must explain its purchase of property

From Dr BRIAN DOLLERY (Rondebosch).

A GOOD deal of debate has recently centred on the large-scale acquisition of rental property by UCT.

The university has defended its purchases of residential accommodation primarily on the grounds that due to the Group Areas Act and other discriminatory legislation, many (black) students were legally unable to find suitable accommodation with ready access to the campus. Reasonable people generally accepted this argument.

But the imminent demise of racially discriminatory legislation regulating dwelling accommodation removes the central argument put forward by UCT. Consequently, it can now be argued that the university should sell its residential holdings since its student population has legal access to the normal residential rental market near campus.

UCT may respond by claiming that many of its (black) students cannot afford accommodation at commercial rental rates, and accordingly it is obliged to retain existing holdings to provide subsidised accommodation to disadvantaged students.

But sustaining this argument implicitly involves defending at least three subsidiary claims. Firstly, that students already in possession of government subsidies in excess of national per capita income are deserving of additional accommodation subsidies, presumably at the expense of the poorer people without basic educational facilities.

Secondly, that UCT enjoys a comparative advantage in the provision of cheap accommodation that could not be more economically achieved by direct subsidies either to students or to rental accommodation owners in the vicinity of UCT.

Thirdly, that subsidising accommodation is preferable to subsidising academic support programmes and other facilities which may assist disadvantaged students.

UCT is currently appealing to donors for funds which will be used *inter alia* to provide accommodation. It is therefore obliged to explain its continued rationale for owning residential property in the absence of discriminatory legislation.



# Bond boycott: 23 homes repossessed in township

By EDWARD MOLOINYANE  
Staff Reporter

(124)

ARMS 7/6/91

TWENTY-THREE buyers of houses in Khayelitsha who are boycotting bond repayments have had their homes repossessed and say they have been left in the lurch by "comrades" in the Western Cape Civic Association

The Natal Building Society confirms that it has repossessed 23 homes and says "50 percent" of the borrowers have not paid an instalment since occupying the houses

Most of the houses are in Town Two, Village Three, where more than 1 000 buyers have been boycotting bond repayments since complaining in April last year that the houses were poor quality

After meetings between the Western Cape Civic Association financial institutions and the developers, the boycott was called off a month ago

After the publication of notices of sales in execution of the properties recently, several bitter buyers complained that "comrades" in the civic association had not informed them of developments

The buyers said they approached the association when the notices were published, but were told "there is nothing we can do"

Some said they did not even know the boycott had been lifted

NBS Cape regional general manager Mr Kinsley Loney said it was "regrettable that some people were reaping the unfortunate consequences of the bond-boycott

"As a result of the boycott, all the financial institutions which lent money for the purchase of houses in Khayelitsha have, for many months, received no payments. Even the apparent lifting of the boycott has not resulted in any change and there are still no repayments forthcoming from a large proportion of borrowers," Mr Loney said

Many borrowers were paying only a "small proportion" of their bond instalments and only "very few" were paying the full amount

Mr Loney said where there was a "real need" NBS had suspended payments on bonds for months on end. He urged NBS borrowers who were in trouble to "come in and talk to us before the problem gets too bad and maybe we can help you"

Attempts to contact civic spokesmen failed

1727

MONDAY, 3 JUNE 1991

1728

(3) whether he is considering taking steps to ensure that development remains in line with the approved Plan 1 069, if not, why not, if so, (a) what steps and (b) when?

B915E

THE MINISTER OF LOCAL GOVERNMENT

(1) (a) and (b) No  
The rest falls away

In terms of section 42(4) of Ordinance 15 of 1985, the Minister shall if he is of the opinion that the amendment of a condition should adversely affect the interest that any person may have in land, advise the proposed amendment of conditions. Per definition it does not necessarily mean to publish in the press. Seeing that none of the surrounding property owners would not possibly be adversely affected by the proposed amendment, it was decided to consult the following authorities

— Chief Directorate Nature and Environment

tal Conservation Cape Provincial Administration (June 1990)

— Department of Environment Affairs (June 1990)

— The National Parks Board (July 1990)

— West Coast Regional Services Council (July 1990)

— Department of Roads and Traffic Administration Cape Provincial Administration (September 1990)

— National Monuments Council (September 1990)

(2) Seeing that Plan 1 069 is a legally approved Plan, the developers are entitled to develop according to that and the Minister of Local Government House of Assembly is not in the position to stop that development

(3) No

The development in accordance with Plan 1 069 is the responsibility of the local authority

1729

MONDAY, 3 JUNE 1991

1730

HOUSE OF REPRESENTATIVES

QUESTIONS

Indicates translated version

For written reply

Own Affairs

Housing project in Addo: progress

18 Mr P A C HENDRICKSE asked the Minister of Housing

(1) Whether a project making provision for approximately 243 low-cost houses and 80 serviced erven in Addo was initiated by his Department, if so, (a) when and (b) what stage has the development of the project reached,

(2) whether this project was frozen in 1990, if so, (a) when and (b) why,

(3) whether the project will be resumed in 1991, if not, why not, if so, when,

(4) whether he will make a statement on the matter?

C86E

THE MINISTER OF HOUSING

(1) No

The former Winterhoek Divisional Council initiated the project

(a) Falls away

(b) Water reticulation system, sewerage network, a pump station and oxidation dams as well as temporary gravel roads have been completed

(2) Yes

(a) November 1990

(b) Shortage of funds

(3) Yes

As soon as quotations have been invited

(4) No

trans red

124

# Silvermine hopes to raise R20 million from resales

Argus 30/5/91

124

By MAGGIE ROWLEY  
Business Staff

SILVERMINE Retirement Village in Noordhoek is aiming to raise more than R20 million through resales in the next 15 years, which would help contain levy increases, says Mr Carl Scheppening, chairman of the controlling ARP & P Noordhoek Development Trust

He said the scheme was now well over its difficulties and had bypassed levy increases this year

Last year residents took over full control of the shareblock company and the Trust, which owned the land, after the village ran into financial difficulties

The debts incurred by the previous management had been settled by way of an interest bearing loan scheme whereby residents had been asked to pay an average of R15 000 each

"It was a voluntary scheme, but the response was incredible, with more than 95 percent of villagers participating and paying between R1 000 and R100 000 each," he said

When the residents took control the major debt facing the village was with Concor. Although owed about R3,5 million, Concor had settled for about R1,5 million.

"Under the agreement with the previous management, Concor would have been paid out of the profit of sales, which could have taken many years for them to recoup what they were owed. We offered them a cash settlement, which they agreed to."

Mr Scheppening said the scheme had provided the village with sufficient capital to avoid a levy increase this year.

One of the problems affecting the scheme had been the high cost of providing two satellite communal buildings over and above the central clubhouse facilities. These had been expensive and under used and one of the buildings was now being converted into bedsitters.

"These bedsitters will accommodate some of the frailer residents who wish to gear down to smaller quarters, but are not candidates for the frail care centre."

According to the regulations of the village, residents receive 100 percent of their initial purchase price when they resell their units. Any profit on the sale is ploughed back into the Trust company and is used to offset rising running costs and as such to contain levy increases.

"Resales are achieving market related figures far in excess of the initial purchase price and we are conservatively budgeting for about R20 million to be raised through resales within the next 15 years or so," he said

He said when they took over the management of the village, the financial records had been in a shambles and they had to install new software to run the accounting programme.

"However the village is now definitely over the hump and, with nearly 100 people on the waiting list, is looking ahead to a stable financial future."

Mr Scheppening is also managing director of the Cape Town branch of Russell Marriott Boyd Trust.



# Action group to fight for evicted tenants

(124)  
CT 30/5/91

by CLAUDIA KING

A DETERMINED Diep River resident has been instrumental in establishing an organisation aimed at aiding evicted tenants in the area and has led a vigorous campaign against "inhuman" landowners

Mrs Lee Abromowitz recently formed the Southern Suburbs Action Network after she was given notice to vacate the house she had been living in for 13 years

This week she said "I suddenly had to find alternative accommodation and was horrified at the inflated prices"

## State President

After she had a letter published in the Cape Times she received a stream of telephone calls from people who were in similar and often much more desperate circumstances after being evicted from their rented flats or houses

She said, with emotion "Each story was more and more tragic with people relating tales of near suicide and absolute destitution"

The network has begun managing tables at local

shopping centres on Saturdays in an attempt to make others aware of the plight of the evicted tenant

She explained "This is not a petition, but rather a campaign, the results of which we are determined to hand to the State President before the current session of Parliament ends

## Sponsors needed

The main aims of the organisation include giving moral support, promoting direct communication between the public and Parliament and establishing new and creative ideas for problem solving

Mrs Abromowitz said the non-profit-making organisation needed "people of substance to come forward to offer advice on tenants' rights and on the general law for those who have been exploited"

"We need sponsors to pay our telephone account and administration costs This service is real and necessary for the man in the street who has never before had a voice — we hope the network will be able to air his views"

Call the network on (021) 685-4334

# Rylands housing issue raised

Political Correspondent

19/5/91  
ET 9/5/91

EFFORTS by Indian residents in Rylands Extension 5 to purchase their rented homes before VAT pushes up the price of their homes was raised in Parliament yesterday

MPs in the House of Delegates noted that a "committee of 27" had been formed to speed up the sale of houses which had been continually postponed for the past six years

# Cape office rentals rise — easing panic for owners

By MAGGIE ROWLEY  
Business Staff

WHILE Transvaal flat rentals have come off the boil, Peninsula rentals have picked up again showing an 8,9 percent increase over the fourth quarter of last year, according to the latest Rode Report on the South African property market.

Rentals in Cape Town, which soared 23,2 percent in the third quarter of last year after a 17,9 percent increase in the second quarter, showed a 7,4 percent increase the fourth quarter of 1990.

The highest increase in flat rentals during the first quarter of this year was recorded in Port Elizabeth where the shortage of middle and lower income accommodation, in the house and flat markets, is still acute.

PE rentals showed a 14,4 percent increase in the first

quarter of 1991 after a 13,4 percent increase in the fourth quarter of last year, a 30,3 percent increase in third quarter and a 26,2 percent increase in the second quarter.

However the growth rate in flat rentals in the Transvaal has definitely slowed down and rentals in central and northern Johannesburg as well as Pretoria were declining in real terms.

According to the report, nominal office rentals throughout the country are still showing some life, although the decline in real terms is continuing.

Contract building costs are growing at about 3 percent per quarter and the Cape Town CBD and Sandton came closest to this growth in the first quarter of 1991 with 2,8 percent and 3,1 percent respectively. Mr Erwin Rode, editor of the

report, said escalation rates had "dropped like a stone" in the past six months and had now stabilised at 12 percent.

The only area achieving more than this was the Durban CBD where 13 percent escalations were still predominate.

The star performers in the office take-up stakes in the past six months were the Cape Town, Johannesburg and Sandton CBDs.

Mr Rode said the Johannesburg CBD seemed to be getting its act together. During the past six months its take-up was more than during the past year, which implied a negative take-up between six and 12 months ago.

Sandton CBD was continuing its take-up spree and was undoubtedly the fastest growing office area — when measured in absolute terms and by growth rate, he said.

Its vacancy was below 10 percent for the first time in a year and its prime market rental rate was growing and now stood at R25 (gross).

The calculated net take-up of 19 500 square metres in the Cape Town CBD in the past six months, he said, would no doubt be reassuring for many property owners who had been panicking about the deluge of new office space about to hit the CBD.

Statistics from the South African Property Owners Association show Claremont has a 29,8 percent vacancy factor in Grade A space and a 10,7 percent vacancy for B Grade space, giving an overall vacancy factor of 24,6 percent.

The overall vacancy factor in the Cape Town CBD stands at 6,4 percent — 6,8 percent for A grade space and 6 percent for B grade office accommodation.

124  
Areas 23/5/91



## Govt may help in resettling of District Six

124  
Political Staff

CAPE TOWN — Government hinted yesterday that it might be prepared to provide financial assistance in returning District Six to its original residents

Planning, Provincial and Land Affairs Minister Her-nus Kriel ruled out a broad programme of restitution for individuals affected by forced removals on the grounds that this was not practical or financially viable B/Dam 21/5/91

However, he said in cases where the land still belonged to the state — such as District Six — “we can look if we cannot put the clock back a little bit”

Kriel announced at a news conference yesterday that the Cabinet had decided to set up an Advisory Commission on Land Allocation to advise the government on, among other things, cases where land had been lost as a result of the application of the Group Areas and Land Acts

The Commission, to be appointed by the State President, would consider the cases of all those who felt aggrieved, but government would not agree to blanket restitution, he said

Kriel emphasised that that government could not afford to turn back the clock to a particular cut-off date “It is impossible to set a cut-off date of, say, 1948, five years ago or when Van Riebeeck arrived”

Kriel said the Advisory Commission would not have the power to expropriate land but this did not mean that government “cannot buy land on the open market or acquire land in another way”

He said 112 000 hectares of land had been bought by the state for urban settlement since 1986

Whether Circular No 45/89, which was issued by his Department on 23 October 1989 and dealt with the appointment of Indian teachers, has been withdrawn, if not, why not, if so, (a) on what date, (b) what is the (i) number and (ii) purport of the circular in terms of which it was withdrawn and (c) to whom was it addressed?

C98E

THE MINISTER OF EDUCATION AND CULTURE

Yes

(a) 25 March 1991

(b) Up to the publication of the main Education Bulletin for the advertisement of teaching posts in May 1990, the Department's policy pertaining to the appointment of persons other than Coloured persons (as stipulated in the Education Act No 47 of 1963), has pertinently been referred to under the heading "Appointment of persons other than those that are served by this Department". After the decision taken on 25 March 1991, this particular clause has been omitted from the Education Bulletin in which teaching posts are advertised. In this regard reference can be had to Education Bulletin No OP 1/91 of 28 March 1991 in which no fewer than 2 170 promotion posts for CS-Educators have been advertised.

(c) The Education Bulletin is issued to all education institutions and other interested parties including for example the library

For written reply

Own Affairs

Certain areas houses for Coloureds

12 Mr A ESSOP asked the Minister of Housing †

(1) Whether his Department built any houses for Coloureds in (a) Beaufort West, (b) Laingsburg, (c) Merweville, (d) Sutherland and (e) Matjiesfontein in the financial years 1985-86, 1986-87, 1987-88, 1988-89, 1989-90 and 1990-91, respectively, if so, what amount was spent in each of these financial years on the build-

ing of such houses in each of the above-mentioned places, if not, (i) in what financial years was money not so spent and (ii) why not, in each case,

C61E

THE MINISTER OF HOUSING

(1) No

The Department does not build houses. Local authorities may however apply for loans to the Department for this purpose.

(i) During recent years the following loans were approved by the Housing Board, administered by the Department, for housing purposes

Beaufort West	Approved	Drawn
houses	R5 176 518,00	R4 993 192,77
30 self-help houses	R440 500,25	R291 718,12
Laingsburg		
70 houses	R876 532,44	R847 657,00
Sutherland		
22 self-help houses	R209 000,00	R180 000,00
Matjiesfontein		
upgrading	R27 945,00	0
(2) No statement		

Transvaal teachers' grievances

15 Mr T R GEORGE asked the Minister of Education and Culture

(1) Whether teachers at schools under his control in the Transvaal recently raised any grievances with his Department, if so, (a) when and (b) what was the nature of the grievances,

(2) whether any settlement has been reached in regard to these grievances, if not, why not, if so, what were the terms of the settlement?

C76E

THE MINISTER OF EDUCATION AND CULTURE

(1) Yes, but only one school was involved  
(a) On 4 March 1991

(b) Control as executed from within the principal's office with regard to current affairs and general human relations problems arising from disunity among the staff

(2) Yes. The Regional Chief Inspector concerned conducted an inspection at the school for two days in order to investigate the grievances. His findings were discussed with the entire staff and specific misperceptions on which the grievances were founded have been eradicated. Guidance was also given to the principal pertaining to modern control practices and feedback received from the school thus far has been positive and encouraging.

Riverlea Senior Secondary School: posts

19 Mr T R GEORGE asked the Minister of Education and Culture

(1) Whether his Department received any applications for the (a) Biology and (b) English head of department posts at the Riverlea Senior Secondary School in 1990, if so, (i) who were the applicants, and (ii) what were their academic qualifications, in each case,

(2) whether any of these applicants were appointed to the said posts, if so, (a) who were the successful applicants in each case and (b) for how long had each post been vacant, if not, for what reasons,

C89E

(3) whether these posts are still vacant, if so, for how long has each been vacant?

The MINISTER OF EDUCATION AND CULTURE

(1) Yes

(a) *Head of Department (Biology)* (b) *Head of Department (English)*  
(1) and (ii) Mr N P. L. Miss S D Gallon  
lay (BSc degree in Higher Education  
Education) Diploma plus BA  
degree)

Mr A N Pausen (Matric plus Primary Education Diploma)  
Mr M A Petersen (Matric plus Primary Education Diploma)  
Miss J P Timothy (Student)

(2) No

It has been decided to readvertise the posts

(3) Yes

Since 1 October 1984 in both cases

Juvenile offenders: institutions in Tvl

23 Mr T R GEORGE asked the Minister of Education and Culture

(a) How many (i) schools of industry, (ii) reform schools and (iii) other institutions for juvenile offenders falling under the control of his Department are there in the Transvaal, (b) what is the name of each of these schools or institutions, (c) where is each situated, (d) how many pupils (i) are and (ii) can be accommodated in each of them and (c) in respect of what date is this information furnished?

C96E

THE MINISTER OF EDUCATION AND CULTURE

(a) (i) None

(ii) None

(iii) None

(b), (c), (d) and (e) Not applicable

Riverlea Extension 2: primary school

24 Mr T R GEORGE asked the Minister of Education and Culture

(1) Whether, with reference to his reply to Question No 14 on 20 May 1988, it is still the intention to build a primary school in Riverlea Extension 2, if not, why not, if so, (a) when and (b) where,

(2) whether he will make a statement on the matter?

C97E

THE MINISTER OF EDUCATION AND CULTURE

(1) Yes

(a) and (b) In spite of several attempts made by the Department, problems are still experienced in locating a suitable site for the erection of a school building because of the fact that Riverlea is situated in a mining area

(2) A statement is not deemed necessary

**Municipal Reporter**  
CAPE TOWN ratepayers can brace themselves for a steep increase in property rates today — several points more, according to sources, than the 14% of last year.

And by September they will have a possible three to four percent in Value Added Tax added to their rates bills.

Details of the rates increase will be revealed in the annual budget speech, to be delivered by executive committee chairman Mr Richard Friedlander this morning.

Last year's increase brought the property rate in Cape Town up to 4,97 cents in the rand on municipal valuation. Today ratepayers can prepare themselves for at least a cent per rand more.

The council has managed to keep the increase below the inflation rate for the past three years. However, this seems unlikely this year. New rates will apply from July 1.

The reason for VAT amounting to only a three or four percent surcharge on rates instead of 12% is that only the portion of rates that pays for sewage and

# Rates shock for city today

124  
of 2/5/91

refuse removal will be subject to VAT.

The amount each household will be charged for sewage and refuse will be determined by its municipal valuation. No actual measurements will be taken of how much of each of these services is used by each household.

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## Hunger-striker released





# House prices booming in Cape

Financial Editor

124/07/91

THE residential construction market is in dire straits in spite of booming prices of existing houses in white suburbia, says Erwin Rode, editor of the Rode Report on the SA property market

"This is because of the high mortgage rates in the case of the custom-built market, and the collapse of the social fabric in the black towns

"The only sub-sector which is still doing well is townhouse construction. But this is because of a secular trend towards this type of accommodation, which partly insures these builders against the downswing of the business cycle

"It is a sobering thought that at the end of last year only about 2 000 homes were started every month. Considering the backlogs and ever-growing need this is just not good enough," he says

Rode says the non-residential construction industry is still relatively healthy

According to the report, contract prices of non-residential construction as measured by the BER building cost index, surprised everybody in the first quarter of 1991 by again accelerating to above 15%

"It is too early to say that this one quarter's results herald a turnaround in the growth trend but it nevertheless does illustrate that the growth in contract prices is not declining precipitously"

In contrast to non-residential building costs, home building costs were still decelerating at the end of 1990. This applied to both custom-built homes and mass housing schemes

Cape Town's upper-class house prices showed a 72,5% growth and Johannesburg's a growth of 63,3%. Middle-class house prices grew by 43,5% and 22,2% respectively in these two cities, while lower-class house prices grew by 33,3% in Cape Town and only 9% in Johannesburg

# Nightsoil buckets confiscated in dispute over rent

ARG 18/5/91  
Weekend Argus  
Correspondent

124

PORT ELIZABETH. — A township administrator in the tiny Karoo town of Klipplaat used a new weapon in the ongoing struggle around the rent boycott. He confiscated residents' nightsoil buckets.

According to a statement by residents this week, the head executive officer for the Wongalethu Town Council, Mr DJ van Niekerk, entered the township and removed the buckets.

The statement said he had been armed. For three days he refused to return the buckets belonging to people owing money for rent or service charges.

And what did residents do for three days? Those whose buckets were not removed rallied to the plight of the others, allowing them the use of their facilities.

The removal of the buckets came one day before residents met authorities to discuss rental arrears, which residents want to

have scrapped before they resume "normal" payment.

The episode is recorded in the minutes of a meeting between the local civic association, the town council, the Cape Provincial Administration and the ANC, held at the end of last month.

At the meeting, the Klipplaat Civic Association strongly objected to the removal of the buckets, saying residents should be consulted before action was taken against them.

Officials claimed that the refusal to return the buckets was due to council workers, who wouldn't clean the buckets of those residents who were not paying service charges.

A health worker in Klipplaat, Mrs D Bucknall, pointed out the health risk. Klipplaat already has one of the highest rates of tuberculosis in the Eastern Cape.

Wongalethu township has no electricity, no tarred roads and a street tap water system.

Mr Van Niekerk resigned last week, and refused to comment on the episode.

# Land swap offered for District Six

CAPE TOWN — The Cape Provincial Administration (CPA) has reportedly offered to exchange land with the owners of property in District Six in a bid to consolidate the area for redevelopment.

Former Ilco Homes Cape director Fonny Meyericks said yesterday the CPA had begun to offer land in exchange for District Six land. This was confirmed by Faircape Homes MD Mike Vietri, who added that the process had since been delayed by complications.

He said the CPA had approached Faircape with an offer after private owners had written collectively to President F W de Klerk seeking clarity on the future of District Six.

However, Faircape learnt from the CPA this week that the 4 290m<sup>2</sup> of land it owns in District Six does not form part of the CPA's redevelopment plans and Vietri said he would be going back to De Klerk.

"We are facing difficult times and are paying R6 000 a month in interest for this land. We just want to have the whole matter settled so we can get on with our lives."

But CPA deputy director general Carel du Preez said that while discussions with private landowners had

been held, no offers had been made. He said investigations were under way and if exchanges did take place, this would not necessarily involve CPA land but could involve other government departments.

Consolidating the land into a pool is one of the main recommendations made in a report on the redevelopment of District Six submitted last week to Cape Administrator Kobus Meiring.

The report will be referred to Regional Development Minister Amie Venter for a final decision by the Cabinet.

## Parcels

The report was compiled by a steering committee under the chairmanship of city councillor Clive Keegan and which represented a wide range of community organisations, property owners, the city council, the CPA and the House of Representatives.

The report says it is imperative that the parcels of land privately owned by such companies as Mountain Bay Development, Solomon Brothers and Faircape Homes

should be returned to a general land pool for redevelopment."

Also, more land surrounding the Technikon should be expropriated.

Creating a pool of land is critical, the report says, if the full potential of the area is to be mobilised. "Land consolidation will enable a much more cohesive form of development and will overcome problems of fragmentation."

If all undeveloped land is grouped into a land pool for redevelopment, the total area of District Six will be approximately 92,15ha of which about 62,8ha is vacant.

The area suitable for development (excluding planned recreational facilities) is about 50ha. At an average gross density of 100 dwelling units a hectare, about 5 000 new units housing between 20 000 and 25 000 people could be provided.

The report says that if only Technikon land and vacant land owned by the city council is redeveloped, then 19,15ha, or 1 950 potential units, would be lost. At best only about 7 500 people could be rehoused.

The committee believes that the most appropriate use for District Six would be as a residential zone for those of moderate income.

1 Day 16/5/71

LINDA ENSOR

124



# More to the UCT flat debate than housing

From DENE SMUTS, Member of Parliament, Grootte Schuur (House of Assembly).

I REPLY specifically to Mr Orazio Rebolini's oddly headlined letter "Dene Smuts sitting in the dark" (May 2) but offer the following views also in the hope that they will illuminate the debate taking place on your letter page

Mr Rebolini is one of our most tireless campaigners on the built environment and in his letter expresses concern about "the dynamics which change the social structure of the residential suburbs. One does not need to be an expert in social science to understand that volatile and transient neighbours such as students are the last thing that a permanent resident desires"

I think it is important, as our country enters transition, that we all see our own lives, our suburbs and cities, in the full South African context. That is the very point of dismantling apartheid and creating the new South Africa

## Apartheid legacy

In our own area, the university is the focus of our transitional adjustments. In other parts of the Peninsula, the accommodation of squatters is the transitional issue. Here, it is the accommodation of black students. For make no mistake — that is the issue. Disadvantaged students need to be accommodated in every sense, and it is to house them that the university and its donors buy residential property

The matter cannot be viewed simply as an urban environmental or even a housing issue. We are dealing with an aspect of the apartheid legacy — educational exclusion — which has shaped our history. The Universities Amendment Bill tabled in Parliament revokes the last remains of the cynically named Extension of University Education Act of 1959 which closed the white campuses and created Verwoerdian "bush colleges" — and, in so doing, black consciousness

At the time leading up to the introduction of the Act, 3 000 UCT students and academics marched solemnly to Parliament, cheered by thousands of Capetonians lining the streets. The attitude of the public has changed in the intervening years. In the '80s, the liberal campuses were allowed to "open". They became islands of integration in a sea of segregation and state of emergency repression

Strategies like the academic boycott espoused by the ANC and aligned organisations caused difficulties. Liberals and leftists inevitably clashed, as did protesters and police. The suburbs reacted with a measure of hostility to what was perceived to be a tolerance of radicalism.

Now, an NP government is dealing with exactly the same pressures and receives great praise for displaying a similar readiness to argue and negotiate. The hostility, hopefully, will abate

Clearly the scale of the South African educational crisis (which makes bridging colleges like these so necessary) is not yet appreciated, despite the 1990 black matric results, despite Sansco's march protesting the absence of textbooks, despite the ship containers in which some of our smaller children are educated on the Flats

Nor, I think, is it always remembered that UCT is a national institution, with a responsibility to the nation. Its decision a few years ago to limit its student population was in fact highly controversial in view of our rising student numbers (42% of the black population is 14 and under, and 73% of SA's population is black) and in view of the sensitivity of the

question of access. When you limit numbers while maintaining standards you tend to remain white — which is why it is necessary at the same time to offer educational support and residential help to disadvantaged students. It is the latter that has given the university its image of rapacious growth. To deplore the change in character of Stanley Road is unrealistically parochial when the alternative for black students is the townships

Students are as badly affected by the lack of rental accommodation as the resident population. And Mr Rebolini would be the first to protest if UCT built a residence on the green next to historic Welgelegen. There isn't much else to build on, and not much state finance to build with

The result has been the acquisition of blocks of flats. This is problematic because there is a shortage resulting from sectional title sales. A total of 5 716 sectional title units were registered in Cape Town in 1990, 4 255 in 1989, 1 834 in 1988, 3 178 in 1987, 3 132 in 1986. City officials believe the welfare and whereabouts of people displaced by this trend should become a research priority. Because our area has been hit by both this trend and UCT's needs, I believe the consolidation of the university's growth in a defined area is logical, and that it has a special responsibility towards older, struggling residents. It has accepted that responsibility. The real question now is whether private developers do not also have a special responsibility.

## Housing problem

Instead of killing the messenger by attacking colleges and universities that are reflecting the changing South African reality (the Mowbray Teachers' Training College has long fought to open and will soon be able to do so), I suggest we do two things:

Firstly, let us apply our minds to the housing problem. I raised the constituency's dual housing problem in Parliament in April. As a result, the minister, Mr Sam de Beer, has expressed agreement on the necessity for developers to provide affordable accommodation and has invited me to bring proposals. I extend that invitation to constituents

Secondly, let us accept the fact that ours is an area rich in educational institutions and that the needs of disadvantaged students will have an impact on the area. It is a change many of us welcome. (Mrs Strong: The people who put me in Parliament included students, academics and flat dwellers. We have to reconcile everyone's interests, including those of people who did not have the vote in 1989 — and their constitutional exclusion was the matter I campaigned on.)

The era of racial regulation of the composition of universities ended symbolically this week with the tabling of the Bill which will revoke the "quota clause". The academic freedom plaque erected at UCT after the passage of the extension of the University Education Act left a space open for the date when freedom would be restored by the repeal of the clause. It would be unforgivable if the year 1991, which may now be engraved on the plaque, the end of the era that gave birth to the black consciousness is met with a lack of "consciousness", a lack of understanding of our past, present and future, on the part of whites

# Hostels overcrowded by 300%<sup>124</sup> MPs told

Political Staff

THE six single-sex hostels in the greater Cape Town area house over 300% more people than they were designed to accommodate.

More than 70 500 people are living in the six hostels which were designed to accommodate 21 414 people.

This was disclosed by the Minister of Planning, Provincial Affairs and National Housing, Mr Hernus Kriel, in reply to a question tabled by DP MP Mr Peter Soal.

The hostel at Langa housed more than 30 960 people but its 502 units were designed to accommodate 7 740

people, while the hostel at Nyanga accommodated more than 15 616 people although it was designed for 3 904.

Mr Kriel said all the units at Mfuleni, Guguletu, Nyanga and Langa were to be converted into family units, but it was "not known" when this would take place.

However, all 42 units at Lwandle were to be converted into family housing during the next five years at a cost of R2,1 million, while 30 of the 76 units at Kayamandi, Stellenbosch, were to be converted within the next four years.

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# 'Gains tax to raise funds for housing?

*Art Times 30/4/91* *220/1124*

## Municipal Reporter

A CAPITAL gains tax could be a useful way of raising funds for housing, Cape Town City Council suggested yesterday

The ANC has already suggested in last month's edition of its magazine "Mayibuye" that such a tax should be implemented to give a future government sufficient revenue to finance extensive social programmes

At yesterday's monthly meeting, councillors endorsed a three-page memorandum drawn up by the council's housing committee for submission to the government by way of comment on its new housing policy

The government's new policy concentrates heavily on "site and service" schemes in which people build their own dwellings

"The present lack of funding should not be considered a valid obstacle to the provision of housing," the council's memorandum said

"Innovative sources of finance must be investigated and exploited, for example bonus bonds, tax-free investments, investments by pension funds, lotteries and a capital gain tax"

The council also suggested that the government's housing policy should provide for a range of options

These options should include low-cost conventional housing for rental and purchase, as well as assisted self-help housing and serviced sites

Land for housing should be identified close to job opportunities, the memorandum suggests, and every development must allow for upgrading over time.

The new national housing policy should also address the question of retaining rented housing stock, the council suggested. Since 1983, when the council began selling off its houses and flats to tenants, its housing stock has dropped by over 60%

Mayor of Cape Town Mr Gordon Oliver complained at the meeting yesterday that councillors had barely had time to read the memorandum before they were asked to endorse it.

Mrs Eulalie Stott, chairman of the housing committee, said the government had asked on April 12 for comments on its housing policy, and it wanted these to be submitted by the end of this month



Mr P G SOAL Mr Chairman, with respect, may I address you on that?

The CHAIRMAN OF THE HOUSE Order! The hon member may address me, but he cannot stop the clock

Mr P G SOAL Mr Chairman, on a point of order. When the hon the Deputy Minister replied to the hon member for Houghton after he posed a follow-up question when the hon the Deputy Minister responded to Question 8, the hon the Deputy Minister invited him to ask that question when he had replied to Question 9. As the hon member for Houghton asked that question when there was still time available, I would ask you to allow the hon member for Houghton to ask his question

The CHAIRMAN OF THE HOUSE Order! There are questions on own affairs that have to be dealt with, and the time for questions on general affairs has expired. I cannot extend the time, and neither can I stop the clock

*Business interrupted in accordance with Rule 180C (3) of the Standing Rules of Parliament*

\*9 Mr D J Dalling—Manpower [Question standing over]

Medical Bureau for Occupational Diseases

\*10 Mr P J PAULUS asked the Minister of National Health †

(1) Whether the post of Director at the Medical Bureau for Occupational Diseases has been filled, if not, why not, if so, (a) by whom and (b) as from what date,

(2) whether she will make a statement on the matter?

B803E

The MINISTER OF NATIONAL HEALTH

(1) No, the appointment of the candidate who has been nominated for the post of Director has not yet been finalised. The appointment will be finalised as soon as the recommendation of the Commission for Administration has been obtained,

(2) no

HOUSE OF ASSEMBLY

Foskor: privatisation

\*11 Mr P J PAULUS asked the Minister for Economic Co-ordination and Public Enterprises †

(1) Whether, with reference to his reply to Question No 20 on 5 June 1990, the investigation by consultants into the feasibility of the privatisation of Foskor has been completed, if so,

(2) whether Foskor is going to be privatised, if not, why not, if so, when,

(3) what is the current value of Foskor's assets,

(4) whether he will make a statement on the matter?

*Answered 23/4/91*

B804E

The MINISTER FOR ECONOMIC CO-ORDINATION AND PUBLIC ENTERPRISES

(1) Yes. The investigation has shown that the privatisation of Foskor may form part of stabilising and rationalising the phosphate industry in South Africa. This aspect, as well as the marketing of phosphoric acid internationally, and the position of the relevant role players in this regard are receiving attention at this stage

(2) No decision has yet been taken

(3) R363 677 000, based on share capital and reserves as at 30 June 1990

(4) No

White Paper on Land Reform

\*12 Mr J CHIOLE asked the Minister of Planning, Provincial Affairs and National Housing †

(1) Whether any documents or copies of documents regarding the Government's intention or proposals in connection with the White Paper on Land Reform were furnished to the ANC, officials of the ANC or bodies allied to the ANC, or discussed with any such person or body, before the said White Paper was officially released, if so, what was the (a) nature and (b) purpose of the liaison concerned,

(2) whether, after such liaison, any changes were effected before the said White Paper was released, if so, what are the relevant details?

B808E

The MINISTER OF PLANNING, PROVINCIAL AFFAIRS AND NATIONAL HOUSING

(1) No

(2) Falls away

Mining at St Lucia

\*13 Mr R F HASWELL asked the Minister of Environment Affairs

(1) Whether he has received an environment impact study on proposed mining on the shores of Lake St Lucia, if so, when will the study be made public,

(2) whether he supports the creation of a park which incorporates and links Lake St Lucia with the Sodwana State Forest and the Mkuze Game Reserve,

(3) whether he will make a statement on mining activities within the boundaries of our national parks?

*Answered 23/4/91*

B814E

The MINISTER OF ENVIRONMENT AFFAIRS

(1) No. The environmental impact study currently under way will only be completed in the beginning of 1992. Any individual or organisation who still wishes to contribute to the study is free to do so. Interested and affected parties are also given regular updates on the progress of the study. It is also the aim to produce a draft report before the end of this year, which will be made available to the public for comment

(2) I support the creation of such a conservation area. However, before the area can be declared a conservation area all parties who have vested interests must be consulted. Such consultations are already under way for a considerable period of time

(3) Legally no mining activities may be undertaken within the boundaries of declared national parks and I subscribe to this. Regarding the St Lucia environment, I wish to reiterate that the area in respect of which mining rights exist is not situated within the boundaries of a national park or any other park or conservation area, but that the mentioned environ-

mental impact study covers a wider area than only that to which mining rights are attached and thus also includes conservation area

Myburgh Park development project

\*14 Mr J VAN ECK asked the Minister of Planning, Provincial Affairs and National Housing

(1) Whether the Cape Provincial Administration recently approved a housing development project in Langebaan known as Myburgh Park Phase 2 (and Extension), if so, when,

(2) whether the area scheduled to be developed to the south-west, south and north-east of Stormpneusrots was proclaimed a nature area in 1984 and deproclaimed in approximately 1989, if so, why was the status of this area changed,

(3) whether he will comment on the opposition to the development of this nature area for residential purposes expressed by a Prof Renef, particulars of whom have been furnished to the Minister's Department for the purpose of his reply, if not, why not, if so, what are his comments

(4) whether it was brought to his notice that no application for the rezoning of this area from a nature area and/or land for agricultural use to land for residential use had been submitted and that the legal requirements for rezoning this land had allegedly not been met, if so, what steps does he intend taking in this regard,

(5) whether the alleged marketing of this land up to the high-water mark is being effected in accordance with the provisions of Plan 1 069 in terms of which the permit for this housing development project was granted, if not, what steps does he intend taking in this regard?

B820E

The MINISTER OF PLANNING, PROVINCIAL AFFAIRS AND NATIONAL HOUSING

The Cape Provincial Administration is not responsible for rezoning within the jurisdiction of white local authorities. It falls within the area of responsibility of the Administration House of Assembly. Because of the above

HOUSE OF ASSEMBLY



only sub-division (2) of Question 14 can be answered

(1) No (Vested in the Administration House of Assembly) This question relates to Question 5 in the House of Assembly

(2) Yes, the area in question was proclaimed a nature area in 1984. The nature area was not deproclaimed. On 6 August 1985 a permit for the use of land (75 ha) within a nature area was granted by the Department of Environment Affairs. A further permit for 50 ha was granted by the Cape Provincial Administration on 3 September 1990, this permit was issued because the changed land-use is more acceptable from an environmental point of view.

(3), (4) and (5) Vested in the Administration House of Assembly

**Schools in Lindaleini area: transfer**

\*15 Mr R M BURROWS asked the Minister of Education and Training

- (1) Whether a decision was taken to transfer to his Department schools currently falling under the KwaZulu department of education in the area of Lindaleini near Durban, if so, (a) when, (b) by whom and (c) why,
- (2) whether it is his intention to proceed with this transfer, if not, why not, if so, when will the transfer be effected,
- (3) whether he will make a statement on the matter?

B824E

**THE MINISTER OF EDUCATION AND TRAINING**

- (1) No
- (a) Falls away
- (b) Falls away
- (c) Falls away
- (2) No
- The area falls under the jurisdiction of KwaZulu
- (3) No

HOUSE OF ASSEMBLY

**Education renewal strategy**

\*16 Mr R M BURROWS asked the Minister of National Education

- (1) Whether he, his predecessor or his Department appointed an integration committee to co-ordinate recommendations and findings in regard to the education renewal strategy, if so, (a)(i) when was the committee appointed, (ii) who are its members and (iii) from which bodies and/or organisations were they appointed and (b) when is it anticipated that the integration committee will report,
- (2) whether he will make a statement on the matter?

*Answer 23/4/91* B825E

**THE MINISTER OF NATIONAL EDUCATION**

- (1) The Integrating Committee was established by the Committee of Heads of Education Departments

(a) (i) 6 August 1990

(ii) The members are

Dr J G Gartners (Chairman)

Dr J Bhignaut

Dr P H Bredenkamp

Dr E H Davies

Prof J P de Lange

Prof J W Grobbelaar

Dr F L Knoetze

Dr K R Paane

Mr B Phillips

Mr W H Smit

Dr A G W Steyn

Prof J F Steyn

Dr H J Stone

Dr R H Stumpf

Dr S W Walkers

Dr D H Wuid

- (iii) The Education Departments, the Universities and Technikon Advisory Council, the Teaching Profession, the Private Sector, the Committee of University Principals, and the Committee of Technikon Principals
- (b) It is anticipated that the Integrating Committee will report to the relevant principal during the present session

(2) No

**Lakehaven Children's Home: placement denied**

\*17 Mr M J ELLIS asked the Minister of Planning, Provincial Affairs and National Housing

- (1) Whether the Natal Provincial Administration recently denied three children, whose names have been furnished to the Minister's Department for the purpose of his reply, placement in the Lakehaven Children's Home, if so, (a) when and (b) on what grounds,
- (2) whether representations in regard to this matter were made to the said Administration by a certain social workers' association in Durban, the name of which has also been furnished to the Minister's Department, if so, (a) when and (b) what is the name of this association,
- (3) whether the Administration has responded to these representations, if not, why not, if so, what was the response?

B826E

**THE MINISTER OF PLANNING, PROVINCIAL AFFAIRS AND NATIONAL HOUSING**

- (1) Yes
- (a) During November 1990
- (b) The Lakehaven Children's Home is registered with the Department of Health and Welfare House of Delegates and not with the Natal Provincial Administration. The Natal Provincial Administration has no jurisdiction over this home
- (2) Yes
- (a) November 1990
- (b) South African Black Social Workers' Association Durban and the Society for Social Workers Durban
- (3) The associations were informed that the Lakehaven Children's Home is registered with the Department of Health and Welfare House of Delegates and not with the Natal Provincial Administration. The Natal Provincial Administration has no jurisdiction over this home
- The Administrator is empowered to execute the provisions of the Child Care Act,

1983 (Act No 74 of 1983) in respect of the Black population group only

**Desegregation of hospitals**

\*18 Mr M J ELLIS asked the Minister of National Health

- (1) Whether she laid down guidelines in May 1990 in regard to the desegregation of hospitals, if so,
- (2) whether the Welkom Hospital is being desegregated in terms of these guidelines, if not, why not,
- (3) whether she will make a statement on the matter?

B827E

**THE MINISTER OF NATIONAL HEALTH**

- (1) The Health Policy Council approved a management model to manage hospitals. The purpose of the management model is to furnish superintendents with fixed guidelines in order to provide patients with all the means at the State's disposal,
- (2) the situation at Welkom Hospital and also at other hospitals are being evaluated according to these guidelines. I will discuss the matter at the next meeting of the Administrators Health Council,
- (3) no

**Pretoria Minute: progress**

\*19 Mr D J DALLING asked the Minister of Justice

- (1) What progress is being made in giving effect to paragraph 7 of the Pretoria Minute of 6 August 1990 in regard to the (a) repeal of various sections of the Internal Security Act, No 74 of 1982, and (b) review of security legislation and its application in order to ensure free political activity,
- (2) whether legislation arising from deliberations on the matters referred to above is to be submitted during the current session of Parliament, if not, why not, if so, when?

B829E

HOUSE OF ASSEMBLY



# Huge housing project Set for Milneron site

b7E  
MAGUS 26/4/91  
124

WHAT is believed to be the world's largest private housing development undertaken without government assistance is being built in Minerton at an estimated cost of R1 billion.

The project, Summer Greens, coincides with the abolition of the Group Areas Act, allowing it to be open to all South Africans

When completed, the project will consist of 5 500 homes accommodating more than 30 000 people

The development by Durban-based Ilco Homes is offering buyers more than 30 different designs at prices ranging between R69 000 and R118 900

It is situated on a 250 hectare site — bought by Ilco from the Bankorp group more than three years ago — on the outskirts of Milneron and is bordered by Ysterplaat, Acacia Park and Sandrift

Construction of the first 40 houses and the servicing of the first 330 plots have been completed. Five homes were sold on the first day of the sales launch this week.

Ilco director Mr Tomny Meyerdricks said the project would also comprise a business village of 11 buildings offering a total of more than 8 000 sq m of office space.

Construction of the first two commercial units is nearing completion and now house the Ilco marketing and sales department as well as estate agents' offices.

Provision has also been made for a major shopping complex, convenience shopping centres, five primary and two high schools, a post office, libraries as well as medical, cultural and community centres.

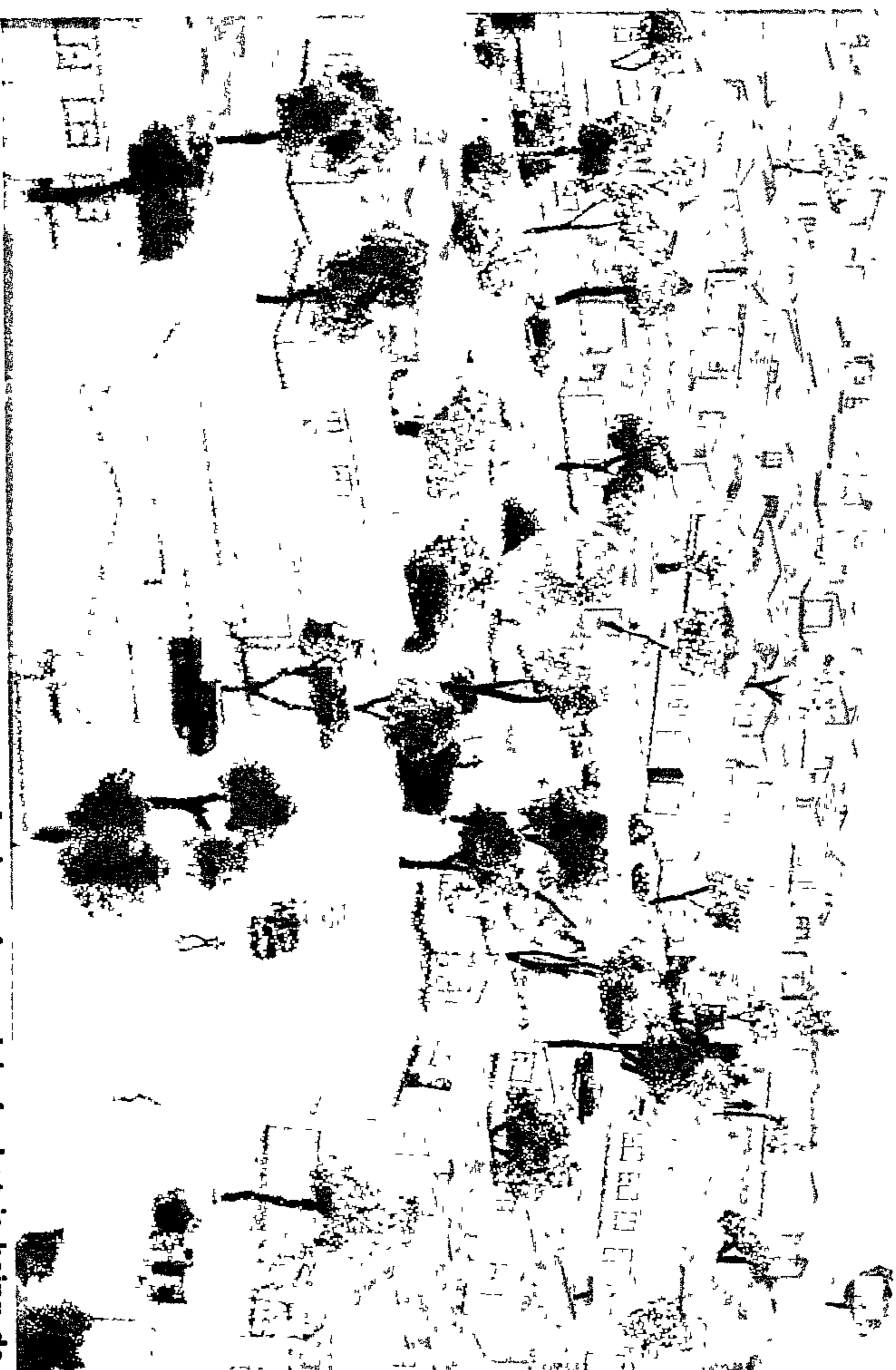
Sportsfields, play parks and village squares, which could accommodate flea markets and other outdoor activities, will also be provided.

A passenger railway station is to be built in Summer Greens and the present bus service, which runs along Bosmansdam Road, will be rerouted into the development.

Mr Meyerdricks said the project was expected to take between six and 10 years to complete, depending on market demand.

"Due to our unique and sophisticated computerised production line construction system we are capable of completing more than 10 houses a day.

"However, the speed of construction and subsequent sale of the units will be entirely market driven. We only sell



By MAGGIE ROWLEY, Business Staff

completed houses and never 'off plan', he said. He said the development, due to the scrapping of the Group Areas Act, was set to become the blueprint for all future middle-income housing schemes in South Africa.

"We have no doubt it will set the trend for affordable housing of a proper standard throughout South Africa as the standards of environmental planning, design and construction have never been equalled in this income-category market."

The spin off from the project as far as job creation was concerned would be "immense".

"The future stability of our country is based on education, employment and the provision of adequate housing

**A view of a model of what is being described as the biggest private housing development in the world.**

and it is a fact that nearly two permanent jobs are created with every proper home built."

While larger housing projects have been jointly tackled by the government and the private sector, this is the largest project to date that has been undertaken by one developer without any help from the government.

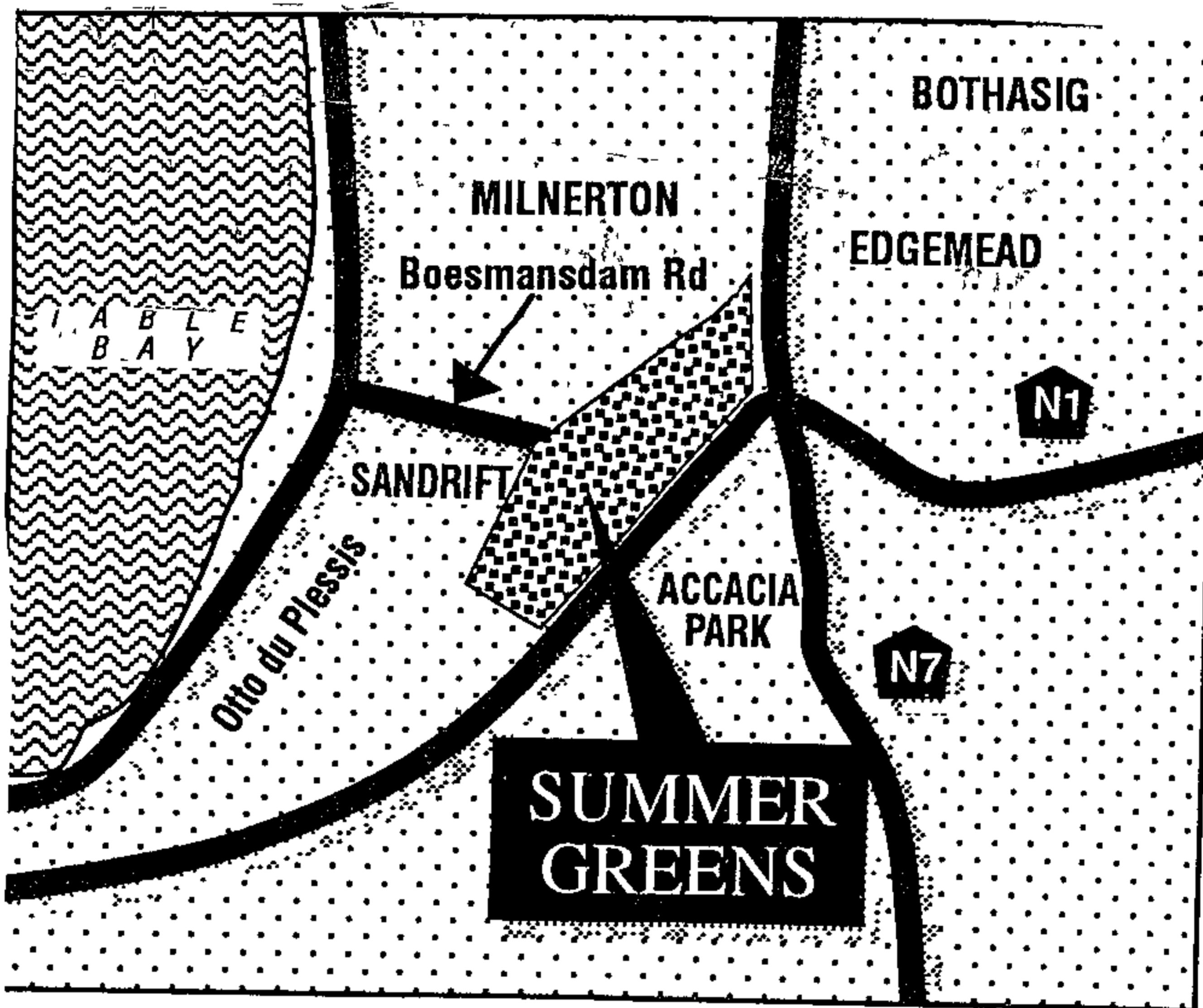
"It is definitely a first for South Africa and as far as we know it is unique in the world," said Mr Meyerdricks.

Ilco Homes, which was formed more than 30 years ago and listed on the Johannesburg Stock Exchange in 1987, has built more than 70 000 homes in South Africa. Projects include Strandfontein Village, near Mitchell's Plain.



26/4/91

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The above map shows the exact location of the huge housing project in Milnerton.



## HOUSING

### **WHITE ELEPHANTS**

**Taxpayers** are spending R2 413 a month to guard seven ministerial mansions in Cape Town. But the mansions have been unoccupied since they were completed nearly two years ago at a cost of almost R5m.

The seven houses — in Walmer Estate, a "coloured" group area on the boundary of District Six — were built for ministers and deputy ministers of the House of Representatives. But they refused to occupy them as a

protest against the Group Areas Act.

In a written reply tabled in parliament last week to questions by the DP's Peter Soal, the new Public Works & Land Affairs Minister Jacob de Villiers said the future of the houses remained unclear. "It is considered expedient to keep this matter in abeyance until the Act has been repealed."

Meanwhile, however, De Villiers says the State is investigating the possible sale of the houses if they are not needed for official purposes. Nearly a year ago, former Public Works Minister George Bartlett told parliament that his department was investigating

the sale or letting of the houses

Work on the "White Elephants of Walmer Estate" began in 1987. After a string of construction and contractual problems, they were finally completed in mid-1989 — by which time Labour Party ministers had decided not to move in. The original contract price was R2,6m, which escalated to a final cost of nearly R5m.

The houses, set in a heavily fortified compound on the lower slopes of Devil's Peak overlooking Table Bay, vary in size from 251m<sup>2</sup> to 331m<sup>2</sup> space. The compound includes a pool and tennis court. ■

Voor Trekker Hospital	0	0
Warmbad Hospital	36	4
Waterval Boven Hospital	0	0
Willem Cruywagen Hospital	0	0

Great Trek commemoration: amount donated  
 62 Mr H D K VAN DER MERWE asked the Minister of Education and Culture †

(1) Whether, with reference to his reply to Question No 48 on 22 March 1991, the FAK has reported to his Department on how the amount of R690 000 donated to it

in respect of the commemoration of the Great Trek in 1988 was spent, if not, why not, if so,

(2) whether he will furnish details of the spending of this amount to the House, if not, why not, if so, what are the details?

*House of Assembly* B779E  
 The MINISTER OF EDUCATION AND CULTURE

(1) Yes,  
 (2) no, audited financial reports are, however, available for inspection at my office

HOUSE OF REPRESENTATIVES

QUESTIONS

†Indicates translated version

For oral reply

Own Affairs

Matjiesfontein: funds budgeted

\*1 Mr A ESSOP asked the Minister of Housing †

(1) Whether funds were budgeted in the 1986-87 financial year for the upgrading of Matjiesfontein, if not, in what financial year were funds last budgeted for this purpose, if so,  
 (2) whether any delay is being experienced in the upgrading of Matjiesfontein, if so, for what reasons,  
 (3) whether he will make a statement on the matter?

†The MINISTER OF HOUSING

(1) No  
 1989/90

(2) Yes

The principal reason for the delay in the upgrading of Matjiesfontein is that a suitable water supply must first be found

(3) No

Merweville: community centre

\*2 Mr A ESSOP asked the Minister of Housing †

(1) Whether his Department has rejected the establishment of a community centre at Merweville, if not, what are the relevant details, if so, for what reasons,  
 (2) whether he will make a statement on the matter?

†The MINISTER OF HOUSING

(1) No

The Central Karoo Regional Services Council, as the agent of the local authority does not see its way clear to negotiate a Housing loan to finance a community centre as they are convinced that the community will not be able to redeem such loan. The Development Board has already decided, in principle, to render assistance to smaller communities by giving consideration to the provision of a first and second phase of a basic community centre, dependant on the availability of funds, on condition that adequate contributions from other sources, to complete the facility for use, be available. The concerned local authority has meanwhile requested my Department to prepare cost estimates of the various phases of a community centre and only when these are available will the local authority decide if they will be in a financial position to proceed with such project

(2) No



# 19 injured in fight at apple farm hostel

Crime Reporter *ARBUS* *15/4/91* *124*  
NINETEEN people were injured on a Gra-  
bouw apple farm after fighting broke out  
among workers at a hostel

Police said some of the men had been  
drinking

The injured were taken to the Hottentots-  
Holland Hospital and discharged after treat-  
ment for knife and knobkerrie wounds

When police arrived, the fighting was over  
and no action was taken



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# Developers repairing Khayelitsha homes

*M64<sup>5</sup>  
12/14/91*

By EDWARD MOTOINYANE  
Staff Reporter

KHAYELITSHA houses, whose owners have been boycotting bond repayments for a year because of alleged construction defects, are being repaired by the developers

More than 1 000 buyers in Town Two, Village Three, a low-income residential area developed by the South African Housing Trust, started the boycott after complaining about the quality of the houses, which they said was "extremely poor"

The three and four-roomed homes were constructed by various builders and the Hous-

ing Trust stipulated prices They sell for between R26 000 and R32 000 and monthly instalments range from R250 to R300

## Shoddy finish

Buyers complained about cracks, unplastered walls, roofs not waterproof or windproof, only one electrical plug inside, no ceilings and tiny, badly serviced and demarcated sites

They said R26 000 was a "rip-off" and demanded that the price be reduced to R10 000.

The bond repayment boycott has dragged on for a year in spite of numerous meetings between residents' representatives, financial institutions and developers.

But last month builders moved in and a major repair operation began

Leaks are being fixed, houses are being painted and chimney-like structures are being installed on roofs to serve as ventilators

A Housing Trust spokesman confirmed that the dwellings were being repaired "where complaints were valid"

He could not disclose the costs involved

He said "As a result of an agreement reached with the Western Cape Civic Association, houses are being inspected to establish whether there are any building defects. In the case of those built by small-time builders, although not le-

gally liable, we are effecting repairs where builders have not got the resources and means"

Asked about details of the agreement reached with the civic association concerning calls for the reduction of prices and the lifting of the boycott, he said the situation was being monitored and no final decisions had been taken

## Selling price

"Current issues do not include a call for the reduction of the selling prices," he said.

Asked whether the boycott could prompt the Housing Trust to abandon the project, he said no decision had been taken



- (ii) Value R22 900,00  
(iii) Contractor C A de Wet
- Maintenance 2
- (i) Repairs and renovations to Manor House Groot Constantia  
(ii) Value R36 952,00  
(iii) Contractor Datron
- Maintenance 3
- (i) Replace skirting and flat roof portion of Hoop Op Constantia  
(ii) Value R2 274,06  
(iii) Contractor G P de Koning
- (c) Drainage None  
(d) Roads None  
(e) Other None
- 1988/89
- (a) Building None  
(b) Maintenance 1 (i)  
(i) Replace and repair gates at Groot Constantia  
(ii) Value R4 998,00  
(iii) Contractor D'Ambrosio Bros
- (c) Drainage None  
(d) Roads 1  
(i) New Stonepathways at Groot Constantia  
(ii) Value R3 700,00  
(iii) Contractor James Townsend & Co
- (e) Other 1  
(i) Electrification of new pump-house Groot Constantia  
(ii) Value R7 235,00  
(iii) Contractor S G Electrical
- 1989/90
- (a) Building None  
(b) Maintenance 1  
(i) Repairs to roof Constantia Wine Museum  
(ii) Value R68 321,00
- (iii) Contractor Gordon, Verhoef and Krause
- Maintenance 2
- (i) Repairs to thatched roof Groot Constantia  
(ii) Value R4 300,00  
(iii) Contractor C A de Wet
- Maintenance 3
- (i) Repairs to thatched roof Hoop Op Constantia  
(ii) Value R4 700,00  
(iii) Contractor C A de Wet
- (c) Drainage None  
(d) Roads None  
(e) Other None
- 1990/91
- (a) Building None  
(b) Maintenance 1  
(i) Repairs to roof of Manor House Groot Constantia  
(ii) Value R4 490,00  
(iii) Contractor C A de Wet
- Maintenance 2
- (i) Repairs and renovations to the exterior of the main dwelling, toolshed, shelter and to all the garden walls Coleyn  
(ii) Value R55 060,00  
(iii) Contractor W Voigt (Cape) (Pty) Ltd
- (c) Drainage 1  
(i) Installation of a sewerage network on the Groot Constantia Estate  
(ii) Value R327 240,99  
(iii) Contractor Road and Civil Construction
- (d) Roads 1  
(i) Repairs to road leading to Groot Constantia  
(ii) Value R88 500,00

- (iii) Contractor Martin & East (Pty) Ltd
- (e) Other 1  
(i) Supply, delivery and installation of a boom at entrance to the Estate  
(ii) Value R2 344,75  
(iii) Contractor Automatic Door Equipment Manufacturer
- (2) Yes, the prescribed tender procedures were followed in all the cases
- Rent-controlled premises**
- 29 Mr K M ANDREW asked the Minister of Welfare, Housing and Works
- (1) How many rent-controlled premises were there in the Cape Town Gardens constituency as at 31 December 1990,  
(2) (a) how many such premises were decontrolled in 1990 and (b) when were they decontrolled?
- 124  
B412E
- Hansard 1114/91*
- THE MINISTER OF WELFARE, HOUSING AND WORKS**
- (1) 1 017  
(2) (a) 578  
(b) 48  
4  
101  
95  
164  
36  
11  
100  
16
- Government Gazette No 172 dated 2 February 1990  
Government Gazette No 635 dated 23 March 1990  
Government Gazette No 633 dated 23 March 1990  
Government Gazette No 1266 dated 8 June 1990  
Government Gazette No 1379 dated 22 June 1990  
Government Gazette No 1745 dated 27 July 1990  
Government Gazette No 1828 dated 3 August 1990  
Government Gazette No 2593 dated 9 November 1990  
Government Gazette No 2991 dated 21 December 1990
- 3  
38 Mr L FUCHS asked the Minister of Welfare, Housing and Works
- (1) How many rent-controlled premises were there in the Hillbrow constituency as at 31 December 1990,  
(2) How many such premises were decontrolled in that year, *Hansard 1114/91*  
(3) whether he will furnish the House with the (a) address and (b) description of each of the premises so decontrolled, if not, why not, if so, what are the relevant details? B536E
- THE MINISTER OF WELFARE, HOUSING AND WORKS**
- (1) On 31 December 1990 there were still 816 units, comprising of 6 dwellings and 810 flats, subject to rent control,  
(2) 885 units, comprising of 36 dwellings and 849 flats, were conditionally exempted from rent control subject to the granting of continued protection to the tenants thereof if and for as long as such tenants comply with the prescribed requirements for continued protection  
(3) Yes  
(a) and (b) See Schedule
- SCHEDULE**
- FLATS**
- 1 Carniston Court, 35 units, 3 Abelroad, 38 & 40 Cathrine Avenue, erven 205, 206 & 208, Berea  
2 Carnock Court, 27 units, 85 Clann Street, erven 3161 & 3162, Hillbrow  
3 Sybertha hof, 35 units, 34 Abel Road, erven 163 & 165, Berea  
4 Cavellgold, 7 units, 80 & 82 Goldreich Street, erven 3804 & 3905, Hillbrow  
5 Hermannia Court, 64 units, erven 4072 & 4078, Hillbrow  
6 Gaelic Mansions, 30 units, 18 Van der Merwe Street, erf 3771, Hillbrow
- Cowhansard*



## Sale of 'whites only' Orania to be probed

*Star 9/4/91*  
KIMBERLEY — An investigation has been launched by Lawyers for Human Rights (LHR) into methods used by the Government to sell the north-eastern Cape town of Orania to the Afrikaner Volkswag (AV) for the establishment of an all-white state

Benny Palweni, a director of the LHR, said yesterday he had visited Orania at the weekend to investigate the manner in which coloured residents had been forced to move

AV leader Professor Carel Boshoff yesterday disclosed details of Orania's purchase. He said the town would be officially opened on Saturday as the first Afrikaner-only town in South Africa

The Department of Water Affairs in August 1990 had published the sale of Orania as a "personnel village" which could be bought on public tender

His organisation had placed a bid which turned out to be too low

*124*  
The town, which is registered as a farm, was bought by a businessman who founded a company called Orania Bestuursdienste and offered the property to the AV

A consortium of businessmen who supported the secessionist ideal took over the original tender and the registered company in January this year

Former residents vacated their homes with the help of Water Affairs and in trucks driven by Orania residents.

HOUSE OF REPRESENTATIVES

QUESTIONS

†Indicates translated version

For oral reply

Own Affairs

Senior security officer: driver's licence

\*1 Mr W J DIETRICH asked the Minister of the Budget †

- (1) Whether a driver's licence is a prerequisite for appointment to the post of senior security officer in the Port Elizabeth regional office of the Administration House of Representatives, if not, why not, if so, what are the relevant details,
- (2) whether the Administration recently received any applications from persons for this post, if so, (a) how many applications were received and (b) who was appointed to the post,
- (3) whether the successful applicant had a driver's licence, if so, when did he obtain this licence, if not, why was his application successful,
- (4) whether he will furnish the names of the unsuccessful applicants, if not, why not, if so, (a) what are their names and (b) who of them had a driver's licence?

C52E

The MINISTER OF THE BUDGET

- (1) With due consideration to the job content of the post class Senior Security Officer, a driver's licence is a recommendation but not a prerequisite for appointment to the post
- (2) Yes
  - (a) 10 applications were received
  - (b) None of the applicants were appointed since they did not meet with the requirements stipulated in the Personnel Administration Standard
- (3) Falls away The post is still vacant

HOUSE OF REPRESENTATIVES

HOUSE OF REPRESENTATIVES

- (4) No It is not accepted practice to disclose the names of unsuccessful candidates for any vacant post
- (a) and (b) Fall away

The MINISTER OF THE BUDGET Mr Chairman, before I give the reply—because I am certainly going to—I just want to say that I do take strong exception to hon members asking questions and then not having the courtesy to be here when those questions are replied to [Interjections] It is a most time-consuming exercise and takes a great deal of research to prepare the answer to a question

It is certainly not a joke to ask questions just to give other people work to do. If hon members are really interested in the replies because they regard them as in the interests of their constituents, they must be here when the replies are given

†The CHAIRMAN OF THE HOUSE Order: The Chair agrees with that I have said as much in the past. The hon the Minister may continue

Brown residential area electrification

\*2 Mr A ESSOP asked the Minister of Local Government and Agriculture †

- (1) Whether it has been decided not to proceed with the electrification of the Brown residential area in Mervelville, if so, (a) why, (b) when and (c) by whom,
- (2) whether he will make a statement on the matter?

124

C57E

†The MINISTER OF HOUSING (for the Minister of Local Government and Agriculture)

- (1) No—The Department of Local Government and Agriculture (House of Representatives) has requested the Central Karoo Regional Services Council to submit an application for a Housing fund loan to finance on a *pro rata* basis the electrification of the Brown residential area of Mervelville
- (a), (b) and (c) falls away
- (2) No *Hansard* 9/4/91

†Matjiesfontein: land donated to Brown people

\*3 Mr A ESSOP asked the Minister of Housing †

HOUSE OF REPRESENTATIVES

- (1) Whether the land in Matjiesfontein was donated to the Brown people at any stage, if so, (a) when and (b) by whom,
- (2) whether Brown people living on this land at present, have to pay rent for it to his Department, *Hansard* 9/4/91, 124
- (3) whether he will make a statement on the matter?

*Hansard* 9/4/91, C58E

†The MINISTER OF HOUSING

- (1) No
- (a) Portion 11 of Farm 148 was donated to the former Matroosberg Divisional Council during 1987 for development for the Brown community
- (b) Major J Bust
- (2) No
- (3) No

PE regional office: staff establishment

10 Mr W J DIETRICH asked the Minister of the Budget

- (1) (a) How many persons are on the establishment of the Port Elizabeth regional office of the Department of Local Government, Housing and Agriculture, (b) what post does each occupy, (c) for how long has he or she occupied it, (d) how many years of service has each completed, (e) what is the (i) age, (ii) previous occupation and (iii) name of each such person and (f) in respect of what date is this information furnished,
- (2) whether any cutbacks are envisaged in this Department, if so, what are the relevant details?

9/4/91

†The MINISTER OF THE BUDGET

- (1) (a) 61
- (b) See annexure
- (c) See annexure
- (d) See annexure
- (e) (i) See annexure
- (ii) See annexure
- (iii) See annexure
- (f) 28 February 1991
- (2) No

ANNEXURE A

e(iii)	(b)	(c)	(d)	e(i)	e(ii)	Remarks	
Name of officer	Rank	Post occupied	Period occupied	Total	Years of service (public service)	Age	Previous occupation
Rust J P	Deputy Director Community Services	Regional Representative	2 years	1	28 years	45	Assistant Director
Neehling D F	Assistant Director Community Services	Assistant Director Community Services	2 years	1	15 years	62	Senior Community Development Officer

HOUSE OF REPRESENTATIVES



The MINISTER OF PUBLIC WORKS AND LAND AFFAIRS

(1) (a) and (b)

*Handwritten* 8/4/91. The Department of Public Works and Land Affairs has investigated the possibility of letting the residences However, as the present group area status of Walmer Estate and evident political considerations within the Coloured community inhibit the occupation, letting or selling of the residences at this stage, it is considered expedient to keep the matter in abeyance until the Group Areas Act has been repealed. In the interim, the best method of sale will also be investigated in the event of the residences not being required in future

(2) (a) (i) The preliminary estimate, early in 1986 at the start of the project, was R2 560 000, excluding the access road

(ii) The final cost in 1989, including escalation, was R4 945 244

(b) The market value of the complex has not been established

(3) Yes

(a) New furniture, R24 392 per house on average

(b) New curtains and re-upholstering of existing furniture, R29 393 per house on average. Some of the items of furniture have since been removed and used elsewhere

(4) No

(5) Yes

(a) Guards appointed by the Department of Public Works and Land Affairs

(b) R2 413 per month

*Handwritten* Foreign vessels tunny 8/4/91

220 Mr R J LORIMER asked the Minister of Environment Affairs

(1) What quantity of tunny was landed at South African ports by foreign vessels in 1989 and 1990, respectively,

(2) whether the fish so landed consisted entirely of tunny caught in South African

HOUSE OF ASSEMBLY

waters, if not, what estimated quantity was caught in South African waters,

(3) how many vessels from each specified foreign country had permission to fish for tunny in South African waters in each of the above years?

*Handwritten* 8/4/91 B573E

The MINISTER OF ENVIRONMENT AFFAIRS

(1) Not available at present. Final figures are being compiled

(2) Not available at present. Final figures are being compiled

(3) 1989 Japan—89 vessels

Republic of China—38 vessels

1990 Japan—90 vessels

Republic of China—30 vessels

Pelagic fish landed

221 Mr R J LORIMER asked the Minister of Environment Affairs

(1) How many tons of (a) (i) anchovy and (ii) pilchard and (b) non-quota pelagic fish were landed during the 1990 fishing season,

(2) what estimated percentage of the catch of (a) anchovies and (b) pilchards in 1990 were immature juveniles?

B578E

The MINISTER OF ENVIRONMENT AFFAIRS

(1) (a) (i) 150 100 t anchovies

(ii) 56 740 t pilchards

(b) 52 503 t

(2) (a) 90,5%

(b) 22,8%

Foreign media representatives visas

240 Mr P G SOAL asked the Minister of Home Affairs

(1) How many applications for (a) new, and (b) the renewal of, visas were received from foreign media representatives in 1990,

(2) how many such applications (a) had been (i) granted and (ii) refused and (b) were pending as at 31 December 1990,

(3) what was the average time taken before such applications were decided upon?

B625E

The MINISTER OF HOME AFFAIRS

(1) (a) 1 941 of which 149 applications were withdrawn

(b) 303 of which two were withdrawn

(2) Statistics on the basis required are unfortunately not available. The applications not finalised during 1989 and therefore carried over to 1990 are included in the following figures which are given for the purpose of the reply

	Carried over from 1989		(a)(i)	(a)(ii)	(b)
New applications	123	1 766	92	57	
Renewal applications	8	300	1	8	

(3) It took on average 15 working days in respect of new applications and eight working days in the case of renewal applications to finalise the respective applications

SABC: annual report

275 Mr P G SOAL asked the Minister of Home Affairs

Whether any delay is being experienced in connection with the tabling of the latest annual report of the South African Broadcasting Corporation, if so, what are the causes of the delay, if not, what is the position in this regard?

*Handwritten* 8/4/91

B731E

The MINISTER OF HOME AFFAIRS

No. The honourable member is referred to the provisions of section 27 of the Broadcasting Act, 1976 (Act No 73 of 1976), in terms of which the South African Broadcasting Corporation's annual report has to be furnished to the Minister yearly on or before 30 April. The tabling of the report shall be done within the seven-day period referred to in section 27(2) of that Act



# Making way for Orania's Boere

ONE week before the official opening of Orania, the country's first exclusive Afrikaner commune, the last 10 coloured families were moved to Warrenton, more than 100km away.

The coloured families vacated their homes - many still containing large, antique coal stoves - with the help of the Department of Water Affairs and lorries driven by Orania residents

The telephones of the 64 coloured families, who had lived and worked in the northern Cape village for the past 23 years, were cut off on Friday

Most of the families left against their will, but said they had resigned themselves to the inevitable

Many also said they were very bitter about the lack of help from the House of Representatives in obtaining their own municipality.

Mr Jan Stellenberg, one of the last men to leave on Saturday morning, said it was especially difficult for the old people, who now had to resettle in another community

## Retire

He is still an artisan for the Department of Water Affairs, as are many others who were moved to Warrenton and Luckhoff this month, where newly built homes were provided for them

"We had all hoped to retire at Orania one day, and talked of founding our own municipality, as was done by the coloured workers at PK le Roux village nearby

"All of us have spent many years here, building all the dams and canals of the Orange River irrigation scheme

"The least they could have done for us in turn, is to create a

FOCUS

retirement village for the coloured workers "

Mr Jacob Minnie, an operator at the department, and Mr Petrus Visser, a medical assistant at the local clinic, also said they had been led to believe they would buy their rented homes at some stage

Mr Pier Kakora, a carpenter, said he and his colleagues had built all the houses now to be occupied by Afrikaners

He vacated his home with a heavy heart, he said He was attached to his house, with its fruit trees and vegetable garden, although it was run down and dilapidated He and nine family members lived there for 12 years

## Cattle

The community has had to sell all its cattle because there is no grazing land for them at their new site

Many families, however, were seen leaving on Saturday with cages full of cackling turkeys and chickens amongst their furniture

Kakora says he has now become an independent subcontractor in Warrenton

"I am already much in demand, because I'm a good carpenter, having created the structures for the pouring of concrete at the PK le Roux Dam I know that is a sound piece of work," he said proudly, holding up his work-scarred hands

Meanwhile, plans to develop Orania into an Afrikaner commune are going full steam ahead

Only 12 of the 134 units remain unsold

## Families moved

# 100km away

# to Warrenton

124  
Sowetan 8/4/91

The town has a fully independent infrastructure, with paved roads, 64 hectares of farmland under irrigation, a sewage farm, piped water, an Eskom sub-station, a church, telephones, a primary school, a large swimming pool and developed industrial sites

As soon as more than 60 telephone subscribers have moved in, which is expected this month, the existing red-brick post office will reopen its doors

There are also advanced plans to turn the large rambling offices, previously occupied by the department, into a hospital It is to be run by and administered for Afrikaners only

## Builders

Orania, next to the Orange River and the PK le Roux Dam, has already become a popular holiday spot for campers and fishermen Several of the large hostels, which had housed single workers, are being restructured for sectional title holiday cottages

Teams of Afrikaner builders have already moved into the town and can be seen renovating houses

Most of the wooden buildings, which had been built as temporary housing for workers, are being

turned into permanent brick homes by the teams

About 40 people already live at Orania, and after the official opening on April 13 and 14, many new owners are expected to move in. Some are retired couples, but young people are also expected

Several new factories are expected to move in their equipment over the next few months, providing more jobs for the young families, a spokesman for the Orania labour bureau said

## Problem

Moreover, transporting manufactured products and produce is not expected to be a problem, he said

The nearest railway station, Orania Rivier, is only 20km away, and the R29 freeway to Johannesburg and Cape Town goes through the town

However, Orania planners expect their "prime export product" to be Christian education for Afrikaners

Several dedicated teachers are now drawing up plans to renovate and reopen the local primary school by June

In the meantime, the new residents will send their children to the Afrikaans language schools at Hopetown, 39km away - Sapa

Political comment in this issue by Aggrey Klaaste and Deon du Plessis Newsbills by Sydney Matlhaku Sub-editing and headlines by Ivan Fynn  
All of 61 Commando Road, Industria West, Johannesburg

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\* Write to the Editor at PO Box 6663, Johannesburg 2000 Nom-de-Plumies can be used, but full names and addresses should be supplied or the letter will not be published



# Demands for electricity and threat of global warming

**A**BOUT 30 MINUTES DRIVE from the centre of Cape Town, thousands of squatters live in squalor and deprivation — and with little hope that things will get any better. “It’s not an easy life,” says Vivienne Manong of Site B in Khayelitsha. “When it’s raining the damp comes up, everything gets wet. The wind blows and everything gets spoilt with sand. There are no lights inside our shacks.”

Vivienne Manong’s response is typical of the many “illegal” squatters living on the borders of Cape Town.

Long denied the basic rights of land ownership, the squatters are the legacy of apartheid. Even with changes in the air and the repeal of the infamous Land Acts of 1913 and 1936, the residents of Site B squatter camp in Khayelitsha on the Cape Flats, hold little hope that things will be any different.

Some have waited over four years in a “temporary” section dubbed The Yard, after what used to be a school playground, for housing in one of Khayelitsha’s newer areas. The Yard is an area without sanitation or electricity.

Thomas Nobanda expressed the feelings of the community plainly, saying that “it’s hopeless to even think about it”.

Ecological issues in South Africa are essentially about the quality of life in a new South Africa. In a recent paper Albie Sachs, the ANC’s constitutional spokesman, said: “The environment is a poverty issue and the right to light, heat, water, communication facilities is fundamental to any environmental programme.”

Yet, the provision of these basic necessities is perhaps far more complicated than would appear, reflecting the increasingly untenable nature of our modern lifestyles. Electricity supply, for one, is entangled in a variety of local and global issues.

For many South Africans the fact that less than a third of the population has access to electricity in their homes comes as a surprise. It is not for lack of generating capacity or equipment that the majority of black South Africans have been denied this modern necessity. Indeed, the country generates 60 percent of the continent’s entire electrical output.

Furthermore, Eskom, South Africa’s electricity supply commission, is faced with an over-supply problem with many power stations being underused, some even mothballed — a result of over-optimistic predictions of the country’s economic growth made by Eskom in the 1970s.

Things are changing though. Eskom has begun to focus its attention at last on the electrification of so-called developing areas as well as squatter settlements.

According to Mr J C van der Walt, Eskom’s Western Cape regional manager: “Eskom sees ordered squatting as part of the solution to alleviate the housing problem in South Africa and has begun to investigate the electrification of certain squatter areas.”

However, while investigations continue, the most convenient and affordable supply of domestic energy — electricity — is unavailable to many black townships and squatter areas.

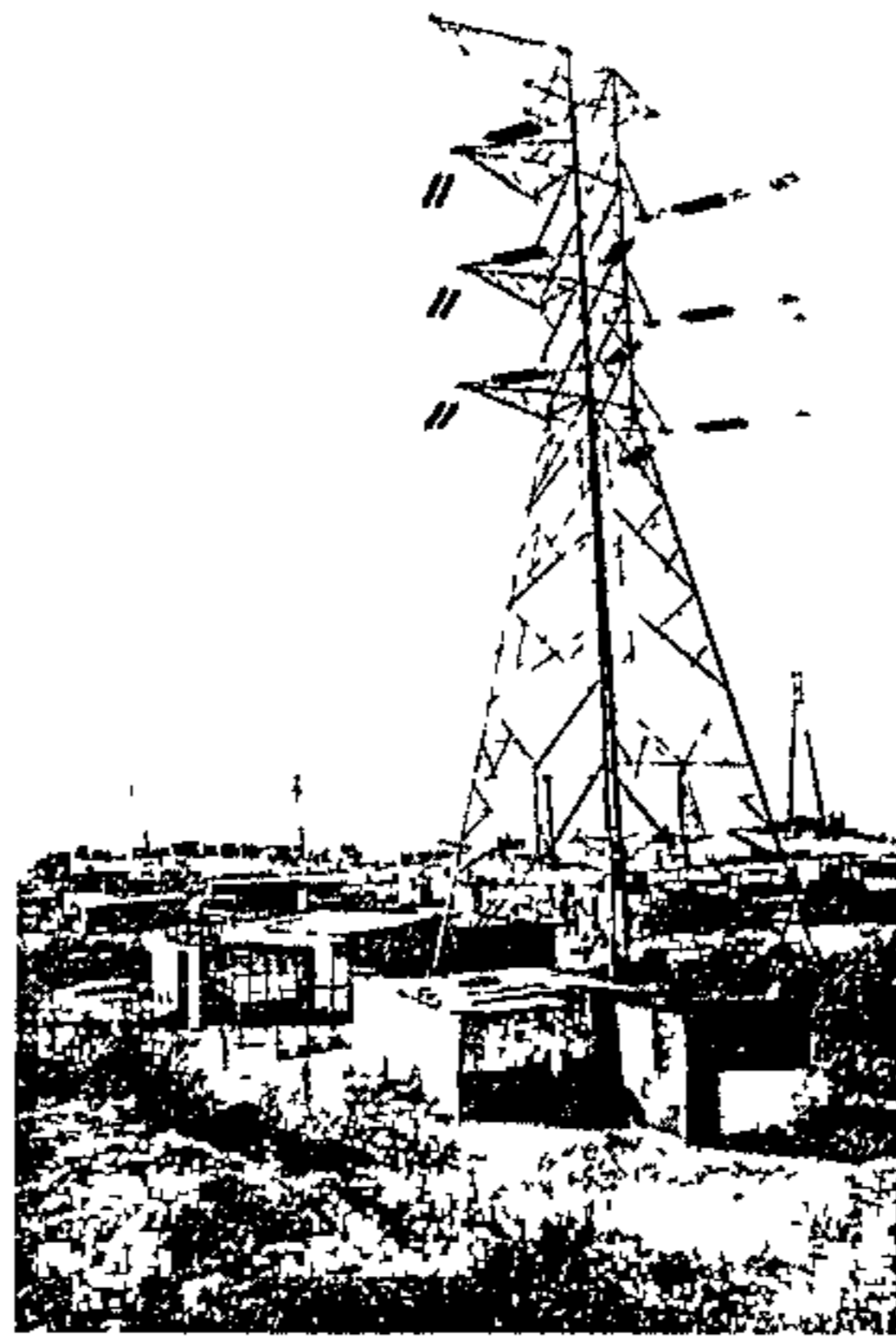
Consequently, people are forced to use fuels such as paraffin, coal, candles, wood and gas or car batteries. Fuels which are both costly and inconvenient.

Wood is used predominantly in rural areas where it was once a readily available source of cheap energy. Now demand is outstripping supply, causing the forests to be cut down and the topsoil to be washed into the sea at an unprecedented rate.

The use of wood declines dramatically as one draws closer to the cities.

There is mixed emotion regarding the use of paraffin in Khayelitsha. In those households dependent on the fuel for most of their daily needs, while paraffin is seen as an affordable although dirty alternative.

There is always the constant threat of fires, says Thomas Nobanda. Paraffin is also not cheap. “I spend R3 a day on paraffin and it takes a long time to cook,” complained Ms Mahdlomo from



**Ecological issues are essentially tied up with the quality of life in a new South Africa. The right to light, heat, water, communication facilities and waste disposal is fundamental, yet the provision of these basic necessities is entangled in a variety of local and global issues, argues DAVID LEWIS.**

*Southside 4/4-10/4/91*  
124

**Browns Farm squatter camp**

Indeed, the perception that paraffin is cheaper is not borne out by surveys taken by the Energy Research Institute of UCT. Says Professor Anton Erberhard: “Those who use wood or paraffin can no longer afford not to use electricity.”

Once the initial costs of installation is paid, electricity is in most instances cheaper than other fuels. The question is, who exactly is responsible for the costs of installing electricity in low income areas?

It is quite feasible for shacks to be electrified. A good example is the experience of Brazil where more than 70 percent of squatter settlements have access to electricity.

Unfortunately, there is another dimension to the issue of electricity supply in Southern Africa. Much of South Africa’s electricity is generated by coal-burning power stations whose excessive output of carbon dioxide is contributing to the subtle warming of the earth’s climate.

South Africa is one of the world’s top 20 major contributors to global warming, pumping an average of 246 million tons of carbon dioxide into the atmosphere every year, according to a report to the Presidents Council last year.

Coal fired power stations are responsible for about 182 million tons of this astronomical figure.

The exact consequences of this unrestricted altering of the earth’s climate is not entirely clear. However, what scientists do know is that the world is experiencing a slow but consistent rise in temperature and that this is a direct result of a process called the “Greenhouse Effect.”

Carbon dioxide in the atmosphere traps heat from the sun allowing the earth to support life. If this “Greenhouse Effect” did not exist, our planet would be an icy wasteland. Nevertheless, the 20th century has seen a rapid increase in the amount of carbon dioxide in the atmosphere as well as other allied Greenhouse gases.

This is a direct result of burning fossil fuels such as the coal and oil used to power industry and to run our petrol-dependent motor cars.

Temperature records have already begun to show significant increases in average global temperatures and one of the most disturbing consequences of this warming is a predicted rise in the sea level of one meter by the year 2070.

Sea level measurements taken at Port Nolloth on the West Coast and Simon’s Town in False Bay, have led researcher Peter Hughes of the Sea Level working group at UCT to conclude that large parts of the False Bay coastline will be vulnerable to flooding and erosion.

Unless serious prevention measures are taken, Mitchells Plain and Khayelitsha will experience immense problems with waterlogging caused by a rising water table.

At present the residents of Khayelitsha are plagued by severe storm water damage during winter. Rainwater often collects on open ground where it lies for days. The lack of drainage is a result of the shallow water table and complicated by an almost nonexistent storm water system.

Squatters often complain of waking up with their blankets soaking from the rising damp.

**P**REDICTIONS THAT Cape Town’s population will increase by eight million people by the year 2020 leave little hope that the housing problem will be alleviated or that waterlogged areas will not have to serve as locations for shacks and prefabricated housing.

Another immediate effect of the rising sea level would be the encroachment of the coastal dunes on the township. Forced back by the erosion of the False Bay coastline, the dunes would exacerbate the sandy conditions that afflict Khayelitsha when the wind blows. Removing the dunes would take away an important natural barrier to storm flooding from the Indian Ocean.

Global warming would have still other local side-effects. The cold fronts that bring the Cape rain in winter could be pushed further south by warmer weather from the interior until they might eventually miss the Peninsula entirely.

This would change the Cape from a winter to a summer rainfall area. The result would be quite startling. Agriculture would be severely affected, threatening food supplies and creating unemployment.

With a dryer climate, fresh water would become a scarce resource. The fynbos vegetation would diminish, perhaps even become extinct, severely affecting the ability of mountain catchment areas to hold the little rainwater that falls and increasing the likelihood of flooding and erosion.

The Cape has never been blessed with extensive supplies of fresh water and any decline in the water reserves would have serious economic consequences. Some severe predictions see the Cape becoming much like the dry Karoo — in which case the land would only be able to hold one tenth of today’s population.

The irony then is that the electricity long denied the many squatters on the Cape Flats will most likely be the cause of greater hardship and then possibly at a time when access to the long-awaited electrical facilities are finally within reach.

As usual, it will be the poor who are most likely to suffer from the changes in climate.

This future scenario is not necessarily correct because there are alternatives that South Africa might very well implement.

The obvious solution is to reduce the country’s output of carbon dioxide. The Intergovernmental Panel on Climate Change (IPCC), has called for an immediate 60 percent reduction in man-made emissions of carbon dioxide and other Greenhouse gases.

This would entail shutting down most of the country’s coal-fired power stations and implementing a considerable alternative energy programme.

Eskom favours nuclear power as an alternative but there are serious doubts as to the wisdom of relying on such a fuel. The relative safety of the nuclear industry is still open to debate while the cost and effort of keeping nuclear waste safe for the necessary thousands of years, stretches the imagination.

Clearly the answer lies in the often neglected area of “renewable” energy.

A recent study found that solar energy installations covering just 0.1 percent of Natal/Kwa-Zulu, could produce all the electricity needs of the region.

Wind energy is another source of clean and relatively free power. A report by the National Energy Council noted that South Africa’s coastal areas (such as Khayelitsha) have promising wind potential. More research needs to be done on inland areas. It is quite conceivable that somewhere on the Cape Flats a small wind station will provide free electricity to the local community.

Hydroelectricity is perhaps the most promising source of renewable energy. Central and Southern Africa is rich in hydro-electric resources with many powerful rivers capable of delivering thousands of megawatts.

Of course, the simplest way to cope with the crisis would be to lower demand for the electricity in the first place. South Africa’s industry which uses 75 percent of the electricity generated by Eskom has been criticised for wasting energy unnecessarily.

Instituting laws requiring energy efficiency would save the country money as well as making renewable energy more attractive.

However, there is no single solution that will cure the country’s electricity needs. That is why renewable energy works best when used as an assortment of complimentary projects.

The ability of a future South African government to satisfy the aspirations of the majority of its citizens will depend heavily on how this issue is dealt with. □ PHOTOGRAPH: Yunus Mohamed

# Trust urged to act in Cape

THE South African Housing Trust should make the development of 6 600 plots in Coloured residential areas of towns in the south-western Cape its first large project. Mr Les Abrahams (LP Diamant) said this week.

Introducing a Private Member's motion to commend the Ministers' Council on its efforts to provide homes for the coloured community, he said the LP welcomed the private sector's involvement in housing development.

"They should however not pay attention only to the black housing

shortage.

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Therefore we welcome the involvement of the SA Housing Trust and we want to encourage them to exercise their options in Stellenbosch, Macassar, Melton Rose, Scottsdene, Belhar, Atlantis, Lavender Hill, Mitchell's Plain, Strandfontein, Paarl, Wellington, Hawston, Kleinmond, Caledon and Grabouw.

"Join hands with the House of Representatives and develop the 6 600 plots concerned as the first large project."

Sowetan 2/13/91



(124)  
**41 townships still  
to be electrified**

CAPE TOWN — A total of 41 townships have no electricity at all, Minister of Provincial Affairs Hernus Kriel said yesterday *Star 20/3/71*

Replying to a question in the House of Assembly, he said no township in the Transvaal was completely without electricity, but there were 19 where 22 percent of the houses were electrified and 28 where 72 percent had no electricity at all.

There were 25 townships in the Cape which were not electrified, nine in the Free State and seven in Natal — Sapa.

# District Six: guinea pig in the land rights battle

6/20/1991



124

FOR TWO decades District Six has been a symbol of apartheid. Now, as the laboratory of post-apartheid inner city development, it has become one of the first frontiers in the battle for land rights and reparations.

Last July the ghost suburb became a target of the ANC's campaign to highlight the national housing crisis by moving squatters onto unoccupied urban land. Private development plans were disrupted, and in an effort to resolve the matter Cape Administrator Kobus Mearring called a meeting of all interested parties.

At about the same time, rumours of the scrapping of Group Areas legislation began firming up, clearing the way for an end to the boycott which had started in the 70s after government declared District Six a white suburb called Zonnebloem and forcibly removed its inhabitants.

The outcome of the administrator's meeting was the formation of a committee comprising the ANC, the Cape Town City Council, private developers and land owners, to coordinate the restoration of District Six into a low rise, high density suburb affordable to the people who had

once lived there and replicable in other urban areas

In the eight months that have followed, the process has often teetered on the brink of deadlock over the status of privately owned land.

The ANC, backed by the city council, has demanded that the state donate all its land in District Six to a central kitty and expropriate private sector land (about 20% of the suburb) at the values at which it was bought. It argues that the goal of affordability will be achieved only through making land available at substantially written down values.

Underlying the demand is the notion that government is indebted to the families of people relocated from District Six to inferior townships (44% of property in the suburb was owned by coloured and Indian people when it was reclaimed) and that private investors, who bought land at discount prices, should not be allowed to profit from the injustice.

The private developers believe they are being held responsible, unjustly, for government's actions and have vowed to defend their position

## LESLEY LAMBERT in Cape Town

In court if attempts are made to expropriate them at below market value. They are also threatening to end a temporary moratorium on property developments, because conditions upon which they agreed to suspend their activities — a moratorium on the payment of rates and an undertaking of fair compensation in the event of expropriation — have not been conceded.

This leaves the ball in government's court. While it seems certain that state land in District Six will be provided free of charge or at a low price, it is unlikely to concede to demands which compromise private owners and the free market system.

Some government officials may concede that the NP has a moral obligation to make reparations to people who received inadequate compensation for land and homes taken from them. But the official line is that overlapping and contradictory claims would make it difficult, if not

impossible, to implement a reparation programme.

The bottom line, however, is the precedent which a decision in District Six would set for the other cases of dispossession, and its financial implications.

More than 3.5-million black South Africans are estimated to have been forced from their land. Some received compensation at the time but others, like the Fungo people in the Tsitsikamma Forest, had their land — in this case ancestral land registered in trust for the community — taken away without receiving anything in return.

For those who were paid out, the value of the compensation has been severely eroded by inflation and rising property values.

If government uses the financial and 'complexity' arguments to dismiss the claims in District Six, the ANC will show its bargaining card — the renewal of threats to fill the suburb with squatters and disrupt private developments — thereby laying to waste an opportunity to transform the symbol of despair into one of hope.

The symbolic power of such an outcome would be significant, given District Six's wide exposure. Government has indicated it is as eager as other participants to keep the project on track and to make the best use of the opportunity it presents as a laboratory for post-apartheid inner city development.

Regional Development Minister Amie Venter has been appointed to investigate the renewal of the suburb and Administrator Mearring has hinted that an acceptable compromise is being considered.

One option is land swaps — the allocation of equally valuable land in an area which has not been targeted for development in return for the contested private land. Government has already tested this measure in a relatively small exercise to reorientate the Cape Technikon away from District Six, and is considering its wider application.

If such a solution is approved, one thing is certain it will be presented as a solution exclusive to District Six, and not as a precedent for other cases.

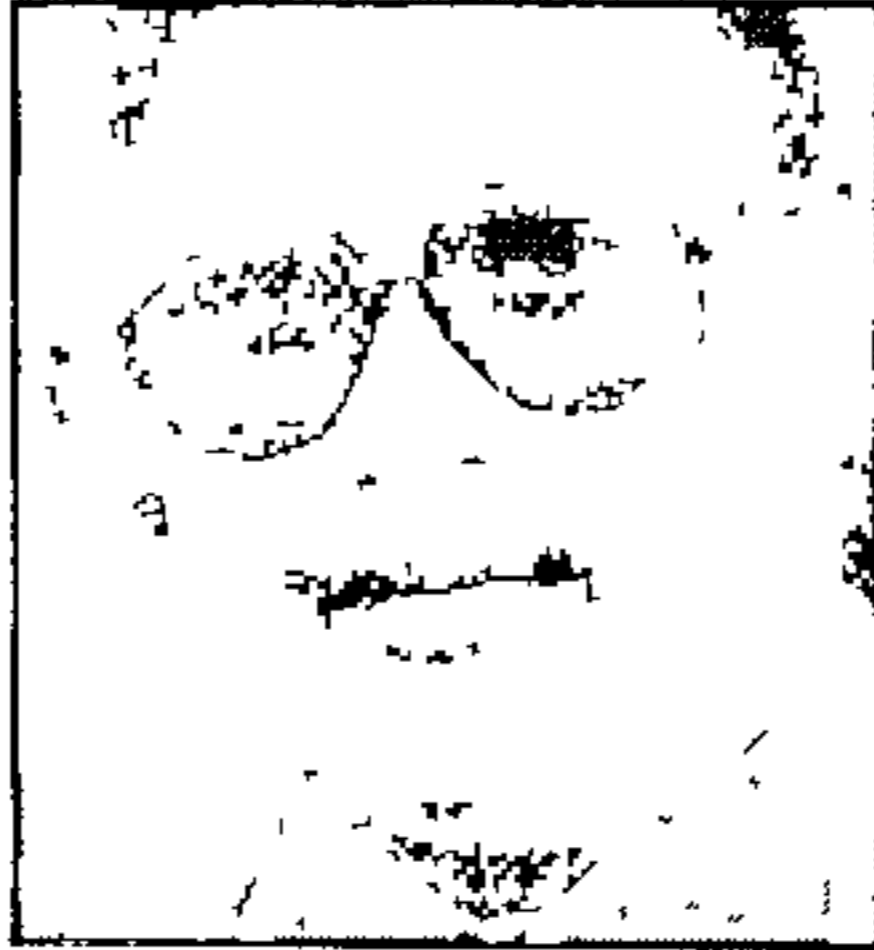
## REVIEW

# PARLIAMENT

## 'Don't forget coloured housing'

Star 19/3/71

124



Les Abrahams (LP Diamant)

The South African Housing Trust should make the development of 6 600 plots in coloured residential areas of towns in the south-western Cape its first large project, Les Abrahams (LP Diamant) said in the House of Representatives yesterday.

Introducing a private member's motion to commend the Ministers' Council on its efforts to provide homes for the coloured community, he said the LP welcomed the private sector's involvement in housing development

"They should however not pay attention only to the black housing shortage"

He said it had been reported that the private sector was to provide almost R13 billion for housing for the low-income group.

"We welcome the involvement of the SA Housing Trust and want to encourage them to exercise their options in Stellenbosch, Macassar, Melton Rose, Scottsdale, Belhar, Atlantis, Lavender Hill, Mitchell's Plain, Strandfontein, Paarl, Wellington, Hawston, Kleinmond, Caledon and Grabouw," Mr Abrahams said

"It is imperative that funds from the State (also) be provided as part of the solution to house the homeless in the coloured community"

Housing Minister David Curry said recent cuts in State funding had meant his department had had to cancel 200 projects. "We can't go on like this," he said — Sapa



# Not for sale! Fighting Bo-Kaappers rebuke city

By HANS-PETER BAKKER  
Staff Reporter

BO-KAAP residents are opposing a City Council plan to sell land in the suburb and have chalked a message on Signal Hill.

The message, "No sale", appears to have been written on Sunday.

Mr Nur Osman, secretary of the Bo-Kaap Action Group (Bo-kaap), said he became aware of it only after being told by The Argus.

He said he could "only assume" that it was a result of the frustration in the area.

Mr Osman said that in 1986 the council promised the community 62 houses for people on a waiting list.

## Invisible 'evil spirit' on farm

By JACQUELYN SWARTZ  
Staff Reporter

THE Southern Cape town of Riversdale has been shocked by apparent supernatural attacks on one of its residents.

For three weeks Mrs Gladys Tautte of Oakdale Farm has been harassed by an unseen assailant.

Cups and plates have been hurled at her and money has disappeared.

Mysterious fires have broken out and her clothes have caught fire.

Her problems began on February 25 when she arrived home from work and found holes in several tins of food.

The next evening she found groceries strewn throughout the house.

"And when I got into my room the right arms of all my best dresses had been slashed," she said.

"At 5.30 one morning we heard a bang and found that a bottle of face cream had been smashed.

In the next two days fires broke out in the bathroom and her son's cupboard.

But it was only when one of her flowerpots toppled over that she fled.

"I ran outside and we slept on the stoep for the next three nights.

"At that time a car which was parked in our yard had its windows smashed.

This month the residents staged a picket protest in Wale Street to highlight what they alleged was duplicity by the City Council.

At a 1989 meeting the council told them it did not have the money to build and would have to sell land in the area to finance the low-cost houses.

According to Mr Osman the people of Bo-Kaap had since been at loggerheads with the council because it wanted to sell even 983 and 984, between Voerboog and Military roads, to an outside developer.

"We feel the land in the area must be used to the benefit of the Bo-Kaap community and not for outsiders."

Mr Attie van der Merwe deputy city administrator in charge of housing, said the council was trying to arrange a meeting between a council delegation and the civic association.

sell even 983 and 984, between Voerboog and Military roads, to an outside developer.

## Tests on Tutu 'satisfactory'

Religion Reporter

TESTS conducted on Archbishop Desmond Tutu in hospital, where he is recovering from a urinary tract infection, were "satisfactory" but the infection was still there, his Press officer Mr John Allen, said.

The archbishop was admitted to hospital last Friday for "complete bed rest" and his appointments for two weeks were cancelled.

The rector and vice-chancellor of the University of the Western Cape, Professor Jake Gerwel, officiated at the graduation ceremonies there this week in the absence of the archbishop, who is chancellor.

her brother-in-law, who was driving, and then turned on her.

"He shouted that something was pressing him down and that he could not feel his legs.

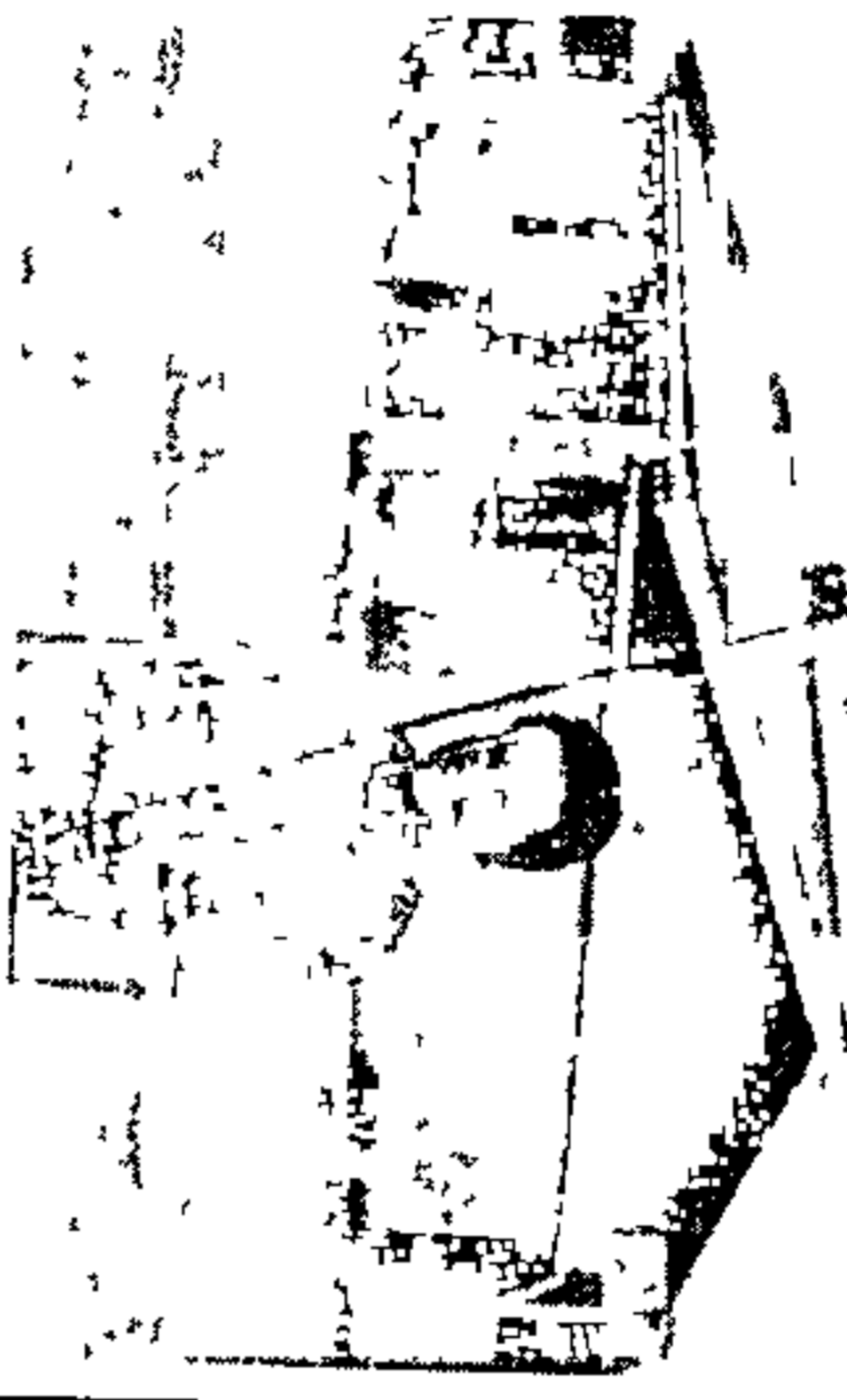
"I saw a thing sitting behind him which looked like a dog."

she said.

Mrs Tautte and her family have approached several people who deal in the occult for help.

Several prayer meetings have been held to expel the force, but the attacks only intensify after these events.

She and many others believe the events are caused by witchcraft.



Picture: JACQUELYN SWARTZ, The Argus

**HORROR HOUSE** Mrs Gladys Tautte in front of the house in which her nightmare began. Her "assailant" has even followed her to her brother's house where she has now sought refuge.

"We did not know what was going on, but last week when things started to burn again mirrors were broken, and crockery was thrown around, and thought it had to be witchcraft."

Yesterday she was awakened by a pain on her forehead when she turned on the light she found she had been clawed.

The wound was in the same place where a sauceron lid hit her on Wednesday.

Mrs Tautte said she had been throttled by the "being" on her way to Cape Town to seek help.

The assailant first attacked

## Body chart still on hand

Religion Reporter

If you missed last Friday's edition of The Argus — which contained the highly informative full colour wall chart of The Human Body and Vital Organs — it is not too late.

Back copies of The Argus for Friday (March 8) are available at the front desk at Newspaper House, 122 St George's Street, Cape Town.

Bulk orders for schools and other educational institutions can be made by phoning Allied Media Distributors at 51-1003

## NSRI station turns 21

Staff Reporter

THE NSRI's Station 10 at Simon's Town celebrates its 21 years of service on Saturday during which time it has responded to 683 calls and helped 896 people in distress at sea.

## PROF MOSHE SHARON

Professor of Islamic history in Israel. Author of six books. Religions — Judaism, Christianity and Islam. Will speak on 2 vital subjects.

(1) THE GULF WAR AND ITS AFTERMATH. Saturday 16 March at 8 pm. Assembly of God, cnr Dsandi Ave.

(2) ISRAEL AND THE M.E. — Reasons for Conflict. Sunday 17 March at 7.30 — 9.30 pm. 3 sessions. Assembly of God, cnr Dsandi Ave.



Picture: ROY WIGLEY, The Argus

**NO SALE** Bo-Kaap residents show their disapproval, top of picture, of the City Council's intention to sell property in the area to finance low-cost housing.

**Ysterplaat talks** NEGOTIATIONS with the Defence Force about Ysterplaat air base are continuing. A council spokesman said — M

**Sea Point: rent-controlled premises**

11 Mr C W EGLIN asked the Minister of Welfare, Housing and Works

(124)

(1) How many rent-controlled premises were there in the Sea Point constituency as at 31 December 1990,

(2) (a) how many such premises were decontrolled in 1990 and (b) what is the (i) address and (ii) description of each of the properties concerned?

B154E

HOUSE OF ASSEMBLY



## HOUSE OF REPRESENTATIVES

## QUESTIONS

†Indicates translated version

For oral reply

General Affairs

McArthur pool: incident

\*1 Mr W J DIETRICH asked the Minister of Law and Order

- (1) With reference to an incident which allegedly took place near the McArthur pool in Humewood, Port Elizabeth, on or about 24 February 1991 (particulars of which have been furnished to the South African Police for the purpose of the Minister's reply), (a)(i) how long did it take the Police to reach the scene of the incident and (ii) why did it take so long and (b) what is the distance from the nearest police station to the McArthur pool,
- (2) whether any persons have been arrested in connection with this incident, if not, why not, if so, what are the relevant details,
- (3) whether he will make a statement on the matter?

C32E

†The DEPUTY MINISTER OF LAW AND ORDER

- (1) (a) (i) 3 minutes
- (ii) The reaction by the South African Police was expeditious and extremely prompt
- (b) 4 kilometres
- (2) Yes, two persons on a charge of murder
- (3) The two persons have already made a confession before a magistrate and will again appear in court shortly

†The CHAIRMAN OF THE HOUSE Order! I would like to appeal to hon members to be present when the questions they placed on the Question Paper, are being answered [Interjections] Order!

HOUSE OF REPRESENTATIVES

## QUESTIONS

†Indicates translated version

For written reply

Own Affairs

Kareedouw: farms for housing purposes

4 Mr W J DIETRICH asked the Minister of Housing ~~the~~ (124)

- (1) Whether farms or portions of farms in Kareedouw and vicinity have been purchased or expropriated for housing purposes by the Administration House of Representatives, if so, (a) from whom (b) which farms or portions have been purchased and (c) what is the size of each farm or portion,
- (2) whether objections by the community concerned and other persons to the purchase of the land have been received, if so, what was his and the relevant State Department's reaction thereto,
- (3) (a) what percentage of each farm or portion is suitable for housing purposes and (b)(i) what percentage of each farm or portion is not suitable for housing purposes, (ii) what is the monetary value of each such farm or portion and (iii) on what basis is this monetary value calculated, *Answer 13/3/91.*
- (4) whether services have been provided on the land concerned, if so, (a) what services and (b) what was the cost involved therein as at 31 January 1991,
- (5) whether alternative land that could have been purchased was available in the Kareedouw area, if so, what are the relevant details?

C25E

The MINISTER OF HOUSING

- (1) Yes, expropriated and purchased
- (a) J A du Plessis, R H Aube and SA Transport Services
- (b) Remainder of the farm Assegaa Bosch no 386, remaining portion 15 (Groot Laagte), portion of Portion 1 of the farm Melkhoue Kraal no 254,

and Erf 168 and a portion of Erf 167, Kareedouw (b) (i) 80%, 30% and Nil% unsuitable respectively

(c) 8,5 ha, 24 ha and 1,04 ha respectively (ii) R51 000, R144 000 and R15 000 respectively

(2) Yes, the MP concerned. It was pointed out to him that preference was given to this land because infrastructure and community facilities were readily available and that proclamation of another area would have delayed development

(a) Yes (a) Sewerage, water, roads, stormwater drainage and electricity

(3) (a) 20%, 70% and 100% suitable for housing respectively (b) R777 061

(5) No

HOUSE OF REPRESENTATIVES



# Sowing seeds for a white state

Sowetan 13/3/91

124

**AFRIKANERS with a whites-only vision of the future are settling in the small north-western Cape rural town of Orania, sowing the seeds of an independent white state and turning their back on the emerging non-racial South Africa.**

breed of Afrikaner "trekkers" are not bringing black or Coloured ser-vants

Orania and Orandia are the branch of Carel Boshoff, an avuncular former theology professor and son-in-law of Hendrik Verwoerd, one of the principal architects of hardline apartheid when it was introduced in 1948

Department of Water Affairs began building dams and developing canal systems from the Orange into adjacent farming areas

They dream of an all-white Afrikaner homeland which would not tolerate the presence of other races and would depend entirely on white finance, industry and labour.

"Time is running out for Afrikaner identity and self-determination in this new South Africa," Boshoff said, referring to President FW de Klerk's reforms to abandon race segregation and give the vote to the black majority.

"An independent Afrikaner state would accommodate those who fear whites would have as uncertain a future under a black majority government as other whites have had in the rest of Africa," Boshoff said

When the project was completed in January 1989, the white workers and their families left behind 90 pre-fabricated houses, a primary school, a church, post office and other facilities

Unlike their forefathers who moved inland from the southern tip of Africa to escape British rule last century, the new

They have taken the first steps by buying Orania, a deserted farming town, which they hope will become the capital of a white homeland called Orandia.

Orania is situated on the banks of the Orange River about 150km south of the diamond mining town of Kimberley. It was founded in 1968 when the Government's

Most of the town's structures are falling apart, paint is peeling from buildings and the gardens are overgrown

The answer "Once you allow a small number of foreign workers it will create enormous political and social problems. Through the years, they will acquire certain vested rights and as their numbers grow, it will become more difficult to withhold those rights by way of legislation"

Last year, Boshoff completed a study to prove the viability of the homeland. A question and answer sheet he produced asks rhetorically why blacks could not work there.

"I do not miss their (black) labour or their faces. We are very excited about our town," said one of the town's first occupants, who declined to be identified

Restrictions are already in force, preventing non-whites from entering or moving around in the small town

**Families**  
Boshoff and his conservative Afrikaner (Volkswag) movement bought the town recently at an auction. They have already prepared for the future by giving about 400 Coloureds living in the neighbouring Grootgewag township until the end of this month to pack up and go.

But Boshoff's supporters are unmoved in time. We are not practicing rigid apartheid. We are just fighting for what our ancestors left us, our culture, language and religion," Fick said. - Sapa-  
The latter-day trekkers are ridiculed by their more liberal Afrikaner brethren, who believe that the future lies in multi-racialism and an undivided South Africa

Among the crops expected to be grown are cereals, potatoes, vines, peaches and apricots.

His vision of Orandia is not only that of an ecologically viable white state, but of an ecological paradise.

But non-white inhabitants of the proposed Orandia currently outnumber whites by four to one. At least 300 000 would have to be moved to keep the area white.

**Vision**  
Although part of the potential homeland is desert, Boshoff believes it could be turned into a lush paradise and could eventually accommodate more than three million people.

# UCT purchase of Forest Hill 'makes sense'

CMT Tint 13/3/91

124

By JILYAN PITMAN

THE controversial R40 m sale of the huge Forest Hill residential complex in Mowbray to the University of Cape Town as student accommodation has elicited responses from key individuals involved in the suburb's future

Mr John Hare, acting as spokesman for his family, who are the sellers, said "Our family links with the university go back three generations. My grandfather gave 4,5 ha of land between Forest Hill and De Waal Drive to the university as a gift a long time ago. It makes geographical sense that as the expanding university's need to accommodate students grew, Forest Hill would be a natural acquisition.

"We are pleased we sold the complex to the university and not to a developer who would have sold the flats by sectional title, which would have meant tenants would have been given three months' notice. This way, we are able to allow the tenants to stay for very much longer."

## Logical expansion

He added "We have had a good relationship with all our tenants for a long time and we are still concerned about their welfare."

Ms Dene Smuts, Democratic Party MP for Groote Schuur said in a type-written statement "UCT's acquisition of the Forest Hill flats is logical and was probably only a matter of time."

"It is logical because the university has agreed to concentrate its expansion in the broad strip of mountain slope between the campus and Groote Schuur hospital, as provided for in the city council's Rondebosch-Mowbray area plan. Forest Hill sits four-square on this strip and, moreover, provides exactly what an "open" university needs most — residential accommodation.

"Both Rondebosch and Mowbray residents are disturbed by the University's expansion but these areas cannot escape the effects of population growth, urbanisation and the opening up of our society nor should they want to.

"UCT cannot remain a small en-

clave on the mountain when the country's educational needs are so great. It has to serve society in the broadest sense and has been well ahead of most other universities in catering for the future rather than for a self-centred, ivory-towered past.

"Rondebosch, and all of Cape Town, gains from having a vibrant educational village. One's heart goes out to those who now have to go flat hunting. As in the case of Liesbeeck Gardens two years ago, the University is trying to be helpful by allowing older Forest Hill residents to remain. My office in Mowbray is able to offer help to those qualifying for retirement homes."

UCT Acting Vice Chancellor, Professor John Reid, said the university would not get ownership of the complex until May. All tenants were able to stay until the end of this year. Those over 65, or who have been in the complex 10 years or more, would be able to stay until December 1992. People over 75 or who had been in the complex over 20 years, would be able to stay until the end of the century.

## Changing suburb

He reiterated that long-standing elderly tenants would be looked after and the university would physically assist them to move from one block to another should they not want to remain in the same block as students.

He said "Special cases involving the disabled or the blind or those parents with handicapped children, will be considered sympathetically."

Mr Ian Iversen, city councillor for Mowbray, said "I accept that UCT has the legal right to buy the property and it is within the area in which they said they would be purchasing properties. But we cannot escape the fact that it will cause immense dislocation to some of the older residents in the blocks.

"Living in a student complex is not to everybody's taste and it won't be long before those residents leave. This will be a major event in the lives of a lot of people in the area. Schoolchildren will have to go to schools elsewhere and businesses will now a different type of clientele."



The MINISTER OF WELFARE, HOUSING AND WORKS

(1) On 31 December 1990 there were still 221 units, comprising of 102 dwellings and 119 flats, subject to rent control,

(2) (a) 133 units, comprising of 30 dwellings and 103 flats, were conditionally exempted from rent control subject to the granting of continued protection to the tenants thereof if and for as long as such tenants comply with the prescribed requirements for continued protection

(b) (i) Address of premises

Flats 7-10, Le Rhone Mansions, Regent Road, Sea Point, Cape Town  
 3 + 4 Link Street, Camps Bay, Cape Town  
 6 St Johns Road, Sea Point, Cape Town  
 1 Highworth Road, Sea Point, Cape Town  
 3 Highworth Road, Sea Point, Cape Town  
 7 Highworth Road, Sea Point, Cape Town  
 Flats 1-19 Rhona Court, Graham Road, Sea Point, Cape Town  
 Flats 1-3 Contra Flats, Francaise Avenue, Sea Point, Cape Town  
 3 St Leon Avenue, Bantry Bay, Cape Town  
 Flats 1-4 Atlantis Court, 331 Beach Road, Sea Point, Cape Town  
 The Hague, 13 Bertram Road, Sea Point, Cape Town  
 1 + 3 Bickley Road, Sea Point, Cape Town  
 19 + 21 Calais Road, Sea Point, Cape Town  
 Flats 1-4 Taunton Flats, Camps Bay Drive, Camps Bay, Cape Town  
 Flats 1-18 Conifer Flats, 4 Conifer Road, Sea Point, Cape Town  
 17 Central Drive, Camps Bay, Cape Town  
 44 Duncan Road, Sea Point, Cape Town  
 Portrush, 30 Rochester Road, Bantry Bay, Cape Town  
 Flat 2 Marselles Mansions, Marselles Avenue, Sea Point, Cape Town  
 Flats 1-6 Holmfirth Flats, Holmfirth Road, Sea Point, Cape Town  
 Flats 1, 3, 6, 7, 9, 10, 14, 15, 17-22, 24, 25, 28, 29, 31, 33, 35, Dunrobin Flats 35A Kloof Road, Sea Point, Cape Town  
 End House, Lincoln Road, Sea Point, Cape Town  
 Flats 1-6, 8-21 St Claire Court, 263 High Level Road, Sea Point, Cape Town  
 Flats 1-3, Etheldene Flats, 373 Main Road, Sea Point, Cape Town  
 5 Milner Road, Sea Point, Cape Town  
 8 + 8A Marais Road, Sea Point, Cape Town  
 7 Milner Road, Sea Point, Cape Town  
 297 Ocean View Drive, Sea Point, Cape Town  
 27 + 29 Upper Rhine Road, Sea Point, Cape Town  
 45 and 47 Upper Firmount Road, Sea Point, Cape Town

(ii) Situation of premises

Erf 260 Cape Town at Sea Point  
 Erf 137 Cape Town at Camps Bay  
 Erf 366 Cape Town at Sea Point  
 Erf 466 Cape Town at Sea Point  
 Erf 467 Cape Town at Sea Point  
 Erf 476 Cape Town at Sea Point  
 Erf 531 Cape Town at Sea Point  
 Erf 331 Cape Town at Sea Point  
 Erven 6 + 7, Cape Town at Bantry Bay  
 Erf 194 Cape Town at Sea Point  
 Erf 540 Cape Town at Sea Point  
 Erf 356 Cape Town at Sea Point  
 Erf 284 Cape Town at Sea Point  
 Erf 136 Cape Town at Camps Bay  
 Erf 1167 Cape Town at Sea Point  
 Erf 542 Cape Town at Camps Bay  
 Erf 1321 Cape Town at Sea Point  
 Erf 337 Cape Town at Bantry Bay  
 Erf 1553 Cape Town at Sea Point  
 Erf 814 Cape Town at Sea Point  
 Erf 1572 Cape Town at Sea Point  
 Erf 547 Cape Town at Sea Point  
 Erf 1539 Cape Town at Sea Point  
 Erf 959 Cape Town at Sea Point  
 Erf 715 Cape Town at Sea Point  
 Erf 527 Cape Town at Sea Point  
 Erf 716 Cape Town at Sea Point  
 Erf 899 Cape Town at Sea Point  
 Erf 1094 Cape Town at Sea Point  
 Erf 285 Cape Town at Sea Point

(i) Address of premises

38 Avenue Le Sueur, 19 Alexander Avenue, Fresnaye, Cape Town  
 3 Mount Pleasant Steps, Clifton, Cape Town  
 235 Beach Road, Bantry Bay, Cape Town  
 18 Albany Road, Sea Point, Cape Town  
 250 Ocean View Drive, Bantry Bay, Cape Town

(ii) Situation of premises

Erf 97 Cape Town at Fresnaye  
 Erf 123 Cape Town at Clifton  
 Erf 645 Cape Town at Bantry Bay  
 Erf 666 Cape Town at Sea Point  
 Erf 1289 Cape Town at Bantry Bay

Group Areas: applications for permits

12 Mr A J LEON asked the Minister of Welfare, Housing and Works

(1) (a) How many applications for permits in terms of the Group Areas Act, No 36 of 1966, in respect of residential premises did his Department receive in 1990 and

(b) how many persons from each race group applied for permission to occupy such premises in areas proclaimed for (i) Whites, (ii) Coloureds, (iii) Indians and (iv) Blacks in each province.

(2) (a) how many of these applications were (i) granted and (ii) not granted and (b) what were the reasons for not granting them?

Only the function regarding permit administration as far as White group areas are concerned has been entrusted to me with effect from 21 July 1989 and therefore (b)(ii), (iii) and (iv) fall away

(2) (a) (i)	Cape	1 553	296	132
	Natal	49	154	27
	Transvaal	145	917	821
	OFS	—	—	—
(ii)	Coloured Indian Black	57	16	1
	Natal	2	32	13
	Transvaal	1	—	5
	OFS	—	—	—

The MINISTER OF WELFARE, HOUSING AND WORKS

(1) (a) 4 605

(b) (i)	Coloured Indian Black	1 610	312	133
	Cape	78	434	123
	Natal	146	933	836
	OFS	—	—	—

(b) Each application is considered on merit in terms of the provisions of section 21(2)(a) of the Group Areas Act, 1966  
 I might add that some of the applications received were for permits in free settlement areas or areas which were proclaimed as free settlement areas after application was made for a permit. Some applications were also withdrawn whilst some were still under consideration at the end of 1990



Johannesburg Hospital R189 164 900  
 Coronation Hospital R49 474 500  
 Grey's Hospital R39 005 000

**Medical waste: disposal**

86 Mr M J ELLIS asked the Minister of National Health

Whether any changes were introduced in the 1990-91 financial year by hospitals falling under the control of the provincial administrations in the system used to dispose of medical waste, if not, why not, if so, what are the relevant details? ~~Howard~~ 12/3/91 B211E

**The MINISTER OF NATIONAL HEALTH**

Although the disposal of hospital waste (medical and clinical waste) is considered to be reasonably satisfactory, all provincial administrations undertook investigations to identify potential problems during the past year. These resulted *inter alia*, in the introduction of more uniform methods of disposal, increased use of standardised containers, renovation of incinerators and contracting professional firms for waste removal and disposal. However,

most improvements planned are subject to the availability of funds

**Johannesburg North: service applications**

106 Mr P G SOAL asked the Minister of Mineral and Energy Affairs and Public Enterprises

Whether any applications for (a) telephone services and (b) private post boxes were outstanding in the Johannesburg North constituency as at the latest specified date for which figures are available, if so, (i) how many in each suburb falling within this constituency and (ii) when is it anticipated that the backlog will be eliminated? ~~Howard~~ 12/3/91 B291E

**The MINISTER OF MINERAL AND ENERGY AFFAIRS AND PUBLIC ENTERPRISES**

(a) Yes, 512 as at 28 February 1991, (i) and (ii) In addition to applications that are met on demand on a continuous basis where telephone numbers and cable leads are available, service will be provided as follows to waiting applicants in the areas indicated

*Number of waiting applicants*      *When services are to be provided*

<b>Exchange area</b>		
Bramley (includes the suburbs of Eltonhill, Winston Ridge, Kentview and Birnam)	77	Within the next three months as cable works are completed
Rosebank (includes the suburbs of Fairway, Illovo, Melrose, Melrose North, Melrose Estate, Birdhaven, Dunkeld West, Parktown North, Parkhurst and Craighall Park)	209	Within the next five months as cable works are completed
Randburg (includes the suburbs of Craighall and Blaargowrie)	178	Within the next five months as cable works are completed
Linden (includes the suburbs of Victory Park, Pieterse Park, Pine Park, Blaargowrie and Beaconsfield Estate)	48	Within the next five months as cable works are completed

- (b) Yes,
- (i) 76 as at 25 February 1991 (Birnam Park 28 and Parkhurst 48)
  - (ii) The installation of additional private post office boxes at Birnam Park and Parkhurst is not possible because of the structure of the buildings. The waiting applicants at these centres can only be accommodated as and when existing boxes become vacant. Specific dates for the elimination of the backlog cannot, therefore, be furnished. It should be mentioned

that vacant private post boxes exist at Saxonwold (28), Northlands (54), Bramley (449), Parklands (300) and Pinegowrie (975). The number of vacant post boxes at Northlands has increased since last year because some renters were allocated post boxes at the more conveniently situated Pinegowrie Post Office. By arranging that a number of renters at Craighall be provided with private boxes at more conveniently located offices, it was possible to provide all waiting applicants at that office with private boxes

**The MINISTER OF NATIONAL HEALTH**

(a) (i) Notified tuberculosis cases in the Republic of South Africa by Population Group and Province, 1990 (As on 27 February 1991. Notifications for 1990 are still incomplete.)

Province	Indian	Black Coloured	White
Cape	32	13 587	16 960
Natal	453	9 247	196
OFS	1	9 481	633
Transvaal	52	13 462	487

(ii) Admission in a hospital with tuberculosis

Province	Indian	Black Coloured	White
Cape	0	2 430	2 724
Natal	183	9 273	97
OFS	0	3 031	75
Transvaal	13	1 922	142

(b) Notified tuberculosis deaths in the Republic of South Africa by Population Group and Province, 1990 (As on 27 February 1991. Notifications for 1990 are still incomplete.)

Province	Indian	Black Coloured	White
Cape	0	571	485
Natal	4	46	1
OFS	0	110	10
Transvaal	1	492	12

**Sea Point: rent-controlled premises**

- 11 Mr C W EGLIN asked the Minister of Welfare, Housing and Works
- (1) How many rent-controlled premises were there in the Sea Point constituency as at 31 December 1990, (124)
  - (2) (a) how many such premises were decontrolled in 1990 and (b) what is the (i) address and (ii) description of each of the properties concerned? B154E

**Immunisation programmes**

123 Mr M J ELLIS asked the Minister of National Health

- (1) (a) What sum of money was allocated to immunisation programmes in the 1990-91 financial year and (b) what immunisation programmes were undertaken?
- (2) whether these programmes could be implemented fully out of the sum so allocated, if not,
- (3) whether additional funds were allocated for this purpose, if so, from what source? B213E

**The MINISTER OF NATIONAL HEALTH**

- (1) (a) R4 150 500 and
- (b) expanded immunisation programme against tuberculosis, poliomyelitis, diphtheria, pertussis, tetanus and measles, immunisation of contacts of rabies and immunisation against yellow fever for international travel purposes,
- (2) yes,
- (3) falls away

**Tuberculosis**

129 Mr M J ELLIS asked the Minister of National Health

In respect of each race group in each province in 1990, (a) how many cases of tuberculosis were (i) reported and (ii) hospitalised and (b) how many tuberculosis patients died? ~~Howard~~ 12/3/91 B361E

# Soweto pupils stranded in Cape

Soweto 6/3/91

124

**MORE** than 130 Soweto children attending school in the Peninsula on a private contract basis skipped classes on Monday to discuss a controversy surrounding their future accommodation.

This was after Mr Anthony van Wyk, who has a contract with the children's parents, allegedly tried to move the pupils to a "vandalised and uninhabitable" housing scheme in Strandfontein on Sunday.

Van Wyk said he was now investigating "other options"

He said pupils refused to move from the Spoornet hostel in Philippi, where they have been living for the past month.

Spoornet has a contract with the University of the Western Cape to house 500 pupils at the Philippi hostel.

A Spoornet spokesman said Van Wyk had had a five-day verbal contract with the company.

Van Wyk has admitted that several of the Strandfontein homes had been vandalised and stripped of doors, electric fittings and geysers

A delegation of worried parents, who paid Van Wyk R2 500 each for a year's accommodation and education (and from whom he is now asking an extra R1100), flew to Cape Town on Monday night to meet him.

He vowed to "sleep on the grass with the pupils if necessary - as long as I can rely on their sympathy".

He was meanwhile investigating buying a St Michael's Children's Home hostel in Plumstead

or renting a "half empty hostel in Wynberg"

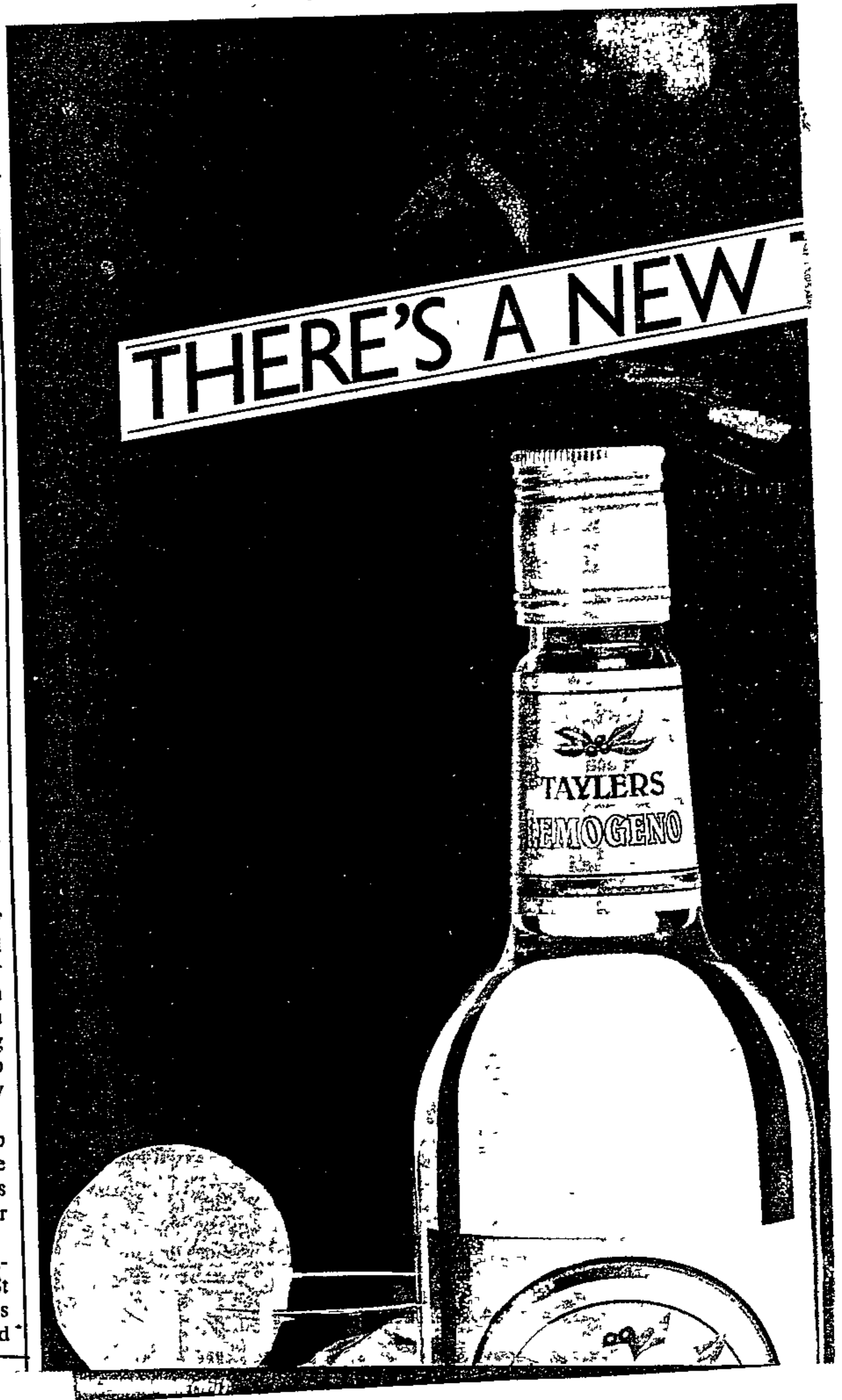
"Everything depends on the parents now and whether they are prepared to commit themselves fur-

ther financially," he said.

Mr Hilton Frans, chairman of the St Michael's Children's Home management committee, said he was un-

aware of the offer to buy the hostel

"If he makes us an offer to buy, we'll seriously consider it," he said - Sapa.





Capt. FIVE 5/3/91  
1244

# New laws cut red tape for city home-owners

By PETER DENNEHY

CAPETONIAN home-owners wishing to extend their properties may find it a lot easier to do so now — thanks to a five-page list of corrections on zoning in Cape Town in Friday's Provincial Gazette

The new regulations will allow owners to cut out the red tape that has so far hindered their efforts. One of the most restrictive clauses that fell away on Friday was gazetted in error more than six months ago — and council officials had to enforce it

because it was the law, even though the law appeared to be an ass. Yesterday City Council and provincial officials passed the blame for the mix-up to the other. A provincial spokesman said the incorrect regulations gazetted on June 29 last year were thought to have been received from the City Council. But Mr Neville Riley, the City Planner, said: "It would seem that confusion had arisen in the Provincial Administration as to what should be published."

Essentially, the set-back requirements (how far back you have to be from your property's boundary before you can build) are far more lenient. Many complaints have been received in the past six months from builders, architects and home-owners about Section 54, which dealt with residential set-backs. For example, on the old regulations a 16m-wide site would have to have a one-metre building set-back from the boundary for the first floor if it were just a blank wall, and a two-metre set-back if it had an "overlooking feature" such as a window or a balcony.

A second storey would have to have a six-metre or eight-metre set-back from the boundary on either side, depending on whether it had an overlooking feature or not. An eight-metre set-back on either side of a 16m site was clearly nonsense, as it left no space in which to build. In the new regulations, a 16m-wide site needs no set-back on the ground storey, 1m on the first storey and 2,5m on the second. Sites up to 24m wide have a ground storey set-back of "quarter the width of the site minus 3m" on ground or first storeys. More than 24m-wide sites have set-backs of 3m, 3m and 6m on ground, first and second storeys respectively.



# MP Slammed over housing

By Rehana Rossouw

RESIDENTS of Cape Town's southern suburbs area of Lotus River have challenged the Labour Party MP for the area, Mr Suleiman Ebrahim, to attend a meeting on Saturday to answer questions about resi-

dents' housing problems.

The Lotus River, Grassy Park Residents Association (Logra) alleges that Ebrahim, who is also the chairperson of the local management committee, unfairly allocates housing to people whose names are not on the waiting list.

The area is rife with tuberculosis and other social diseases because of

overcrowding.

"In one flat in the area, 21 people are living in a two-bedroomed dwelling," said Logra spokesperson Mrs Marie Hudson.

### Promises

"We have been to see Ebrahim individually on many occasions. Some people have taken off work to discuss housing problems with him."

She said they have tried to go to the Regional Services, but have just been

referred back to Ebrahim

"Mr Ebrahim has little regard for us. He and his fellow workers tell us to come back another time, make promises to give us a house and then give it to someone else," she said.

Hudson, who has just been given notice by her landlady to vacate the one room she occupies, has been forced to send her children to live with relatives.

She has threatened to squat in the area if Ebrahim does not find accommodation for her.

On Monday, 30 residents held a picket

in front of Ebrahim's house, demanding an explanation of why people who were not on the waiting list had been given housing.

On Saturday, they intend marching from Buck Road to Ebrahim's office in Busy Corner for the meeting at 10am

Logra is demanding Ebrahim's resignation from the management committee.

Several attempts to get comment from Ebrahim were unsuccessful

124 South 28/2 - 2/3/91



# Bo-Kaap anger over sale of council land

RESIDENTS in Cape Town's Bo-Kaap area have reacted angrily to plans of the Cape Town City Council to sell land in the area to developers. (124) (222)

Residents at a meeting in Bo-Kaap this week warned the area would become like District Six and be available only to "yuppies". (2)

An executive member of the Bo-Kaap Action Group, (Bokag), Mr Patrick De Goede, said the council was selling part of the nature reserve in the area to private developers to offset the costs of providing houses.

De Goede said the Council had renegeged on promises.

- To provide 56 derelict houses at R1 000 each to present or former tenants, on condition they were renovated to council standards within two years;

- That 62 new houses would be erected in Schotshe Kloof and be further subsidised by the Council if their cost exceed R30 000, and

- That sites with floor slabs would be sold to present or former tenants at R5 000. *South 28/2-6/3/77*

De Goede said estate agents "have started moving and prices have soared".

"Three years ago the prices of the houses was R51 000, now it has risen to between R115 000 and R130 000 on all properties. Nobody in Bo-Kaap can afford the high bond repayments on these amounts," De Goede said.

Bokag recently met with the Council which is expected to respond to the community's demand by March 4.

A spokesperson for the council, Mr Ted Doman, said the cost of the houses erected was much more than originally envisaged.

Doman said that one contractor had even gone bankrupt. As the costs of the building were so high and the government only subsidised R30 000 a house, the council was set to lose a lot of money.

Deputy City administrator, Mr Attie Van der Merwe, said the allegations that the council was not living up to its promises were incorrect.

He said money was simply not available to build the houses required in the area.

"It is like being Robin Hood, robbing the rich to give to the poor," Van der Merwe said.

He said selling land to private developers was the only way to fund housing for Bo-Kaap residents as the state had no money.

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# Deregulation doubles blacks' spending power

CMY Titik 26/2/91  
128

**Business Editor**

WELL meant attempts to advance blacks in the same way that poor white Afrikaners were helped in the 1930's might have the effect of holding them back, Leon Louw, executive director of the Free Market Foundation, warned yesterday.

He said at a breakfast organised by the Free Market Foundation, Juta and the Pam Herr Organisation, that black spending power had suddenly doubled in the 1970's when deregulation began.

It had been static for the previous 70 years. The change had begun when they were given leasehold rights and were able to own businesses.

"This tells us that all we need to do is liberate them. A little

freedom did wonders — a lot of freedom would be even better.

"We must not make the mistake the Americans did and make them recipients of charity. They are far better off on their own, making use of their proven abilities."

Louw said that when "American apartheid — the Jim Crow laws" were repealed black incomes in the US quickly rose by half.

Then a programme of affirmative action, to help blacks, was introduced. And black American progress stopped dead in its tracks.

With the exception of a few highly educated individuals, black Americans ceased to make progress as soon as the Government tried to help them.

"There is an unholy alliance between Left and Right to spread the belief that blacks in SA own nothing. But in the measured, formal economy they have leaped forward.

"There is an idea that we should use the same methods to help them that were used here in the 1930's to help poor whites.

"But the fact is that the blacks have made more progress in the past 20 years, with a little freedom, in spite of apartheid than the Afrikaners did in 60 years. The Afrikaners would probably have done better without help."

Discussing redistribution of wealth, Louw said many people would be surprised if it were worked out what blacks already owned. This included 60% of membership of pension schemes.



By TOM HOOD  
Business Editor

THE most successful low-cost housing project on the Cape Flats faces disaster because of State cut-backs in cheap home loans.

The cuts mean only 40 houses instead of 200 a month will be built at the new town at Delft being developed by the House of Representatives for people in the R400 to R1 000 a month income group

More than 2 000 families are on the waiting list for houses at Delft

Mr James Slabbert, project director, described the cut-backs as a "disaster" both for the community as a whole and for the small contracting

teams and suppliers, most of whom have come to rely on Delft as their sole source of income

The Housing Board is to make available only R10-million in loans to home owners, a 50 percent cut on last year's allocation

If more funds could not be made available to Delft, said Mr Slabbert, the number of homeless people at the Cape would increase rapidly

"That is not a pleasant prospect. Most of the applicants who come to our offices are already desperate for a home" Delft, he said, answered a real need and had found favour with its occupants

"We cannot sit back and allow the already large waiting

list for houses to grow still bigger," he said

As result of the cuts, only 1 300 houses will be built at Roosendaal, stage 2 of the development

On stage 1, Voorbrug, there was loan finances for 2 073 houses, the last of which are nearing completion. The project team had planned to build a similar number this year

Mr Slabbert said due to the cut-back most of the developers would finish their contracts by the end of July. After that, only one developer would stay on site to complete the remaining 200 houses at the rate of 40 a month

"Before the budget cut we planned to build 200 houses a month throughout this year," he said

### Careful control

This pace had been maintained for the past 12 months and the contractors had grown accustomed to the discipline of working to it

"By any standards, the speed with which we have worked here has been impressive, and due to the careful controls of the project team, standards have not dropped."

Of the 1 300 people who visited the Roosendaal show village last year, the second town at Delft, just on 10 percent qualified for a company loan, guarantee or subsidy for housing, said Mr Slabbert.

Those people were not granted a Housing Board loan and would have to get their finance from a building society

About 150 homes at Roosendaal will be financed in this way this year. The Housing Board will provide bridging finance until the house is completed. The bond will then be registered and the Housing Board repaid by the building society.

# Cutback hits housing

W/L-AR 6/45 25/12/91

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# Scheme

## DP bid to assist <sup>124</sup> blackout victims

CAPE TOWN — Cutting off the electricity to Mbekweni, Paarl, had driven the Small Business Development Corporation's 1990 Businessman of the Year to the brink of financial ruin, DP MP for Claremont Jan van Eck said <sup>610-9 24291</sup>.

The businessman was one of a number of non-boycotters caught in a political battle which had increased the crime rate in blacked-out streets, and brought education at three schools to a virtual standstill, including adult education night classes.

These were the findings of the DP's Western Cape Unrest Monitoring Committee chairman, Van Eck, who visited the area on Wednesday.

He said it was outrageous that those who had paid their electricity bills should be cut off. "Private businesses are facing great losses with some having closed down, and others on the point of closing down."

An example was the Eyethu Supermarket, which was without electricity although its accounts had been paid regularly. The owner, last year's SBDC Businessman of the Year, now had to hire a generator at R95 a day.

His former R1 500 electricity bill was now a R6 000 diesel bill, and as half his fridges had to be switched off, turnover had plummeted to the point where he now faced closure.

Schools had been seriously affected where electric-powered equipment such as typewriters, videos and stoves in the home economics department were unusable.

He said he was taken up the problems with the appropriate authorities — Sapa.

## As the Act goes, whites arrive

By GLENDA DANIELS Cape Town

WHITE property speculators are snapping up houses in Cape Town's Bo-Kaap, sparking community outrage and fears that the area's unique character as a traditionally Malay area will be irrevocably changed.

Spurred by the recent demise of the Group Areas Act and the desirability of properties lying within a stone's throw of the city's central business district, they are buying houses at prices which, though rapidly rising, still represent a bargain.

The issue has divided the Bo-Kaap's Malay community: attracted by the high prices they can now get for their homes, some residents are selling — while others want to preserve the area's character.

A meeting called by the Bo-Kaap Action Group to discuss the issue is scheduled for Monday. *WIM 272-281 2/91*

Community organiser Achmat Davids said: "It is not as if we are against people coming into the Bo-Kaap but let them be people who are victims of apartheid."

Clive Keegan, chairman of Cape Town City Council's town planning committee, said: "It is very tempting to sell the house you've lived in for over 50 years if the price has suddenly tripled."

The challenge facing the city council was to

find ways of controlling, or even preventing, gentrification from taking place, Keegan said. But he felt it might be "too late" to do anything to save the Bo-Kaap.

"The rich are moving in to take the place of the poor," he said. *(124)*

"I would have thought the council would be concerned to maintain the inner city for lower-income people, for working class people to be close to their places of work."

National Monuments Council architect Lesley Townsend, who has been instrumental in helping restore the Georgian, Victorian and Edwardian buildings which render the Bo-Kaap an area of unique architectural significance, said the implications for the community were "disastrous".

"Land in the Bo-Kaap is extremely valuable and is now of enormous interest. People are keen to keep the land within the community and I can fully understand this."

The problem was that people were buying as speculators, Townsend said.

"It would be a different story if they wished to be integrated into the existing community."

As more properties changed hands, prices would rise far beyond the reach of Bo-Kaap residents living in rented accommodation, dashing their hopes of buying homes of their own in the area, Townsend said.



# Low-cost housing project attracts former residents to 'new District Six'

By GLENDA DANIELS Cape Town <sup>124</sup>

A NEW low-cost housing development project in District Six will allow former residents to return to the area they lived in for decades.

Headstart, a non-profit organisation linked to BP of SA, initiated the development of housing in Springfield Terrace in District Six, which will cost R9-million.

According to Headstart, 22 houses in Springfield Terrace were in a state of disrepair and had been bought by a private developer who planned to build townhouses on the site.

Twenty-two families faced eviction and Headstart stepped in and bought the houses, some of which had no electricity, running water or toilets. *W/stand 22/2 - 28/2/91.*

Following several meetings with the residents, plans were finalised for the development of 126 townhouses and 64 rental units.

In recent years the re-development of District Six has taken the form of "gentrification", as private owners have been converting the area into a trendy, upmarket or yuppie zone.

Already 3 000 former residents have applied to Headstart for houses in the "new District Six".

The new development has been welcomed by

the African National Congress in the Western Cape, which recently threatened a campaign to re-claim the land in District Six if the government did not finance housing development.

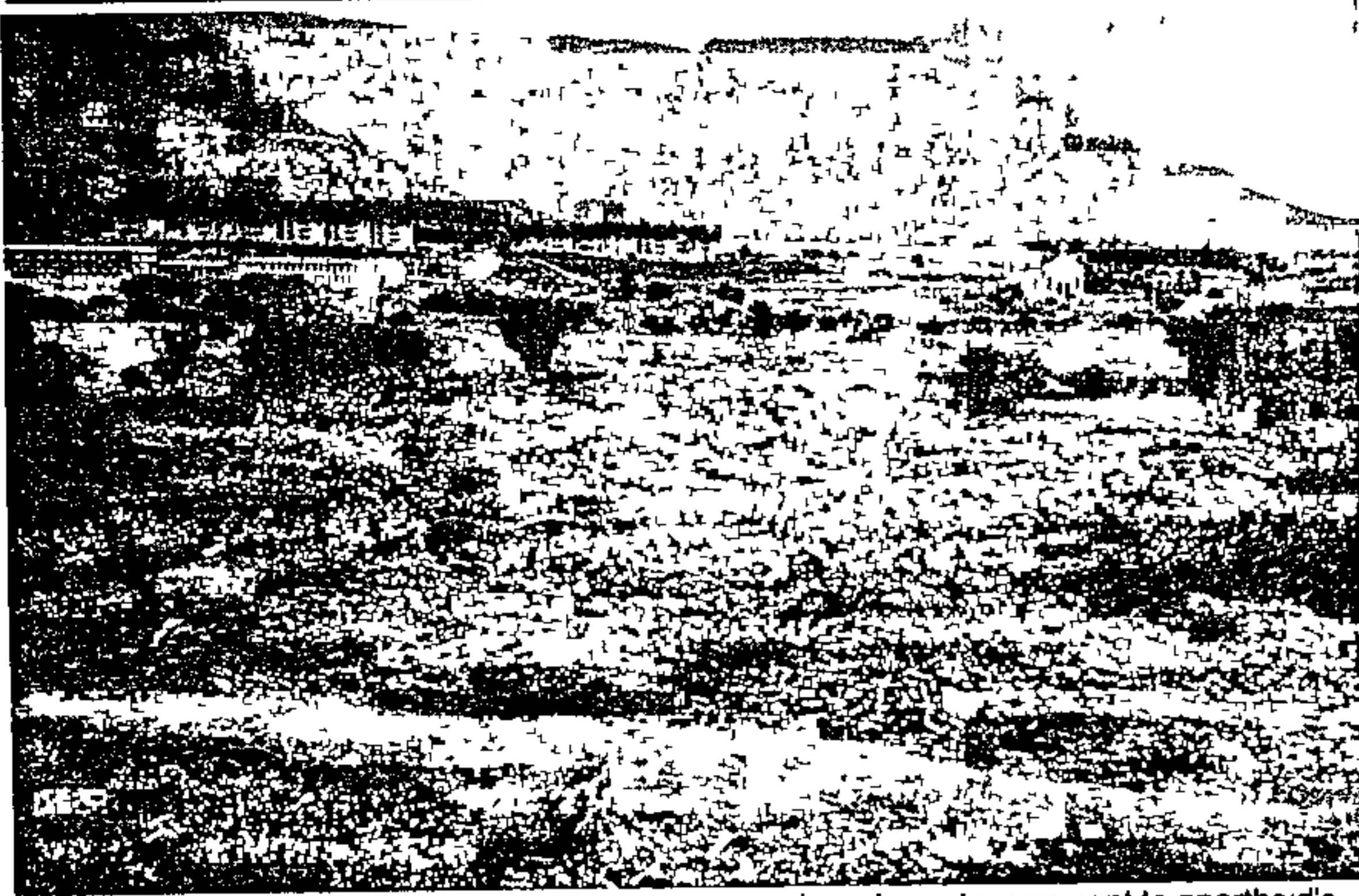
Spokesman Trevor Manuel said: "The redevelopment of Springfield Terrace is a victory for the working class. Whilst the key initiators are the private sector, it had been worked through extensively with the existing and former residents of Springfield Terrace."

Manuel said responsibility for housing should ideally be that of the government but, because of the enormity of the housing problem, "the private sector's involvement is unavoidable".

A Headstart representative said: "Headstart believes the housing issue in South Africa only has a chance of being resolved successfully through a partnership between the community, private sector and the government. The Springfield Terrace project has been a hallmark of this participation. It is the most ambitious community project so far considered by Headstart."

The redevelopment of the area will rehouse existing residents in the immediate neighbourhood and provide 126 units for sale, with an additional 64 rooms for letting.





**DESPERATE** District Six today remains a barren and windswept monument to apartheid's folly

Twenty-five years after District Six, Cape Town's most famous suburb was declared white, the area's future is still the subject of intense debate. Chiara Carter reports

**TWENTY** five years after District Six was proclaimed a white area and its residents ordered to move, the future of Cape Town's most famous suburb still hangs in the balance

When the bulldozers moved into District Six, they demolished not only a thriving inner city community but the heart of Cape Town itself

All that remained in the wake of the demolition squads was a barren wasteland that in the ensuing years served as a bitter monument to the ravages of apartheid

Yet, although its buildings were gone the spirit of District Six lived on in the memories its former inhabitants took to new townships on the sandy Cape Flats

Throughout the years attempts to redevelop the area floundered in the face of unplaceable opposition from a community which viewed the area as hallowed ground

### Abolition

Now, the imminent abolition of the Group Areas Act means the major objection to redeveloping District Six has fallen away. Given the critical housing shortage, redevelopment has become crucial

However the key question is what kind of District Six will emerge? Will it become yet another yuppie suburb or will it reverse the pattern of apartheid cities and become a home for working class people in the heart of the city? And if it is developed as an essentially working class area, will it be a replica of countless Cape Flats townships, a vast squatter camp or a model of post-apartheid inner-city regeneration?

Last year, as private developers were poised to build accommodation for relatively affluent homeowners in District Six, the UDF threatened a squatter occupation of the land as part of a campaign to highlight the desperate demand for housing in South Africa

A major confrontation was averted when, after the intervention of the Cape Administrator, Mr Kobus Meiring, interested parties including private developers, the UDF and ANC, the Cape Town City Council and the Cape Technicon, agreed to negotiate the future development of the area

A working committee chaired by city councillor Mr Clive Keegan was established and the private developers, meanwhile, agreed to a voluntary moratorium on construction

# What will rise from the ashes of District Six?



**ALIVE** Hanover Street was a bustling thoroughfare in District Six

One major player absent from the committee, however, was the Hands Off District Six Campaign (Hods) which had played a key role in opposing earlier plans to develop the area

Hods spokesperson Mr Anwar Nagra said Hods had not accepted an invitation to participate in the committee as it was not interested in planning the "leftover crumbs" of District Six

Nagra said Hods felt it was incorrect to plan the future of the area "behind closed doors" and was calling for a consultative conference where all interested parties — including all Capetonians who have been dispossessed of land — could participate

However, the campaign viewed the concept of low cost housing with suspicion and would prefer it replaced by

"affordable housing". They also suspected the authorities of attempting to exclude the really poor and disadvantaged, including squatters, from the area

The ANC and UDF, who are represented on the committee, want the area developed for working class occupation — a major reversal from the pattern of urban development in South Africa where the poorest people have been pushed to the periphery of cities

District Six could be a model for the development of post-apartheid South African cities, commented Mr Basil Davidson, a planner who as part of the Development Action Group and the ANC regional executive is part of the District Six committee

Davidson says ideally the area would be developed as high density housing



**RENDEVOUZ** The legendary Seven Steps, meeting place for lovers and gangsters alike

committee undertaken analytical studies on District Six and will be reporting its findings shortly

Quite simply it doesn't pay private developers to construct working class housing

The CPA has warned that the state would not be able to provide funding outside its current housing policy to develop District Six

CPA public relations officer Mr V in Heerden Heunis said. It is state policy to make serviced sites available. It is no longer state policy to build houses and the state does not have the capacity to do so

Given this policy the administrator does not foresee a situation where the state would finance a housing project in District Six

The ANC/UDF however want the state to foot the bill for constructing housing mostly for rental for working class people

"We believe the state should accept responsibility for redeveloping the area partly as a way to redress the crimes it committed in the name of apartheid when the inhabitants were pushed out and partly because we think the state must be responsible for housing the poor," Davidson explained

Even before the question of funding is addressed, planners need to know how much land is available

### Dominates

At the moment the Cape Technicon, the largest land occupier, dominates the landscape and it shows no sign of changing its plans to expand on the lines of a suburban campus — something of an anomaly in an urban area

State-owned flats in the area are presently being sold to private owners while would-be developers are paying rates for land they cannot develop

In an attempt to iron out these issues the working committee has requested a meeting with the relevant Cabinet ministers and according to Mr Heunis the matter will be discussed soon by a top level meeting of Cabinet ministers and the State President

Heunis, while not ruling out the possibility that the state might buy out the private developers, said it was not possible to assess the extent of such expropriation until this meeting took place

He said the state was not expected to intervene in the Technicon's plans as it was regarded as an important educational institution which needed to expand to meet the needs of its students

The redevelopment of District Six could be a phase in a broader inner city housing development which would help ensure that housing for lower income people remains available in neighbouring areas like Woodstock

If the planners have their way the redevelopment of District Six will be symptomatic of a healing process for the mother city, a painstaking reconstruction of the city's heart

Meanwhile, with planning on hold until acceptable conditions for redevelopment are hammered out, District Six remains a scar on the city centre, its ghosts unexorcised

probably with three storey walk-ups and facilities like schools and playgrounds

However detailed planning cannot progress until there is clarity about who will be paying for the development and how much land is available

Mr Meiring, the Provincial administrator, is on record as saying that the development of District Six should as far as possible make provision for all sectors of the community — a viewpoint shared by the Cape Town City Council

According to Professor Dave Dewar, spokesperson for Headstart, a nonprofit making company established by BP SA to examine regenerating the inner city, District Six holds out the opportunity for redevelopment as a genuine partnership

Headstart has at the request of the



## Strandfontein residents seek better amenities

A STRANDFONTEIN community organisation will meet the Mayor of Cape Town, Mr Gordon Oliver, and town councillor Joy Gibbs on Tuesday to highlight demands for improved amenities in the area.

The Strandfontein Coordinating Committee (SCC), representing 25 commu-

nity organisations, have complained of the lack of a host of amenities including a public library, a community hall, clinics and bus shelters

Residents also complained of the lack of safety features like road humps and pedestrian crossings at some roads in the area where children have been killed

The SCC said Strandfontein is the fastest growing community on the Cape Flats and the SCC represents about 5 000 families

Spokesperson for the Cape Town City Council, Mr Ted Doman, said all requests were weighed up within the limits of the budget

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TURNING THE SOD... The Mayor, Mr Gordon Oliver, turns the first sod of a housing development in District Six on Saturday. With him are, from left, Mr Ian Sims, Mr Tony Deaking, and the Administrator of the Cape, Mr Kobus Meiring  
Picture BENNY GOOL

# Dist 6 housing project hailed

Staff Reporter

HUNDREDS of people attended the turning of the first sod of an "innovative and revolutionary" low-cost housing development at Springfield Terrace in District Six at the weekend

The project was hailed as the first step in rehabilitating District Six and bringing back working class families to the city centre

Speakers at Saturday's event included Mayor Mr Gordon Oliver, Administrator of the Cape Mr Kobus Meiring, former BP chief executive officer Mr Ian Sims and BP executive officer Mr Tony Deaking

Mr Oliver said the project was a "beacon of light" for the city

He had been concerned at "upper-income" development taking place in District Six at the expense of lower-income people, Mr Oliver said

According to a spokesman for Headstart Developments, a non-profit organisation, 22 houses in Springfield Terrace were in a bad state of repair and had been bought by a private developer who planned to build townhouses on the site

The 22 families faced eviction and Headstart subsequently bought the houses — some had no electricity, running water or toilets. After more than 100 meetings with the residents, plans

were finalised for the development of 126 townhouses and 64 rental units

"We wanted to show how people of moderate income could stay in the city. The development was 'costed down' to the last cent," the spokesman said

Mr Clive Keegan, chairman of the Cape Town City Council's town planning committee, said the project was a very important step towards the rehabilitation of the inner city and an indication of the role the private sector could play

"I look forward to it being the precursor of the redevelopment of Cape Town to enable working class people to return to their traditional residential areas close to work," he said

C

# Building societies delay Khayelitsha eviction orders

By EDWARD MOLOINYANE, Staff Reporter

FINANCIAL institutions have undertaken to suspend eviction orders hanging over Khayelitsha home buyers in arrears with their bond repayments in an attempt to save their homes.

This will be done in consultation with residents' representatives and building societies which financed the properties.

There are about 20 affected buyers living in the upmarket residential areas of Tembani, Bongweni and Kwezi on Lansdowne Road Extension.

The undertaking was given this week at a meeting between senior regional managers from the Allied, United and NBS and residents' representative committees aligned to the Western Cape Civic Association.

## 'Unaffordable'

The heated meeting, chaired by the WCCA chairman Mr Michael Mapongwana, was a sequel to calls by buyers for bond repayments to be reduced to R200 a month.

Buyers say they are paying more than was initially stipulated when they bought their properties.

Repayments on the houses, which cost between R51 000 and R85 000, ranged from R700 to R1 500 when they bought them in 1988, but were now "unaffordable".

At least 14 houses have been sold or repossessed.

Another 20 families face eviction and building societies had to "guarantee" that this would stop, representatives said.

They also appealed for monthly instalments to be reduced to an "affordable level".

Committee member Mr Sam Ntutubele said if the "guarantee" was not given, residents vowed to prevent new buyers from occupying houses from which buyers had been evicted.

## Interest rates

United regional manager Mr H Green said the "guarantee" could not be given because borrowers had entered into contracts with the institutions individually and if they had problems with repayments they should approach their building societies individually.

"Instalments are rising and it is understood that all communities have financial problems as interest rates go through the roof. It is not our aim to evict anyone and we always bend backwards to try to help," he said.

He was told the issue had become a "burning community matter".

The atmosphere relaxed as discussions progressed and it was resolved that buyers' representatives and building societies form committees to deal with the problems affecting buyers. More meetings would follow.

McGees 15/2/91  
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Review for home buyers

CITY



AFRICA



# Night-time terror in boycott town

BY day, Mbekweni township, about 50 kilometres from Cape Town, looks like any other dormitory town.

But sunset in Mbekweni brings with it not only a complete blackout but also considerable frustration and the prospect of increased crime.

Mbekweni is yet another battle scene between white-controlled municipalities and irate and boycotting township residents, familiar to the Transvaal and other parts of the country.

Now the dispute threatens to spill over to other towns in the picturesque Paarl Valley.

The eight-month feud, involving township community councillors and residents, resulted in authorities cutting the electricity supply. There has been a blackout since January 8.

According to the ANC's branch chairman in Mbekweni, Mr Bram Mhlom, 85 percent of the residents are not paying their rent in support of a call for the resignation of the councillors.

"The rent boycott started in June last year when the town council decided unilaterally to increase rent tariffs by 136 percent," says Mhlom.

"They justified this by saying that there has never been an increase since 1984," he says.

## Hostilities

The present hostilities can be traced to 1988 when conflict ensued between community councillors and residents over the increase of service charges, say residents.

After a prolonged fight, the matter was heard by the Paarl Regional Court which ruled in favour of the residents.

According to a local teacher and ANC organiser, Mr Phundile Maxam, the rent increase led to the call for the resignation of the councillors.

But councillors have denied rumours that they are about to heed this call.

Residents report an increase in crime as criminal elements take advantage of the darkness.

Residents of Silvertown, the township's shanty section, blamed a recent arson attack, causing the death of five children, on the fact that the two floodlights in the area were not working.

"If the streets were well-lit, we would have been able to identify the culprits or even pre-empt the attack," says Ms Thembeke James.

Conditions in Silvertown are bleak. Five taps service more than 300 shacks accommodating an average of six people each.

## Restricted

Residents are restricted by councillors who monitor the area from using water "excessively".

The area's business sector is the worst hit. The blackout has resulted in the closure of the township's only butchery while the remaining supermarket and a fishery are heavily affected.

"The whole thing is killing us," says supermarket owner, Mr Max Godlo.

"Since the blackout, I've had to hire a generator for R90 a day and fuel costs me more than R70 a day."

Sunset and sunrise have taken on a new meaning for the residents of Mbekweni, the African township near Paarl. Since the township's electricity supply was cut last month, daylight has come to mean safety and night-time terror for its 15 000 residents. **Musa Nwandwe** investigates the plight of the residents and the dispute with the local municipality and community council.



**SUNSHINE:** Making the most of daylight hours, Silvertown's residents, who have access to only five taps, do their washing.

He says his profits are down by 60 percent.

"We've also had to stop stocking dairy products and a range of frozen foods. Apart from a serious loss of profits on our part, these foods happen to be in demand with our customers," says Godlo.

Godlo says the blackout had forced him to retrench nine employees.

Business premises also run the risk of

being broken into as alarms are not working.

Butcher owner Ms Mary Mpuhlu says she has incurred expenses of nearly R10 000 since the closure of her business.

"I am paying R733 in rent a month and since the blackout I haven't made any profits. My doctor advised me to relax as I am fast approaching a nervous breakdown," she says.



**MAKESHIFT:** Mbekweni's only butcher, Ms Mary Mpuhlu, sells meat at a street stall after she was forced to shut her butchery after the electricity cut. **PICS: YUNUS MOHAMED**

the high cost of alternative sources of light and energy.

"Five litres of paraffin now costs R5.75 and this hardly last for two days," she says.

An immediate end to the dispute is unlikely.

"The community stated unequivocally in a meeting last weekend that, should councillors quit today, it would start paying rent tomorrow," says Mhlom.

Mbekweni's former mayor and councillor, Mr Benjamin Nobula, blames the community for causing its "own inconvenience".

"I don't blame the municipality for this. These people here are to blame. All they know is how to toyi-toyi," he says.

Nobula believes the role councillors play is more essential now than before.

"How can they expect us to resign after having ploughed so much money and resources in the improvement of the township?" he asks.

According to Nobula, the township is "well ahead" of other townships in terms of facilities.

It's "ridiculous" that residents should boycott rent, he says.

"All these teachers who live in plush houses, subsidised by the state, owe it to the councillors. But they are the most vocal in calling for our resignation."

Nobula says the township's debt totals R137 000.

## Pressure

A joint ANC-PAC "working group" is currently considering measures to increase pressure on the authorities to accede to the community's demands.

"We are planning a major consumer boycott and a work stayaway involving the whole Paarl valley — Mbekweni, Wellington, Paarl East and Franschoek — aimed at crippling white business, thus highlighting the plight of the Mbekweni residents," says Mhlom.

"This will fit in with the ANC's declaration that this is the year of mass action. We will also intensify the 'one town, one municipality' campaign," says Mhlom.

Paarl Town Clerk, Mr Marius Steyn reiterated that no councillors will resign. "None of them has said they want to resign," he said.

He said that Mbekweni residents owed the town council R104 000 for water and R154 000 for their electricity.

He also disputed that the community wanted councillors to resign before they paid their rent.

"As far as I know there is no clash between the people of Mbekweni and the councillors but between the councillors and the Mbekweni Civic Association," he said.

He added that the councillors were democratically elected and were not opposed.

According to Mhlom, businesspeople have always paid their rent and electricity bills.

"What is happening to the business people is unfair because the community agreed that they be excluded from the boycott as their services are needed."

"We expected they would be allowed to run their businesses undisturbed," says Mhlom.

Mrs Myrtam Dityana complained about



# New bid to oust Hoza

South 7/2-13/2/91

THE campaign to oust the Lingeletu West Town Council has taken another turn with Khayelitsha residents signing a petition they hope will be the last blow to the council.

A spokesperson for the committee spearheading the campaign said more than 11 000 signatures had been collected in the two months since the campaign started. (124)

The resolution to draw up a petition was taken at a Khayelitsha ANC rally in December last year. However, the working committee emphasised that the campaign was not only for ANC members but was being supported by people across the political spectrum.

"We think the petition will clearly convey the message that the council has no support in the community," said Mr Vuyani Ngcuka, ANC branch executive member.

"Our target is to double the number of people that Hoza claims elected him to power," said another committee member. Hoza had claimed that he collected 15 000 votes

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# 'No new land laws'

South  
28/2 -  
6/3/91

SPRINGBOK. — No new laws about land ownership should be made after the scrapping of the Land Acts until all South Africans could elect a democratic government, residents associations of 10 Namaqualand communities said in a joint statement this week.

Communal ownership and farming had to be protected against private ownership and had to be encouraged, with communal trust lands protected by a special clause

"We welcome the scrapping of apartheid laws such as the Land and Group Areas Acts, but if nothing more is done to justly redistribute land, then this is another form of economic apartheid."

"Our land claims must be considered on the basis of usage, birthright, inheritance, title deed, justice and productivity," the communities said

(124)

C





# Council's waiting list for houses tops 30 000

124

6/2/91

By CLIVE SAWYER  
Municipal Reporter

MORE than 30 000 people are on Cape Town City Council's housing waiting list, and no large-scale relief is in sight.

The figure is growing monthly, with 390 new applications in October, 425 in November, and 255 in December, a housing committee report said.

In the past three months, officials interviewed more than 4 000 people about their applications

"While this move must be applauded for what it can do for the poorest sections of the community, it is not a total solution to the housing crisis nor the one most appropriate for Cape Town," Mr Osburn said.

It was quite likely that in Cape Town there were more people squatting in backyards in informal structures than in "recognised" squatter camps in places like Hout Bay, he said.

Before the government cut off housing funds to local authorities, Cape Town was able to build about 7 000 new houses a year, but now no more than a few hundred could be expected in the next two years, and this figure would decrease.

Traditionally, the government provided funds which were administered by local authorities. However, the government had turned its back on the homeless of Cape Town, Mr Osburn said.

Commenting on President De Klerk's remarks about local government at the opening of parliament last week, Mr Osburn said while the rationalisation of local authorities was to be welcomed, there was nothing in the speech to indicate there would be funding to solve housing and other socio-economic problems.

## Not a solution

According to the report, there were 29 914 "coloured people" on the waiting list in December, 532 Indians and 315 whites.

Acting housing committee chairman Mr Norman Osburn said the situation was desperate because of government cutbacks in housing grants to local authorities.

Housing staff were inundated with people living in overcrowded and unhealthy conditions, which led to major socio-economic problems.

The crisis had been worsened by the government's shift of funds to the Independent Housing Trust.

# Township unites over power cut

w/mant 25/11-31/1/91 (124)  
By GLENDA DANIELS: Cape Town

THE cutting of electricity to a Paarl township has not succeeded in getting residents to pay rent arrears. Instead, it has forged unprecedented unity between different political groupings in an area with a history of ideological conflict.

This week, members of the Pan Africanist Congress, African National Congress, Azanian Youth Unity and South African Youth Congress sat side by side outside Mbekweni township's municipal offices, united in protest against the Paarl town council's decision to sever power supplies, made nearly three weeks ago.

A joint working committee was formed by representatives of these organisations as well as the South African Democratic Teachers Union, the Congress of South African Writers and the Congress of South African Students. The committee resolved to work in harmony to the crisis facing the community and ensure the resignation of town councillors.

"This is an issue that affects all of us, not just some organisations. It is just the start to us working together well in the future," said the secretary of the local PAC branch, Khaye Tekani.

Chairman of the local ANC branch Bram Mhlom said that community members had "reviewed the isolation of other organisations and decided that because of the present political climate it was necessary to stand together.

"This has got to start at grassroots level. So far we've been able to pull people together without any conflict. This was initiated by the youth and supported by the older members of the community," he added.

Mbekweni has a history of organisational fighting between the United Democratic Front and the Azanian Peoples Organisation, at its height in the mid-Eighties. The unity represented by the joint working committee was seen by some this week as an historic event.

The 16-person delegation staged a sit-in at the municipality premises from early Tuesday until Wednesday morning, when the municipality met them to discuss the R120 000 deficit in rental and electricity arrears owed by the township.

A march to councillors' homes, demanding their resignation, is planned for tomorrow, and a massive consumer boycott will be embarked on in the near future, according to Mhlom.

This week, Mbekweni's shops were empty and stock depleted. It was the first day of school for many but children were not attending because of the electricity cut.

At the weekend five children were killed when their home was burnt down in a fire. Police have opened an arson docket.

## Vula case: Court may drop charges over indemnity

w/mant 25/11-31/1/91  
By CARMEL RICKARD

IT would be a "momentous decision" for the state president to decide whether to give indemnity to the accused in the Operation Vula trial, state prosecutor Peter Blomkamp said in the Durban Regional Court yesterday.

Blomkamp urged the case be adjourned until March rather than the trial beginning sooner, so that the question of indemnity could be finalised before the start of any trial.

Magistrate D Reed granted the postponement but said he was not prepared to adjourn the trial indefinitely and that if indemnity had not been settled by the next time the matter came to court, he might order that it proceed or that charges be withdrawn.

Earlier Reed eased the bail conditions of the accused, ordering that they report to the police three times a week instead of daily.

FM 25/1/91

## A PHANTOM BOOM

124

**An expected** residential property boom in Cape Town's Woodstock, Salt River and Observatory has not materialised — despite their having been declared free settlement areas in December

Estate agents say predictions of prices soaring by between 20% and 40% (*Currents* December 14) were premature and over-optimistic. No such escalations have occurred.

Braeme Kasmai, of Seeff Properties, says open areas have affected neither prices nor demand for property. There has been a limited influx of blacks into the area. However, those who had wanted to move there, had done so two years ago.

According to Aziza Siers of Cosmopolitan Real Estate, reclassification hasn't led to any drastic changes in the suburbs as they have been *de facto* open areas for the past two years as a result of

the permit system and, before that, through close corporation purchases.

Clive Bergsdedt, of Steer & Company, feels people are waiting for the opening of parliament. "Some houses aren't fetching their asking prices because fussy buyers, though they have the money, would rather wait for the Group Areas Act to change."

Shirley Greenwall, of Southern Homes, who has operated in the area for 15 years, says she detects no change as a result of the latest developments.

"Prices have remained static. Buyers prefer areas which have been cleaned up and are financially a cut above the rest." Few want property specifically in the Observatory and Woodstock areas. There has been a rush, however, for property in Maitland and Brooklyn, where stands are bigger and homes newer.



# 'Scarcely a ripple' in property prices of new open areas

By VIVIEN HORLER  
Staff Reporter

DESPITE predictions of soaring property prices, there has been scarcely a ripple in Woodstock, Salt River, Observatory and part of Mowbray since the area was declared "open" last month.

A cross-section of estate agents said the two main reasons were

- Most of the people of colour who wanted to live in the area had already bought houses there through close corporations or permits, and

- Others were waiting until the entire city was opened

And one agent added "Quite frankly, people who've lived in Mitchell's Plain aren't really interested in the sort of accommodation available in Salt River and Observatory"

## 'Crummy terrace'

"They want free-standing houses, bathrooms in the right place, garages and bigger gardens. They don't want to move to some crummy terrace"

Early in December, when District Six to Settlers Way was declared a free settlement area, there were predictions of a 40 percent property price rise because housing in coloured areas was at a premium

Mr Braeme Kasmai of the Seeff Property Organisation, who sells in Woodstock-Salt River, said "Coloured people have been here all along. There has been no mass invasion"

Mr Kasmai said the real move to Woodstock was coming from young white professionals. "The area is still under-capitalised. A lot of people who

rent in Tamboerskloof are buying in Woodstock, because the houses are of a similar type, they are still close to town, and prices are much lower

## Victorian gem

"I know of a gem of a Victorian house that's for sale for under R200 000 that would fetch about R450 000 in Tamboerskloof"

Mrs Marlène Palmer, who sells for Seeff in Observatory-Mowbray, said schools were also a factor. "I showed some houses to man this week who said he wasn't sure whether open schools would be a success, and his children would continue going to a coloured school. So he would need a house close to the school"

"The other thing is that many coloured people have either lived in semis for too long and want free-standing houses, or they're used to free-standing houses and don't want semis. And 80 percent of Observatory houses are semis"

Mr Ron Durbach, a director of Rourke and Gilmour, said the rise in prices in the area had happened before it was opened

## Buying power limited

"Prices will continue to rise, but in line with prices elsewhere. People in Woodstock, Salt River, Observatory and Mowbray aren't going to make a killing"

"Another factor is that people's buying power is limited by their incomes. Sellers can ask what they like, but if buyers can't afford the prices, they won't buy"

Mr Mike Bisset, executive director of Pam Golding Proper-

ties, said "Our agents say that in many cases coloureds are not exactly knocked out by the quality of accommodation in the area. The houses are old, with little flow or outdoor living area"

"Many of the buyers are used to and are looking for modern houses and some have expressed surprise that whites are prepared to put up with the sort of accommodation they've got"

## Rising sun too bright Down Under

The Argus  
Foreign Service

MELBOURNE. — Australians have an inferiority complex when they compare themselves to the Japanese.

They believe the Japanese are significantly more gentle, better educated, richer and more powerful, successful and ambitious than themselves, according to a university survey.

The only positive factors they could find in the comparison were that they were more outgoing and more happy-go-lucky

The study said the results showed that Australia still had a "cultural cringe". It always found it necessary to attempt to prove it was the equal of the rest of the world.

# Khayelitsha residents defy building societies

AKG 25 - 7/11/91  
124

By VUYO BAVUMA, Staff Reporter

ABOUT 200 homeowners in Tembani, Khayelitsha, have decided to defy building societies and pay an "affordable" R200 a month towards their bonds from the end of February.

Some of the owners, whose houses cost between R50 000 and R85 000 on which bond payments are between R700 and R1 400 a month, face eviction for being in arrears.

At a meeting organised by the Tembani Residents' Organisation yesterday, the owners also vowed to defend anyone who was being evicted and not to allow anyone to move into a house from which an owner had been evicted.

Last year the organisation met several banking institutions to avert the repossession of the houses of people in arrears.

## 14 repossessed

Chairman of the organisation Mr Veli Olayi said 14 houses had either been repossessed or sold by building societies. About 20 other families faced the same fate.

The home owners also urged the government to intervene because they could not afford the "exorbitant" payments.

Some said they had signed for monthly payments of R600 when they bought their houses, but now had to pay more than R1 000.

Some said the building societies had refused to reduce their monthly payments.

One speaker said "It's not our fault that we can't pay. It's the poor state of the country's economy, caused by the government."

A single mother of four schoolgoing children said "I have to pay R1 200 a month. I even have problems feeding my children. I also have to pay their school fees."

"When I moved here I wanted a decent house for my family. I don't know why we are being charged such a lot of money although we are so poor."

Mr Sam Ntutubele blamed the government's "discriminatory policies" for people not being able to afford the bond repayments.

## Fourth grade status

"For a long time in the Western Cape, blacks have been given fourth-grade status. They weren't entitled to get certain jobs and usually earned lower salaries than whites and coloureds."

"In 1986 this changed. The black people were allowed to own property but no provisions were made for us."

"The government should subsidise us as we are trying to improve our standard of living in order to catch up with others."

Earlier speakers said the directors of the banks should be informed about homeowners' problems.

It was resolved that the 700 homeowners of Khwezi Park and Bongweni in Khayelitsha would be asked to implement the decision.

CMA Tips 19/3/91 (118) 124

# 'Blistering' rise in city house prices

By **AUDREY D'ANGELO**  
Business Editor

**HOUSE** prices and flat rents are still rising "at a blistering pace in real terms" — particularly in the Cape Peninsula, says Mr Erwin Rode, editor of the Rode Report on the SA Property Market.

He says in the March report that house prices countrywide rose by an average of 22% last year. He expects them to rise by 17% this year and 10% in 1992.

"The Cape Peninsula outperformed the rest of SA by 41,13% for the second quarter of 1990 over the same quarter in 1989."

Possible reasons for the steep rise in the Peninsula included buying by upcountry and foreign buyers.

"In some quarters the Western Cape is perceived to be more Westernised and (likely to be) safer in a future SA," said Mr Rode.

In addition, it had suffered less from the recession than areas heavily dependent on manufacturing and mining.

Flat rents in the Cape Peninsula rose by an average of 17% in the six months to November, 1990.

## 'No vacancies'

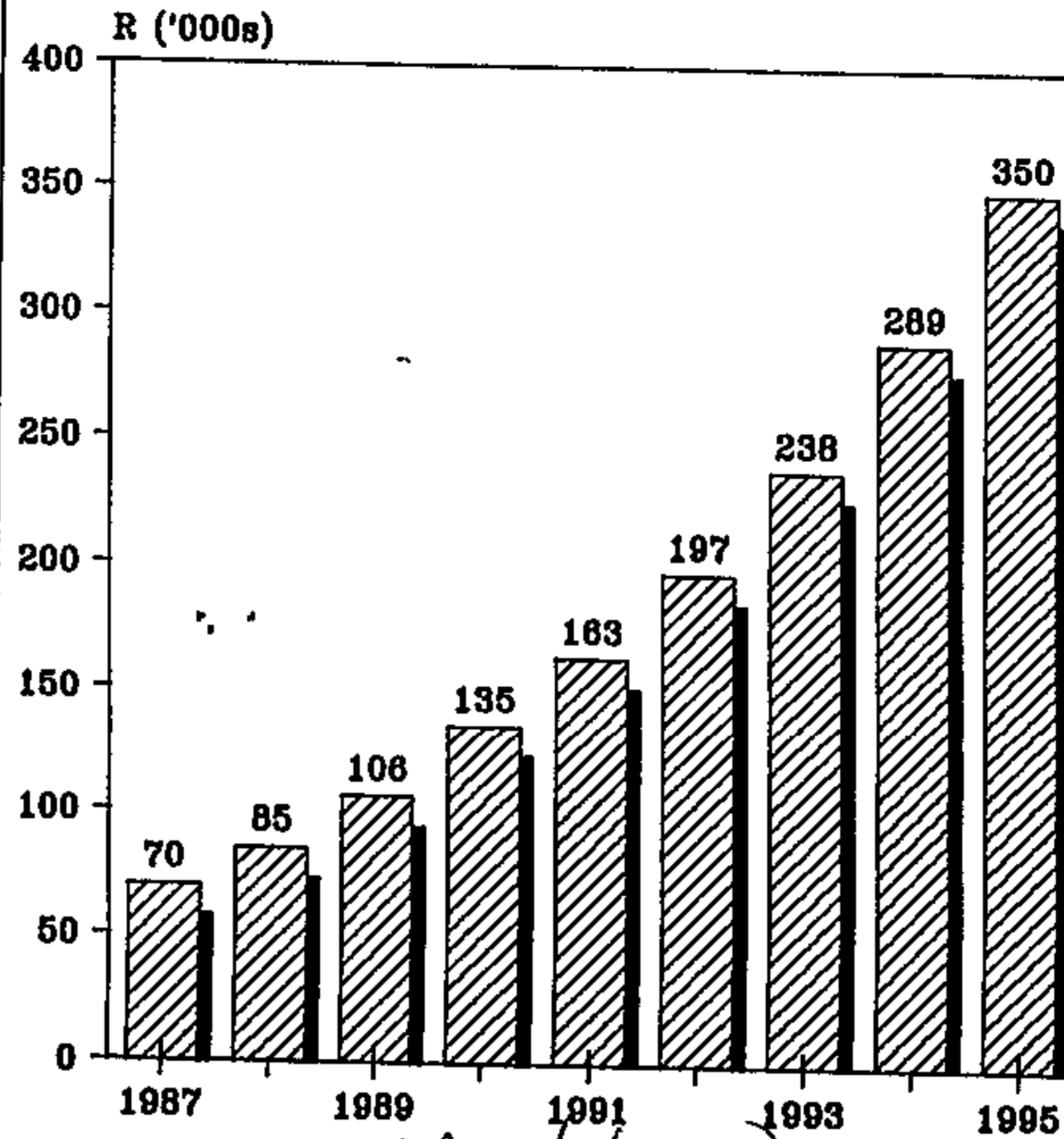
Rents for two-bedroomed flats average R492 a month in the northern municipalities and R712 on the Atlantic seaboard.

"The Cape Peninsula, Germiston and higher-priced flats in Johannesburg's northern areas all registered nil vacancies," Mr Rode said.



# NEW HOUSE PRICES PROJECTED TO 1995

BASED ON ACTUAL PRICES FOR 1987-1990



Source: Bellinda *Argus 12/2/92 Graph 124* Argus Marketing

## Costs denying house ownership to many

### Business Editor

HOUSES that sold for R70 000 four years ago are now selling for R135 000, according to Mr John Clark, managing director of Bellandia, one of the Cape's largest house-building companies

Applying the same rate of increase, 21 percent, means today's typical middle-income R135 000 home will cost R350 000 by 1995, he calculated (see bar chart above)

It also means a monthly repayment of R2 340 on the R135 000 house will soar to R4 424 — even allowing for a drop in the bond rate to 15 percent

"The buyer will have to earn R14 746 a month to qualify for a bond at that stage," said Mr Clark

Ongoing demand for building society bonds clearly indicated that in the middle and upper bracket housing markets many South Africans appreciated that property was as good a hedge against inflation as the average investor would find

### NEW BREED

A new breed of house speculator had been active in the market, he said

"These people know that the best time to buy property is at the tail end of a recession and they have been moving back into the market."

The speculators were acting on sound financial principles, said Mr Clark

Looking back over recent years there could be no argument that middle and upper bracket houses appreciated faster than inflation — at an average of 21 percent between 1987 and 1990

This was partly because building costs and the price of land and building materials had risen faster than inflation

• United Building Society, meanwhile, estimates that prices of small houses (113 square metres on a 500 square metre plot) in the Western Cape cost on average R95 000 in the December quarter — 18 percent more than a year earlier

Medium size houses (175 square metres on a 730 square metre plot) averaged R126 000 — 16 percent more than a year ago

However prices of large houses (262 square metres on a 1 000 square metre plot) showed only a 3 percent price rise in a year to R176 000 and actually dipped by 1 percent in the December quarter

House prices below R30 000 and higher than R400 000 were excluded from the UBS calculation

### BOND RATE FALL

The UBS forecast that the bond rate could fall by 2 percent to 18,75 percent in the first half of this year, in line with a 2 percent fall in bank rate

However the mortgage rate would still be higher than the inflation rate

The UBS was concerned that it was becoming progressively more difficult to finance a new home

Nominal mortgage repayments on a 20-year bond of 80 percent of the value of a medium-size houses (an R86 900 bond) amounted to R1 529 a month in the fourth quarter of 1990 — 13,5 percent more than a year ago

However after adjusting for the effect of inflation this payment was 1,1 percent lower than in 1989

"Nevertheless the continued increase in the repayment-remuneration ratio can be perceived as an indication that it is becoming progressively more difficult to finance a new home"

### Tensions set to rise

LONDON — Tensions between European central banks and the US are set to rise this week as foreign exchange markets await further intervention in support of the US dollar. A meeting of central bank governors in Basle that started yesterday of the recent German interest rate rise, which was an embarrassment to most of the rest of Europe and the US — The Independent, London

## The MINISTER OF EDUCATION AND TRAINING

(aa) Mathematics (Higher Grade)

(a) 8 538

(b) (i) 15 (ii) 109 (iii) 263 (iv) 263 (v) 433

(c) 7 053

(bb) Mathematics (Standard Grade)

(a) 10 861

(b) (i) 8 (ii) 20 (iii) 86 (iv) 161 (v) 382

(c) 8 912

(cc) Physical Science (Higher Grade)

(a) 7 107

(b) (i) 2 (ii) 16 (iii) 87 (iv) 348 (v) 836

(c) 4 363

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(b) (i) 1 (ii) 1 (iii) 18 (iv) 118 (v) 414

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Note

This information is as on 7 January 1991

Ciskei coup attempt: SADF troops involved

10 Mr A E DE WET asked the Minister of Defence

(1) Whether any South African Defence Force troops based near Ciskei were (a) put on alert or (b) ordered to take any specified action on or about 26 January 1991, if so, (i) (aa) what orders were they given and (bb) why and (ii) where were they stationed.

(2) whether any Defence Force troops were involved in assisting Ciskei following a coup attempt on 27 January 1991, if so, (a) what assistance did they render and

(b) (i) where and (ii) with what result was it rendered,

(3) whether Defence Force troops fired any shots on 27 January 1991, if so, (a) where, (b) why and (c) with what result?

The MINISTER OF DEFENCE

(1) (a) Yes

(b) Yes

(i) (aa) They were ordered to execute visibility patrols

(bb) To act as a deterrent for a possible coup in the

Ciskei

(ii) King William's Town

(2) No (a) and (b) fall away

(3) No (a), (b) and (c) fall away

Greater Cape Town area residents

59 Mr C W EGLIN asked the Minister of Home Affairs

What estimated number of (a) Whites, (b) Coloureds and (c) Indians resided in the Greater Cape Town area as at 31 December 1990?

The MINISTER OF HOME AFFAIRS

Data for 1990 is not available at the Central Statistical Service. The population information is obtained from population censuses. The latest available information is that of the 1985 Population Census, namely

(a) 542 705

(b) 1 068 921

(c) 17 437

The next population census will be held on 7 March 1991

## HOUSE OF REPRESENTATIVES

## INTERPELLATION

The sign \* indicates a translation. The sign †, used subsequently in the same interpellation, indicates the original language

Own Affairs

Orania: negotiations

Mr C B HERANDIEN to ask the Minister of Housing

Whether he and/or his Department has conducted any negotiations in connection with the purchase of Orania, if so, (a) when and (b) with what result, if not, why not?

CIE INT

\*The MINISTER OF HOUSING Mr Chairman, the answer is yes. Pursuant to the decision by the Ministers' Council on 12 June 1990, negotiations commenced with the Department of Public Works and Land Affairs on 26 June 1990 with regard to the take-over of the town of Orania. The Department of Public Works and Land Affairs reported on 4 July 1990 that the town had already been offered for sale by public tender on 15 June 1990 and that the tender process could no longer be cancelled. Furthermore, the aforementioned department indicated that it would take the interest expressed by this administration into consideration during the final consideration of tenders.

Subsequently the department was informed that 12 tenders had been received. Thereafter, on 20 August 1990, this department made a written request for urgent information regarding the asking price for the town. On 21 August the Department of Public Works and Land Affairs reported that the Minister responsible had accepted the highest offer for Orania on 17 August 1990 and that an agreement had been concluded on that day with the purchaser, a certain Mr Pretorius. The Ministers' Council was notified of the transaction and informed, *inter alia*, that under the circumstances the purchase of the town was not being pursued any further.

\*Mr C B HERANDIEN Mr Chairman, I find it strange that the hon the Minister only began negotiating for the purchase of Orania on 12

June 1990. The hon the Minister and his department must certainly have become aware at an earlier stage that Orania was no longer going to be kept alive as a White town per se. Surely the concern, the fears and the interests of the people of Orania should have received primary consideration. There is a management committee, which I believe was kept in the dark.

I want to say today that the Administration House of Representatives will have to accept full responsibility for this blunder.

\*Mr CINASSON When did you become aware of it?

\*Mr C B HERANDIEN Keep quiet, man, you do not even know where it is [Interjections.]

To think that a tender was submitted. Where is the hon the Minister going to get the money to house those people? Here was a golden opportunity—a town complete with infrastructure. But no, there was an endless stream of correspondence. It is the old story of "the matter is receiving attention." That is why I want to say today that the hon the Minister will have to go and apologise to the people of Orania as quickly as possible [Interjections.] He owes them this, because the fact of the matter is that whenever there is a need to look after the interests of the Coloured people, one finds the old psychosis that this may reek of apartheid. Never in my wildest dreams could I have imagined that the day the Group Areas Act was abolished, we would be faced with a new type of apartheid, namely economic apartheid. If that is what the future holds for us, the time has come for the Ministers' Council either to resign or to wake up and decide where their true interests lie.

\*Mr J D SWIGELAAR What does the hon member have to say about Orania?

\*Mr C B HERANDIEN That hon member should keep quiet. I am coming to him. The year is still young.

The hon the Minister is aware of the fact that a similar situation is developing in the Western Cape. He will have to get his skates on, because Klipmuts is a problem. When we look at what happened to Orania, I already began to have my fears about what is going to happen to the people of Klipmuts. The hon the Minister must learn to take the brakes off and to take the interests of the Coloured people—not those of anyone



**THE MINISTER OF EDUCATION AND TRAINING** *Herward 19/2/91*

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else—to heart. The Ministers' Council owes the people of Orania an apology, it will have to give them an explanation. Hopetown, the nearest town to Orania, does not even have services, and they cannot even support themselves. Every week there are complaints in the newspapers about the people of Hopetown who are pleading for relief. Where must we take those people now?

\*Mr J D SWIGELAAR They are looking for Essop  
 \*Mr C B HERANDIEN No, the hon member for Griqualand West will state his side of the matter a little later [Interjections]  
 Mr Chairman, it is because we have such flippancy here whenever we have to speak on behalf of the people outside this House [Time expired]

\*Mr L J HOLLANDER Mr Chairman, I want to tell the hon member that the hon the Minister has not made any blunders. Orania is in the constituency adjacent to my own. On 23 February 1990 they requested the Regional Director Kimberley by way of a fax to conduct an urgent investigation *in loco*, and it was asked that particular attention be paid to land ownership, position, customs in the area and possible alienation costs. If it appeared that the hon the Minister was not fully *au fait* with the matter, that area does in fact have an MP and he ought to have informed the hon the Minister accordingly [Interjections]. Therefore, one cannot point a finger at the hon the Minister [Interjections]

The Ministers' Council was involved with this on a continuous basis. A request was made to the Cape Provincial Administration to investigate the possibility of establishing a normal town at Orania for all population groups—not for Coloureds—with a fully fledged local authority [Interjections]. The matter was discussed at a meeting of the Ministers' Council on 12 June 1990, and the following decision was taken at that meeting:

Die Raad besluit dat die dorp vanaf die Departement van Waterwese oorgeeneem word met die uiteindelijke doel om die huise aan die inwoners te verkoop om sodoende huisreinaarskap te bevorder [Interjections]

\*The CHAIRMAN OF THE HOUSE Order'

\*Mr L J HOLLANDER Surely this proves once again that the administration [Time expired]

\*Dr I ESSOP Mr Chairman, many discussions were held with Mr Koos Botha and he gave me the assurance that Orania would be given back to the Administration House of Representatives and that I need not worry about it.

†However, I would like to say that the governing party's tender for Orania was too low, and once again this shows their inability to negotiate on behalf of the people. I as an hon member of Parliament could not go and negotiate with the people who were on the list of tenderers [Interjections]

\*Mr J D SWIGELAAR What about GongGong? [Interjections]

\*Dr I ESSOP I took care of GongGong. You bought GongGong, but why were you not able to buy that place?

\*The CHAIRMAN OF THE MINISTERS' COUNCIL AND MINISTER OF EDUCATION AND CULTURE And where were you?

\*The CHAIRMAN OF THE HOUSE Order' [Interjections]

\*Dr I ESSOP Ask the people where I was! Where was the hon the Chairman of the Ministers' Council? [Interjections]

\*The CHAIRMAN OF THE HOUSE Order' This dialogue must come to an end. The hon member for Griqualand West may proceed [Interjections]

Dr I ESSOP The hon the Minister of Housing has thrown 400 Coloured people to the wolves [Interjections]. He and the hon the Chairman of the Ministers' Council should today explain why they did not approach the hon the State President or the hon the Minister of Finance or any other financial institution to ensure the security of those people. Now the hon the Minister is not a junior partner anymore. He is an affiliated partner of the NP [Interjections]. He has given leverage to the concept of a Boerestaat [Time expired]

\*Mr D W N JOSEPHS Mr Chairman, the hon members are attempting to make political capital out of the situation

\*Mr P A C HENDRICKSE Mr Chairman, on a point of order. The hon member for Griqualand West has just told an hon member here, "Shut your mouth ('Hou jou bek')."

\*The CHAIRMAN OF THE HOUSE Order' Did the hon member for Griqualand West say that? [Interjections]

\*Dr I ESSOP Yes, Sir, because he told me to I withdraw it [Interjections]

\*The CHAIRMAN OF THE HOUSE Order' The hon member for Dysselsdorp must contain himself. The word "bek" is not permissible [Interjections]. The hon member for Riversdal's time is being wasted. He may proceed.

\*Mr D W N JOSEPHS Mr Chairman, these two hon members are now trying to make political capital out of a certain situation. I just want to state for the information of the hon member for Macassar that there is no management committee in Orania.

I have come to know the hon member for Griqualand West as a chap who, whenever he has suffered damage, has always suffered damage to the tune of R2 500. If it is damage to his car, it is R2 500, if they break into his house, it is R2 500. Anything that happens to him, causes damage to the value of R2 500 [Interjections]. I just want to tell the hon member for Griqualand West that no provision was made in the Budget for the purchase of this small town of Orania. I just want to tell him that the hon the Minister need not apologise, because since February 1990 we have made a start on negotiations with a view to seeing whether we cannot purchase Orania and develop it for Whites and non-Whites [Time expired]

\*Mr C B HERANDIEN Mr Chairman, this is understandable. We all know how State finances work. It is understandable that provision should not have been made for this in the course of the financial year. However, what prevents two departments from making an arrangement among themselves?

\*Mr D W N JOSEPHS One does not simply purchase without any further ado, man!

\*Mr C B HERANDIEN At the end of the day it is merely a book entry [Interjections]. If one had kept one's negotiating channels open [Interjections]

\*The CHAIRMAN OF THE HOUSE Order' The hon member for Riversdal must contain himself [Interjections]. Order! Yes, but now he must be quiet [Interjections]

\*Mr C B HERANDIEN What I find strange, is that everyone is so sensitive now [Interjections]

\*Mr D W N JOSEPHS One must plan!  
 \*Mr C B HERANDIEN This is hurting them, because they know that the truth is weighing on them today. Now they come along with the wonderful excuse that they wanted to purchase it for Whites and non-Whites, it makes no difference who [Interjections]

\*Mr D W N JOSEPHS Why are you not in the Official Opposition? [Interjections]

\*Mr C B HERANDIEN That is beside the point [Interjections]

\*The CHAIRMAN OF THE HOUSE Order' The hon member for Riversdal really ought to know better [Interjections]

\*Mr D W N JOSEPHS I apologise, Sir

\*The CHAIRMAN OF THE HOUSE Order' The hon member for Macassar may proceed

\*Mr C B HERANDIEN Mr Chairman, let them flounder, let them shout, let them say whatever they want, the fact of the matter is [Interjections]

\*The CHAIRMAN OF THE HOUSE Order' Would the hon member for Riversdal resume his seat, please. I regret to inform the hon member for Macassar that his time has expired

\*Mr C B HERANDIEN Those are their tactics!

\*Mr P A C HENDRICKSE Mr Chairman, may I ask the hon member a question?

\*The CHAIRMAN OF THE HOUSE Order' No, his time has expired [Interjections]

\*The MINISTER OF HOUSING Mr Chairman, people are playing games with our people here because this has now become a CP town [Interjections]

\*The CHAIRMAN OF THE HOUSE Order'

\*The LEADER OF THE OFFICIAL OPPOSITION Who was the first to play games with our people?



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124  
House of Delegates  
TUESDAY, 19 FEBRUARY 1991

\*The MINISTER If there were not a CP town, this would not have been mentioned here. Our department negotiated. The costs of the town

\*The CHAIRMAN OF THE HOUSE Order! We cannot allow further interjections when the hon the Minister is replying. He is replying—he is summing up and saying what has been done or what has to be done

\*The MINISTER We are not going to buy ourselves a pig in a poke. The entire sewerage system of this town has to be replaced. If hon members have read yesterday's edition of *Die Burger*, they will know that there is already a Black woman living in Orania. He is not aware of the fact that there are irrigation lands in Orania. The farmers are moving there in order to farm there, because a dam has been built. He does not even know that [Interjections] That is why the town was built. The people who are moving there build a dam. The Whites who are moving there are going to farm there [Interjections] Hon members know just as well as I do that there is not a single farm that does not make use of Coloured or Black labourers. Those Coloured people are going to live in that town because job opportunities have been created for them by the Whites who have moved there [Interjections] All of a sudden those hon members are believing in the CP's story that this town is going to become totally White forever [Interjections] The point is that those people are going to find

work there because job opportunities have been created there. The Department of Water Affairs is already providing for its workers by seeking alternative accommodation for them

Negotiations took place for a year. When Mr Pretorius bought the land, he wanted to resell it to us at a profit. We shall make the facts available because we do not have time to mention them all today

These are prefabricated houses. The sewerage and water systems will have to be examined and attention will also have to be paid to operating costs. Would the poor people who are living there be able to afford the services if the town were to be upgraded to a town for Coloured people only? A thorough investigation has been conducted and we cannot simply give way if hon members wish to play political games. Just because the CP has purchased the town. Just read yesterday's edition of *Die Burger*, because there is a Black woman working there as a domestic servant

\*The LEADER OF THE OFFICIAL OPPOSITION You have never come forward and explained what you are saying now!  
\*The MINISTER Do hon members believe that all the Whites who are going to move there will do all the farm work themselves? [Time expired]  
Debate concluded

HOUSE OF DELEGATES

INTERPELLATION

The sign \* indicates a translation. The sign †, used subsequently in the same interpellation, indicates the original language

General Affairs

Spokesperson: National Health matters

Mr M RAJAB asked the Minister of National Health

(1) Whether her Department has issued a document entitled 'Department of National Health and Population Development Guidelines for Media Liaison on Health Services', if so,

(2) whether, in effect, these guidelines amount to the Minister of National Health being appointed as the sole spokesperson for national health issues, if so, for what reasons was this document issued?

Answer: 2/11/91

D10E INT

The MINISTER OF NATIONAL HEALTH Mr Chairman, I welcome the opportunity to give the correct information on this document. The answer to the question as to whether the Department of National Health and Population Development issued a document entitled *Department of National Health and Population Development Guidelines for Media Liaison on Health Services* is yes

The question as to why this document was issued relates directly to a Cabinet decision taken on 28 March 1990, whereby the Minister of National Health and of Health Services in the House of Assembly was assigned the task of managing a national communication plan. This plan makes provision for the co-ordination of statements regarding aspects of national policy by the central Government. Furthermore, all statements by health administrations regarding national health policy matters should fall within the framework of such a communication plan

The Minister of National Health was not appointed by this document as the sole spokesperson for national health. This document merely clarifies who is responsible for what. There

should, as a matter of course, be only one mouthpiece regarding general national health matters, and that is the Minister of National Health and of Health Services in the House of Assembly. <sup>Newspaper 1/12/91</sup> Should a specific political incumbent or institution, such as an own affairs administration, touch upon matters that also have a bearing on general national health matters, consultation at national level will be required at the outset. In all other cases the co-ordination of media liaison concerning issues that are not related to national policy takes place within own ranks at executive level

An exception to this rule is when health services are run on an agency basis on behalf of the provincial administration, for instance in the case of family planning, when consultation is vital before statements are issued. A further example is where a province renders a service on behalf of an own affairs administration. Executive functions rest mainly with the provinces and they themselves offer comments if the issue is not of national interest as far as policy is concerned

It should be clear that the intention was not to gag anybody. In fact, greater co-ordination regarding statements pertaining to policy aspects at national level will prevent confusion among the public, the media and other interested parties

Mr MR AJAB Mr Chairman, I was very pleased to hear the hon the Minister say that this document was not meant to gag the media. However, I have looked at this document and—I say this with respect to the hon the Minister—if one reads this document one gains the impression, from the authoritarian tone used to formulate the guidelines, that this document is out of step with this Government's policy of moving towards a democracy which also includes freer communication through the media. I say, also with great respect to the hon the Minister that these guidelines are a retrogressive step

It is our considered view that these sanitised guidelines create an unhealthy mood which effectively gags the media. It also effectively prevents officials from commenting publicly on health matters

I would just like to raise one or two issues from these guidelines and ask the hon the Minister to comment in this regard. In the introduction to



# R20-billion a year needed to close living standard gap

AGUS 15/2/91

128

**N**OW that the death knell has tolled on apartheid, under international as well as internal pressures, the main focus has turned to the political chess tournament between partisan alliances

Beyond the political rhetoric, however, vital questions are being posed that bring much of the bluster down to earth

## DEVELOPMENT

How much cash will have to be ploughed into socio-economic programmes to bring about the transformation to the promised land of the "New South Africa"?

Where will all the funds come from? Who pays the bills? How soon — especially in view of the way expectations have been pitched so high?

The answers coming out may not always be palatable to reformers in a rush

For example, one of the first shocks for the politicians was an assessment from the SA Chamber of Business (Sacob), which calculated the basic costs of remedies to racial inequities at R52-billion.

### Affordability

Sacob has cautioned that it would be hopelessly beyond economic reach to provide all the remedies at a single stroke

Far better, it has argued, would be to face blunt economic realities and seek agreement on socio-economic programmes that may need to be spread over the next 10 years to meet the acid test of affordability

The deeper the economic researchers probe, the bigger the problems that emerge — and the higher the cost of solutions

From new masses of research, Dr Azar Jammine, head of the reputable Econometrix think-tank, puts the overall costs at R20 to R30-billion every single year over the next decade to start closing the gap in black/white living standards.

It makes the R2-billion special fund handed over to former Urban Foundation boss Jan Steyn to launch the Independent Development Trust last year — with the task of setting the wheels in motion toward black upliftment — look like a drop in the ocean

Econometrix looks first at black housing

The shortage of formal housing alone stands anywhere between 800 000 and two million — and that covers no more than black families with incomes large enough to cope with the high de-

Dr Azar Jammine of Econometrix estimates it will take R20 to R30-billion every year over the next decade to start closing the gap in black/white living standards. MICHAEL CHESTER reports from Johannesburg.

mands of a formal building society mortgage

Still to be counted are 7,4-million black people crowded into 460 000 squatter shacks — an average of 16 to each shack

Even the provision of basic housing structures to eliminate shortages by the turn of the century would cost over R5-billion a year — based on the provision of 250 000 modest new homes every year from now until the year 2000 and allowing for high population growth

Next comes the acute shortage of electric power lines to black homes

A nationwide count, taking rural as well as urban areas into account, shows a phenomenal four out of every five black households are still without electricity. That is about 20-million South Africans without even an electric light — let alone fridge, cooker or TV set

Based on conventional connection costs, to link all the households to the power grid would take R14-billion — R1,4-billion a year if tackled in a 10-year programme

Health services have also left black families way behind

Dr Jammine point out the shortage of hospital beds for black families is so acute that even if all 11 700 unused beds in white hospitals were made available to all population groups it would hardly make a dent in shortfall — though it would cost an additional R700-million a year just to provide the extra staff

The full scale of the problem comes into perspective with estimates showing that infant mortality in Soweto, at 80 to every 1 000 newborn babies, is no less than four times higher than the average white rate — and is even worse in rural areas

The astronomical cost of solutions is one huge question mark

Next come the education disasters caused by apartheid

Econometrix estimates no less than 45 percent of the black population have not been taught to read or write

Among black workers in actual employment, 30 percent have never been to school at all 36 percent never went beyond primary school Only 31 percent had at least some sort of secondary school education

The shortage is put at 33 000 classrooms. If mobilised to take in black

pupils, the 7 400 white classrooms standing empty at a recent count would cover no more than one-fifth of total requirements

The new studies quote government estimates that spending on black education alone to bring about black/white parity would need to soar from a current R5,4-billion to at least R21,7 billion

The Human Sciences Research Council calculated that if spending on black and white education had been levelled out in 1990/91, the overall cost would have been R37-billion

Dr Jammine says the crisis in education over the past 15 years has already left in its wake what he calls "a lost generation of young blacks"

He refers to United Nations research that ranked all countries with a population of more than one million in what it called a "human development index" In terms of gross domestic product per capita, even bringing white affluence into the count, South Africa was slotted as low as 48th down the ladder

### Staggering

Even worse, when items such as literacy and life expectancy were added, South Africa slumped to 62nd. The only countries ranking any lower were the 48 other countries in Africa and a handful of impoverished Asian and Central American countries

In terms of literacy, Zimbabwe, Zambia, Tanzania, Lesotho and Botswana all ranked above South Africa

When all the factors are combined, Econometrix comes to the conclusion that the only conceivable route is to spread an action programme over the next 10 years. Even then, the bill would be a staggering R20 to R30 billion a year — equal to a 30 to 50 percent increase in the annual national budget.

Optimists who believe a magic wand may be waved to call a halt to unrest and tensions on the sub-continent may point to the vast potential savings that could be made by slashing expenditure on defence

Also at hand may be huge savings by the elimination of the duplications and triplications of all the bureaucratic machinery that has been needed to sustain the apartheid system

Dr Jammine estimates all those possible savings at around R8 billion — a significant figure but nowhere near large enough to solve budget headaches

# Labour-intensive construction the key

CAP T... 15/3/91 124  
Business Staff

CONSTRUCTION methods must become more labour-intensive to provide badly needed jobs, says civil engineer Leo Kaplan

And although education must be high on the agenda to turn SA into a winning nation, the need to provide shelter for thousands of homeless people is a more urgent problem

"In the Western Cape alone we need to build 32 000 houses a year over the next decade if we are to overcome this problem. If we are to be successful, we shall need to be highly innovative."

Kaplan was speaking at a func-

tion to mark his retirement from Hill Kaplan Scott, which he helped to found in 1956 and has seen grow into a multidisciplinary practice with 10 offices and 250 employees

Leon Glaser, CE of building contractors D Glaser & Son (Pty), told guests that standards must not be allowed to fall in the new SA.

"Far too often today one hears the cry that as we approach the new SA we must either lower our standards or be prepared to lower them

"This parrot cry is dangerous and is all too often used as an

excuse for poor or shoddy work or ill conceived ideas in all spheres

"It must not be allowed to become the accepted norm and discipline must be maintained and standards kept

"I would encourage all those with knowledge — and power to apply that knowledge — not to succumb to half measures and false economies but to do the job as it should be done

"The lowering of standards will be our common road to disaster and those who are privileged to exercise a modicum of control have the duty to exercise discipline, tough as it surely will be at times"



# IDT gives R3.2m to Western Cape groups

By BARRY STREEK

MORE than R3,2 million has been allocated to 11 community projects in the Western Cape by the Independent Development Trust (IDT).

The IDT, which was formed under the chairmanship of Mr Jan Steyn with a R2 billion grant from the government, has now allocated R1 072,3 million to various projects.

According to an IDT statement, the largest of these is the R750 million allocated for the "Capital Grant on Site Cost", which is to establish a capital subsidy scheme to enable disadvantaged South Africans to own land.

Some of the allocations are for national

projects which include the Western Cape in their operations.

The University of the Western Cape's academic development programme was allocated R500 000, while R100 000 was set aside to assist for the Kayamandi Library Project, which includes an adult education centre, at Stellenbosch.

The Stellenbosch Resource Centre was granted R100 000 to support a programme for non-formal continuing adult education for workers, and supplementary education for students living in a disadvantaged area.

The Council for Black Education Research Trust (Cobert) in Cape Town was allocated R358 888 to enable it to operate literacy and craft classes

The Quaker Peace Centre was granted R300 000 to assist community development projects in Crossroads and Khayelitsha, and R233 000 was allocated to the KTC Relief Fund for a suitable development project for the benefit of the squatter community in the greater Cape Town area.

Worcester Ecumenical Community Services was allocated R300 000 to assist with work development programmes, while The Carpenter's Shop was granted R75 000 to provide day care and rehabilitation services for the vagrant people of Cape Town.

The Students' Health and Welfare Centres Organisation (Shawco) was allocated R300 000 to expand its established pre-school feeding scheme

# Calls to review dated city zoning scheme

CAPE TOWN'S zoning scheme, which dates back to the 1940s, is widely regarded as outdated and calls have recently been made for its review

The zoning scheme determines, among other things, the use to which owners may put their properties and the height to which they may develop them

During the Avenue St Charles debate — over whether a seven-storey block should be allowed in mainly single-residential Fresnaye, which is nonetheless zoned for flats — town planning committee chairman Mr Clive Keegan admitted that the zoning scheme needed to be reviewed

There is no doubt that the Atlantic seaboard residents would like to preserve areas which have developed as single residential neighbourhoods, despite their R4 zoning. Over 2 000 people signed a petition in support of maintaining the present character of Fresnaye

No comparable public support was forthcoming at grassroots level for the opposing view, that the developer should be allowed to make full use of his rights

Yet at the theoretical level, the zoning scheme has been attacked from two quite different directions

Some planners are unhappy with it because it is based on a "separatist model" no longer seen to be entirely appropriate to the modern city

Influential French planner Charles Jeanneret, better known as "Le Corbusier", advocated in the 1920s that a city should be made up of separate components — residential, industrial and commercial — which function harmoniously together

Yet now, as local planner Mr Ivan Sasman succinctly puts it, "higgledy-piggledy is back in fashion". The emphasis should shift towards "integration, diversity, and multiple use", he says

This is completely different from attacking the zoning scheme from the viewpoint of the Atlantic seaboard residents. They are concerned that the scheme is out of line with homogeneous development on the ground, and that it fails to protect suburbia against blocks of flats

One might speculate that this vociferous group could be in the minority if all the citizens of greater Cape Town — many of whom need jobs and development more than they need the preservation of the suburban fabric — were to take sides on the issue

But this would be idle speculation,



(124) CT 24/6/91  
**CIVIC  
DIARY**  
By PETER DENNEHY

as most people could not be bothered to address their minds to a controversy outside their neighbourhood, involving flats costing upwards of R290 000 each

In these circumstances, it may just as well that the council attached the importance that it eventually did to strong local feelings about the proposed Avenue St Charles building. Should the council now feel obliged to resolve the problem in a more systematic way?

In the long term, relief may be on the way anyway for those who have problems with the existing zoning scheme. As councillor Mr Rupert Hurly points out, any unused rights under the scheme will fall away from July 2001, in terms of a 1986 change to the Land Use Planning Ordinance

Yet a lot of development can take place in ten years. Would it be practical to review the scheme or at least part of it before then?

## Too much work

Some years ago a partial rezoning of Camps Bay was approved, bringing down the level of permitted development there

Mr Keegan said the question of compensating owners deprived of their development rights would only arise if just one property was rezoned

Systematic rezoning was safe from this prospect, even if it was piecemeal. It would not be practical to do a review of the entire scheme at once, he said

One planning source estimated recently that an overall review would take a single planner about sixteen years to do. Yet the town planning committee already has too much work.

Mr Keegan said there was a distinct possibility that the zoning scheme on the Atlantic seaboard would be reviewed soon after planner Mr Fabio Todeschini's report on the area had been accepted by the council

It seems the council will strive to preserve the present suburban fabric where neighbourhoods feel strongly about it, while it may pursue land-use integration elsewhere, where residents prefer it or don't care either way



HOUSING & HOSTELS - CAPE

1991

NOV. - DEC.

**PROPERTY**

Fm 1/11/91

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**CAPE RESIDENTIAL**

**Groves of Academe**

The growth potential of greater Cape Town's northern areas has been significantly boosted by the planned sale of 210 ha of prime land by Stellenbosch University. The land — in Durbanville — was originally earmarked for a satellite campus but the plan was changed and it will now be built at Bellville.

The university's Chris Groenewald says the land was bought in 1974 and has been leased to a farmer. A rezoning application has been approved by the municipality and is awaiting approval by provincial authorities.

The area east of Durbanville includes rolling hills with good views. It is regarded as convenient for people working in Paarl, Bellville or even Cape Town. The university considers the land suitable for subdivision into single plots for residential and medium-density cluster housing, a business centre, schools and cultural and recreational facilities.

Groenewald says it is estimated that 1 200-1 700 stands could be established. He declines to speculate on what offers will be made but property brokers believe the raw land is worth about R10m-R15m.

Durbanville estate agent and regional chairman of the Institute of Estate Agents Ronel Preston says there is a demand for

residential stands in the area even though top-of-the-range house prices are almost static. She says 1 000 m<sup>2</sup> stands in less-sought-after areas sell for R50 000-R60 000 while top prices in better areas range from R140 000-R170 000.

Preston believes the university land could become an upmarket area depending on the outlook of potential developers and type of houses built first. ■



FM 11/11/91

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PROPERTY

tions Purchasers' funds could previously be used to finance development, but must now be paid into a trust account and can only be drawn down if guaranteed by a financial institution

The restrictions and bad publicity appear to have improved the quality of new schemes and focused developers' minds on the identification and elimination of possible pitfalls Scheppening says this is the approach at RMBT's current retirement development at St James on the False Bay coast. Called simply "The St James", it is being established in a renovated hotel of that name and seems destined to be one of the most upmarket schemes of its sort in SA

In essence, it will be like a luxury residential hotel in which the guests own their suites Prices for the 61 units range from R85 000 to R375 000 Levies are high — R1 300 to R3 600 a month — but include all meals and full daily servicing of the suites. There is also a fully equipped frail care centre and trained nursing staff The development is clearly aimed at a particular type of purchaser — wealthy people who want pampering and companionship — and an investment with good resale value

Scheppening says two of the main problems facing developers of retirement schemes have been carefully addressed These are the capital structure and levies The property was bought for R3,2m last

Handwritten notes: 2/1/91, 2/2/91, 2/3/91, 2/4/91, 2/5/91, 2/6/91, 2/7/91, 2/8/91, 2/9/91, 2/10/91, 2/11/91, 2/12/91, 2/13/91, 2/14/91, 2/15/91, 2/16/91, 2/17/91, 2/18/91, 2/19/91, 2/20/91, 2/21/91, 2/22/91, 2/23/91, 2/24/91, 2/25/91, 2/26/91, 2/27/91, 2/28/91, 2/29/91, 2/30/91

RETIREMENT SCHEMES 124  
Moving to St James

With **Masterbond's** collapse, leisure property has almost certainly edged ahead of retirement villages to the top of the public's negative perception list of questionable investments This may have an indirect effect of rehabilitating the industry's battered image after fiascos like the virtual collapse of the Helderberg and Silvermine retirement schemes (*Property* March 16 1990)

There is apparently strong demand for retirement property — but very little coming on stream at present Part of the problem is the development and financing constraints imposed by the 1990 Housing Development Schemes for Retired Persons Amendment Act which knocked so many potential developers out of the market

Carl Scheppening, Cape Town-based executive director of Russell Marriott & Boyd Trust (RMBT), says a developer needs financial muscle to meet the Act's condi-

year by a group of investors headed by RMBT and then syndicated It is unbonded. Renovations costing about R3m have been financed by a bank loan which will be fully repaid when 14 of the units are sold The shareblock company set up independently of the development company has no debt

The units will be sold on shareblock mainly to get the project on to the market as quickly as possible With the majority support of shareholders it can be converted to sectional title

To stabilise levies, the developer will pay R60 000 into the shareblock company's levy fund as a reserve for the first year and will underwrite shortfalls in the first two years In fact, Scheppening says these are unlikely The R1,4m annual levy budget is based on detailed calculations In addition, 25% of profit on resales must be paid into the levy fund

He agrees that the timing of the development may appear bad because of the state of the economy and negative perceptions of the industry This is reflected in the careful consideration potential buyers are giving to

He agrees that the timing of the development may appear bad because of the state of the economy and negative perceptions of the industry This is reflected in the careful consideration potential buyers are giving to their decisions. But Scheppening says the product is good and has appeal for a relatively small market segment

## New homes for Bokaap

Municipal Reporter

(124)

ARG 1/11/91

THE city council is to ask the government for more than R2-million to build 62 new houses in Bokaap. The houses will be for sale, not for rent.

A city planner's report said the houses would be built for "poorer families" and would be small, but "extendable".

Most of the houses are to be built above Yusuf Drive, below the 100 m contour line, and six are to be built in Chiappin Street at the entrance of Wash House Quarry.

The R35,300 cost of each house was because of the steep and rocky terrain, not because of high standards, the report said.



# West Coast decision a (124) SITTING ROOMS 2/11/91 'victory for little guys'

AN overjoyed West Coast landowner has described the Supreme Court's temporary halting of a township development in a former nature area as "a victory for the little people over official arrogance"

"We are enormously relieved by the decision," said Mr Michael Schuurman-Stekoven, chairman of the Meeuklip Association, which represents a group of Myburgh Park, Langebaan, landowners.

It had been crucial to halt the development before the nature area was damaged irreversibly, he claimed.

Mr Schuurman-Stekoven said one road had been tarred, others bulldozed and several sites excavated in the former nature area — "but the damage can be reversed"

Developer Mr Corneels Nortje, who apparently has sold several sites in the area, refused to comment

On Friday, Mr Justice Johan Conradie granted an order effectively preventing developers from continuing to build Phase Two of Myburgh Park.

The judge criticised the "secretive" way in which permission had been given for the development.

The order against Myburgh Park Langebaan (Pty) Ltd followed an application by Corium (Pty) Ltd, Meeuklip Boerdery (Pty) Ltd and Oesterwal CC

Mr Justice Conradie said he believed the applicants had every prospect of establishing that the issuing of

By EVELYN  
HOLTZHAUSEN

the permit to develop the area had been ultra vires

Dr G A "Robbie" Robinson of the National Parks Board had said the extension of the West Coast National Park would be severely jeopardised and irreparable harm caused if the development went ahead. This evidence had not been challenged

The aggrieved landowners said that when they had bought their plots, Mr Nortje promised them that the nature area bordering their properties would remain untouched

They later discovered that while the promise was being made, Mr Nortje was negotiating to build Phase Two in the nature area.

Former Constitutional Affairs and Planning Minister Mr Chris Heunis, who was engaged as a legal adviser by Mr Nortje, had declared the region a "nature area" while he was in office.

Homeowners have alleged that Mr Heunis helped Mr Nortje secure the rights to develop in the nature area

Mr Heunis has refused to comment

Mr Justice Conradie said the developer had been warned in May that an application would be brought "and had continued with development at its peril"

Mr Justice Conradie said national parks were a "national asset of immense value" and he would be loath to allow the developers to continue with activities that might make it difficult to reverse the development.

A review of the judgment is expected to be heard early next year

# Court backs 'little' folk

*S1 Times*  
THE Supreme Court's temporary halting of a controversial township development in a former Cape coastal nature area was yesterday hailed as "a victory for the little people over official arrogance".

"We are enormously relieved by the decision," said Mr Michael Schuurman-Stekoven, chairman of the Meeuklip Association which represents a group of Myburgh Park, Langebaan, landowners

He said it had been crucial to halt the development before too much damage to the nature area was done

Developer Mr Corneels Nortje, who has apparently already sold some sites in

By EVELYN HOLTZHAUSEN

the area, refused to comment

In the Supreme Court in Cape Town on Friday Mr Justice Johan Conradie granted an order which effectively prevented developers from continuing to develop phase two of Myburgh Park.

The judge criticised the "secretive" way in which permission had been granted for the development to take place.

Mr Justice Conradie said he believed the township's opponents had every prospect of establishing that the permit issued to develop the area had been ultra vires (bad in law) and that

they could, therefore, have it set aside.

The matter was brought to court after the aggrieved landowners learned of Mr Nortje's plans to build his township in the former nature area

They said that Mr Nortje had promised them when they bought their plots that the nature area bordering their properties would remain intact.

They later discovered that while the promise was being made, Mr Nortje was negotiating to build homes in the nature area for phase two of his development.

The former Minister of Constitutional Affairs and Planning, Mr Chris Heunis, who was retained as a legal adviser by Mr Nortje, declared the area a "nature area" when he was still in office.

Home owners alleged that Mr Heunis was instrumental in helping Mr Nortje secure the rights to develop in the nature area.

Mr Heunis, who confirmed that Mr Nortje was a client, refused to comment.



# Lights out for Mbekweni

PAARL. — Electricity supplies to Mbekweni township, near Paarl, have been cut off since Wednesday as nearly R500 000 is owed to the Paarl Municipality

Mr Joppa Fourie, an accountant for the Mbekweni Town Council, said electricity supplies to the township were cut on January 8, after residents had failed to settle accounts

Supplies were restored on March 18,

after a settlement was reached with community representatives.

Mr Fourie said residents had reneged on the settlement

He said a total of R465 721 was owing for electricity bills and municipal services

"The Municipality of Paarl, which is the bulk supplier, cut us off because we as a town council could not pay," he said.

About 20 million South Africans do not have electricity in their homes  
**CHIARA CARTER** found Eskom aims to bring electricity to half of them in five years

(S) 124

# Electricity: the missing link in social development

**A**S MORNING REPLACES the dark that pervades most South African townships, the smoke from thousands of fires is a tangible reminder of the consequences of almost two thirds of South Africans living without electricity

Most of those in the dark live in black townships or rural areas

Now Eskom, the country's largest producer of electricity, is determined to turn on the lights

The corporation has set itself the target of making electricity available to about 10-million people over the next five years — about half those who need it

Eskom argues that to achieve its goal, the industry will have to be streamlined.

The government has appointed a commission under the National Energy Board to investigate rationalisation

Said Eskom's distribution manager, Mr Jannie Elias "By cutting out middlemen and supplying directly to the consumer, we can provide affordable electricity to most households, including squatter settlements".

At a seminar hosted by the Foundation for Contemporary Research, Elias said there was no technical reason preventing the corporation providing electricity to informal settlements

The squatter settlement of Uitkyk in Cape Town's northern suburbs is an example Eskom has negotiated with the Cape Provincial Administration to supply electricity to Uitkyk and the first poles have been erected.

Eskom can provide all the country's electricity needs but how electrification will occur is debatable

The corporation generates about 97 percent of South Africa's electricity, including the homelands.

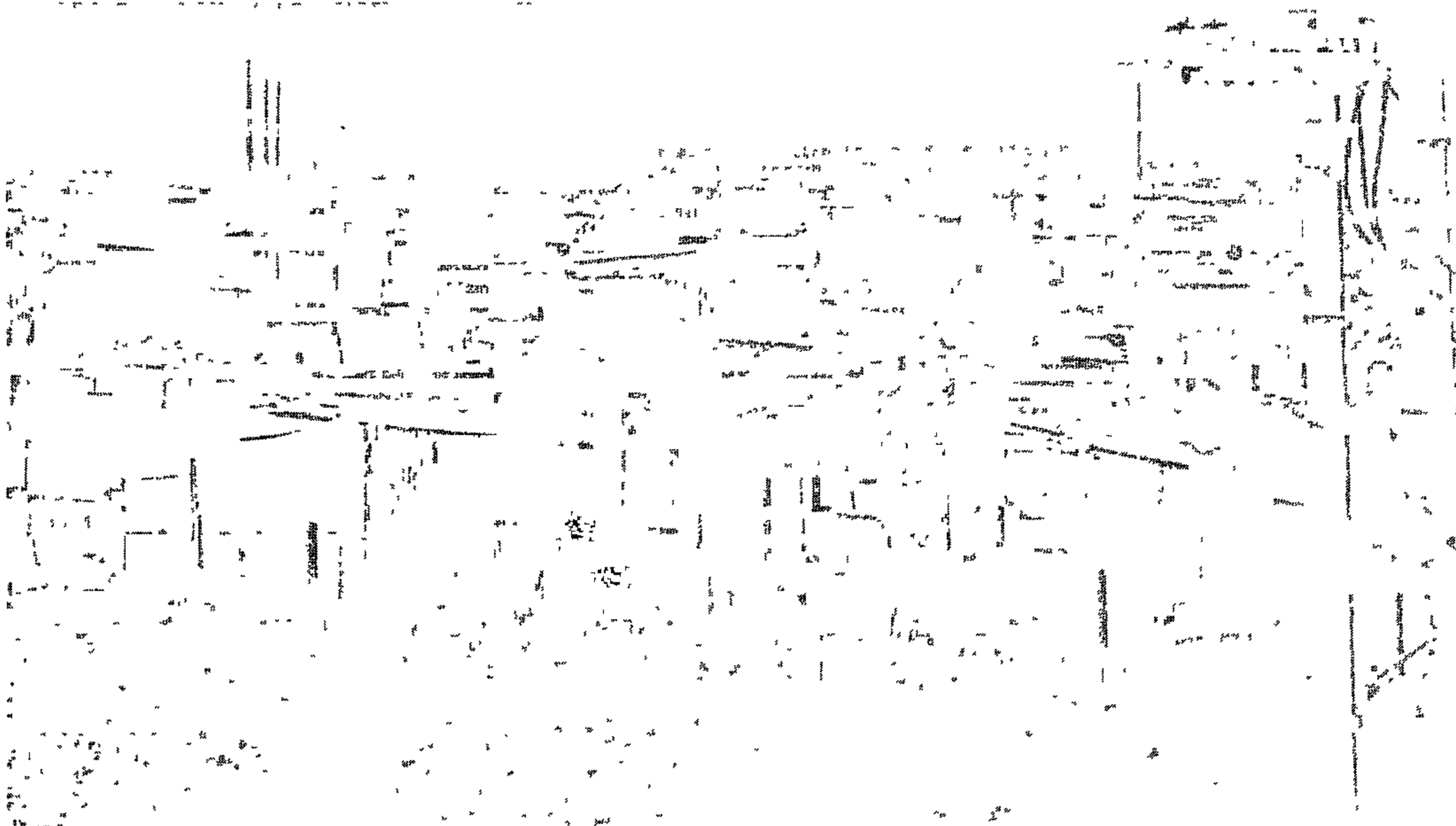
In the Transkei, Bophutatswana and Venda, electricity is transmitted by homeland corporations

Distribution is, however, highly fragmented.

Distribution bodies include white municipalities, joint venture companies, black local authorities and the regional services council in the Western Cape as well as homeland and public works departments and local municipalities.

Eskom is also a distributor to big industrial and commercial consumers. Most consumers are supplied by white municipalities which make substantial profits from electricity sales

The Cape Town City Council last year made a 10 percent profit which



**AND THEN THERE WAS LIGHT:** Eskom plans to bring electricity to 10-million people over the next five years

translates into earnings of around R56-million from the sale of electricity

The Johannesburg municipality made about 30 percent profit while Pretoria made about 25 percent from electricity sales

These profits subsidise other municipal services, keeping rates low.

The BLAs have made a substantial loss in trading in electricity. Few industries or businesses are located in black townships. The BLAs also lack the finance and infrastructure to supply electricity to new areas.

The cash-strapped Lingeletu West Town Council, for example, cannot afford to electrify new houses in the area.

While there is scant profit to be made supplying electricity to black townships, the social gains are enormous. UCT researcher Charles Dingley, an electrical engineer, points out electricity is "linked to development"

Electrification of rural areas would boost basic education and health services and free women who spend hours gathering wood and in the process contribute to the deforestation of the country

In the cities, electricity means safer streets and safer homes. It would reduce pollution, respiratory ailments and burn injuries; fridges would mean healthier and more economic diets. The informal sector would receive a boost with home hardeners, spazas and

builders able to improve their services

The electrification process would also provide much needed jobs

Dingley's research indicates some 20 000 skilled people would be required, of whom about 1 000 would be professionals.

The building process would require a further 10 000 people

*Cape Town City Council last year made a 10 percent profit which translates into earnings of about R56-million from the sale of electricity.*

The Metal and Electrical Workers' Union of South Africa (Mewusa) points out electrification would boost related industries since there would be increased demand for electrical appliances

Eskom is looking at converting appliances like gas and paraffin fridges and stoves to electricity, but there is still likely to be immediate demand for small appliances like kettles, irons, toasters and television sets

Mewusa is busy with an ambitious campaign called Operation Voltage in the Western Cape

The campaign will kick off in the Cape, at Beaufort West. Other areas targeted include Boland towns and Khayelitsha.

Explains Campaign Co-ordinators Desmond Manuel and Yusuf Davids

"There is a tremendous demand for electricity both in town and in the rural areas. Together with communities and workers at Eskom, we intend to campaign for electricity now.

"One of the main problems is that people can't afford the initial outlay of R800. Possibly they could pay this off over a period".

Other unions, such as the National Union of Mineworkers and the National Union of Metalworkers of South Africa, are also interested in exploring the issue

Mr Paul Theron of the Energy for Development Research Centre at the University of Cape Town says research indicates most people are able to afford electricity

A pilot study conducted at the Tambo Square squatter settlement found residents spent an average R71 a month on energy, including candles, paraffin and wood

The key question is who pays for extending the electrification grid. The initial cost of providing electricity,

including meters and boards, is in the region of R2 000 a household

Electricity is cheaper in established areas where the cost of the systems has already been paid and there is a good balance of domestic and industrial users

Dingley has suggested a national electrification fund

Theron says privatisation is no answer. The government and Eskom agree. In Eskom's annual report last year, the corporation's chairperson, Mr John Marais, said the government did not regard Eskom as a suitable candidate for privatisation

Theron says electricity should be regionalised.

"Regional supply authorities would facilitate supplying electricity to black townships and informal settlements"

Theron says while electrification provides scope for private and public involvement, including the provision of finance, the state must assume ultimate responsibility

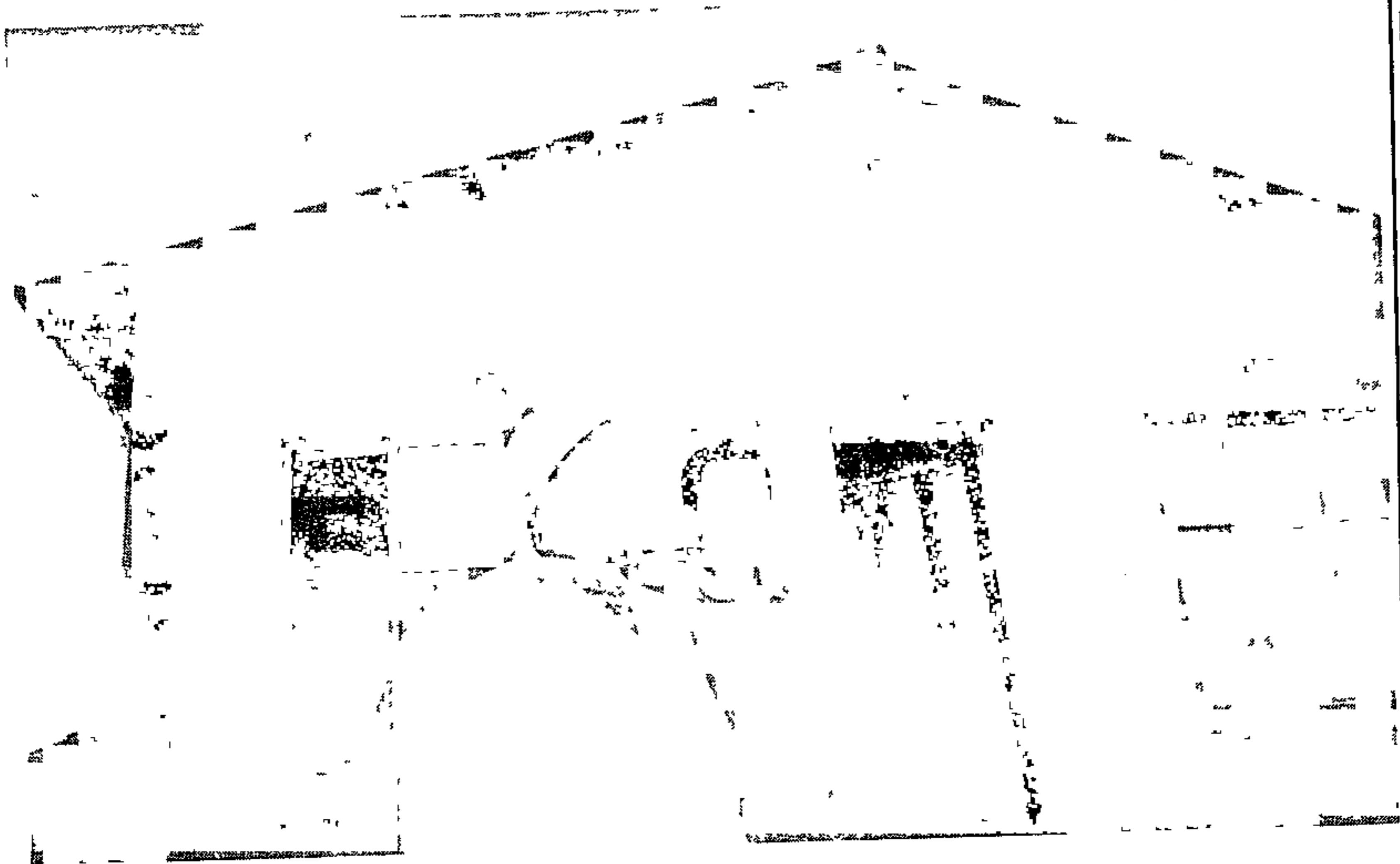
He points out supply to rural areas is complicated by the high cost

"While areas where there are already a substantial base of consumers could possibly carry the costs of electrification, others, like the Northern Cape and OFS, cannot," Theron said

He posits the flip-side of the financial question "Can South Africa afford not to electrify?"



# Homes stripped bare as rates debts rise



**FEARING DEBT:** Mrs Sally Williams and her son Gilroy outside their unfinished home in Vanwyksvlei, where the municipality stripped homes of furniture to settle rates bills.

WELLINGTON officials are doing a roaring trade in second-hand furniture confiscated from residents to offset high rates bills

In the past three weeks, according to residents, court officials have confiscated furniture from 25 families and held three auctions

The families all live in Vanwyksvlei, a self-help scheme in the area. A few months ago, they received their first rates' accounts, averaging about R800

Because most could not afford it, their furniture was confiscated and sold

Mrs Elizabeth Isaacs came home last Wednesday to discover her lounge suite, dining room suite, TV cabinet and fridge had been confiscated

"My food was left on the floor and I

was very upset because the lounge suite and the TV cabinet did not even belong to me," Isaacs said.

"The bailiffs who came to the house said the furniture would be auctioned on Friday at the Magistrate's Court"

She said she had arranged with a lawyer for the municipality to pay her debt at R200 a month. She was not informed this was unsatisfactory and had already made two payments

"My husband has been unemployed for four years and I work in Paarl because there are no jobs in Wellington. I took a loan from my employers to assist in building the house which I am also paying back monthly and I have three children at school

Vanwyksvlei resident Mrs Sally

Williams said many people in the area were fearful they would be the next victims of the bailiffs (124)

"For many of us, this is the first time that we can afford decent housing, and people have really struggled to get where they are today. Most of the houses aren't even completed yet, as residents cannot afford the building costs. By taking away our furniture, the municipality is making sure that we will continue to be in debt for a very long time," Williams said

A spokesperson for the municipality said only five families had been affected. The municipality had sent warning letters to residents three months ago, and, failing a response, had instructed lawyers to take action.

# Identity crisis in Northpine

S/Times  
[cm]

14/11/91

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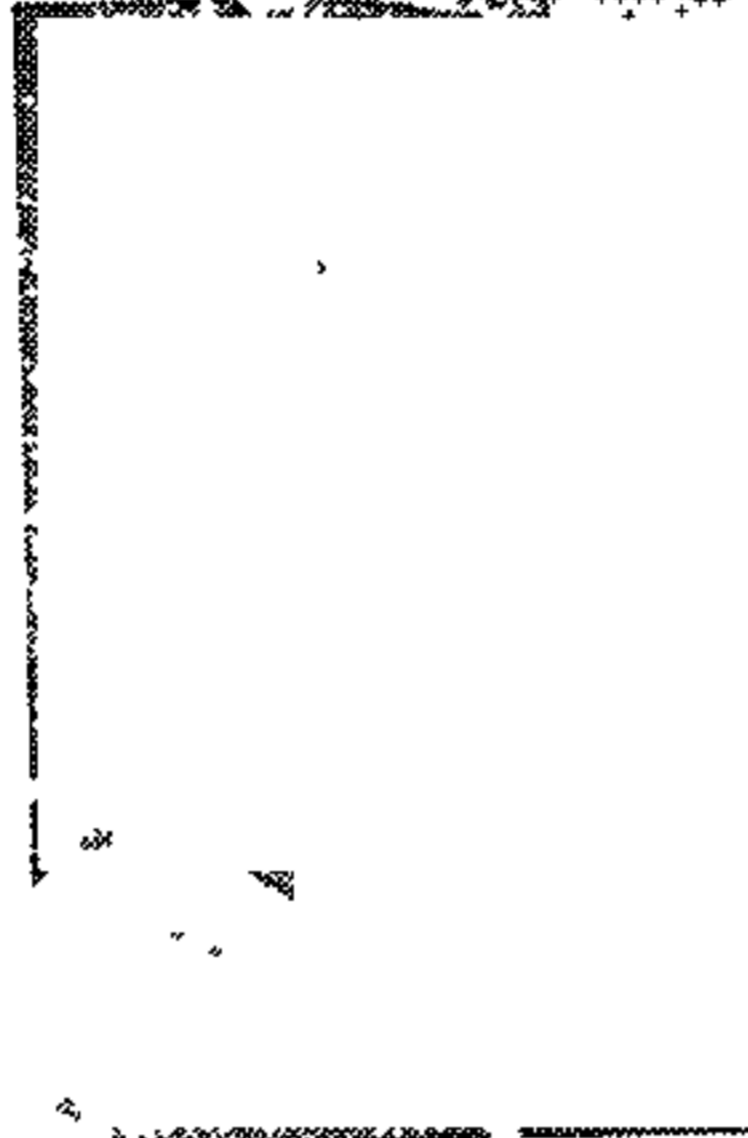
By KURT SWART  
**RESIDENTS of a northern suburb are suffering from an identity crisis.**

Burdened by the bureaucratic confusion and increased costs of being administered by no less than five local authorities, they are now demanding consolidation into a single municipality.

"We are rather unique," said Mr Rodney Jacobs, spokesman for the Northpine Residents Association which is planning to step up its campaign — launched in July — to become part of the neighbouring municipality of Brackenfell

"Northpine falls under the Western Cape Regional Services Council, to whom we pay our rates and water bills," said Mr Jacobs

"But our electricity accounts are paid to Eskom, we fall under the telephone and postal code of Brackenfell, our cars are registered under Kuils River, we are serviced by the Kraaifontein police station and the section between the Brackenfell and Kraaifontein boundary — Old Paarl Road — falls under the Provincial Administration road engi-



**RODNEY JACOBS**  
"Rather unique"

neer's department"

Mr Jacobs blamed the bureaucratic confusion for the high cost of living of Northpine's 8 000 residents

"Our rates are R800 a year, whereas Brackenfell residents pay R600 to R1 000 depending on property valuations

"We pay 91c a kilolitre for water, which is to increase by 22 percent. If we fell under Brackenfell we would pay only 59c a kilolitre

"Electricity's basic cost is R23,84. Brackenfell pays only R13,32"

Northpine residents also say RSC fire tenders take 20 minutes to get to a fire because of the distance

"Most municipal fire brigades arrive in seven minutes"

The Northpine Residents Association is asking for the area to be incorporated into Brackenfell Municipality and also believe the Minister of Police should allow Northpine to fall under the

Brackenfell SAP

"The Brackenfell police often arrive before the Kraaifontein SAP, who have a vast area to cover"

The changes would result in savings for the state as well as the public, Mr Jacobs said

Brackenfell town clerk Mr W P Visser said he had no objection but stressed he was speaking in his personal capacity and not on behalf of his municipality

"There is a legal snag as the RSC under whose jurisdiction Northpine falls must be empowered to approach the local authorities involved. The Department of Local Government must provide the legislation but the other municipalities are free to start the ball rolling

The RSC referred questions about Northpine's excision to the House of Representatives

## Complaints

A spokesman said "Northpine forms part of the local area of Scottsdene, which is administered by the Western Cape RSC on an agency basis on behalf of the Minister of Local Government, House of Representatives. The Minister's views will therefore have to be obtained in this regard"

The spokesman said the RSC would comment on residents' complaints of high service charges "at a later stage"

A spokesman for the Department of Local Government suggested that Northpine residents make their requests through the local management committee



By TERRY BETTY

THE property bubble has burst in the Cape where the price of up-market houses plummeted by about 25% in real terms in the year to March 1991

Property economist Erwin Rode says the latest available figures show nominal prices of upper-income houses in the Cape fell by 10,7%. House prices in the middle and lower category rose by 32,5% and 31,9% respectively

Mr Rode says a correction is taking place in Cape property prices. Prices have been overheated since 1988 when they diverged from the national fundamental growth line

At one stage in 1989 the nominal growth rate was 50% and the national 35%

Mr Rode attributes this to the Cape being a favoured area for foreigners. The properties were bought for speculative reasons, the Cape being considered by many to be a haven from unrest

### Worst

Mr Rode believes the Cape economy fared better than the rest of SA in the late 1980s because it is a tertiary, white-collar-based economy. It does not rely, for example, on mining that has been severely hit by the recession

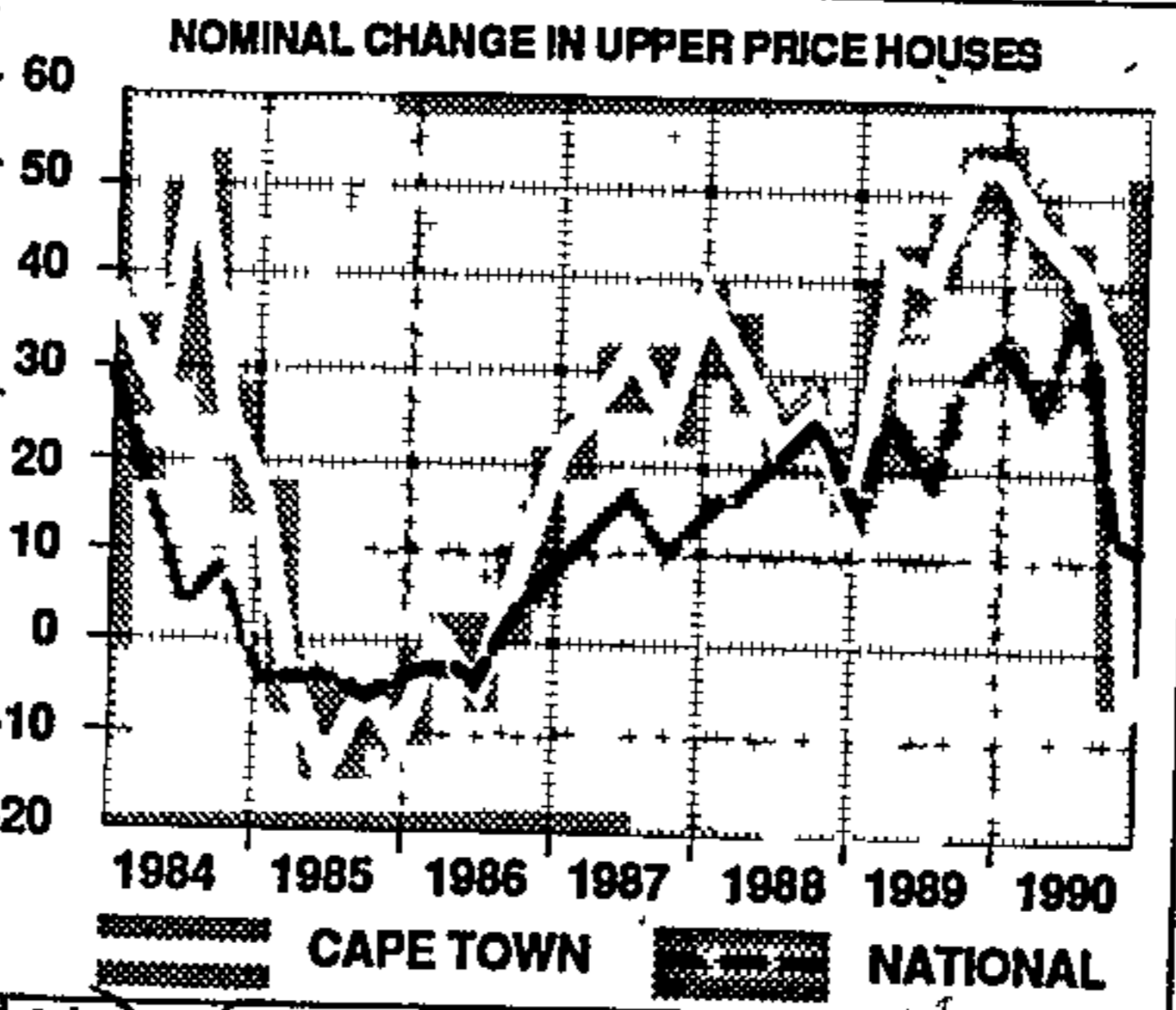
The drop is not predicted to continue much further. Mr Rode believes national house prices will accelerate in the middle of next year, but this depends on the economy

On a national level, general house-price increases ran slightly above the inflation rate at 15,7%. Upper-class houses fared worst with nominal growth of only 11,0%. Middle- and lower-class houses increased in value by nominal rates of 17,6% and 19,8% respectively

Durban showed the highest overall growth rate of 23%. Port Elizabeth had a growth rate of 22,7%

# Cape property bubble bursts

RODE PRICE INDEX: CAPE TOWN VS NATIONAL



17/11/91  
S/Times (bus)

(124) In Pretoria medium-range house prices showed a nominal growth of only 3,7%. Mr Rode suggests inflation is eating away at public servants' pay packages

His overall interpretation of house-price performances is that more affluent sectors of society have begun to suffer from the recession. This is not yet reflected in the lower price brackets because company profits are more volatile than salaries

Mr Rode expects the effect to filter down to medium- and lower-priced houses, resulting in a lower growth rate for the next year

On the other hand, the building industry is showing signs of bottoming out of the recession, says Mr Rode. Non-residential building activity is above normal and contract prices have started to accelerate again

With input costs being slightly down because of VAT, building contractors' profit margins are no longer under pressure

Building starts for housing and non-residential building sectors show the trough was reached in December 1990 and January 1991. Since then both sectors have shown remarkable growth, says Mr Rode.

# City planning 'outdated'

Municipal Reporter

OUTDATED approaches to urban planning are still shaping Cape Town and worsening the quality of life for most of its inhabitants, according to Ms Vanessa Watson of UCT's Urban Problems Research Unit

Speaking at a Cape Environmental Trust (Captrust) meeting at the Josephine Mill in Newlands at the weekend, Ms Watson said current proposals by the Provincial Administration "to set aside more land for low-income housing to the north of Durbanville or up the West Coast" were extremely disturbing

The average home-to-work trip

length in Cape Town was the same as in Los Angeles, a First World city with extremely high levels of car ownership

Some of the poorest people in Cape Town were located the furthest from work opportunities and shopping facilities. People came to cities not for housing, but for access to opportunities. The time and money they had to spend crossing the metropolitan area daily was unacceptable

Commuting problems arose directly out of urban planning which prescribed low densities and the separation of different kinds of land uses, like commerce and industry and housing, from each other, Ms Watson said

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# Hostel pledge of R10 million from CPA

By Sabata Ngcai

South 21/11-27/11/91  
THE Cape Provincial Administration (CPA) has promised more than R10-million to the Western Cape Hostel Dwellers Association to upgrade the migrant labour hostels.

According to a source close to the Hostel Dwellers Association (HDA), "CPA has pledged to donate R10,7-million for the upgrading of hostels in Langa, Nyanga and Guguletu".

The source, who did not want to be identified, said the pledge was revealed after talks the HDA recently held with the CPA.

She said the government was much more positive with assistance than before. "Further talks with the Independent Development Trust (IDT) to get more funding are continuing."

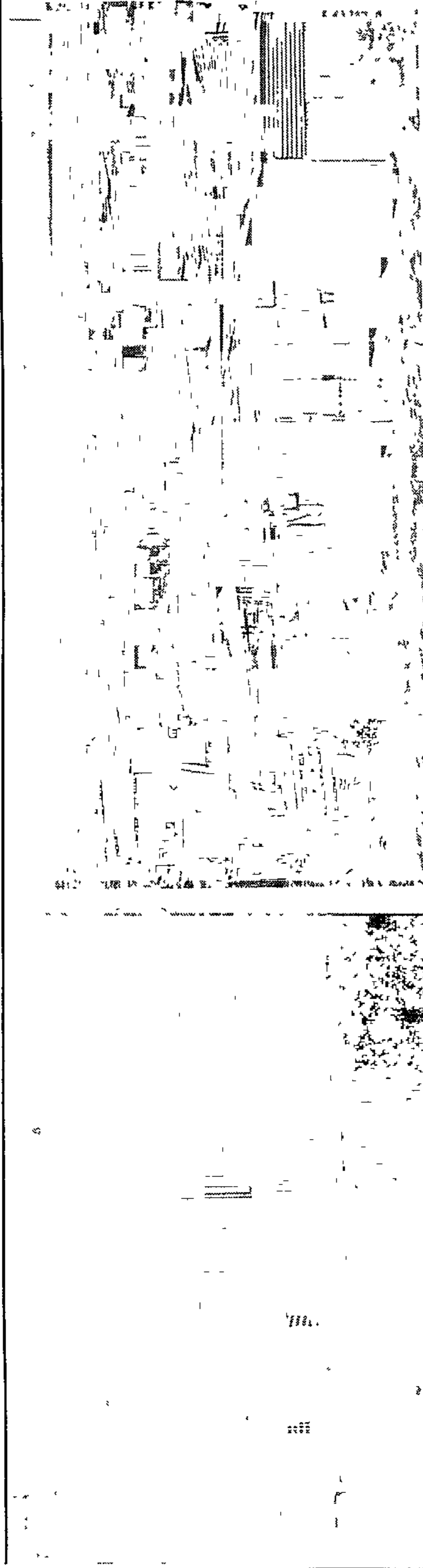
CPA director for land affairs Mr Etienne van Rooyen could not be reached for comment.

The HDA source refused to say whether the CPA and Ikapa Town Council had agreed to cede ownership of the government-owned hostels to HDA.

The HDA-formed Western Cape Hostel Housing Development Company had asked the Ikapa Town Council and the CPA to give it ownership of the Western Cape hostels.

The HDA which had taken the initiative to plan upgrading of the hostels had proposed to start building 300, show houses in Langa, Guguletu and Nyanga.

The work was estimated to cost about R12,5-million.



TWO SIDES OF CAPE TOWN ... a skyline view of the city centre and some of the many shacks that make up Crossroads squatter camp.

# Guide to friendlier cities

A timely book on urban development has been produced by two members of the University of Cape Town's urban problems research unit. Municipal Reporter CLIVE SAWYER reviews the book.

SOUTH African cities must "implode" and be reconstructed from within to benefit the poor and protect the environment, a new Urban Foundation book says.

Written by David Dewar and Roelof Uytendogaardt of the University of Cape Town urban problems research unit, *South African Cities — A Manifesto for Change* comes at a time when the importance of urban development problems is being recognised.

They write that over the past century, South Africa has moved from a dispersed rural society to an urbanised society — a label applied when more than half the population live in cities.

That point has probably been passed — by 1980, 47.2 percent, or 13 million South Africans, lived in cities. By the turn of the century, there will be 26 million South Africans in cities — and Cape Town will be home to six million of them.

Rapid urbanisation brings major traumas as the daily struggle to survive in choking, impoverished conditions intensifies.

Worse, in South Africa urban development has been skewed by race-based planning for decades.

Taking Cape Town as its model for change, the authors note that that poverty and unemployment are endemic in the city.

For most of its residents, Cape Town is costly, inconvenient, "resource-inefficient" and environmentally sterile.

Deterioration is not inevitable, but there is no "quick fix" solution.

However, the thrust of the new book is not to wallow in problems but to propose innovative and far-reaching solutions.

Crucial points of the solutions proposed include

- Immediately reserve large parcels of land to preserve a special relationship between urban and rural areas extending over large regional areas, as a "holding action"

These areas to be reserved would include all areas of ecological sensitivity and uniqueness, covering rivers, catchment areas, and remaining areas of fynbos

- Preparing the site of future urban developments by planting a thick regional grid of trees, to guide future development, provide buffers against wind, as well as supplementary fuel and building materials, and give a distinctive presence to the city

This programme should done as a public works project, to reduce unemployment

- Creating "activity systems" in-

volving making the city more compact, reforming public transport, and moving public facilities

The benefits of this programme would include preserving the beauty of its natural setting, while maintaining a close relationship between the city and its agricultural sector

Efficient public transport for all would reduce the tide of traffic, and would mean savings of time, energy, efficiency and pollution

In an appendix, landscaping is noted as an essential part of developing the infrastructure, particularly in the hostile Cape Flats environment

Extensive tree planting, including tree belts resistant to strong wind, was needed

Water bodies were needed for aesthetic and recreational value, and would open up the "very real" possibility of supplementary and renewable income from fish farming

In another appendix on the need to "implode" the growth of cities and increase densities, the low, sprawling growth of Cape Town is criticised

Huge transport costs and the inability of most urban dwellers to cope with the cost of living made densification essential

Reforms to public facilities proposed in the study include moving libraries to aid children whose homes are unsuitable for studying, and whose schools have too few books

Well-located spaces were needed to house informal and spontaneous activities, such as markets, public meetings, informal theatre, and boxing matches

The whole public space system had to be designed consciously to benefit formal and informal housing.



★ Cape Times, Thursday, November 21 1991 7

# Rbosch residents sell up, move to M'Plain

Staff Reporter

SEVERAL white residents of Rondebosch East have sold their R120 000 homes and moved to Mitchells Plain, where they have bought houses for half the price and are still enjoying the same quality of life as a Cape Town City Council spokesman said yesterday.

Mr Ted Doman disclosed this when asked if there had been any public complaints of a drop in "standard of living" since the Group Areas Act was abolished in June. This year, he said that while he was unaware of any such complaints, there had been a tendency by white Rondebosch East residents to sell to so-called coloured people and to move to Westridge in Mitchells Plain.

The council had never kept a count "along racial lines" so quantifying this phenomenon was very difficult, he said.

When people were still forced to get Group Areas Act permits, the city council had been forced to rubber-stamp applications in order for them to be approved at all. "We would just sign these blind without going into it as was required, because on principle we did not agree with this apartheid legislation," he said.

● In September this year the council's Ad Hoc Committee for an Open Cape Town resolved not to be party to any measures to "protect standards", which they regarded as merely apartheid in disguise.

# Nod to build can now take a day

CF 21/11/91

(124)

Staff Reporter

CAPE TOWN City Council has streamlined its building plans approval system with many plans being passed within a day, the council said yesterday

More than half the plans submitted are now dealt with within four days, the council said in a statement. Previously these plans could take weeks or months to be approved.

Plans are no longer required for applications for work of a minor nature — such as a garden wall. All that is required is a simple application form which can be approved by the building inspector on site, by appointment.

For minor works the plans submission process has been simplified and the scope has been widened to include work which previously required the full plan procedure, such as swimming pools and some carports.

Qualified architects can now certify aspects of their own work, the statement said. The council intends making further improvements along with a review of the zoning scheme.



## Electrification standards 'high'

812001  
22/11/91 LINDA ENSOR

CAPE TOWN — The application of inappropriately high standards to electrification was in effect killing people, Cape Town mayor Frank van der Velde said yesterday at a seminar on electrification

People were forced to use often lethal energy alternatives such as candles or paraffin because municipal inspectors insisted on imposing high standards

Van der Velde said suppliers of electricity should apply pressure to have the regulations downgraded

Urban Foundation regional director Vernon Rose said one of the main obstacles to electrification was the existence of conservative and reactionary local authorities

Mario Berton, one of those involved in spearheading Brazil's electrification drive, visited an Eskom low-cost electricity "showpiece" in Orange Farm and found the standards applied were far too high and too expensive to apply to the 8-million people in SA needing power

Berton told the seminar that the Brazilian electrification programme, started in 1984, had been so successful that it was envisaged by 1994 95% of all existing farms and 95% of total urban households in the state of Parana would have electricity

Consulting engineers, Hill Kaplan Scott director Trevor Gaunt said progress in electrifying SA had been slow because of the lack of development funds

# Nonzwakazi's mayor makes history

COLESBERG - When the mayor of a small Cape settlement rose to speak to a meeting in Colesberg recently, another division tumbled into the South African dust.

*Soweto Jan 22/11/91*  
The mayor was Mrs Gladys Ngcanga of Nonskwazi, a township outside the Karoo village of De Aar, among the audience were many whites from nearby Colesberg, listening directly for the first time to a black community leader and rising spontaneously to their feet to join in the singing of *Nkosi Sikelele iAfrika*.

The meeting in Colesberg's Town Hall was a "morning of goodwill" organised by the South African Communication

Service, formerly the Bureau for Information, and the message from Ngcanga was that women should forget about apartheid, bloodshed and differing cultures.

"These things will always be with us. Instead we must enter the new South Africa with confidence" (124)

"Soon we are going to have one educational system and, if we start now, it will be so much easier to adapt to the multicultural classrooms of tomorrow."

"The teachers as well as the children of all population groups are going to have to get used to the idea," she said to enthusiastic applause - *Sapa*

Get a load of this. It's baskets galore as this Beijing man peddles his baskets in the streets of China's capital city.

# Peddalling pedlar

earnings of R476 000 last year

the last four weeks, Kardol said John Russell, who will remain as Pro-

ly spread" throughout the country There are offices in Durban, Cape Town and Johannesburg

# Rabie abandons black housing to go upmarket

RABIE Holdings had cut back the number of houses it built in the black market to 30 a month from its peak of about 300 a month a few years ago, finance director Ken Maggs said yesterday

The group, which was previously one of the largest black housing developers, was now heavily involved in the upmarket residential market in Cape Town, he added

Following this direction change, the group had enjoyed "phenomenal success" with its R100m Dolphin Beach development and R21m Sea Glade development.

Eighty percent of the 150 units at Dolphin Beach — on the shores of

WILLIAM GILFILLAN

Table Bay — had been sold before construction started

Three-quarters of the 71-unit Sea Glade development, at Hout Bay, had been sold before building began.

Rabie had drastically reduced its exposure in the black housing market after a R708 000 operating loss for the year to June (Last year a R5,7m operating profit was earned)

Although the group remained exposed to this market in the Transvaal, it had withdrawn from it in Natal and the Cape The group was continuing in the Transvaal because it still had some land holdings to develop there, Maggs said

An industry source said he believed the black housing market to be dead "Financial institutions have curtailed their lending and reassessed the risk in this market Also, with high unemployment and high interest rates, only a few people are in this market"

But Rabie remained exposed to the low-income housing market through its 40% holding in Kwikspace, which included the Zozo, Portacamp and CI Park Homes businesses

In the 1991 annual report, chairman John Rabie said the real need in the low-income housing market was "in the area of shelter and below a cost of R10 000".

# Beare shows sales growth

MARICA KLEIN

PREFCOR's furniture subsidiary Beare Group seems to be defying poor trading conditions in the furniture industry, says Beare Group chairman Hymie Sibul.

Recently released figures show that sales in the furniture and appliances sector grew by 3% in October over the same month last year, but Beare has shown a 27% growth, he says.

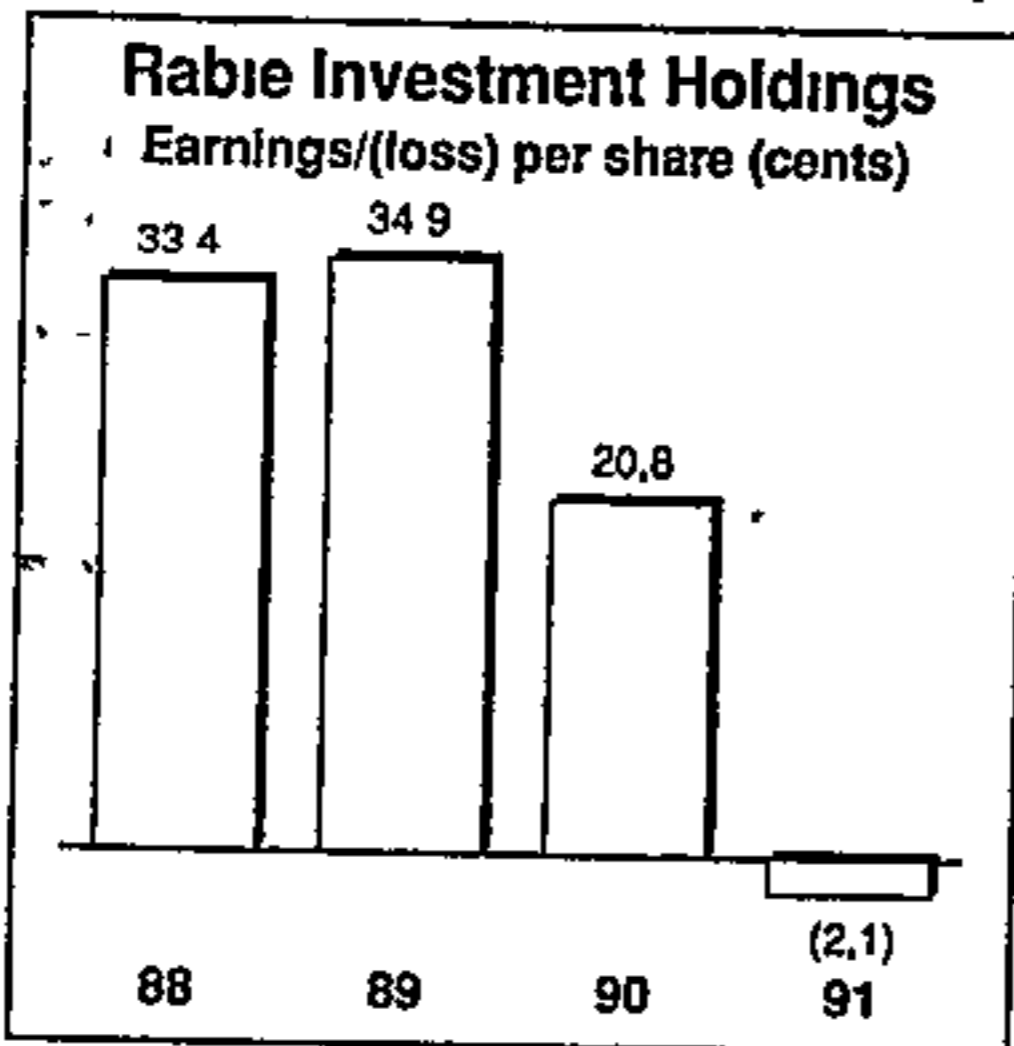
Not only has the 200-store chain kept its sales up during the recession, but Sibul claims it is also one of SA's most active furniture and appliance retailers.

Beare has embarked on a major expansion programme. Growing markets have been identified in neighbouring countries.

Sibul says although trading conditions are certainly tough, "we are doing things a little different", and Beare's aggressive consumer-oriented marketing programmes have seen it gain market share.

He attributes this to Beare's intimate knowledge of the market, looking after its staff, careful credit control and selective organic growth.

There has been some increase in sales over the past week to 10 days, "which is pleasing in the current climate", he says.



Graphic: FIONA KRISCH Source: RABIE INVESTMENT HOLDINGS



# Housing problem 'lurks in backyards'

Municipal Reporter

(124) ARC 29/11/91

THERE was a hidden housing problem in the backyards of Cape Town, said housing committee chairman Mr Neil Ross.

He was commenting on a council decision yesterday to subdivide sites in Bonteheuwel and Valhalla Park for sale, and allow informal settlement in the areas between them.

Mrs Eulalie Stott said the city council had not allowed informal settlements since its founding.

Now, there were 42 000 desperate homeless families, and in some two-roomed houses there were up to 17 people.

Overcrowding was "intolerable" and damaged psychological and physical health, she said.

Allowing the informal settlement was the right decision, but "the saddest step this council has had to take in 30 years", Mrs Stott said.

The Independent Development Trust gave no money to the Cape Town City Council, but gave it to other places with "more visible" problems, Mr Ross said.

# Levy on electricity bills to be reviewed

124  
S Times (CM) 11/21/91

By KURT SWART

THE city council is to review its controversial billing system by which consumers pay a surcharge as well as VAT on their electricity and water accounts

This "trading surplus" is used to keep rates down in Cape Town and is expected to raise R63,5 million in the current financial year. Of this amount, only R6,35 million is to be paid to the government in VAT

Ratepayers said this week that the council had imposed a 10-percent surcharge on electricity accounts for years

## Overdue

These accounts escaped general sales tax, but have been subject to VAT since its implementation

VAT is not charged on rates

A ratepayer said "Whether you call it a levy, or a

surcharge, the 10 percent added to electricity and water accounts is a tax"

Deputy City Treasurer Mr Neville Lomnitz said the surcharge applied only to electricity accounts of more than R85 a month and was levied only when payment was overdue.

"On an electricity account of R100 the amount due, plus VAT is R110. If there is no payment by due date the surcharge is imposed and the account is R121."

Another reason for the surcharge, said Mr Lomnitz, was that the council had to pay VAT to the Receiver of Revenue even if late payments by consumers meant it had not received the money. Late payments averaged 15 to 17 days after their due date

"Benefits accrue to low-rate consumers and a fair

majority of the lower income group. There are more electricity consumers than there are ratepayers," Mr Lomnitz said

"We could reduce the amount paid in rates by building into the cost structure a factor that would guarantee 10 percent surplus on electricity."

## Outcry

Mr Lomnitz said dropping the levy on accounts and charging full rates would be the "right route", but said this would impose a burden on ratepayers

"Without the R63,5-million electricity surplus, rates could go up by more than 16 percent. If you allowed rates to go up and electricity down, there would be an outcry

"We have to find a balance acceptable to all. We'll have to look at it very carefully for next year's budget"

# Mega-rich may hold the key to Plet future

By BILL KRIGE

PLETTENBERG BAY'S powerful absentee landlords may hold the key to a crucial issue — whether development at this resort for the rich will continue unchecked or be frozen

Ratepayer Association chairman Baron Nicky Behr, a local industrialist, said the idyllic southern Cape town had reached the crossroads

Residents had a choice, they could halt development or sit back and watch a building boom until the water supply was overwhelmed and the environment hopelessly degraded by a tourist flood

Plet, he said, had to become exclusive to remain exclusive

## List

But the pro-development Plettenberg Bay Town Council thinks otherwise

Mayor John Truter insisted there was enough water for 14 more years but conceded the issue of new supplies thereafter was only "under investigation"

Mr Behr hopes to sway the issue by canvassing absentee landlords he says have been left in the dark

The list he will work from reads like a Who's Who in South African business.

Liberty Life chairman Donny Gordon, Bill Bateman, the Lubner brothers Bertie and Ronnie and expatriates such as Gordon Waddell and Tony Bloom are in the vanguard of the mega-rich who own upwards of 60 percent of properties representing about 80 percent of the town's rateable value.

When the summer migration of Mercedes and private planes gets under way next week many will learn for the first time of plans for clusters of high-density chalets and flats which threaten to double Plet's population and swamp its resources

These include

● Sanbonani — a 180 bedroom hotel and 800 timeshare chalets on a 128ha site clustered round an artificial lake to be bulldozed from dune wetland in the Keurbooms River estuary;

● Heideland — a proposed township of 565 housing units on 62,5ha near Robberg and incorporating part of a vlel which is a sanctuary for thousands of migratory birds;

● Keurplett — a township of 375 units on 124ha near the golf course

Sanbonani falls outside the ambit of the Plet municipality but will rely on it for water and sewerage disposal

Said Baron Behr "We must put a freeze on all development. We must find out what our water resources are, how many boats the Keurbooms River can take and what damage is caused by development."

## Tilted

"We have half-a-dozen local authorities going ahead with plans without reference to one another — and they're all tapping the same finite resource, water."

Mr Behr said part of the problem was that the six member Plettenberg Bay Town Council were tilted in favour of development. Two were architects and the others were builders, hoteliers, electrical contractors and owners.



# Outcry over city 'evictions'

CT 2/12/91.

124

By IVOR CREWS

THIRTY-ONE desperate Sea Point residents — including a number of pensioners — have been given two months' notice to vacate their rooms over the peak holiday season

Frantic residents in Mimosa Residences in Church Street interviewed yesterday said they had "nowhere to go" and could not afford the "exorbitant rents" in the upmarket suburb

The timing of the "evictions" over the festive season was "cruel", they said, and the owners of the building "have showed no compassion for our plight"

Many said they had "no idea" why they had been given notice, nor had they received a proper explanation from the owners

Some tenants of the block — in which room rentals vary from R270 to R380 with tenants having to share communal toilets and bathrooms — said they would be taking legal advice Others said they will not pay their rent for the next two months

Mrs Sandra Kussell, 62, a widow and pensioner who pays R270 for her sparsely-furnished room

**WORRIED** ... Mrs Sandra Kussell, 62, and Mrs Margaret Daniel, 71, of Mimosa Residences

and whose pension amounts to a meagre R310 a month, said her husband had died recently and she had had to sell all their possessions to pay for his medical expenses

"I'm terribly upset and don't know where I am going to go At the moment I am relying on friends for food," she said

Mimosa owner Mrs Desiree Resnick said the family-owned business was in a "catch-22" situation

"Because of the low rents we

have been running at a loss and wanted to upgrade the building But that would have put up the rents which the residents would not have been able to afford

"Now we intend selling the building and a prospective buyer has expressed an interest in it but insists it must be vacated by the beginning of March"

Mrs Resnick said she was "very sympathetic" to the plight of the residents and would be arranging with Sea Point councillor Mr Chris Joubert and social workers to find the tenants somewhere to stay

The tenants, she said, had been aware "for some time" they were going to be given notice

Mr Joubert said elderly and impoverished people were having to vacate flats in Sea Point as more and more buildings were being sold under sectional title

"I'm very sad to hear the news and will personally contact the owners to try and get these poor people an extension until June"

As far as he was concerned, he said, their plight was a "community responsibility" and he hoped Sea Point residents would come to their aid by offering them accommodation in their homes

FM 6 | 2 | 91

(124)

## GOLD ON THE CAPE COAST

At "only" R1,5m apiece, the latest ultra-luxury apartment development at Clifton in Cape Town is considered a bargain — so much so that nine of the 13 units were sold before construction began.

Nevertheless, the marketing of Clifton View at 4 Victoria Road was officially launched this week by the Seeff property group. The development is a joint venture between Seeff Organisation Holding's subsidiary Seeff-Slot Projects and Time Holding's subsidiary Time Developments.

The new complex is going up on the site of the old Marivan apartment block which has been demolished. It is due to be completed by the end of next year.

Each unit has three bedrooms, two and a half bathrooms and various lounge and entertainment areas within 183 m<sup>2</sup> of internal space and terraces ranging in size from 35 m<sup>2</sup> to 116 m<sup>2</sup>.

The site, which rises from the shoreline up to Victoria Road, is regarded as one of the most spectacular on the city's Atlantic coastline, but it presented a major challenge to the contractors.

The old building had to be demolished without allowing rubble to fall into the sea and 3 500 m<sup>3</sup> of granite then had to be blasted out of the cliff face and removed 2 m<sup>3</sup> at a time by a single tower crane, which is all that could be accommodated on the small site.

Building regulations limit the height of the complex to road level, which meant excavation was carried out from the road down towards the sea. The granite cliff was found to include strata of decomposed rock and clay and had to be an-

chored with cable buried 12 m deep into the rock every 2 m.

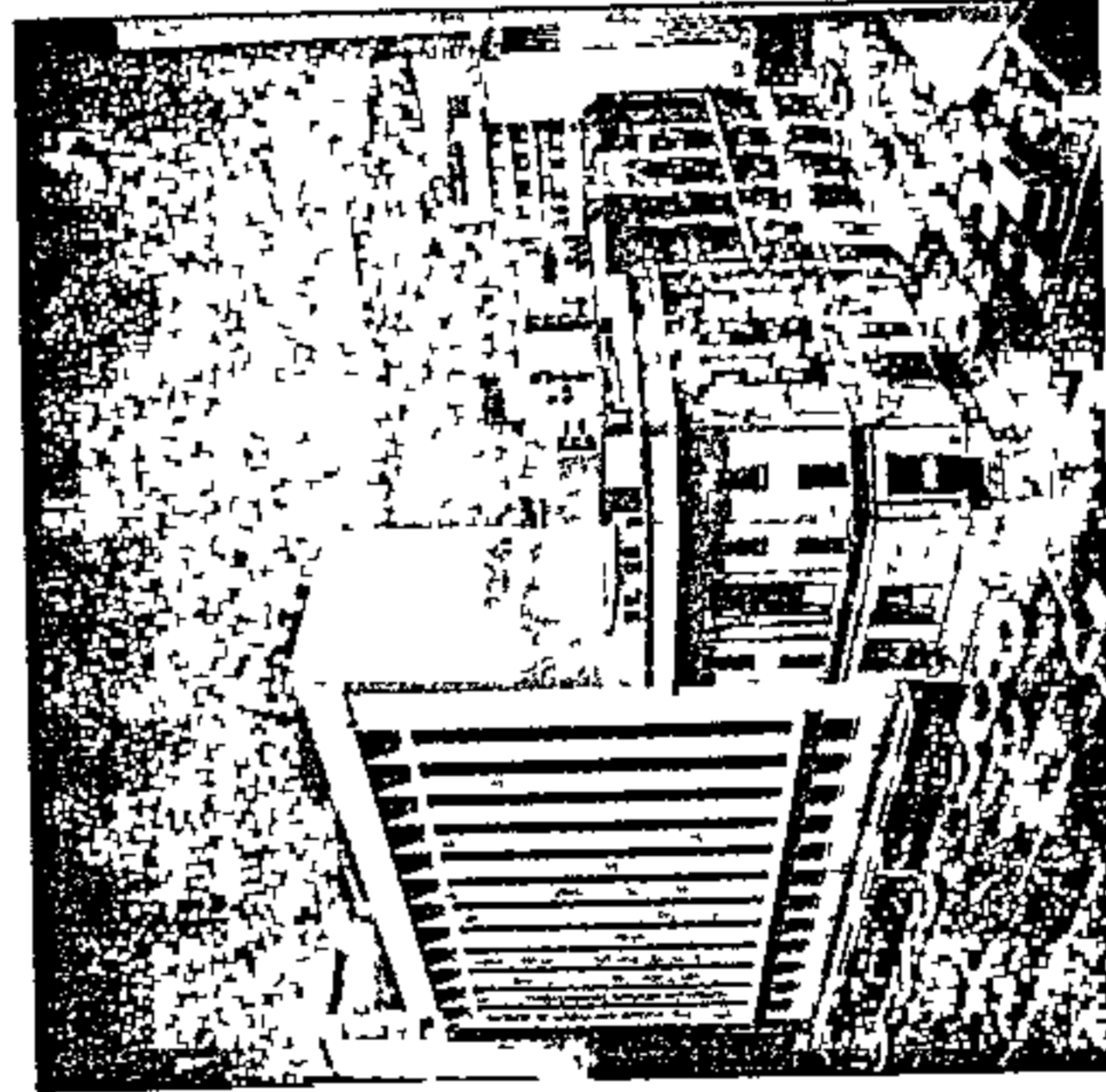
But the hassle was worth it, says Seeff-Slot Projects MD Mark Slot. "The site is so special that we just had to utilise it to its full potential. We knew if we could do it, the buyers would be there."

He says most of the buyers so far are from the Reef, which is an indication of the confidence investors have in property along Cape Town's "gold coast".

"This coast has all the appeal and style of other great addresses like St Tropez, San Remo, Monaco and Malibu, where the right to be exclusive is determined by the action of the free market system."

Last year, Seeff handled the marketing of the Beaches apartment complex along the road from Clifton View. The apartments were sold for R1,8m to R3,6m each.

It is currently also marketing Clifton



Breakers, a 10-unit development on the mountain side of Victoria Road priced at R995 000 to R2,2m each. The apartments range in size from 172 m<sup>2</sup>-257 m<sup>2</sup>. The complex is being developed by Basil Read Developers.

Also in Cape Town this week, Seeff group subsidiary Seeff Trust launched its eighth property syndication when it invited clients to invest R16,7m in a CBD block bounded by Strand, Long, Castle and Loop streets.

Seeff Trust MD Mike Flax says the property is the "epicentre" of the city's financial services district. Tenants of the three buildings that make up the property include Trust Bank, First National Bank and Bloomsbury Carriage Company which sells exotic cars. Tenants of neighbouring buildings include six major life offices, Santam and financial services practitioners.

Units in the syndicate cost R10 000. An initial guaranteed return of 9,3% has been projected, based on current rentals with a 12% annual escalation.

Seeff Trust has secured supporting guarantees for both net returns and escalations for the next four years through a headlease to Compass Properties, an Anglo American Properties subsidiary.

Flax says in the past two years Seeff has syndicated property valued at R57m and built up a list of 2 000 investors, most of whom have participated in at least two of the group's syndicates.

He believes the Strand Street syndicate will be just as successful as the R12,5m ICS syndicate in Cape Town earlier this year which was over-subscribed by R8m

convicted in the Cape Town Regional Court of talk on child abuse — that she had been sexually abused by the man. The case was postponed to January 24 for sentence.

# Crowded council houses

Municipal Reporter

VALHALLA PARK council houses are the most crowded in the city, with an average of over eight people living in each dwelling, according to a comprehensive council survey.

In Parkwood, 94 flats were checked, some of them economic and others sub-economic. There were 5,91 people per flat there.

The council's director of housing sample-surveyed several housing estates.

Hanover Park had a density of 5,83 on average in the 198 flats and cottages checked. Duinefontein had 6,64. Mitchells Plain, where 98 dwellings were surveyed, had 6,3 people in each home.

In Herdeveid, where 99 flats in two- and three-storey blocks were checked, the average number of people per flat was 5,38.

Manenberg had 4,7 people per dwelling, Lavender Hill and Retreat 7,2 and Bonteheuvel and Athlone each had just over six people.

CT 7/12/91

REPRINTED FROM THE DAILY NEWS





# Positive <sup>(124)</sup> response for homes on Devil's Peak, say <sup>(S/Time) (Cont)</sup> developers

<sup>8/12/91</sup>  
THE 110 homes being developed in the first phase of High Cape, the townhouse project on the slopes of Devil's Peak, have received an "overwhelming response", says a spokesman for the developers, Condev Cape

"People were resolved to stake a claim in the development, even ahead of prices being set"

Prices have now been determined and, inclusive of VAT and with no transfer duty payable, range between R196 000 and R263 000

The units have two, or three bedroom accommodation, and all have two bathrooms. Garages are included in the price

On a gentle slope, the High Cape site has panoramic views over the city and the Cape Peninsula, and abuts a nature reserve

Landscaping of the site has been designed in collaboration with the City Council horticulturists and taking into account the opinions of conservation bodies

Marketing agents for the project are Vega Property Group

Condev Cape is the residential development arm of Murray and Roiberts Construction and, since its establishment four years ago, has generated projects worth R150 million

Work undertaken by the company has ranged from R25 000 family units in Guguletu to apartments worth R1 million at St Malo in Fresnaye



## CAPE

### Power cuts for 1 200 in arrears

RR 12/12/94 (124)  
CLIVE SAWYER

Municipal Reporter

ELECTRICITY to more than 1 200 Langa and Guguletu residents has been cut off because they have not paid their bills.

And a council spokesman has warned that action will be taken against those reconnecting the power illegally.

It is understood some subscribers are years in arrears and some owe more than R6 000.

An agency, ASA Credits, was appointed a year ago to collect the debts and offered prizes of up to R1 000. Defaulters had to pay their bills to be eligible.

The spokesman said the council cut off the supply of any subscriber who did not pay bills or make an arrangement to pay.

"We have not cut off entire areas," he said.

In other areas where many subscribers were in arrears, including Bonteheuwel, Valhalla Park and Mitchell's Plain, the council has put up temporary offices to help subscribers.

"This was done because civic and ratepayers' associations approached us for help, which did not happen in Langa and Guguletu," he said.

Subscribers who made arrangements to pay would have their electricity restored.

et 12/12/19  
No power (124)  
for 1 200  
in townships

ABOUT 1 200 residents of Langa and Guguletu townships were without electricity late yesterday afternoon, a spokesman for the city council's treasury department confirmed

"They have been disconnected largely because of non-payment of their accounts," the spokesman said

He said some residents had not paid their accounts for more than two years. The council had issued countless warnings and was stepping up its number of disconnections — Sapa

11



## R9m deficit for Cape township

THE Lingeletini West  
town council faces a R9-  
million deficit for the  
1991/1992 financial year

Town clerk Mr Graeme  
Lawrence attributed the  
deficit to residents' re-  
fusal to pay for municipi-  
pal services

He said only about 12%  
of residents had paid for  
services and that cuts in  
electricity, water and  
refuse services would  
have to be made in the  
New Year — Sapa

# Levy on all light accounts

By KURT SWART

*ST Times (CM) 15/12/91*

A SUNDAY TIMES report two weeks ago conveyed the impression that only a 10-percent surcharge on overdue electricity payments fed the city council's R63.5-million trading surplus. (124)

In fact the surplus is funded by a 10-percent levy, included in every consumer's tariff, council spokesman Mr Ted Doman said this week. (263)

The error occurred when deputy city treasurer Mr Neville Lomnitz responded to complaints that consumers were being charged VAT as well as a surcharge.

This week Mr Doman disclosed that the main source of the council's rates account — or trade surplus — was a hidden charge of about 10 percent.

This invisible tax was built into the basic rate and was not reflected on consumers' invoices. VAT was charged on the total.

If payment was late, a further 10 percent surcharge was levied on accounts exceeding R85.

# All is calm, all is bright except the townships

124

South : 19/12/91 - 15/1/92

By Mbuyiselo Mtsheketshe

WHILE Cape ratepayers' money is used in an extravagant lighting display in the city centre, African townships have been plunged into darkness

More than 1 200 Langa and Guguletu residents have had their electricity supply cut off because they have not paid their bills

City Council public relations officer, Mr Ted Doman, said the lights display in the city was already budgeted before the electricity switch-off in Langa and Guguletu

He said the purpose of electrifying the central streets of the city was to attract more tourists to the area

"A few thousand is nothing compared to millions owed by Guguletu and Langa residents," Doman said

He said some subscribers were years in arrear and some owed the council more than R1 000.

The council cut off the supply to any subscriber who did not pay arrears

He warned action would be taken against those reconnecting the power illegally.

The Western Cape Civic Association media officer, Mr Wilson Sidina, said the council cut off the electricity supply without prior notification.

He said residents who were not boycotting the payment of electricity accounts have been angered by the council's action.

Guguletu residents are due to meet this weekend to discuss their course of action against the council

Doman said in other areas, including Bonteheuwel and Mitchells Plain, the civic and ratepayers' associations approached the council for help to pay electricity accounts, which had not happened in Langa and Guguletu.

He said the council has put up temporary offices in those areas to help residents make arrangements to pay.



# Mounting crises in power, water arrears, housing

ARLT 20/12/91

(124)

CLIVE SAWYER, Municipal Reporter

A PICTURE of mounting crises in Cape Town in electricity and water arrears and overcrowded housing emerged at the monthly city council meeting

About 47 000 consumers — about a third of Cape Town's 166 000 consumers — are in arrears with water accounts, said executive committee chairman Mr Richard Friedlander

Arrears on water accounts totalled R4,8-million, of which the city council had written off R82 000 as bad debts

In Langa and Guguletu the value of bad debts written off for electricity accounts rose from R4 422 in 1987/88 to R14 000 in 1990/91

Money owed for electricity bills in the two townships rose from R3 337 326 in October, 1988, to R9 943 998 in October this year.

An agreement with a debt collection firm, Aza Credit, was extended at yesterday's city council meeting, subject to various conditions, including a better performance at collecting arrears

A report said that only 3 000 of more than 9 000 consumers were "making some effort to pay at least something, leaving about 6 500 consumers making no effort whatsoever"

Meter readers were not operating in Langa and Guguletu because of intimidation, the report said

Aza Credit offered to take over meter reading in these areas and this is to be investigated

Shock figures emerged in another report on a survey of overcrowding in city council housing

Mr Ian Iversen said the "horrifying" report should be sent to government ministers in charge of housing in a plea for more funds for housing.

According to the survey there were up to 11 people living in one-roomed houses and up to 17 in two-roomed houses

Areas surveyed included Heideveld, Parkwood, Lavender Hill, Manenberg, Valhalla Park, Bonteheuwel, Athlone, Dunefontein and Mitchell's Plain.

Mr Gerry Sullivan said it was "disturbing" that the council was taking no action where rooms were being used for trading, allegedly exposing itself to criminal prosecution

Housing committee chairman Mr Neil Ross said informal trading filled a useful need, and traders were still using their houses to live in

Figures for Lavender Hill, which showed that 268 people out of 783 surveyed were living in shacks behind houses, underlined the "invisible housing problem in Cape Town"

There was "distress" in townships because recent immigrants to Cape Town seemed to be getting preferential treatment, he said

# Flats owe R10m for electricity

ET 20/12/91

124

By PETER DENNEHY

FEWER than 10 000 electricity consumers in Langa and Guguletu have notched up arrears of R9,9 million — an average of nearly R1 000 each

And those 47 800 of the entire city's 166 000 water account holders who are in the red owe the council a further R4,8m, according to answers provided by the council to Mr Ian Iversen's questions

It also emerged yesterday that M-Net, or the Electronic Media Network, now owns all the shares in the company whose subsidiary helps the council to collect electricity arrears owing to it

The council has agreed that its executive committee should seek a meeting with the administrator, the Ikapa Town Council and the Western Cape Regional Services Council in connection with the electricity arrears "and the possible installation of pre-paid meters"

Last year the council resolved to appoint the Information Trust Corporation (ITC) Business Administrators to act as the council's collection agent for electricity accounts in the Langa and Guguletu areas "for the purpose of reducing the large volume of arrears which exist there"

Between 1988 and 1989, the percentage increase in arrears was 62% (from R3,3m to R5,4m)

ITC Business Administrators was entitled to a fee equal to 15% of all arrears collected. In its initial period of operation up to October 1990, the company earned over R360 000 in this way, according to a report before the council yesterday. Yet the arrears grew by 33%

The company then farmed out the work, as it was entitled to do, to a subsidiary company, Aza Credit (Pty) Ltd. Arrears kept growing — by 37%, from R7,2m to R9,9m — in the following year

## Deal extended

"Out of some 9 500 consumers, only about 3 000 are making some effort to pay at least something, leaving about 6 000 making no effort whatsoever," a council report said

This, it felt, justified a more aggressive approach to disconnections. Last month alone, 236 houses in Langa and Guguletu were disconnected

The council resolved yesterday to extend the agreement with Aza Credit for a further year

It also decided that it would not terminate its agreement with Aza Credit's parent company, the Information Trust Corporation (ITC)

# Tough action over electricity arrears

S/Time CM 22/12/91

By KURT SWART

hind with their accounts

THE Cape Town City Council is to take a tougher line on electricity arrears which have seen Langa and Guguletu residents pile up a debt of R10 million

Action is to be taken against defaulters after January 6, once the holiday season has ended, according to council spokesman Mr Ted Doman

"We don't normally disconnect supply at this time of the year," he said

The problem of arrears was raised at this week's council meeting by Councillor Ian Iversen, who said he was sympathetic to most township residents as they had been hit by economic hardships and "hurting"

## Growing

"There has to be a far more determined approach Council needs to find the will," Mr Iversen said

In an attempt to arrest the growing problem, the council engaged Aza Credit for a year from last November at a monthly fee of 15 percent of the debts collected or R8 000, whichever was the greater amount.

The agency was paid R361 717 in fees but the arrears increased by four percent from R7,2 million in

the previous year to R9,9 million

Although this prompted criticism at Thursday's meeting, council voted to keep Aza Credit's services, subject to the agency's improving its performance.

"It is the intention (of Aza Credit) to be more aggressive aiming at least to contain the escalation in the arrears," City Treasurer Mr E D Landsberg said in his report.

He reported that arrears in Langa and Guguletu had grown from R3 337 326 to R9 943 998 between October 1988 and October this year.

Of the 9 500 consumers in these townships, only about 3 100 were making an effort to pay their monthly accounts

Although economics, and not a political boycott, was at the root of the problem, non-payment was unacceptable as it encouraged a "dangerous philosophy" that would create a legacy of disaster for the local government of the future, Mr Iversen said

Sixty percent of township commercial firms were be-

hind with their accounts "If these businesses are running at a loss, they should go out of business If Nyanga and Guguletu are about R10 million behind, this means the whole of the municipality is about R15 million in arrears

"It also probably means that if the arrears were paid, electricity tariffs could be reduced by two or three percent for all consumers."

## Satisfied

Mr Iversen said on Friday he was not wholly satisfied with the answers he had been given to the questions he had tabled

"Some of the figures don't add up. For instance, the number of consumers is 68 short of the number of meters."

"It means our credit control system is not quite accurate We have let the situation drag on for too long."

Said Mr Doman. "The obvious action is to disconnect. There's no campaign to blot out Langa and Guguletu — we are acting against individuals"

In reply to criticisms that the council was spending money on Christmas lights while it cut supplies to impoverished consumers, he said the cost of festive lights in the city was "nothing compared with the millions owed in arrears".

● It also emerged that the municipality was owed R4,8 million in arrears on water accounts. In 1990/91, R82 118 was written off

# German couple jet in to wed on waves

By JANICE HILLIER

IT WAS a wedding with a difference when a Bavarian couple exchanged marriage vows on board a luxury yacht married



# Tough action over electricity arrears

S/ Times (C/M) 22/12/91 (124)

By KURT SWART

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# 'Second Khayelitsha is not the solution'

(124) CF 30/12/91

Municipal Reporter

TOWN and regional planners are alarmed at rumours that "a second Khayelitsha" is to be built north of Cape Town

Mr Tommy Brummer, chairman of the Cape branch of the South African Institute of Town and Regional Planners, said the state had commissioned a study to identify land for low-income housing on the urban periphery

"Our concern is the perception that a large tract of land 'somewhere out there' must be found for a second Khayelitsha," he said

The solution to Cape Town's housing and other problems did not lie in allocating large tracts of land for low-income housing at increasing distances from the city, but in developing unused or under-utilised land within

the existing city

Higher-density development would save the city money and also improve the quality of life of families whose travelling costs and travelling time would be reduced

Projections indicated that metropolitan Cape Town would have a population of four million by the year 2000 — a million more than at present

"With this rapid population increase we will inevitably need to use land on the periphery of the city, but this should only happen after all the other options have been taken," he said

"We should ensure that we avoid the mistakes of the past, where the poor were relegated to vast sprawling housing estates far removed from normal urban opportunities"

# HOUSING & HOSTELS - CAPE

1992

JANUARY - AUGUST



Fm 3/11/92  
V&A DEVELOPMENT

## Living space

228  
242  
124

The first homes at Cape Town's Victoria & Alfred Waterfront phase three development could come on stream in two years

The New Basin Precinct plan, unveiled last month and presented to the city council for consideration, is regarded as crucial to the long-term success of the development. It includes the flooding of the old lower fuel storage tank farm to create a 5,2 ha pool to accommodate a marina, the construction of an aquarium, a Victorian-era railway station with an hotel set in a mixed-use area, and a canal with lock system and drawbridges.

About 100 homes are planned initially. They are likely to include private, self-catering and timeshare units. Further phases of the waterfront development include many more homes.

The plan also provides for the flooding of the upper tank farm and creation of a canal linked to the marina by locks. The canal will eventually extend to the lower CBD. It is envisaged that a light rail system will connect the waterfront to the city and possibly run on to Greenpoint and Sea Point later.

The building programme sets late 1992 as the target date for the last tanks to be removed. In the third quarter, excavation of the upper tank farm should begin. The flooding of the basin is scheduled for the third quarter of 1993 and later the first residential units should be available.

Detailed plans for each development within the New Basin Precinct still have to be submitted for council approval. The first is expected to be the aquarium and its surroundings.

The first phase of the Victoria and Alfred development, the Pierhead Precinct, was completed more than a year ago and officially opened in May. The second phase, the Portwood Precinct, is under construction and includes Cape Town University's new Graduate School of Business and Victoria

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Continue ->

## PROPERTY Fm 3/11/92

228 242 124

Wharf, a speciality marketplace. This phase is due for completion this year.

□ Plans for a cableway from the waterfront to the top of Signal Hill continue to draw fire (*Business & Technology* December 6). The Botanical Society of SA is concerned about the effect of the project on the environment and residents are forming a strategy to resist it.

Property developer Arthur Quinton, whose luxury apartment is about 150 m from where the proposed cableway will climb Boundary Road in Green Point, is organising a committee of the chairmen of the bodies corporate of four blocks of flats in the vicinity.

Quinton says about 200 flats are within 100 m "peering distance" of the proposed cableway. He estimates the total value of the flats and 10 houses directly affected by the project to be R30m to R35m and believes R10m will be wiped off their value if it goes ahead.

A meeting between residents and the cableway developers — 44 Dock Road Ltd and Table Mountain Aerial Cableway Co — yielded an assurance that other routes would be investigated. ■

# Clifton land up for grabs

PETER GALLI

THE CAPE Town City Council appears set to begin selling off and converting its leasehold land into freehold land as three of its prime Clifton sites and an established bungalow site are auctioned later this month.

The sale will create a precedent as the land has traditionally been leasehold, belonging to the city.

While a city council spokesman said the move was because the land was not needed by council, industry sources say there is a hidden agenda.

The sites were valued in 1985, at a sum believed to be between R110 000 and R150 000. There was talk then of selling off the land to the public. However, controversy reigned at the time as to how such land could be arbitrarily valued.

Most of the 171 sites are already developed, and while many homes on the sites are individually owned, the land itself is leased from the council.

Conversion of the land into freehold is expected to reopen questions about the council's underlying motives and whether additional sites

will be sold, the source said.

In addition, it is unclear whether existing home owners will be forced to pay prices dictated by those achieved at the auction should future sites be sold, and what will happen should they not wish to buy sites.

Agents believe the sites, ranging from 375m<sup>2</sup> to 520m<sup>2</sup>, will fetch between R700 000 and R1m, but will be sold subject to strict conditions.

"Where development can take place, as well as the type and size of any building, will be dictated", agent for the auction Andrew Smith of Pam Golding Properties said yesterday.

Two sites are on Victoria Road, just off Clifton's fourth beach; one is two sites back from the beach, and the bungalow site is behind the ridge.

Smith said prospective buyers had already shown "phenomenal" interest in the sites.

The auction takes place at the Mount Nelson Hotel on January 23.

# Sectional title flats in demand

LINDA ENSOR

CAPE TOWN — The strongest market in the Cape commercial property sector was for blocks of flats in demand for sectional title use, said Seeff Commercial Properties broker Brian Goldberg in the estate agent's first issue of Propdata, a bulletin about the Cape property scene. (124)

"Demand for blocks of flats in recent months has extended to all areas of the northern and southern suburbs. Areas which were previously not even considered are now prime," Goldberg said. He stressed the value of investing in apartments, rentals of which were increasing at about 20% annually.

Director Errol Diamond said good investment properties were becoming scarce and more valuable. "We are currently experiencing a competitive buyers' market where institutions are prepared to grade investment properties at lower

yields than that of the private investor. Unless private investors can act with foresight they will miss out on opportunities.

"We are expecting more properties to come onto the market during the first quarter of 1992. However, there has been no indication of any rise in yield rates and we expect them to remain constant during the first half of 1992, at around 11%."

Director Steven Kruger said the industrial property market had become progressively softer with about 450 000m<sup>2</sup> available to let, compared with less than 200 000m<sup>2</sup> during the last quarter of 1990.

The office leasing division's Peter Rowell noted the lack of quality B and C office space available and disputed the misconception that office premises could be rented at a discount.

8/12/92  
SIDNEY



# District Six to vet inhabitants

CAPE TOWN — The most contentious aspect of the redevelopment of District Six will be deciding who should live there, say organisations involved with the project

The Cape Town city planner's department has launched a study of what it expects to be a highly politicised issue and is gathering details of people who might claim a right to live in the area

The District Six steering committee has proposed that an independent, credible voluntary association selects residents.

One of the remaining obstacles to the long-delayed development of the area will be overcome later this month when the Cape Provincial Administration decides on final recommendations for the structure of a body to spearhead the project

The council favours a non-profit development corporation able to mobilise funds, particularly from the private sector, and hold the land pending development

Cape Town deputy mayor and District Six steering committee chairman Clive Keegan said yesterday a research report on options for a development vehicle expressed the council's view on the issue

The report, adopted by the committee,

LINDA ENSOR

stressed the importance of identifying the community which would live in the area so that planning could be undertaken jointly. The credibility and legitimacy of the body would be crucial. "Community participation in policy implementation throughout the process would encourage higher levels of satisfaction and of commitment to the project. This would tend, in turn, to increase stability and reduce the turnover rate of residents," said Keegan

The committee has approved the establishment of a nonracial, democratic and accountable development organisation to hold the land and guide development

The committee proposed a trustee board with half its members drawn from the community and half from government and local government bodies, housing organisations, the private sector and technical experts

The committee had accepted that the redevelopment would form part of a metropolitan growth strategy providing working class housing for the city as a whole

# Local cafes 'becoming endangered'

THE local cafe is fast becoming an endangered outlet as modern-day developments take their toll, say industry sources

A host of negative factors have recently been identified as serious threats to the existence of the small cafe and tearoom outlet

These included extended trading hours by large chain stores, security problems, and easier public access to large wholesalers

Speaking at a Cater Link Conference on the Growth of the Fast Food sector, Nando's Chicken director Eric Parker said figures in-

ROBERT WICKS

indicated that the number of cafes had declined by about 17% from 30 000 to about 25 000

Grocery Manufacturer's Association spokesman Jeremy Hele said it was highly likely that the growth in the big supermarket chains had contributed towards the decline of the corner cafe

"Although the cafe owner can't compete head-on with the big chains, there will always be some room for the small guy," Hele said

However, Cafe, Tearoom and Restaurant Association

executive director Frank Swarbreck estimated that between 35 000 and 40 000 "convenience stores" presently existed, and that numbers were growing.

He said that the image of the cafe had, in the past, been somewhat tarnished as they were forced to make up their losses on milk, bread and similar products by charging higher amounts on other goods

ABI MD Alex Reid said the company's investments in coolers seemed to be at a sustained level indicating that cafe numbers were not declining

**Rent** (124)  
**first,** (27)  
**toilets** (267)  
C/1/12/1/92  
**later**

THE town council of East London's Duncan Village won't use R4,3-million set aside for improving the township's toilets unless residents promise to pay rent and service charges.

The chief executive officer for the Gompo Town Committee, Petrus van Zyl Cronje, confirmed this week that the Cape Provincial Administration had set aside R4,3-million as a loan for improving sewerage and sanitation facilities in the township.

But the money could only be taken up if there was "firm acceptance" from the Duncan Village Residents Association (DVRA) that service charges would be paid.

Cronje said the DVRA should encourage residents to stop the six-year old rent boycott and pay for their services.

"The money that we were promised will be given out, provided people, including shack-dwellers, pay their rents," Cronje said.

The DVRA said it would have to consult its members before responding to the ultimatum.

However, a statement issued on behalf of the organisation by Dr Trudy Thomas, a member of the DVRA's health committee, criticised the council for not consulting the DVRA about the use of the money.

This was despite the fact that it was through the DVRA's efforts in highlighting the toilet problem that the funds were obtained, Thomas said.

Cronje said in response "It is strange for Dr Thomas to say they were not consulted as we held numerous meetings with DVRA during the last few months about getting funds from the government" - Elnews

# Port Elizabeth township stays way in the red

ARGUS 18/1/92 (124)  
**BEVERLEY GARSON**

Weekend Argus Correspondent

**PORT ELIZABETH.** — Ibhayi City Council has collected only R5 000 towards the repayment of its R11 million debt to the Port Elizabeth municipality.

The council, under court instructions to inform the municipality how they intended repaying the debt, sent a letter to the municipality this week explaining how they had tried to raise the money by circulating letters of demand among their consumers.

Port Elizabeth Town Clerk Mr Paul Botha said they were dissatisfied with Ibhayi's response, because "we expected an explanation of how they would start repayments".

The R11 million is owed to the municipality for the bulk supply of electricity and water to Ibhayi. The amount, which increases by R1,5 million interest a month, has accumulated from March 1991.

The council explained the reason for the slow collection of money was due to the "Christmas shutdown", and the fact that all major industries only opened recently. — ECNA.



**Suburb makes laws**

THE first steps have been taken in Cape Town towards a neighbourhood rule system in which 100 or more home-owners can make by-laws. The 140-member Claremont-based Vineyard Civic Association (VCA) has already submitted its draft schedule of building by-laws to the city council. (124) (24)

S/Dang 20/1/92

# Thousands of families could get land at cost

(124)

ARG 29/1/92

**SHARON SOROUR**  
Staff Reporter

MORE than 4 800 serviced plots in the Western Cape may be made available to poor families at cost to build "starter" houses

The House of Representatives has urged local authorities throughout the country to sell more than 24 000 unused serviced plots to ease the housing backlog

Deputy director of housing Mr John Hopkins said local authorities owned more than 90 percent of the plots, which could be sold at cost to people who qualified for state subsidised housing

"The money thus earned could be used to finance further housing. If these properties are not used for housing soon, they could fall into disuse," he said

There were 2 622 plots in Cape Town, Elises River and Belhar, 452 in Somerset West,

943 in Paarl and Wellington, 670 in Atlantis, Tulbagh and Malmesbury, 17 in Durbanville and 108 in Ocean View

Mr Hopkins appealed to authorities to develop the properties "in the best possible way to the benefit of the community"

"Over R300 million worth of capital is tied up in these properties which are not being further developed because state funds for low-income housing

have dried up," Mr Hopkins said

The plots cost from R8 000 to R16 000 each and were financed by the House of Representatives for people with low incomes

The House of Representatives recently announced the maximum gross income and loan limit for qualifying individuals would be increased to R2 000 a month and R35 000

"The loans, which pertain to land purchase only, are granted at a subsidised interest rate

The owner is then encouraged to build a starter house which can be upgraded as his or her salary improves," Mr Hopkins said

Several local authorities had relaxed building regulations to allow builders to occupy serviced sites during construction, he said

CT 30/2/92  
George to  
(124)  
cut off water  
to township

Political Staff

GEORGE Municipality was planning to cut off all water to a local township, the Thembaletu Civic Association, said yesterday CT 30/1/92

It also said electricity to Thembaletu was cut on December 19, while the clinic services and 50% of the water supply were cut on January 6.

The association said the municipality had claimed residents of the township owed R250 000.

However, the municipality had not answered the civic's questions, such as the amount of water used and how the debt was calculated.

The mayor of George, Mr Wim Kiers last night refused to comment.



# 1 400 plots <sup>(124)</sup> to assist Cape housing crisis

ARC 30/1/92

**SHARON SOROUR**  
Staff Reporter

THE Cape Town City Council is "actively assisting" people to buy more than 1 400 serviced plots in Mitchell's Plain to alleviate the housing backlog, says city planner Mr Neville Riley.

The city had lowered building standards to allow buyers to build houses over a five year period, he said.

Standard small house plans obtained from various builders and manufacturers were available at no cost to people buying plots, he said.

The council's head-of-household income limit for qualifying individuals would increase from R1 000 a month to R2 000

a month following a recent announcement by the House of Representatives, which had financed the plots, Mr Riley said.

However, he stressed that developing low-cost housing on serviced erven could be successful if only local authorities played a facilitative role between plot buyers and the building industry.

He was commenting on an appeal by House of Representatives deputy director of housing, Mr John Hopkins, to local authorities countrywide to ease the housing backlog by selling more than 24 000 unused, serviced plots, including more than 4 800 in the Western Cape and Boland.

Mr Hopkins said more than R300-million was tied up in the plots, which cost from R8 000

to R16 000 each and were financed by the House of Representatives.

Local authorities owned 90 percent of the plots, which could be sold at cost to people who qualified for state subsidised housing.

According to Mr Riley, the city council "fully endorsed" the plan and had implemented it in consultation with the House of Representatives.

If purchasers chose a standard house type, it was placed on the erf in consultation with the purchaser and plans were approved immediately.

However, Mr Riley said buyers faced "a number of problems" in obtaining suitable housing.

Most of the people on the council's housing waiting list had a head-of-household income of less than R1 000 a month and could not afford market-related interest rates.

"In many cases plots cannot be transferred to private owners due to various complex land issues which are still being resolved, including the purchase by and transfer of land to the local authority, consolidation of erven, survey of townships and township registration.

"Without transfer, the purchasers cannot obtain access to market finance."

## Concern over by-law rule

FORMER Mayor Mr Gordon Oliver said yesterday that the new neighbourhood rule system, whereby any 100 residents can make their own by-laws on residential standards, had "possibly explosive ramifications for the city"

He said he was particularly worried that the legislation could be construed as an attempt to entrench discrimination under a different guise

(24 Dec 31/1992)  
The matter was referred back to the executive committee

Mrs Joye Gibbs said some of her ratepayers believed the legislation heralded "anarchy"

F-M 311192

## ITALIAN TOUCHES IN THE CAPE

124

Two fine Cape homes have been put on the market. More than fine — sumptuous. Attracting most attention is that of international Italian businessman Marino Chiavelli in Upper Constantia.

Pam Golding, International's Pam Golding is personally marketing the property. She is due to speak in Hong Kong in April at an international conference organised by the Institute for International Research on "Business Opportunities in the New SA" — and her speech is thoughtfully titled, *Property investment in SA — Undervalued and plenty to go around*. She says she will use her Far East trip as one opportunity to seek out an appropriate buyer for Chiavelli, either an international corporation or foreign government.

Though Golding will not be drawn on the estimated price, the house alone is rumoured to be worth R20m. Contents including rare antiques, paintings, *objets d'art* and a wine cellar with 1 600 bottles of rare vintage, and if these are bought as well, total asking price will reach R30m. It was apparently through Pam Golding that Chiavelli bought the mansion 12 years ago.

Chiavelli's reason for selling? Simply that he spends very little time in the Cape. His six-bedroomed Villa Chiamar is set on a 1,8-ha parkland estate in Cape Town's ambassadorial belt and has a spectacular view over Constantia Valley and Bishopscourt and a view of False

Bay. There is also a double-storey guest or housekeeper's unit comprising three bedrooms and two bathrooms.

Golding says the most spectacular feature of Villa Chiamar is the marble-tiled, Italian-style pool-terrace-courtyard. The home also has a staff complex consisting of six bedrooms, six bathrooms, TV room, kitchen and storerooms.

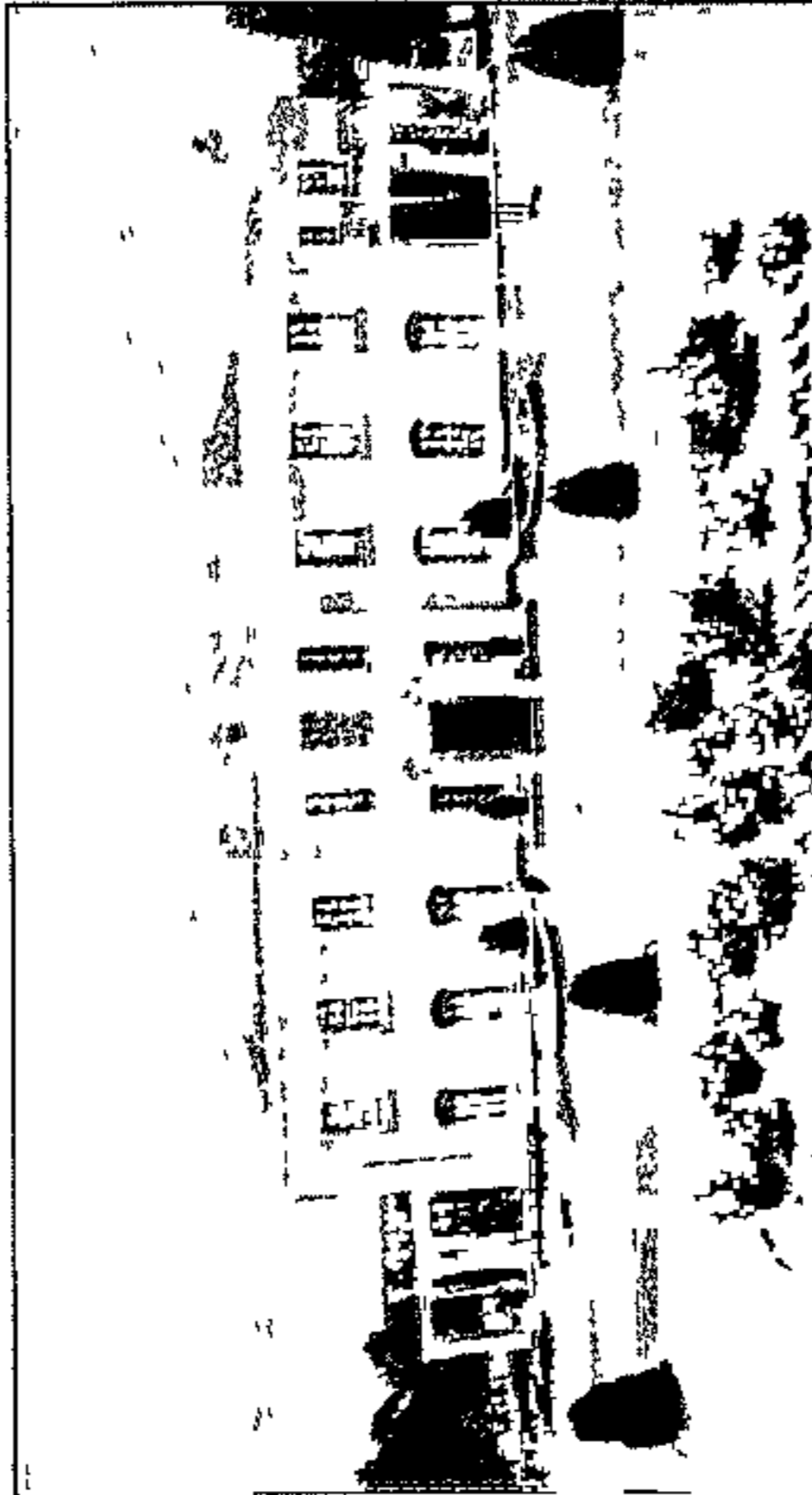
Another mansion — Pietro Corgatelli's — is also on the market. Why he wants to sell his recently built home in Noordhoek is anyone's guess. The self-styled Italian gentleman of leisure gives a few reasons — among them wanting to be closer to town, possibly in Constantia, having more time to travel, finding a farm to renovate, and being free of a very large house that needs a staff of eight.

The palatial Cape mansion will not be

the last of Corgatelli's pet project. He has renovated and built new large homes around the world for himself and wife Roma Corgatelli, from Laveno, northern Italy, attributes his artistic flair to his grandfather, a builder. Corgatelli is restoring two houses in Wakkerstroom in the Transvaal — one for himself and the other for the local Catholic priest.

Lavenhof, in the De Goede Hoop Estate — a property once owned by the late John Wiley and the site of British millionaire John Aspinall's Noordhoek Manor — has been put on the market for R7m. Sole agent Pam Golding Properties says the 2 000 m<sup>2</sup> house is surrounded by two ha of gardens, landscaped in typical Italian tradition. Another Italian touch is a pizza oven in one of the mansion's two

kitchens. There are seven bedrooms, four en-suite bathrooms plus a his-and-her set adjoining the vast master bedroom and the homestead boasts every modern convenience, sauna jacuzzi, an 18 m heated pool, art gallery, study, library and moulded ceilings, hand-painted walls and friezes in three of the main house's six or seven reception areas.



Chiavelli's mansion . plenty to go round



# 'Group' still rules for rented housing

Municipal Reporter

124 ARG 12/92

THE Group Areas and Population Registration Acts are effectively still in force in the allocation of rented city council accommodation.

Mr Rupert Hurly asked housing committee chairman Mr Neil Ross at the monthly city council meeting if it was true the Group Areas Act was still in force, because the city council could not let accommodation to any member of a "race group" if the accommodation was subsidised by another race group.

Under the tricameral parliamentary system, housing is an "own affair" funded on racial lines.

Mr Ross said "effective apartheid" was in force.

The city council had been instructed by the government that it had to treat such matters as if the Group Areas Act still existed.

"The Group Areas Act still rules."

"It is despicable and disgraceful," said Mr Ross.

*Business interrupted in accordance with Rule 180C(3) of the Standing Rules of Parliament*

#### Housing assistance Whites

\*3 Mr P G SOAL asked the Minister of Housing and Works

What amount was spent by the State in respect of housing assistance to the White population group in the latest specified financial year for which figures are available?

The MINISTER OF HOUSING AND WORKS B15E

An amount of R86 080 544,00 was spent by the Department of Local Government, Housing and Works in respect of housing assistance during the 1990/91 financial year which ended on 31 March 1991

Rent-controlled premises Cape Town Gardens  
\*4 Mr K M ANDREW asked the Minister of Housing and Works

(1) How many rent-controlled premises/dwelling units were there in the Cape Town Gardens constituency as at 31 December 1991,

(2) how many premises/dwelling units in the said constituency were decontrolled during the period 1 January 1990 to 31 December 1991?

B43E

The MINISTER OF HOUSING AND WORKS

(1) There were still 905 dwelling units subject to rent control as at 31 December 1991,

(2) 996 units were conditionally exempted from rent control during the period 1 January 1990 to 31 December 1991 subject to the granting of continued protection to the tenants thereof if and for as long as such tenants comply with the prescribed requirements for continued protection

#### HOUSE OF DELEGATES

##### INTERPELLATION

The sign \* indicates a translation. The sign †, used subsequently in the interpellation, indicates the original language

##### Own Affairs

Shallcross link road: recovery of money  
The LEADER OF THE OFFICIAL OPPOSITION asked the Minister of Housing

Whether any arrangements have been made to recover from the Development and Services Board and the Durban Municipality money spent on the Shallcross link road, if so, what are the details of these arrangements?

##### D5E INT

The MINISTER OF HOUSING Mr Chairman, in response to the interpellation put by the hon the Leader of the Official Opposition, I wish to say the following

The final cost will only be established when the project has been completed, after which the ongoing negotiations with the relevant authorities for the recovery of funds outlaid in respect of this project can proceed

This road is being built at the request of the Development and Services Board, the local authority responsible for the Shallcross area and following representations made by the local MP supported by the Shallcross Local Affairs Committee

The LEADER OF THE OFFICIAL OPPOSITION Mr Chairman, I should like to place on record that I am not arguing the merits or demerits of this road. It is necessary and it is there for the general benefit of the residents

In this regard, however, the House of Delegates is acting as a financing institution. We do not give grants for roads. This is the fastest project ever undertaken in the history of the House of Delegates. In record time the plans for the road were drawn up, tenders called for and contracts awarded. It is just like the House of Delegates going to a man's property, drawing up the plans for his house, awarding the contract, building his house and completing it without any binding

arrangement as to the recovery of the cost incurred. That is the reason for my question

I want the House to know whether or not it is correct that the director-general of the Administration received a letter from the Durban Municipality which, in blunt language, told him to "go to hell" because this road was supposed to promote a business venture. I want to know that if this was not brought to the attention of the hon the Minister, I want to know why not, because I have a photocopy of that letter. It actually conveys a blunt message to the effect that a statement was made in the House that the road was supposed to promote a commercial venture and that therefore the Durban Corporation is not paying.

I warned the Ministers' Council before the contracts were awarded that they should tie up arrangements for the recovery of the R6 million. We are telling every hon member of Parliament that there is no money for housing, but the picture as far as our money recovery is concerned, is dismal. This is a House of Delegates project and I believe the House of Delegates must emerge from it with integrity. The full facts have to be placed before the community and this House.

I want to say to the hon member for Cavendish that I am not opposing this road, but we should do things properly. I understand that the cost has escalated to R7 million, and yet we have not made any arrangements for the recovery of this amount. I want to know when we received a letter from the Development and Services Board requesting that this road be built. If there was a request from the Development and Services Board, we want to know when this was decided by that Board.

I still maintain that this road has nothing to do with any housing scheme or development. It is going to become a scandal. I am not trying to score points and I will not do so in the future, but I believe the House of Delegates has to retain its credibility. I want to say that I warned the Ministers' Council before the contracts were awarded that they should reach binding arrangements with the local government structures for getting the money back. [Time expired]

The DEPUTY MINISTER OF HOUSING Mr Chairman, one can fully understand the comments made by the hon the Leader of the Official



Opposition regarding this particular matter. An announcement to that effect was made in this House last year. Understandably the contracts have been awarded and work is in progress. At the same time, this department has been in consultation with reputable institutions such as the Durban Municipality and the Development and Services Board. At no stage was there total reluctance on their part.

The hon the Leader of the Official Opposition is absolutely correct as far as the justification for that road is concerned. We are in agreement on that. However, what one foresees in these circumstances is a situation in which the institutions know full well the plight of the House of Delegates is in the balance. Therefore I believe that their co-operation we expected will not be forthcoming. I want to be very honest as far as this is concerned.

On the other hand we did state in the announcement that, in addition to this road's being absolutely essential to cater for the vast number of people in that area, it would also contribute as far as commercial stands were concerned [Time expired]

**THE LEADER OF THE OFFICIAL OPPOSITION** Mr Chairman, the hon the Deputy Minister made an announcement here before the contract was signed—I emphasise, before the contract was signed. They are not reacting because of the plight of the House of Delegates. The Durban Municipality will honour its obligation if one forces them to do so. Nothing was finalised. They took the statement of the hon the Deputy Minister of Housing to mean that this road was for a commercial venture. I do not want to say that this is scandalous. One cannot argue that the road will be for commerce and industry, because commerce and industry already has a road. There is a beautiful access road for that purpose. All the link road does is to provide for business to get business from Chatsworth. I am afraid that the municipality has taken that statement and used it in the letter to the director-general to say that this is for a commercial venture.

I want to say that I will fight tooth and nail. We are not going to come here to pass a Bill for an additional appropriation. I warned the Ministers' Council and the director-general in a number of letters that, before he leaves his department—he is an accounting officer—they will have to pay

HOUSE OF DELEGATES

R50 000 per month, with interest, from their own pockets to make good the R7 million [Interjections]

Mr P I DEVAN Mr Chairman, to begin with I wish to state that I am not at variance with the views expressed by the hon the Leader of the Official Opposition, but I crave his indulgence with regard to the circumstances in which we find ourselves in the House of Delegates. I think this is of paramount importance.

The proposed Shallcross link road has an interesting background which I would like to share with all hon members. Unfortunately time does not permit me to give hon members this background as fully as I would like to. All representations by the Shallcross Ratepayers' Association and the advisory committee to the authorities were fruitless. There were several memos and many meetings, but no progress. The problem was compounded as this specific road fell within two local authorities, namely the Development and Services Board and the Durban Municipality. Representations were also made to the provincial administration and the central Government. The local authorities were not sympathetic to the demands of the Indian community. What can one do? There was prolonged correspondence between the people affected and the authorities, extending over 15 years. Since I started in 1985 I have received a large amount of correspondence.

It must be conceded that if the House of Delegates had not stepped in and provided the much-needed bridging finance, as I still call it, the Shallcross link road would have been a non-starter. This road would not have become a reality for the next 10 years or more and the community would have continued under sufferance. We would still be whistling like birds in the wilderness, and I mean it.

I am not opposing what the hon the Leader of the Official Opposition said. We want to pursue that path. The strategy adopted by the hon the Minister of Housing was a laudable one under the circumstances and nobody can dispute that.

I want to qualify my assertion. It is the service given to the people that should be extolled. The Development and Services Board and the Durban Municipality have a moral obligation to fulfil [Time expired]

HOUSE OF DELEGATES

**THE LEADER OF THE OFFICIAL OPPOSITION** Mr Chairman, last Friday I indicated that I had enough ammunition, but I want the House of Delegates to come out of this with integrity. Its integrity is at stake, because this is going to be one of the biggest scandals ever to have rocked the House of Delegates.

I believe that all the facts should be put on the table and that the director-general and the Ministers' Council will have to accept the responsibility for the recovery of this amount. There is such a thing as a surcharge. If one deliberately does something that is wrong, one has to pay from one's pocket. I want to say that this is not a matter to be taken lightly.

Our allocation for housing next year will be the lowest we have ever had. We are crying about not having money for homes, yet we are actually squandering money. This is an excellent example of the squandering of the much-needed money that is required for housing.

One cannot simply make an arrangement. In this House I warned them not to award the contract because they had not signed agreements with the Durban Municipality [Time expired]

**THE MINISTER OF HOUSING** Mr Chairman, the need for the road link was established more than 10 years ago by the Development and Services Board and the project has the support of the civic association, the local affairs committee and a whole lot of other organisations including the Southern Durban Indian Local Affairs Committee.

In 1981 the cost was R500 000 and if the road is not built, the cost will continue to escalate. We will do our best to negotiate with the local authorities concerned.

As far as I am concerned, the road is being built in the larger interests of the people of Chatsworth. I cannot identify who is going to benefit and who is not. The fact remains, however, that at this point in time, an individual living in Burlington Heights who wants to go to the R K Khan Hospital in an emergency, has to

travel seven and a half kilometres. This makes for a return journey of 15 kilometres. This distance will now be reduced to about a kilometre and a half.

We have lost money in Mariannhill, in Pietermaritzburg and in the Transvaal. Even if we do not recover this money, I believe it was a justifiable investment [Interjections]

I want to go along with the hon the Leader of the Official Opposition, however, and say that we will try to recover this money from the Development and Services Board, the regional services board and from anyone else. What we did was done urgently, and if it had not been done then, it would never have been done. I would like hon members to show some understanding. The matter was put out to public tender. Discussions were held between the city engineer of Durban and members of the Ministry, as well as with the Development and Services Board.

I believe, however, that it is natural for the financial climate we are slowly entering to present problems, and we will do our utmost to recover the money we have used in providing this road, from the Development and Services Board. It does not matter how long it takes, because ultimately they are responsible. To the extent that we can get the Durban Municipality to compensate us, we will do so. However, this can only be done once we have the figures.

Whatever attitude the Durban Municipality may have adopted, we do not have to accept it. They have a responsibility because the new road links with the Higginson highway. The people living within the Chatsworth scheme which was developed by the Durban Municipality, will also benefit from this road. I think the best way to judge this matter, is to go and see what benefit will accrue to the people of Chatsworth as a whole, including the people in Shallcross, before we pass any adverse judgement in this regard.

An HON MEMBER We must join hands and demand the money.

The MINISTER That is correct.

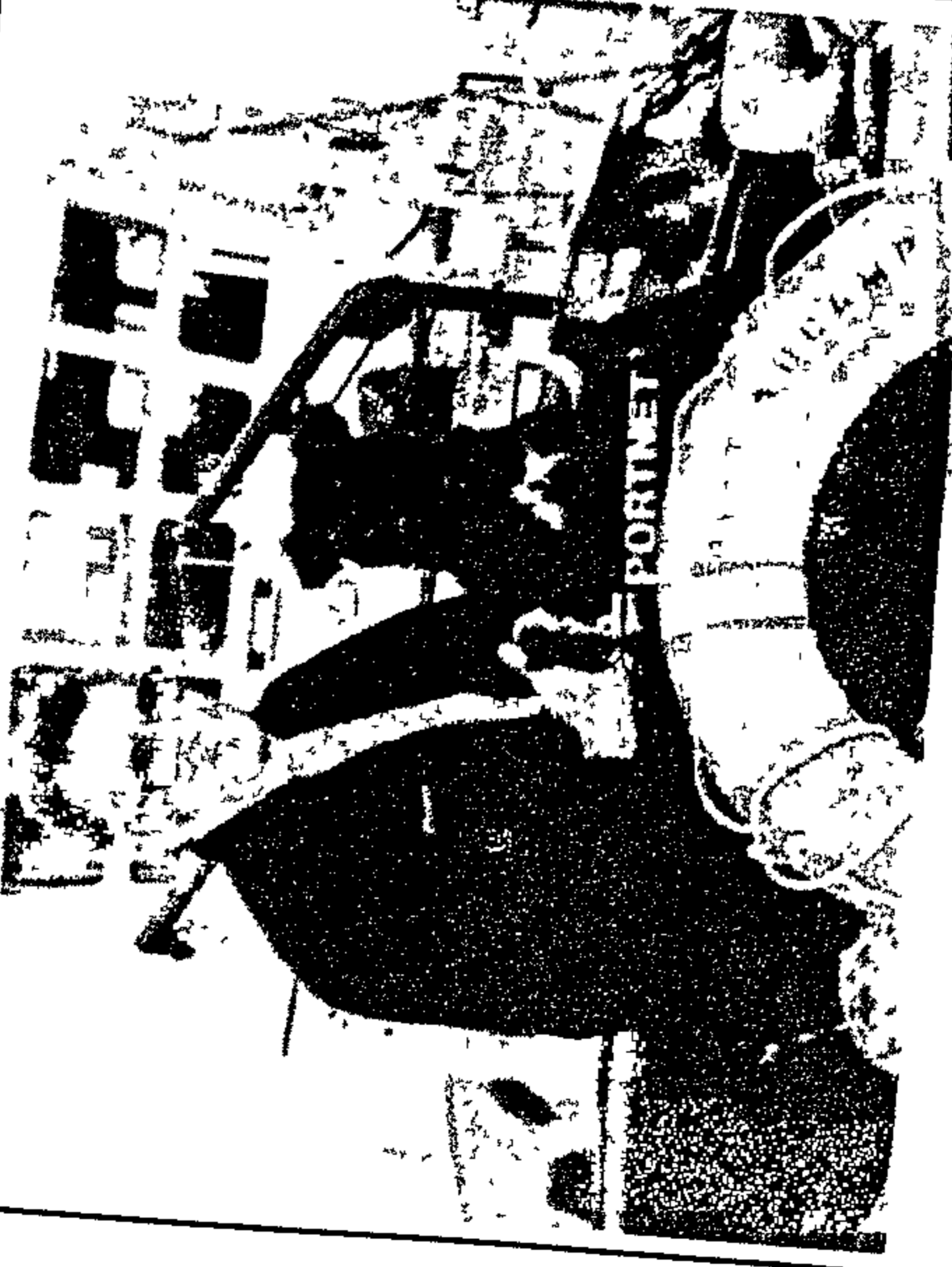
Debate concluded.

HOUSE OF DELEGATES



# Rent arrears for city tenants tops the R4-million mark

1244  
ARC 5/2/92



**CLIVE SAWYER**  
Municipal Reporter

**MORE** than half the tenants of city council houses have not paid their rent, and the arrears bill has topped R4-million

This is part of a picture of problems facing the city housing department, which includes a maintenance bill running into millions of rands, while waiting lists for housing grow and the council and debt collection agents attempt to collect the huge arrears

Reports tabled at yesterday's housing committee showed

● In Mitchell's Plain, R962 539 was owed in arrears, followed by R788 971 in Manenberg and R636 350 in Kalksteinfontein

● Figures for other areas run into thousands of rands, with more than 7 000 tenants owing more than a month's rent

● A collection agency reported to the council that it had collected payments from 28 of 133 Manenberg tenants referred to it, while 55 of 159 Mitchell's Plain tenants had paid up. It had collected just over R10 000 in the two areas, leaving about R370 000 owing

● More than R2-million was spent on maintenance in the housing estates between the beginning of July and the end of November last year

● Some sales of rented council dwellings fell through

A report, dated January 16, said 52 sales were cancelled and 68 houses had been repossessed

The city administrator said the housing waiting list now totalled 42 423, of which more than 27 000 were applications dating from before the end of 1987

In December, staff conducted more than 400 interviews, handled more than 400 telephone inquiries and got 161 new applications for housing

has just won this zippy sports car in a competition run by a magazine.

has just won this zippy sports car in a competition run by a magazine.

## Power cut for 1 000 families

MORE than 1 000 families in Blue Downs were without electricity for the second day yesterday after the Regional Services Council in Stellenbosch cut off the supply.

(124)  
An RSC spokesman said the council had lost an estimated R1½ million in unpaid accounts.

A few mistakes had been made in cutting off some families who had already paid their backlog. They would have their supply restored, but those who had not paid would get no electricity until they did so

# Two black towns in Eastern Cape are heavily in the red

**The Argus Bureau**

**PORT ELIZABETH** — Black local authorities in two Eastern Cape cities are in deep financial trouble

Ibhayi Town Council in Port Elizabeth is bankrupt and unable to pay its workers and bulk water and electricity supplies to Rini Town Council have been cut by the Grahamstown City Council.

Two companies applied for the liquidation of the Ibhayi council in the Port Elizabeth Supreme Court yesterday. They claimed Ibhayi owed them R1,2 million.

Two weeks ago, the Port Elizabeth City Council seized Ibhayi's assets and bank balances to offset a R15 million debt.

Last Friday, Ibhayi was unable to pay its workers and the Cape Provincial Council had to pick up the tab.

Port Elizabeth town clerk Mr Paul Botha said unless drastic measures were taken in the next two weeks, Ibhayi would cease to function.

It no longer had any income, fixed assets or capital.

He said the Port Elizabeth municipality would provide essential services to Ibhayi resi-

dents if asked to do so by the administrator, but it could not shoulder the town council's financial burden and the province would have to offer bridging finance.

Mr Botha said the municipality would not consider cutting off supplies to the area.

Local government MEC Mr Pieter Schoeman said the province was concerned about Ibhayi's financial position and a full investigation was underway.

Residents of Grahamstown's black townships stayed away from work and school yesterday to protest against water and electricity being cut.

Grahamstown City Council turned off the bulk supplies when the Rini Town Council failed to meet a final deadline for the payment of R334 760 in arrears.

Yesterday, residents and pupils marched to the offices of the Rini Town Council in the Joza township to stage a sit-in decided at a mass meeting.

Grahamstown Civic Association (Graca) media and publicity officer Lizo Zakhe said when the deputation arrived at the offices they found a heavy presence of police and reconsidered their decision.

124

ARG 7/2/92



## Damages ordered in squatter case

(124) Own Correspondent (282)

A NOORDHOEK man who sold his property to a Johannesburg couple for R950 000 without telling them a squatter settlement would be located adjacent to it, was yesterday ordered by the Supreme Court to pay them damages of R550 000.

In addition, Mr Justice J J Fagan ordered Geert Noordhof to pay all the legal costs of Barry Mayes and his wife, Helen. *6/0ay 7/2/92*

Mr Justice Fagan said it was a proper case to make such an order because the court had found fraudulent conduct on the part of Noordhof and because of the technical line taken by him in his defence.

At the conclusion of his 2½-hour judgment, Mr Justice Fagan found Noordhof had "designedly withheld" information from the Mayes' regarding the squatter camp.

Evidence was that the Mayes', both insurance consultants, had been "delighted" when shown the property and subsequently put in an offer to purchase.

At the time they were not aware that "certain squatter problems" had blown up in the Noordhoek Valley

### Rini's lights and water reconnected

THE Grahamstown City Council on Friday reconnected water and electricity to Rini township after violence claimed at least one life. (124) (124)

Services were cut on Wednesday over R760 000 owing for services by Rini City Council to Grahamstown council. *Open 9/12/92*

Grahamstown mayor Stephen Birt said affected parties held an urgent meeting on Friday to resolve the matter and the council agreed to reconnect if a consumer boycott were lifted.

## DEBTS

# City's dilemma over unpaid millions

MILLIONS of rands are owed to Cape Town City Council for electricity and rental bills. Meanwhile, the city is preparing to balance needs and resources — and is expected to maintain standards while not impoverishing its ratepayers. Municipal Reporter CLIVE SAWYER met Exco chairman Richard Friedlander, town clerk Don Geyer and city treasurer Eddie Landsberg, the men responsible for piloting the city's budget.

**Q:** It seems to ratepayers they will have to subsidise massive outstanding debts. Is that true?



**Eddie Landsberg:** Looking at the total financial picture over the past five years, you need to note the number of outstanding debtors as a percentage of the total electricity income compared to the present. Over the past five years, this has averaged 12 percent. At December 31 last year — a date suitable for comparison — it was 11.6 percent.

There is then no real difference in the past five to six years. It is necessary to distinguish between Langa and Guguletu, which must be examined as a separate issue, and the rest.

From Langa and Guguletu, the percentage of total income is two percent of the total electricity income.

However, the bad debts written off every year are about 0.06 percent of the electricity income — at the end of the 1991 year, we wrote off R314 000 irrecoverable electricity arrears against a total income of R506 million.

**Richard Friedlander:** Electricity is a trading service, a separate account, and ratepayers will not be meeting any shortfall.



**Q:** How did the situation arise and what is being done?

**Don Geyer:** The background to the arrears goes back to the unrest in 1985 and 1986. Before the unrest, we had already had discussions with Ikapa Town Council about making it easier for people to pay. When the unrest started, for five to six months we could not get in to disconnect, and people were not paying. Then they could not

is more difficult in an area which is so volatile.

There are procedures for cutting off electricity for non-payment and consumers are very tightly controlled.

The R11 million looks bad but it is what is outstanding at any time. It does not represent an accumulation because at the end of a financial year a portion that cannot be recovered is written off as a bad debt.

We send out accounts throughout the month, and at any time a lot of those will be outstanding but not in arrears.

There are folk who, one could say, "ride" their accounts — regularly pay late.

**Landsberg:** In Langa and Guguletu the accrual of outstanding accounts monthly is 100 percent, compared to 12 percent elsewhere in the city.

**Q:** What procedures are used when cutting off electricity?

**Geyer:** We take steps after the second billing. The computer notes that the account is in arrears and produces a cut-off schedule. We have a policy of going for the bigger amounts, but when and where cut-offs are done depends on where the team is working.

**Q:** What is the pattern of electricity arrears accumulating? Are we speaking about domestic consumers only?

**Geyer:** Some places like steakhouses run up massive bills and go insolvent. Many of the problems are not caused by domestic consumers, but by small businesses going under.

**Q:** Is there an equivalent problem regarding arrears in property rates payments?

**Geyer:** No problem at all with property rates because no debts are written off. We go through the courts, issue summonses, more court-ordered

in efficiency or quality, but conversely an improvement in efficiency or quality means cutting costs.

**Friedlander:** People should not be locked into that 16.5 percent.

**Geyer:** We do not yet know how things would operate with that (16.5 percent maximum increase) constraint. We are assessing priorities and want to avoid affecting communities negatively.

**Friedlander:** The council and its councillors are proud of being part of Cape Town. They want a city we can be proud of. We have to balance the resource situation against inflation, subsidy cutbacks and the fact the city is a growing entity — its community is growing.

**Landsberg:** We also do not want to place on the community a burden that is too great to bear.

**Q:** Assuming that there may be service cutbacks, spending less money to render fewer services presumably implies the logical conclusion — fewer staff. Will the city council retrench employees?

**Geyer:** At the moment we adapt to changing staff needs through the normal staff turnover.

**Friedlander:** We are not anticipating retrenchments at this stage.

**Geyer:** The saving on refuse removal last year was not a saving on staff. The intention there was not to retrench but to use them elsewhere. The saving was on operating costs — vehicles, fuel and equipment.

**Friedlander:** The rate fund includes a 42 percent staff bill, which includes cleansing, parks and forests staff and others in labour intensive services. More computerisation and technology can save us money, but not in labour-intensive services.

**Geyer:** We are concerned about the area of administration and want to keep numbers down there. Options are more computerised



priority, including economic development and tourism.

**Friedlander:** Councillors and the corporate management team are getting together to define strategic areas in the years ahead, in response to Van Wyk's motion. (The city council last year adopted a motion by Mr. Llewellyn van Wyk, calling for a strategy for the city.)

**Q:** Will the revaluation of properties mean increased spending for ratepayers and boosted earnings for the city?

**Geyer:** There would be no change in the incidence of values if the rate of the increase in value for each area was constant. However, this is unlikely. Some rates will go up and others down.

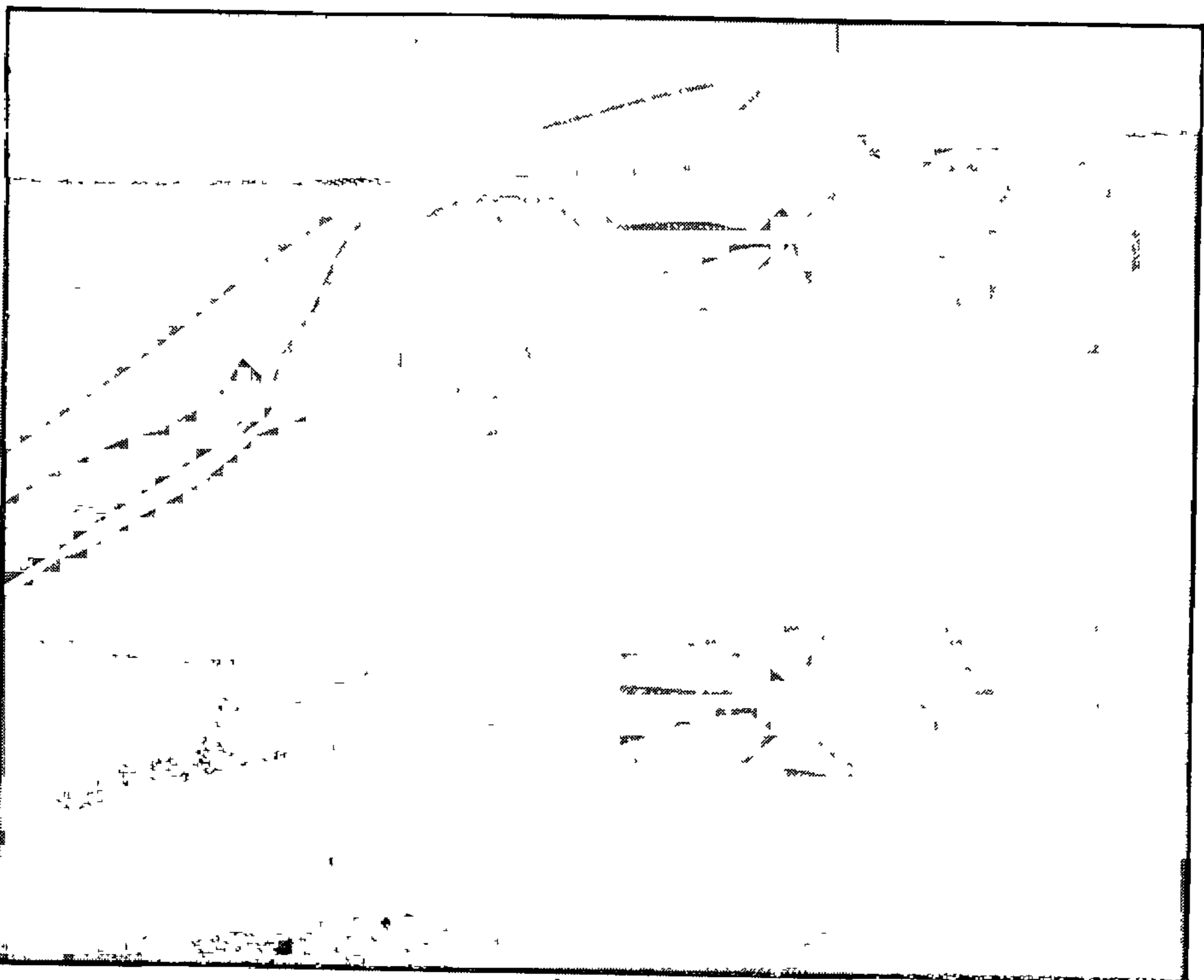
**Friedlander:** It seems valuation will be eight to 10 times lower than market cost.

**Landsberg:** The sample valuation that has been done already indicated probable shifts. We shall not be able to see the full effects until we know the results of the central business district and industrial property valuations.

**Q:** Will rates rise no more than 16.5 percent in this year's budget?

**Friedlander:** I am not prepared to commit myself to that until we have had the budget projections, for that is the parameter within which we work. It depends on our resources and the needs of the city. It is really a bit early to say.

**Landsberg:** We do not have the new budget before us. It would be guessing.



**MONEY MEN:** City council executive committee chairman Mr Richard Friedlander, seated, with town clerk Mr Don Geyer, left, and city treasurer Mr Eddie Landsberg.

Picture: DOUG PITHEY, The Argus

(124) REC 11/2/92



their arrears, and people had developed the habit of not paying

The question then arose that the only way to cut off electricity was to cut off whole townships. While we never seriously considered this alternative, the police warned us not to cut off whole townships because of the possible consequences

An education process was needed to get people to start paying again.

Stones were being thrown at cut-off crews and they had to operate with police protection — and people were illegally reconnecting their supplies

We had discussions with Ikapa Town Council again, and they asked us not to do anything drastic. We met the Administrator on two to three occasions

At that stage, we had three alternatives to cut off areas entirely, to take the wires out of the house — which would mean replacing them at a cost of R800 at the time — or installing pre-paid meters

As for pre-paid meters, there were then none sophisticated enough to install. Elsewhere in the country they had been illegally bypassed

There is now a pilot scheme operating in Tambo Square

We have also hired a firm of private collectors, Aza Credit

We will also be seeing the Administrator again



**Q:** How successful have the debt collectors, Aza Credit, been?

**Geyer:** It is unfair to judge their performance just on the first eight months. Recently they have been more successful

**Landsberg:** We are considering a more aggressive policy in the collection of arrears. We have told them that there should be seen to be an improvement. We have discussed them, taking over meter reading. The matter will be reviewed after discussions.

**Q:** What do you mean by more aggressive action?

**Geyer:** Perhaps "more effective" rather than more aggressive. Our problem is that the disconnection procedure

advertise and sell it if necessary. By then the defaulters usually have found the money to pay us

**Q:** And water accounts?

**Landsberg:** No more of a problem than with electricity arrears

**Friedlander:** We do not supply water to individuals in Langa and Guguletu, but are bulk suppliers to Ikapa Town Council, and they have been settling their accounts

**Landsberg:** The average water debts written off annually are about R70 000, a smaller percentage of income than electricity — probably only about 0,05 percent



**Q:** More than R4 million is owed in rental arrears for city council housing. What is being done?

**Friedlander:** We endeavour to accommodate non-payers who want to pay and who hopefully will get a job. If there is a need, we try to help, but if they won't pay and they are being bloody-minded we do something about it. And all too often when action is taken there is a positive response. In fact, 75 percent of rental payments are up to date

**Landsberg:** The problem is caused more by inability to pay than by boycotts

**Friedlander:** People are also entitled, in terms of rules laid down by the government, to request a reduction in rental. Rentals have not been adjusted for two years, because of the economic situation. Some time they will have to be adjusted

**Q:** Does last month's council resolution to limit the rates increase to 16,5 percent mean that cutbacks in services are coming, and if so which services have been targeted?

**Friedlander:** The Budget Scrutiny Panel, made up of four independent — that is, non-exco, councillors — has as its prime objective not to look at cutbacks but to examine efficiency. Cutbacks could happen but we would first have to look at our resources

**Landsberg:** The most important thing to remember about zero-based budgeting is that cutting costs does not necessarily mean an improvement

in services and getting more productivity. At the moment when department heads ask us to fill posts, we assess whether they need to be filled or not, using our organisations and methods branch



**Q:** The city council seems to use large number of consultants. What controls are exercised to limit spending and avoid work being done that could be given to city council staff?

**Geyer:** There is a limit on the amount of work department heads can give to consultants. A quarterly schedule is sent to Exco for review. Most consultancy work is done in town planning, on a one-off basis, using expertise not available to us internally. For instance, with the revaluation of the city we have had to use outside consultants. We will use a consultant to monitor the sewage outlet problem, for a credible independent report

**Q:** What about selling off some of your assets to raise cash? I have heard there is no adequate asset register

**Geyer:** We do have a list of what we own. We have no clear assets register tied in to financial statements

**Landsberg:** We have insurance records, which gives you replacement costs, which can be far better than an asset register

**Geyer:** We have inventories of all our equipment. However, with places like Albion Springs, Muizenberg and Kenilworth, and elsewhere, we do not necessarily just want to sell the land. We may want to be a partner in development

**Q:** It has been claimed the city council lacks a grand strategy and that its approach to budgeting is haphazard, and there is panic as July 1 approaches (the beginning of the municipal financial year, when by law budgets must be approved)

**Friedlander:** We have to budget ahead and have to be mindful of possible changes in the political setup

**Geyer:** We are working on a priority-based programme. The budget does operate on an annual basis. Certain areas have been given higher

11/2/92

124

# Rates: (124) City may be in for a shock

CLIVE SAWYER  
Municipal Reporter

RATEPAYERS bargaining on a rates increase of no more than 16,5 percent this year could be in for a shock

City council executive committee chairman Mr Richard Friedlander said he was not prepared to commit himself to the limit — set by the council last month — until he had seen budget projections

The 16,5 percent limit was intended by city councillors who voted for the measure at last month's meeting to stop inflationary budgeting and prevent spending being based on perceived needs instead of on resources

Mr Friedlander, interviewed with town clerk Mr Don Geyer and city treasurer Mr Eddie Landsberg, said crucial factors in determining the budget would be the resources available to the city, and its needs

He warned that council tenants could face a rent increase following two years when rents were not adjusted "because of economic circumstances"

But he did not say this increase would be soon

Commenting on reports of millions of rands owed to the council in electricity and rental arrears, Mr Landsberg said only R300 000 was written off each year as irrecoverable

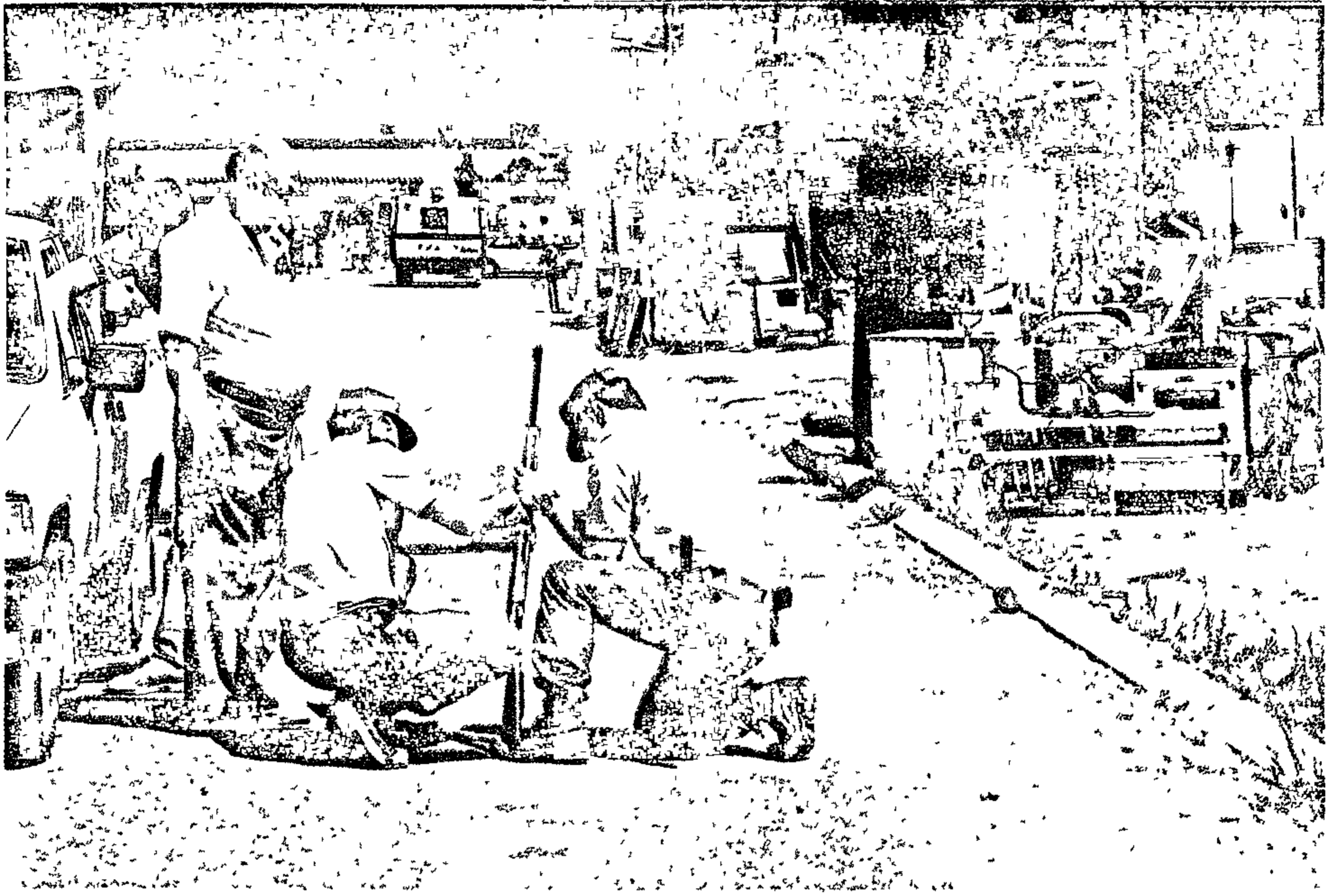
There was no difference in principle in action taken against consumers who did not pay electricity bills, no matter where they lived

A private credit corporation and prepaid meters were among present and future measures to collect outstanding amounts

Tracing the background of unpaid bills in Langa and Guguletu, Mr Geyer said difficulties in doing disconnections — and the problem of illegal reconnections — were key features of the potentially volatile situation

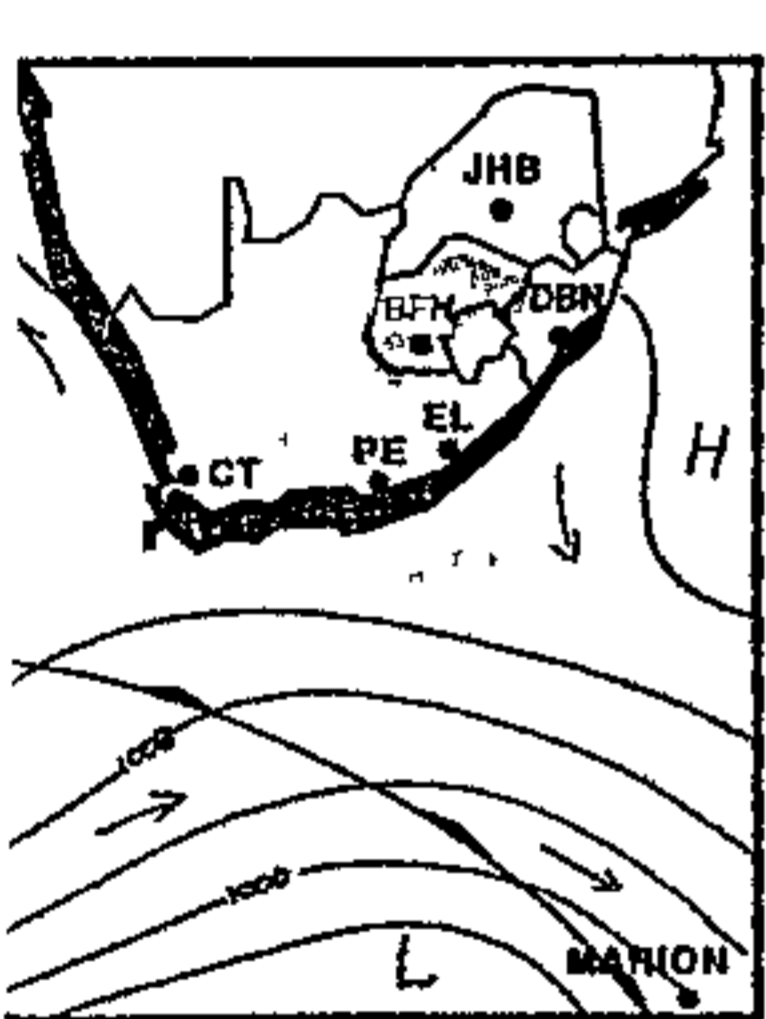
● See page 13





Picture OBED ZILWA, The Argus

**WOLSELEY RIFLE:** Police examine a rifle found in one of the houses in Montana, Wolseley, from which five families were evicted yesterday for rent arrears. The rifle was licensed.



the coast, otherwise  
late south-westerly.

### and mild

the Cape Peninsula and Boland

becoming cloudy tomorrow  
light rain.

westwardly to south-westerly,  
tomorrow and freshening

temperature at the airport will be 14  
temperature 25 deg C

MOON

Feb 18 (10h04)  
Feb 25 (09h56)  
Mar 4 (15h00)  
Mar 12 (04h36)

SUN

row 0620

TIDES

tomorrow 0055 1315

tomorrow 0709 1936

# New blitz on <sup>(124)</sup> rent boycotters

ARG 14/2/92

## Wolesley council now owed R270 000

**DON HOLLIDAY**  
Staff Reporter

**MORE** Wolesley rent boycotters will be evicted from their homes within weeks, town clerk Mr Julius Burmeister has warned

The announcement came after families in five homes in Montana township had their possessions dumped on the pavement by municipal officials yesterday for failing to pay rent since November, 1990

Wolesley Civic Movement chairman Mr Petrus Heradien said the boycott was in protest over high rentals for council

houses and charges for municipal services which were never received

Rentals are determined according to the size of the house and the family income. The average monthly rental is between R200 and R300 a month

Mr Burmeister said the boycott was part of a plan to make his local authority ungovernable

He said talks with residents' representatives over the boycott had broken down

The Wolesley municipality was owed about R269 000 in rent arrears and the town council had decided to act

Letters warning of eviction if

rents were not paid within seven days were sent to five householders last week

Municipal workers, guarded by police, emptied the houses yesterday

Crowds gathered and stoned police several times. Police responded by firing teargas, rubber bullets and birdshot

Mr Heradien said at least five people had been slightly injured by birdshot

Mr Burmeister said notices had been served on occupants of five more homes and the evictions would take place in "the next few weeks" if payment was not forthcoming



# Ex-mayor warns of 'explosive' by-laws (124)

## Municipal Reporter

THE law allowing groups of property owners in an area to make their own by-laws could have "explosive implications," Mr Gordon Oliver has warned.

During a debate on delegating powers of approval of by-laws to the city administrator, Mr Oliver said all councillors should be given the chance to discuss the implications with the executive committee

Groups of property owners can pass by-laws covering the orderly use of amenities, determination of norms and standards, the maintenance of residential premises and prevention of overcrowding in terms of the new Abolition of Racially Based Land Measures Act

The city council opposed the Act when it was drafted.

Mr Rupert Hurly said the enforcement of the envisaged regulations should not be the responsibility of the council.

Proposed by-laws should not go beyond the scope of nu-



## Mr Gordon Oliver

sances and health

Dr John Sonnenberg said concerns about a "plethora of by-laws" for each area might be unfounded because these by-laws might prove to be *ultra vires*

However, it was a matter of concern that it seemed the city council would not be able to object to any by-law provided it was in accordance with the Act

Concerned that councillors would not be kept advised on developments, Dr Sonnenberg said "the only thing more effective than Mogadon as a sleeping pill is the Provincial Gazette".

Executive committee chairman Mr Richard Friedlander agreed to take the matter back to his committee for further consideration

# Blue Downs power: 'Pay or be cut off'

CT 15/2/92  
Staff Reporter

124

FOUR hundred Blue Downs residents have until Tuesday to arrange to pay their electricity arrears or face disconnection

The Blue Downs area owes R1,2 million to the Stellenbosch Regional Services Council in electricity arrears

The RSC granted the one-week reprieve this week but has refused to concede to an indefinite extension demanded by a Blue Downs residents' delegation and the Western Cape ANC.

"The bottom line is that the RSC doesn't have a choice, we have to buy the electricity from Eskom," an RSC spokesman said.

The ANC said "We know that the residents can simply not afford to repay all the arrears"

## Lights out in Blue Downs

Staff Reporters

ELECTRICITY was cut off to the homes of about 400 consumers in the Blue Downs area yesterday (124)

Mr B Momse, senior accountant in charge of Stellenbosch Regional Services Council revenue, said there had been a "poor reaction" to last-minute arrangements for the payment of arrears

ET 19/2/92  
Mr Willie Hofmeyr, assistant secretary of the ANC in the Western Cape, said yesterday that some 800 (the RSC said 400) of the 5 000 homes in Blue Downs had already had their electricity switched off, and that another 500 (400 according to RSC) had been due to be switched off last Tuesday



FM 21/2/92

DISTRICT SIX

124

## Building plans

An important breakthrough in the redevelopment of District Six is on the cards. Proposals are expected within the next month for the establishment of a vehicle to undertake the work.

If accepted it will lead to the start of detailed planning and the selection of future residents. Depending on the success of the various processes, construction of the first



Cape's Meiring due to study redevelopment plan

new housing units could begin late next year or early in 1994.

The proposals for a development vehicle are due to be made to the Interim District Six Technical Committee and to Cape Administrator Kobus Meiring by one of the committee's working groups. In December last year, the working group agreed in principle to a plan for three bodies to undertake the redevelopment: an asset trust to hold the land and secure finance, a body to identify criteria to assist in the selection of future residents, and a non-profit-making community development trust responsible for further policymaking and development processes.

Though a wide range of organisations and interest groups are represented on the committee — some of which may oppose the proposals — it is generally believed that the plan will be deemed acceptable if approved by the main players. These are the Cape Town City Council, the State, the ANC and community organisations.

The ANC's Basil Davidson says an important stage has been reached in the development process after considerable work over the past year. The nature of consensus necessary to carry the process forward will now have to be agreed on. He says it's important to identify the future residents of the area early on so that they can have a direct say in the development.

In a report to the council earlier this month Cape Town city planner Neville Riley said the redevelopment process was entering a phase "where many positive advances may be made after months of uncertainty regard-

FM 21/2/92

124

ing the acquisition of the necessary land."

The redevelopment process — described by Riley as "highly complex and political" — began more than two years ago and includes a wide range of investigations by various participants. Last year, the Cabinet approved in principle the exchange of privately owned land in District Six for land elsewhere in the Cape Peninsula on condition that vacant council-owned land was also made available. The council subsequently agreed in principle to put all its land into a land pool. The future of one piece of vacant land owned by the Cape Technikon remains unresolved.

The selection of future residents is regarded as the most controversial aspect of the redevelopment. Riley says it is intended that "a credible independent body" take responsibility for the project.

## PROPERTY

### Business booms in Knysna

Business Day Reporter

KNYSNA is showing an "anti-recession trend", says Board of Executors Properties director Jonathan Fair

He was releasing sales figures for Belvidere Park — the R23m Cape Victorian styled retirement development on the lagoon — for the six months to end January. ~~124~~ (124)

Since the beginning of August 1991 sales have topped R5,5m, with the 20 units sold ranging in price from R235 000 to R390 000. Fifty-five units have now been sold

"Knysna is experiencing an unprecedented demand from buyers looking to relocate on a semi-permanent or permanent basis," said Fair.

There is also a good demand for units in the luxury housing development on the site of the old Leisure Isle Hotel and also for the development in the Welberdacht area overlooking the lagoon.

Business Day 12/2/92

# Housing scheme is generating much interest

(124)

CT 27/2/92

By CLAUDIA CAVANAGH

APPLICATIONS for the controversial R5,24 m low-cost housing scheme in Ocean View are being processed and allocations for the first phase of 328 stands will be made shortly

The money was made available to the people of Ocean View by the Independent Development Trust and is being implemented by Cape Utility Homes — a company specialising in self-help housing projects — as well as a local planning forum known as the Ocean View Development Trust.

Last month a controversy surrounded the scheme which aimed at relieving the critical housing shortage in Ocean View

The local management committee withdrew from the OVDT and rejected the concept claiming they wanted "decent low-cost housing for our people"

## 'Meeting'

Claims that the development would result in a slum were refuted by a spokesman for CUH. He said as soon as the sites had been allocated, a residents' association would be formed which would impose whatever limitations it saw fit on the area.

Mr Alistair Sempell of CUH, said "A meeting will be held this week and

applicants have been asked to attend with a valid identity document and a certified pay slip from their employer. To date about 500 people have applied who all have a connection with Ocean View"

Applicants may not earn more than R1 000 per month

Mr Sempell said those people who applied for their stand last year and who had meanwhile received pay increases which removed them from this category could still produce a valid pay slip up until December 31 1991

## Serviced sites

One of the most important aspects of the exercise was to transfer the planning of the area from the community trust to the involved residents, he said

"Meanwhile, interest in the scheme has been shown by agencies supplying facilities such as old-age homes, crèches, and churches," said Mr Sempell

The entire scheme will involve about 700 serviced sites costing R7 500 each

Applications are still open and can be made to BOX 181, Howard Place, Pinelands. Interested parties are invited to attend weekly meetings held in the Ocean View library every Tuesday evening



ARG 28/4/92 (124)

# Argus rezoning plea backed

**JOHN VILJOEN**  
Staff Reporter

THE Cape Town City Council will support an application for the rezoning of a site next to Valkenberg Hospital for new headquarters for The Argus

The council, which does not have the authority to approve the rezoning, yesterday adopted an executive committee recommendation that the Minister of Local Government be asked to rezone the land

Arcmen Architects, on behalf of the owners, the Medical Re-

search Council, propose to develop the property for a "Newspaper Park", which will include offices and printing works

The land is bounded by Alexandra Road to the east and a proposed nature park forming part of the Liesbeek/Black River wetlands to the west

Argus Newspapers are interested in moving their St George's Mall operation and the Observatory site is a possible alternative

The city planner's department commented that the proposed site was strategically located at the nucleus of several main roads — the N2, M5, M4 and Forest Drive — favouring newspaper distribution

Moving The Argus from its Cape Town premises would relieve traffic congestion around Newspaper House in Burg Street

The department proposed that an absolute height restriction of 25m be imposed on any development at the site

ARG 28/2/92 (121)

# Landowners face levies on property

## Staff Reporter

LANDOWNERS whose property increases in value as a result of rezoning may soon have to pay the city council

The council decided yesterday it would recommend to the Administrator the re-introduction of enhancement levies

Also known as betterment fees, enhancement levies are paid by landowners when the market value of their land increases as a result of rezoning, for example, from residential to business

The fees were introduced in 1934 but scrapped in 1985

The council will recommend that enhancement levies be introduced, at least until 2001

when existing zoning rights lapse in terms of the Land Use Planning Ordinance

The council will recommend alternatively that the date when zoning rights lapse be brought forward to 1995

In November the council decided to investigate levying enhancement fees to limit individuals profiting out of increased property values as a result of rezoning

The cost of rezoning was substantial — from R1 000 to as much as R100 000 for a large and complex application involving extensive negotiation, public participation and investigation over an extended time



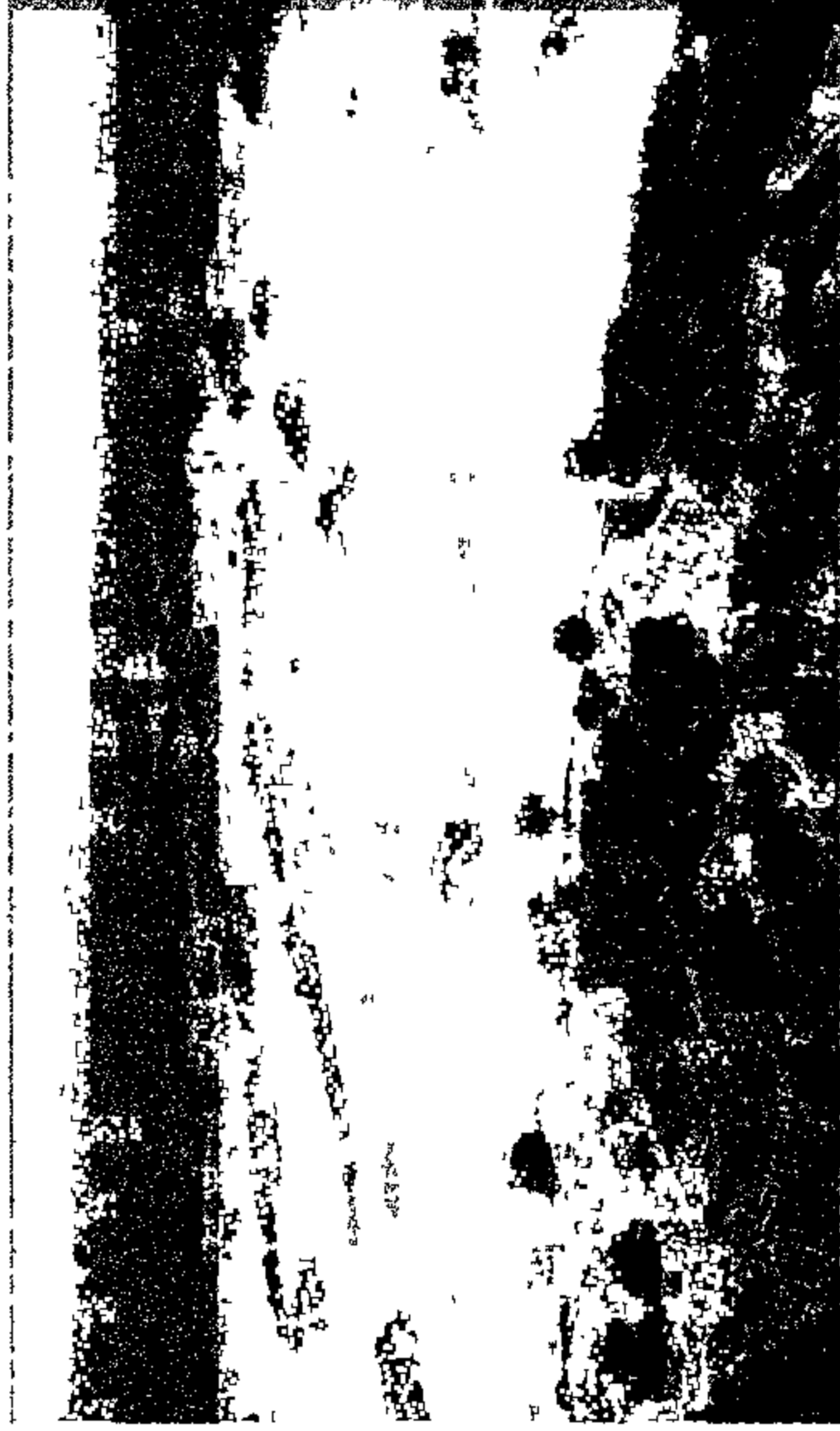
# Khayelitsha votes for more open space

## Survey finds support for recreational areas

South Africa has a desperate housing shortage, but using all available open urban space can create major social problems. The Driftsands nature reserve near the burgeoning township of Khayelitsha is a case in point. Authorities have suggested deproclaiming the reserve and using the land for houses, but local residents have other ideas, a survey has found. Environment Reporter JOHN YELD investigates.



RESERVE BORDER: The N2 national road to Somerset West forms the southern boundary of Driftsands, the largest reserve on the Cape Flats  
Pictures BARRIE LOW



DAMAGED, BUT VALUABLE: The reserve has been violated by a dam, dumping and squatters, but it is still considered important.

RECREATIONAL facilities in Khayelitsha are in desperately short supply and the nearby Driftsands nature reserve should be retained as a multiple-use open area, a survey of black residents and squatters in the huge township has found.

The research was done for the Driftsands Task Group, formed to oppose the threatened deproclamation of the 600 ha provincial reserve near D F Malan Airport.

Teacher Ms Faith Nguta interviewed 71 people in Khayelitsha in December, asking what their attitudes were to the need for urban open space in general and Driftsands in particular.

Respondents included residents, teachers, herbalists, sangomas, adults supervising male initiation rites and representatives of the ANC and the Western Cape United Squatters Association.

According to a summary of the survey results there was 'strong support' for retaining open urban space — for recreation in particular but also for vegetable gardens, initiation, woodlots, as a source of traditional medicine, conservation purposes (protection of wildlife), aesthetic considerations and gardens and nurseries.

Those who opposed keeping urban space open felt it should be used for creches, playgrounds, housing or sports fields.

"There was also strong agreement among all groups that Driftsands nature reserve should be a multiple-use reserve, but strong disagreement that it be kept solely as an open space," the summary said.

The respondents proposed using the reserve for recreation, education, traditional medicine, vegetable gardens and initiation. Woodlot and conservation received weak support.

"Recreational facilities are general-

ly lacking and there is a clear need for open space-linked facilities and uses in Khayelitsha and surrounding areas," the summary concluded.

"While there is strong support for retaining Driftsands nature reserve, its function must change from that of pure conservation to multiple-use, with distinct benefits for local communities."

"The reserve should also be made more accessible."

Ms Nguta said she had been surprised by the findings.

"Because most of them emphasised the point that they do think about these things but they don't know where to start or who to contact."

"What also struck me, especially with the people in the shacks, was that I had been expecting them to be totally negative, but they said 'we need houses but we also need open space'."

The residents were concerned because their children were bored and there were no recreational opportunities for them.

Task group spokesman Mr Barrie Low said the reserve was a core green area for an urban population approaching 1.7-million, "effectively the third or fourth biggest city in South Africa."

The results of the survey have been put on the agenda of a meeting of the Serviced Land Project's technical committee.

The project is a broad-based initiative which is trying to identify and service land for homeless families in Cape Town.

It is chaired by former Black Sash Western Cape president Mrs Mary Burton, and includes representatives of squatter organisations and civic associations, the Cape Town City Council, Western Cape Regional Services Council, ANC and Cape Provincial Administration.



# Cutbacks grind Delft to a halt

124

AT 4/3/92

By MAGGIE ROWLEY  
Property Editor

UNLESS urgent funding is forthcoming construction of Delft, the R600m "affordable" housing development on the Cape Flats, will grind to a halt within two months

And at stake are not only the hopes of thousands of the city's homeless but the livelihood of nine small developers and the 1 000-odd workforce presently employed, says project director James Slabbert

Delft aims to provide 10 000 units by 1996 and until December last year 200 homes a month were coming on stream. To date a total of 3 500 homes have been built

However, because of large cutbacks in state funding, delivery has dropped off dramatically since January, forcing Delft to seek alternative financing

"In fact we had to cut back on delivering 1 000 homes in the first part of this year," he said

Slabbert said a commitment from the private sector to provide access to long-term bond finance was now a matter of urgency if the project was not to get buried in the sand

The SA Housing Trust (SAHT), he

said, had agreed to provide the project with a R10m bridging loan for the construction of the next 700 homes

The SAHT had also promised to consider providing finance for 350 homes if they could raise other private sector bond finance for an equal number

"But we cannot even use the bridging finance until we have got the pledge of long-term finance"

Slabbert said so far the Perm and First National Bank had both agreed to provide 50 home loans each to qualifying buyers at Delft, while Boland Bank had promised 10 and Volkskas one

"Both Perm and FNB have approved 30 each to date but all other applications have been turned down

A further 30 loans have been allocated by the Clothing Union's Pension Fund

"We have already sold 140 new homes on condition buyers qualify for these home loans. If all these are approved we will be able to continue construction until April

"While we do have some state funding to finance further servicing and infrastructure in the project, our buyers need access to bond finance otherwise we can go no further"

# Fishermen's flats: residents happy as council sets price

CT 5/3/92

124

By CLAUDIA CAVANAGH

THE Kalk Bay fishing community is "jubilant" at the news that the Cape Town City Council has agreed on a base price for the sale of the fishermen's flats to residents of the area.

Chairman of the Fishing Community Resident's Association, Ms Valda Smith, told the Constantiaberg and False Bay Review this week that many families had been living in the flats for generations.

She said "Everyone is jubilant. Since the council began selling houses in Steenberg and Retreat we've been hoping that the same would happen with the fishermen's flats. The sale will mark the end of a two-year battle."

## 'More issues'

The chairman of the council's housing committee, Councillor Neil Ross, declined to reveal the exact price decided on until the residents had been properly informed.

He said it was a "base price" that would vary depending on a number of factors.

"We have to do certain external repairs to the buildings. The price has been set but the escalation factor re-

lating to any costs involved with this depends on when the repairs are done," he said adding that a meeting had been held with representatives of the community recently and a response was awaited.

"There are a number of issues to be addressed before the sales can be finalised. Firstly, the Kalk Bay Residents Association must make recommendations to the council regarding the mechanism of the sale and transfer. They have been given certain options and we are waiting for them to come back to us — we don't want to be prescriptive."

"Secondly, the city treasurer must calculate the estimated selling price with escalation given the fact that there is repair work to be done. They have been given a base price but this will be adjusted up or down depending on the circumstances under which they are transferred."

"The director of housing is assessing who is eligible to buy, the city planner must look at the question of land assembly as the properties are on little bits of land which are not registered under a common title and we must seek approval from the House of Representatives as they provided the money for the flats initially."

# Cape civics unite despite assassination

W/MA only 6/3-12/3/92

THE president of the 15 000-strong Western Cape Hostel Dwellers Association (WCHDA), Lucas Mbembe, died this week of injuries suffered when virtually the entire WCHDA executive came under fire in an attack by unidentified gunmen in Nyanga last Thursday night.

The attack threatened to derail last weekend's launch of a united civic structure in the western Cape.

The launch was originally supposed to have taken place last year, but was delayed when Western Cape Civic Association leader Michael Mapongwana was assassinated a week beforehand.

Despite last week's incident, the launch went ahead and the Civic Organisation of the Western Cape (Cowec) was formed. But the shooting of 60-year-old Mbembe, chairman of the African National Congress' Nyanga branch and a key mediator in the taxi conflict plaguing the region's townships, cast a long shadow over proceedings.

Also injured in the attack were WCHDA exec-

*The murder of a hostel leader failed to derail the launch of a western Cape united civic organisation, reports*

**GAYE DAVIS**

utive members George Mqokolo and Super Nkatozo and a youth living in a nearby hostel. Two men firing from a white bakkie swooped while the men were getting into their cars after a meeting last Thursday at about 9pm.

This week a witness came forward with the vehicle's registration number, which has been handed to police.

The western Cape is the ninth region so far to form a united civic association in the run-up to the launch next weekend of a national civic organisation. Four regions — the northern Cape, northern Natal, southern Natal and Natal Midlands — are due to launch associations this weekend.

Repression and a scarcity of funds were key factors contributing to the long delay of the national launch, supposed to have taken place in August last year, National Interim Civic Committee chairman Thembile Bethé said this week.

Local politics have also played a role. In the western Cape, the Cape Action Housing Committee (Cahac), despite being an initiator of unity talks in the region, did not attend the launch of Cowec, although a number of Cahac affiliates — civic and residents' association in coloured townships — did.

Also absent from the new structure is the Western Cape United Squatters' Association (Wecusa) — a reflection of long-standing differences between it and the township civics over whose right it is to organise shackdwellers. Another source of friction is Wecusa's recent co-option to its executive of Khayelitsha town councillors — a political no-no.

The secretary of the National Interim Civic Committee, Zohra Ebrahim, said this week that Cowec would be seeking meetings with both Wecusa and Cahac, which disbanded last year in preparation for the region's united civic launch and only recently re-constituted.

Cowec emerged from its launch committed to a position independent of any political organisation, aiming at being "truly representative" and "allowing people to determine their own future and not be dictated to", according to its publicity secretary, Welcome Zenzile.

The national structure will maintain the same position. Assuming that its launch takes place without any hitches, it will herald the emergence of a powerful new formation on South Africa's political landscape, encompassing 14 regions and representing people living in up to 50 towns in each region.



# House prices take a knock

**TOM HOOD, Business Editor**

APR 10/3/92 (124)  
HOUSES in the Peninsula are selling for around 15 percent below the asking price, with some areas showing a drop of as much as 31 percent

This is disclosed in a six-monthly survey of 910 homes sold by Multiple Listing Service estate agents

Asking prices showed substantial increases over the average price of homes sold, said Mr Bruce Wilson, managing director of MLS

Average asking price of a three-bedroom is R187 000, with sellers seeking R163 000 for a two-bedroom home and R330 000 for a four-bedroom home

Average selling period of all properties was 92 days, said Mr Wilson

Only 29 properties were withdrawn from the market by the owners after not being sold within three months and they had an average price tag of R181 000 — 12 percent above the R160 000 for similar properties

Average selling price of one-bedroom flats is R102 000 — a drop of 16 percent on the asking price. Two-bedroom flats fetch about R136 500, a drop of 20 percent, and three-bedroom flats R157 000, a drop of 10 percent

Three-bedroom houses in the City Bowl sell for about R266 000 or 13 percent below asking price

Selling prices of three-bedroom houses in other areas, says MLS, were

■ Table View area R183 000 (15 percent drop)

■ Bellville, below the N1 R129 000 (31 percent drop)

■ Bothasig, Edgemoor, Milnerton R118 000 (20 percent drop)

■ Durbanville to Stellenbosch area R185 000 (24 percent drop)

■ Goodwood, Thornton R125 000 (14 percent drop)

■ Kuilsriver, Brackenfell area R115 000 (20 percent drop)

■ Melkbosstrand R181 000 (20 percent drop)

■ Panorama, Platteklouf area R171 000 (13 percent drop)

■ Parow area R118 000 (13 percent drop)

Mr Wilson added the sample of sales in the southern suburbs was not big enough to draw conclusions

■ The residential property market, showing signs of recovering from a three-year slump, will be hard hit by a No majority vote in the March 17 referendum. Secondly, the Budget, to be presented to parliament a day later on March 18, could well neutralise any positive impact a Yes majority will have

This double warning comes from Ronald Ennik, director of Pam Golding Properties

Mr Ennik said a negative budget coupled with a No majority could be the final blow to the industry, already reeling from three years of high interest rates, poor economic performance and restricted foreign investment

"The past few years has seen many smaller residential companies forced out of business by unfavourable trading conditions", he says

"And, despite hinting at an upturn towards the end of 1992, the market could again be plunged into a downturn by the consequences of a No majority and negative Budget"

## HOUSE OF DELEGATES

## QUESTIONS

†Indicates translated version

For written reply

General Affairs

**Regional Services Council levies: total amount**  
4 Mr M RAJAB asked the Minister of Local Government and National Housing

(1) What total amount was collected by his Department in Regional Services Council levies in 1990 and 1991, respectively,

(2) in respect of each of these years, (a) how

much of this amount was paid to each of the Regional Services Councils and (b) what percentage of this amount was spent on (i) salaries and overheads, (ii) the provision of infrastructure, (iii) the provision of services and (iv) any other specified items?

D22E

The MINISTER OF LOCAL GOVERNMENT AND NATIONAL HOUSING

(1) None The Department of Local Government and National Housing receives no Regional Services Council levies Levies are collected by Regional Services Councils themselves

(2) Falls away

## HOUSE OF ASSEMBLY

## QUESTIONS

†Indicates translated version

For written reply

General Affairs

Trade unions vicariously liable

102 Mr L FUCHS asked the Minister of Manpower

(1) Whether it is envisaged to introduce legislation to make trade unions vicariously liable for the acts of their members, if not, why not, if so, when,

(2) whether it is envisaged that the rules of the Industrial Court will be amended so as to allow costs orders to be given in certain circumstances, if not, why not, if so, when?

B262E

The MINISTER OF MANPOWER

(1) No The common law situation applies as supplemented by section 79(2) of the Labour Relations Act, Act 28 of 1956

(2) No The powers of the Industrial Court to grant cost orders in specific circumstances are governed by sections 17(12)(a) and 43(4)(c) of the Labour Relations Act, 1956

Own Affairs see reply p 495

Rent-controlled premises: Sea Point

36 Mr C W EGLIN asked the Minister of Housing and Works

(1) How many rent-controlled premises were there in the Sea Point constituency as at 31 December 1991,

(2) (a) how many such premises were decontrolled in 1991 and (b) what is the (i) address and (ii) description of each of the properties concerned?

The MINISTER OF HOUSING AND WORKS B324E

(1) On 31 December 1991 there were still 401 units which have already been conditionally exempted from rent control and which are occupied by tenants who qualify for continued protection for as long as such tenants comply with the prescribed requirements for continued protection

(2) (a) 6 units comprising of 1 dwelling and 5 flats, were in 1991 conditionally exempted from rent control subject to the granting of continued protection to the tenants thereof if and for as long as such tenants comply with the prescribed requirements for continued protection

(b)

(i) Address

Flat 2, Kayuqa Flats, Camberwell Road, Sea Point Cape Town

Erf 45 Cape Town Sea Point

Flats GF 1, GF 2, 104 and 105 Stanmar, Marais Road, Sea Point Cape Town

Erf 802 Cape Town Sea Point

46 Upper-Rhine Road, Sea Point Cape Town

Erf 264 Cape Town Sea Point

# 3 families evicted <sup>ARC</sup> over bond <sub>12/3/92</sub> defaults <sub>(124)</sub>

**VUSI KAMA**  
Staff Reporter

POLICE have evicted three Khayelitsha families from their homes because of non-payment of bonds

A spokesman for the Natal Building Society, with which the families had mortgage loan agreements, said the evictions were "regrettable but unavoidable"

NBS Cape regional general manager Mr Kingsley Loney said the families, who lived in Khayelitsha's Nobuhle Housing Development, had not made payments on their bonds for more than two years

"The eviction of people from their houses is the regrettable end result of a bond boycott instituted by people who appeared to overlook the inevitable consequences of not repaying their mortgage loans," he said

Police left the families' belongings outside the houses

Residents had initiated a boycott of bond repayments in March, 1990 in protest against the alleged poor quality of the houses

The boycott was lifted in April last year after negotiations with financial institutions

Mr Loney said even after the boycott had been lifted some families were not sending their monthly bond repayments

Chairman of the local civic association Mr Zimisele Nojaholo called on the financial institutions to halt the evictions and hold discussions with his association

"We want to co-operate with the NBS and work well with them," he said



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# KTC 'only township totally in the dark' (124)

**THE KTC squatter camp is the only black township in the Western Cape that has not been supplied with any electricity, Minister of Local Government and National Housing Mr Leon Wessels said yesterday.**

**Two townships, Lwandle near Strand and Zweletemba near Worcester, were fully supplied with electricity, he said in reply to a question tabled in Parliament by Mr Peter Soal (DP Johannesburg North).**

**Mr Wessels said 8,3% of the houses in Langa had not yet been supplied with electricity, as was the case for 8,8% of the houses in Nyanga, 48,3% in New Crossroads, 89,6% in Guguletu, 44,5% in Crossroads, 55,6% in Lingeletu, 10,7% in Khayelitsha, 30,3% in Mfuleni in Kuils River and 16% in Kaya Mandl in Stellenbosch.**

ET 12/3/92



March 14 to March 19 1992

# 'Yachting yuppies' aren't welcome Kalk Bay

South 14/3 - 19/3/92

By Thoraya Pandey (124)

COLOURED residents in Kalk Bay this month won the right to own the homes they have lived in for over half a century

And with the right to live in what was formerly a white area, the fishermen in the village are adamant about retaining the tranquility of their harbour

After a year of negotiations between the Kalk Bay Fishing Community and Residents Association and the City Council, it has been agreed the council's flats in the area will be sold to residents

"We are overjoyed that the negotiations finally paid off," said Ms Mymoena Poggenpoel, secretary of the association

"Fishing families have been living in the 55 flats for over half a century and it is only fair for them to be given the opportunity to buy them"

The tiny community successfully evaded attempts to evict them under the Group Areas Act and have remained in the previously "white" suburb decades after the first attempt was made to move them.

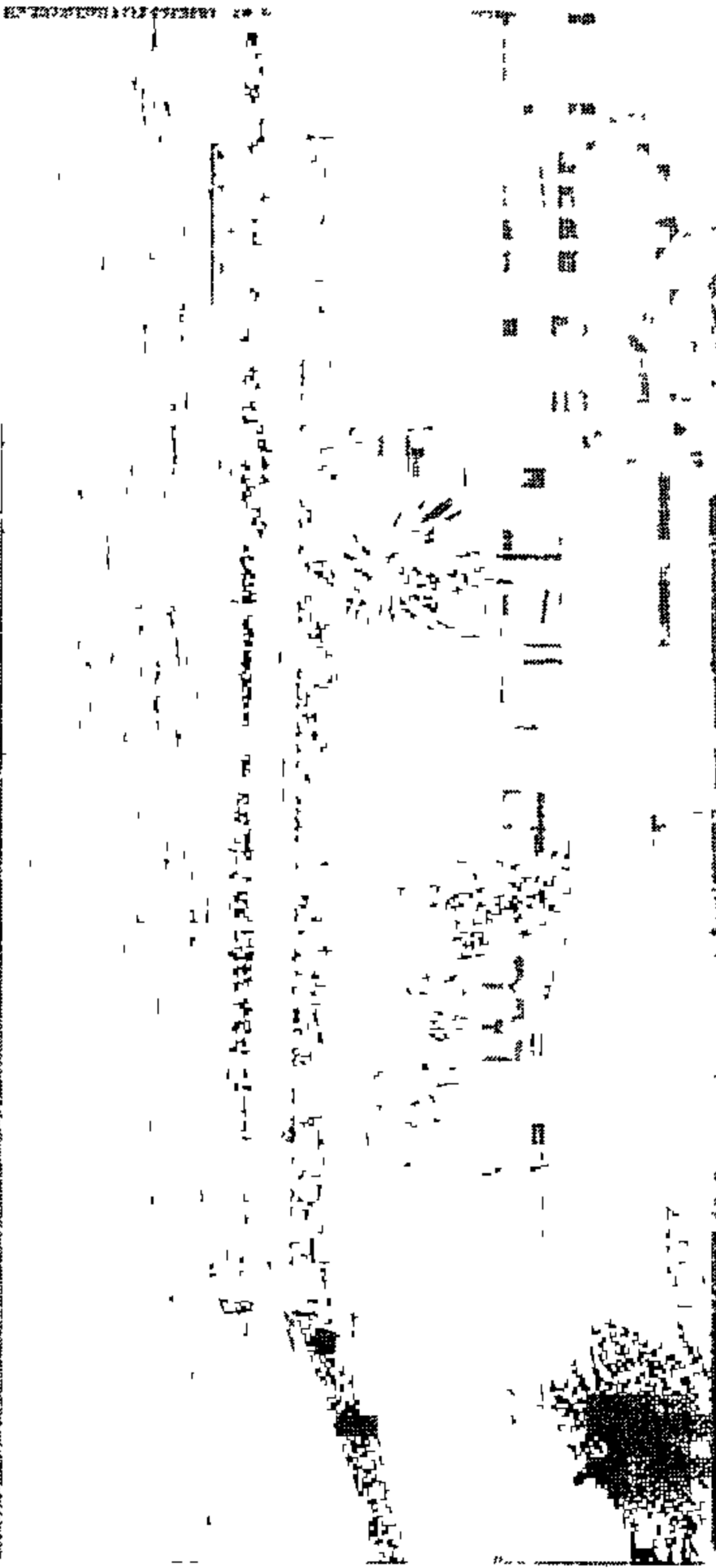


Photo Yunus Mohamed

## SAFE HAVEN: Kalk Bay fishermen keep their harbour quaint

Kalk Bay harbour is the only fishing area where every single boat still belongs to local fishermen and not big companies," Poggenpoel said

"In other harbours fishermen now have to work for these companies to survive"

The community also managed to

scupper plans by yacht owners to berth their vessels at the harbour, maintaining it as a haven for the less-affluent fishermen

"We want to maintain the historical character of the harbour," said Poggenpoel

"We've seen what they did to other harbours"

City Council spokesperson Mr Attie van der Merwe said the council had agreed to sell the flats to residents on condition all tenants purchase them

The condition was met

He declined to disclose the selling price because "figures were not yet released to the tenants"

# Property market hit by poll fears

CAPE TOWN — The referendum has brought the sale of private homes in Cape Town to a virtual standstill, and international interest also has cooled off considerably, say estate agents.

A survey of estate agents conducted by the Seeff property group found that where an offer to purchase was made, buyers were often inserting a clause to the effect that should the referendum result in a win for the "no" vote, the offer would be withdrawn.

"The only logical conclusion one can draw is that buyers are running scared because they believe a 'no' vote will demolish home prices," said Seeff interna-

(124)  
**LINDA ENSOR**

tional sales director Carmella Seeff in a statement. "For most of us our home is the single largest investment we will ever have and is the basis of our security. It is absolutely vital that we protect this with a resounding 'yes' on Tuesday or we will feel the consequences in our pockets for years to come," Seeff said.

She said that since the announcement of the referendum, international property inquiries had practically dried up.

"Even the weaker financial rand is not encouraging long-term investors. Everyone overseas is just

sitting on the sidelines to see how we will vote before they make any moves. If we are looking for positive interest from overseas, we can anticipate that it will come only after a 'yes' majority. Any other result will drive them away."

Report by L. Ensor, TMC, 122 St George's St Cape Town



In respect of the latest specified calendar year or 12-month period for which information is available, what was the (a) total number of (i) South African Airways, (ii) other commercial and (iii) private flights that landed at Port Elizabeth Airport, (b) capacity percentage of the above South African Airways flights, (c) total number of passengers (i) arriving at and (ii) departing from Port Elizabeth and (d) total weight of freight transported (i) to and (ii) from Port Elizabeth Airport?

**THE MINISTER FOR PUBLIC ENTERPRISES**  
B357E

The Managing Director of TRANSNET LIMITED has furnished the following information in reply to the hon member's question

- (a) (i) 6 550 (1 January 1991-31 December 1991)  
(b) 66,55%  
(c) (i) and (ii), (c) (i) and (ii) and (d) (i) and (ii)

This information must be obtained from the Department of Transport

**SAP: printing presses**

156 Mr J VAN ECK asked the Minister of Law and Order

- (1) Whether any branches and units of the South African Police have their own printing presses, if so, (a) which branches and/or units, (b) where are these printing presses located, (c) how many are there in total, (d) how many persons are employed to man these printing presses and (e) what categories of material are printed,

- (2) whether any material printed on these presses is used for distribution amongst civilians, if so, what kind of material is distributed?

**THE MINISTER OF LAW AND ORDER**  
B382E

- (1) Yes  
(a) Division Logistics  
(b) Pretoria  
(c) One (1)

HOUSE OF ASSEMBLY

**Own Affairs**

**Rented houses: Port Elizabeth**

42 Mr E W TRENT asked the Minister of Housing and Works (124)

How many houses being rented in the Port Elizabeth metropole were owned by (a) the Government, (b) Port Elizabeth Municipality, (c) Uitenhage Municipality and (d) Despatch Municipality as at the latest specified date for which information is available?

**THE MINISTER OF HOUSING AND WORKS**  
B358E

On 29 February 1992 the following units being rented in the Port Elizabeth Metropole, were owned by

- (a) **Government**  
Houses — 209  
Flats — 1 335  
(b) **Municipality of Port Elizabeth**  
Houses — 404  
Flats — 535

(c) **Municipality of Uitenhage**  
Houses — 26  
Flats — 36

(d) **Municipality of Despatch**  
Nil

**Permanent/non-permanent housing units**

43 Mr E W TRENT asked the Minister of Housing and Works (124)

(a) What was the total number of (i) permanent and (ii) non-permanent housing units in the (aa) previously White area of Port Elizabeth Municipality, (bb) Port Elizabeth District, (cc) previously White area of Despatch Municipality, (dd) previously White area of Uitenhage Municipality and (ee) Uitenhage District as at 31 December 1991 and (b) what is the estimated number of persons per housing unit as at the above date? B359E

**THE MINISTER OF HOUSING AND WORKS**

I regret that I am unable to supply the required information due to the fact that my Department does not keep the relevant statistics, and the local authorities concerned also indicated that they are unable to supply the necessary information

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# Reprieve for Delft housing expected

CT 18/3/92  
By MAGGIE ROWLEY  
Property Editor

A MAJOR capital injection to save Delft, the House of Representative's "affordable" housing project on the Cape Flats threatened by recent state cutbacks, is expected in the Budget.

John Hopkins deputy director of housing in the House of Representatives said he was hopeful that a substantial allocation for Delft and other self help housing projects under the department would be forthcoming with details being released on Thursday.

Earlier this month James Slabbert, the project director of the R600m Delft project, said that unless urgent funding from both the state and private sector was forthcoming construction would grind to a halt within two months.

Additional state funding would not only allow for continued delivery of homes for low income earners but would also secure the livelihood of nine small developers and the 1 000-odd workforce presently employed in the development.

Until the end of last year about 200 homes a month were being built at Delft — which aims to provide 10 000 units by 1996 — but since January state cutbacks have seen delivery drop off dramatically.

Hopkins said while figures were not available at this stage, there had been a strong response to the department's release of 24 000 serviced sites for sale through local authorities in the past month.

The department had provided R300m in loans to local authorities to service the sites, 5 000 of which are in the Western Cape, but these have been lying fallow for two years following the government's change in housing policy and the channelling of funds for low cost housing through the Independent Development Trust. Hopkins said the sites were being offered through the local authorities at prices ranging from R4 000 to R16 000 for those earning less than R2 000 a month.

## More evictions in Wolseley (124)

THE Wolseley municipality yesterday went ahead with further evictions from council-owned houses after a 16-month rent boycott that has run up a total of R269 000 in arrears.

A private company, hired by the Wolseley municipality and guarded by about 60 policemen from Paarl, evicted 14 families yesterday and served eviction orders on another 20.

This was the third mass eviction since February, when the first eviction resulted in a number of unrest incidents *at 20/3/92*

Wolseley town clerk Mr Julius Burmeister said there had been no incidents during the evictions yesterday.



# National civic launched

By SHADLEY NASH. Port Elizabeth

EASTERN CAPE, Border and Transkei representatives took most of the top positions of the South African National Civic Organisation at its weekend launch in Uitenhage

Eastern Cape Civic Organisation (Ecco) and the Port Elizabeth Peoples' Civic Organisation (Pepco) chairman Henry Fazzie was elected unopposed to chair the seven-member national executive

Civic Associations of Southern Transvaal leader Moses Mayekiso was elected president. He beat African National Congress executive member Thozamile Botha by 84 votes

The only other executive member not from the region is the vice-president, Lechesa Tsenondi of the Transvaal.

After his election, Fazzie said "This is an historic day. Our people died fighting to see the day that such a body was insti-

tuted," he said.

According to Botha, "Civic organisations were protest organisations, but civics must begin to enter a phase where developmental programmes are introduced. Civics are in the position of informing authorities about the needs of the people and how they see development."

Other members elected to top positions in Sanco are

● General secretary, Dan Sandi of the Grahamstown Civic Association and also executive member of Ecco.

● Assistant secretary, Penrose Ntlonti from Border, unanimously elected

● Treasurer, Thobile Gidigidi of the Transkei Civic Association

● Publicity secretary; Maxwell Mamase of Pepco, also the regional director of the Institute for a Democratic Alternative for South Africa — Pen

124

UNITY AMONG all civic organisations in the Western Cape seems unlikely to be achieved in the near future

The Western Cape United Squatters Association (Wecusa) has vowed to stay out of the unity process as long as the "long-standing issue of attacks on its members by the Western Cape Civic Association (WCCA) remains unresolved"

This stand and the related allegations follow Wecusa's absence from the launch of the Civic Organisation of the Western Cape (Cowec) two weeks ago

Wecusa was a member of the regional interim civics committee, which was charged with bringing about a merger between the WCCA, the Western Cape Hostel Dwellers Association (WCHDA), Wecusa and the Cape Areas Housing Action Committee (Cahac) to form Cowec

Wecusa regional vice-chairperson Mr Enoch Madywabe said "Before the merger, the WCCA burnt down shacks of our members and a vehicle belonging to Wecusa at Green Point in Khayelitsha

"When we reported the matter to the interim committee, a meeting attended by WCHDA, Cahac, Wecusa, the ANC, WCCA, Cosatu was convened

"Wecusa members told the meeting they could not forfeit their right to operate among the shack

## Feud delays unity in Western Cape

SOUTH 21/3-26/3/92

dwellers as we had a long history of co-operation with them

"We found that the WCCA was jealous that we were operating among the shack dwellers. They said they had a right to operate in the shacks"

Madywabe said the meeting decided that the WCCA should operate in the townships and not in the squatter settlements

When Wecusa had demanded that the burnt vehicle be replaced, an ANC national official, said he would take the matter to his national executive committee, but had not reported back.

Madywabe said that after the shack dwellers had been allowed to return to their areas the shacks were burnt down again, resulting in the death of three people

"We have been trying in vain on various occasions to get the WCCA to sit down and resolve the matter with us," Madywabe said.

"Since then we suspended our participation in the interim committee. We feel that we cannot engage ourselves in unity talks with WCCA until the matter of the harassment

of the shack dwellers has been addressed"

Madywabe said Wecusa found there was no trust between the organisations as one member was engaged in acts of violence against Wecusa

He said that a week before the launch of Cowec, two men from the WCHDA and two men from the WCCA approached Wecusa and said there would be a launch of a united civic the following week.

The men said they represented an "organising committee" for the launch. This kind of behaviour further bore testimony to the fact that the regional interim civic committee cannot be trusted," he said

"How can Wecusa, being a member organisation, be told that there would be a launch without being involved in the decision-making?"

"How can an organising committee be formed without our knowledge?"

Despite SOUTH's attempts for two weeks to get comment on Wecusa's allegations, Cowec's secretary and chairperson refused to respond





# Civics aim for end to violence

South 21/3-26/3/92

The recently-launched national civic organisation is evidence of a trend of unity among black communities, reports **Sechaba ka Nkosi**



Moses Mayekiso

**W**HITE SOUTH Africans may be divided into "Yes" and "No" camps as seen in this week's referendum on reform, but black communities are uniting at grassroots level.

Evidence of this trend is the launch of the national civic organisation in Uitenhage last weekend.

The event was the culmination of years of work by the National Interim Civics Committee (NICC) to bring local branches from 14 regions into one national body — the South African National Civics Organisation (Sanco).

Almost all the community organisations and liberation movements, including the Pan-Africanist Congress (PAC) and the Azanian People's Organisation (Azapo), are represented in the regional committees of Sanco.

In other branches, like the one in

Alexandra township near Johannesburg, the Inkatha Freedom Party (IFP) is also represented.

Sanco secretary-general Mr Dan Sandi says the civic movement is a representative forum where non-racial unity can be attained.

"One becomes a member of the community organisation because one is a resident, thus the whole movement takes the nature of every resident being a civic member and every civic member a resident," says Sandi.

Sanco sees itself playing an important role in ending the violence and in working towards and participating in an interim government.

Its president, Mr Moses Mayekiso, says "We know the feeling of the people on the ground, and everyone has to swallow political affiliations for the sake of the socio-political empowerment of our people".

Mayekiso beat ANC expert on local government Mr Thozamile

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# Feud delays unity in Western Cape

South 21/3-26/3/92

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Madywabe said the meeting decided that the WCCA should operate in the townships and not in the squatter settlements.

When Wecusa had demanded that the burnt vehicle be replaced, an ANC national official, said he would take the matter to his national executive committee, but had not reported back.

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squads

Whether the new national civic organisation can play a meaningful role in the transition remains to be seen.

But the very launch of Sanco is a huge step towards unity among blacks.

"We will do everything in our power to defend all the gains made so far and we will not rest until BLAs are gone and replaced by non-racial local governments," says Sandi.

Sanco had an important role to play in the One-City debate, another executive member Mr Henry Fazzie said.

"They are in the position of informing authorities about the needs of the people and how they

of the shack dwellers has been addressed."

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Despite SOUTH's attempts for two weeks to get comment on Wecusa's allegations, Cowec's secretary and chairperson refused to respond.

see development, their role is not to replace elected local authorities but to inform them," Fazzie said.

He warned, however, that civics should not sign any agreements at a local level as this may have "implications for national negotiations".

Other members elected to top positions in Sanco are:

vice-president Mr Lechesa Tsenondi, of the Transvaal, assistant secretary Mr Penrose Nilontu, from the Border,

treasurer Mr Thobile Gidigidi, of the Transkei Civic Association, publicity secretary Mr Maxwell Mamase, of the Port Elizabeth Peoples Civic Association and regional director of the Institute for a Democratic Alternative for South Africa—

*AIA and Pen*



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South 21/3-26/3/92

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When Wecusa had demanded that the burnt vehicle be replaced, an ANC national official, said he would take the matter to his national executive committee, but had not reported back.

Madywabe said that after the shack dwellers had been allowed to return to their areas the shacks were burnt down again, resulting in the death of three people

"We have been trying in vain on various occasions to get the WCCA to sit down and resolve the matter with us," Madywabe said.

"Since then we suspended our participation in the interim committee. We feel that we cannot engage ourselves in unity talks with WCCA until the matter of the harassment

of the shack dwellers has been addressed"

Madywabe said Wecusa found there was no trust between the organisations as one member was engaged in acts of violence against Wecusa.

He said that a week before the launch of Cowec, two men from the WCHDA and two men from the WCCA approached Wecusa and said there would be a launch of a united civic the following week.

The men said they represented an "organising committee" for the launch. This kind of behaviour further bore testimony to the fact that the regional interim civic committee cannot be trusted," he said

"How can Wecusa, being a member organisation, be told that there would be a launch without being involved in the decision-making?"

"How can an organising committee be formed without our knowledge?"

Despite SOUTH's attempts for two weeks to get comment on Wecusa's allegations, Cowec's secretary and chairperson refused to respond

# lifestyles

They have weathered the sea and beaten the Group Areas Act. Such is the strength of the fishing community of Kalk Bay.

## Kalk Bay reports

IN DECEMBER of that year, Cooper Surgical sold the Mème production plant to Surgitek, a subsidiary of Bristol-Myers Squibb —

how the foam could release cancer causing TDA under harsh, chemical conditions

After reviewing that testimony Mr Tom Powell, a Cooper Surgical vice-president, called chemist M Ed Griffiths, product manager at Scotfoam, the foam's manufacturer. Griffiths confirmed the product could release at least a small amount of the chemical. He had assumed Cooper Surgical was using the foam in industry.

Griffiths then advised Powell that Scotfoam didn't recommend use of implants due to a lack of long-term data on the foam's suitability and health effects.

"I wanted him to know we had no expertise in determining the suitability of the foam in medical applications and that it was his — the end user's — responsibility."

"I'm very fearful that health problems we are seeing today with all the implants are merely a hint of the disaster to come."

From 1987 until the implant was pulled from the market in April 1991, the right to manufacture the Mème was sold twice: one to Cooper Surgical, part of the Cooper Companies, Inc., of New York, which primarily manufactures optical products, and then to Surgitek, a division of Bristol-Myers Squibb.

It was only in late 1987, after several women had filed personal-injury suits against the company and more than 10 000 Mèmes had

symptoms ranging from sharp pain in their breasts and pelvic regions to inflammation and severe fatigue

"I'm not only worried about the potential of implants to cause cancer," says Blais, "but their chemical constituents may also wreak havoc in the body over the long term."

Blais believes most, if not all, of the products will fail in time.

"Plastic surgeons have been putting in a lot of junk that has been very poorly manufactured," he says. "It's never been made to last, and that means a lot of women are going to have broken implants and leaking gel and other chemicals and debris moving through their bodies

sets of damaged Mème implants and other silicone-gel types without the foam arrive by courier almost daily from the US and Canada, along with medical records and mammogram results. The packages are piling up in the living room.

Among the 80 or so sets of damaged implants he's received, Blais says ones with broken covers are most common. The gel released from the silicone sacs has seeped into armpits and lymph nodes.

In a typical case, an implant deflated, and leakage on both sides began to erode the user's ribs.

Some of the women who have contacted Blais have complained of

last decade has been the Mème implant, a silicone-gel sac with a unique polyurethane foam cover supposed to prevent hardening.

Since its development in 1982, the Mème has captured over a quarter of the current implant market, over 200 000 women carry the Mème in their bodies.

But in spite of the large numbers of women opting for the "improved" implant, the foam used for its cover — originally manufactured for use in such things as furniture upholstery, oil filters, and carburetors — went almost completely unmonitored for eight years.

In April 1991 the Federal Drug Administrator (FDA) released a report showing that, in conditions similar to those in the body, the foam can release the chemical 2,4-toluenediamine (TDA), which causes liver cancer in rats and is a suspected human carcinogen.

Days after the announcement, the Mème's manufacturers, Bristol-Myers Squibb, withdrew it from the

## She wanted to look good in a bikini

her job as a regional sales manager for a piano distributorship and moved from California to Florida, hoping to start a new life. The breast pain journeyed with her. Then came severe headaches.

*The smell from the infection was so bad the chief*

ALL THAT is left of 52-year-old Ms Janie Cruise's surgically implanted breasts are two buckets filled with greenish gel on the desk of medical consultant Mr Pierre Blais' desk.

124

# Bay of harmony and heritage

Sault 2113 - 2613192

# Southern Living



# There's no place on earth like Kalk Bay

Salt 21/3 - 26/3/92

(124)

**Mrs Gaironiésa Fortune, 67:**  
We are eight people living in a two-bedroomed flat and although it is uncomfortable, there is no other place on earth compared to Kalk Bay.

For decades our community has managed to survive and live in harmony

I cannot recall any religious conflict simply because there is mutual respect between Muslims and Christians.

All my children want to stay here, they don't want to move out because it is a safe environment.

Over weekends, everyone goes to the harbour to earn extra money by doing a little fishing on their own, including the mothers

Things may sometimes be bad but we'll never starve in Kalk Bay — we are survivors

During the good seasons, we save our money to use during the bad seasons

**Mr Shaun Edwards:**  
Kalk bay is a wonderful community to live in but fishing is not for me

Today's kids don't want to go into fishing because there is no definite wage

One day you'll have money and the next there will be nothing.

As a community we never experienced major problems with whites around the area My best friend is white

**Rebecca de la Cruz, 73**

All my children wanted to live in Kalk Bay when they got married but were unable to because there were no houses available

This is the problem many families face and it is really sad that there are no houses available to keep families together

**The fisherfolk of the village on the False Bay coast tell of the good old days and the difficulty now of making a living :**

Many years ago, there were up to 10 people living in this one-bedroom flat but we managed it well

Things are much better now that they have moved out but they all long to come back and live in Kalk Bay

I remember the days when I went out on sea with my husband, everyone worked hard to survive

My husband enjoys telling tales of the old days to our grandchildren

**Mogamat Armien Fortune:**

I own a boat called the 'Tay Mahal and it is very expensive to maintain

I pay up to R450 for one crayfish trap and we don't always make money on the catch everytime we go out

It is difficult to make a living but this is my trade and I will continue doing it

We have very little hope of surviving and Kalk bay will become like Hout Bay and other harbours

**Mr Cecil Sassman, 77**

"I'll die if I have to move out of the area

There is no place on earth where I will be able to live and be completely happy.

I reared 10 children in this house, they were educated in Kalk Bay and

it is unfortunate that they had to move out because of a lack of housing

I have been wanting to buy this flat for so long and am pleased the association was able to get the City Council to agree to selling it to us

There are so many stories to tell about this place that I don't even know where to begin

It's been my home from birth and will remain so until I die.

**Mrs Ruth Teichardt:**

I married into one of the white families living among the predominantly coloured community in Kalk Bay

This is my home and I am very happy living here

I have never encountered any problems with anyone and find our community a pleasure to live in

My husband has been living here all his life



# Pay up — or lights out!

(124) AUG 23 1992

## Crackdown threat as council loses thousands in bad debts for electricity

CLIVE SAWYER, Municipal Reporter

DISCONNECTION notices served to electricity subscribers averaged 5 000 a month in 1991 — and, a crackdown on non-payers may be in the offing

According to figures tabled at a city council executive committee meeting, arrears more than two months old totalled more than R7,7 million in January

Figures for Langa and Guguletu were not included.

The committee ordered the city treasurer and city electrical engineer to investigate ways to "urgently optimise" the number of monthly disconnections, to report on the costs of additional staff and to investigate regular Friday disconnections of domestic supplies

A report said arrears were written off after liquidation and insolvency proceedings, when consumers absconded and when costs of recovery would be more than the debt

In 1990/91, R314 000 was written off as bad debts

VAT and the September tariff increase had no significant effect on the amount of arrears, said the report

"It is evident consumers are taking longer to pay their bills and the mounting arrears situation is becoming increasingly difficult to manage and control within the confines of present staffing resources and currently accepted methods of arrears recovery," said the report

Limited staff meant only 25 percent of disconnections ordered could be carried out each month

Reacting to demands from the Bonteheuwel Civic Association, the committee rejected a further six months' moratorium on disconnections and the introduction of differential payment scheme for pensioners, disability-grant recipients and other indigent consumers

In other decisions, the committee

- Agreed to increase the payment to the Chief of the Navy for firing the Noon Day Gun to R46,90 — a 16,5 percent increase to cover a gunpowder price hike,
- Rejected a proposal by city councillor Mrs Joye Gibbs that a negotiating forum be set up to handle rent arrears,
- Approved a R2,7 million project to repair the Athlone Power Station cooling towers, which consultants say could collapse in high winds,
- Approved spending R1 921 400 on building and equipping a new control centre at Epping Fire Station, and
- Agreed to music being played on the terrace of Seagulls Restaurant in Mouille Point between 6pm and 9pm on Sundays, provided no amplification was used

Loud music on Saturdays caused complaints recently, leading to a council ban

# Rezoning application fees grossly inadequate — Stott

CLIVE SAWYER Municipal Reporter

APPLICATION fees for rezonings and departures proposed in the Land Use Planning Ordinance Amendment Bill were "grossly inadequate", said Mrs

Eulalie Stott.

She told a Western Cape Regional Services Council meeting that administration fees paid by applicants would not cover processing costs.

The RSC yesterday resolved to levy the fees, backdated to March 1, pending a decision from the Minister of Local Government and the Administrator on the RSC's proposed planning application fees.

"Countrywide, ratepayers are subsidising rezoning or departure applications," Mrs Stott said.

Until 1987, local authorities charged

fees for applications until this was stopped by an amendment to the Land Use Planning Ordinance.

Some local authorities have pressured the government to reimpose fees to prevent people profiteering from upgrading zonings.

In terms of the bill, rezoning applications will cost R250, departure applications on the size of the plot, and subdivision applications will cost R50 for up to 20 erven and R5 for every erf after that.

Mr Attie Adriaanse said the RSC said it was "nothing to do" with local authorities if people who had their properties rezoned made a profit.

Mrs Stott emphasised her concern was that fees would not cover administration costs.

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HOUSE OF ASSEMBLY

QUESTIONS

† Indicates translated version

For written reply  
General Affairs

Citizenship certificates

132 Mr P G SOAL asked the Minister of Home Affairs  
How many citizenship certificates (a) (i) had been issued and (ii) remained to be issued as at 31 December 1991, and (b) were issued in 1991, to citizens of each self-governing territory?

B333E

The MINISTER OF HOME AFFAIRS

	(a) (i)	(a) (ii)	(b)
KwaZulu	1 611 543	2 009 960	312
Lebowa	278 321	1 362 363	0
OwaOwa	173 250	1 007 079	1 428
Gazankulu	98 444	487 198	0
KaNgyane	4 574	610 945	0
KwaNdebele	47 430	374 772	240

The figures furnished under (a) (ii) are projections based on the latest adjusted 1985 Census figures as supplied by the Central Statistical Service. The results of the 1991 Census Survey, adjusted for undercount, are not yet available

Black home-owners

137 Mr P G SOAL asked the Minister of Local Government and National Housing

(a) How many Black home-owners are there in the Republic, (i) including and (ii) excluding the self-governing territories, and (b) how many such home-owners have mortgages?

B345E

The MINISTER OF LOCAL GOVERNMENT AND NATIONAL HOUSING

(a) (i) and (ii) No statistics are available because, in so far as it concerns registra-

Electricity supply PE metropole

166 Mr E W TRENT asked the Minister of Local Government and National Housing

(a) How many houses are supplied with electricity in (i) the metropole comprising Port Elizabeth, Ibhayi, Uitenhage and Kwanobuhle and (ii) each of these four areas and (b) in respect of what date is this information furnished? (124)

B396E

The MINISTER OF LOCAL GOVERNMENT AND NATIONAL HOUSING

	(a)	(i)	(ii)
Port Elizabeth	88 496	65 366	7 698
Ibhayi		7 698	12 800
Uitenhage		12 800	2 632
Kwanobuhle		2 632	

(b) 16 March 1992

Health: amount budgeted

170 Mr M J ELLIS asked the Minister of National Health

(a) What total amount has been budgeted for health in South Africa in respect of the latest specified 12-month period for which figures are available and (b) how much of this amount has been earmarked for (i) primary health care, (ii) secondary health care, (iii) tertiary health care and (iv) any other specified division?

B400E

The MINISTER OF NATIONAL HEALTH

Department of National Health and Population Development

	(a)	(b)
1991/92 financial year R714 464 000 and		
(i) R197 059 000,		
(ii) not applicable,		
(iii) not applicable and		
(iv) Health R517 405 000		

Provincial Administration of the Cape of Good Hope

	(a)	(b)
1992/93 financial year R2 065 342 000 and		
(i) and (ii) separate amounts not available. A total amount of R1 062 441 000 has been provisionally voted.		

	(iii)	(iv)
R813 120 000 and		
Head Office Administration		
R189 781 000		

Provincial Administration of Natal

	(a)	(b)
1991/92 financial year R1 014 063 000 and		
(i) R326 923 000,		
(ii) R345 141 000,		
(iii) R175 221 000 and		

Provincial Administration and auxiliary services

	(i)	(ii)	(iii)	(iv)
Administration and auxiliary services	R13 436 000			
Ambulance and emergency services	R45 541 000			
Supporting and specially controlled services	R91 805 000			
Central medical stock account	R1 000 000			
Government motor transport	R655 000			
Capital works	R14 341 000			

Provincial Administration of the Orange Free State

	(a)	(b)
1991/92 financial year R659 346 000 and		
(i) R70 712 000,		
(ii) R184 650 000		
(iii) R320 900 000 and		
(iv) R83 084 000 for Management, Capital and minor works, Emergency medical services, Auxiliary and specially controlled services		

Provincial Administration of Transvaal

	(a)	(b)
1991/92 financial year R2 388 161 000 and		
(i) R308 073 000,		
(ii) R773 764 000,		
(iii) R1 306 324 000 and		
(iv) not available		

Administration House of Assembly

	(a)	(b)
1991/92 financial year R623 630 000 and		
(i) R83 143 200,		
(ii) R537 364 800,		
(iii) R3 122 000 and		



## CLIFTON BUNGALOWS

### Testing the price

(124)

The sale of what are widely regarded as the most sought-after residential properties in SA — the Clifton bungalow sites in Cape Town — is headed for a long legal battle.

Leaseholders are trying to make the city council sell the properties at prices set six years ago. Fm 27/3/92

The 170 sites on the beach at Clifton are leased from the council at nominal rentals but long-term leases, including the modest bungalows on the sites, now sell for much more than they would have in 1986 when the council decided in principle to sell the sites.

Prices were set at around R200 000. They were regarded as steep then but not unreasonable.

Technicalities delayed the sales. Earlier this year, the council decided to test the market by selling three vacant sites and one which had a bungalow. They fetched a total of R2,6m.

The plots ranged in size from 371 m<sup>2</sup> to 520 m<sup>2</sup> and the prices from R550 000 to R750 000 at an auction attended by about 350 people.

The prices were regarded as exceptional in view of the strict conditions of sale: you must build within two years of transfer, resale before building is restricted, as is size and height of buildings and vehicular access from the road.

The auction was seen as an indicator of how the council could peg prices when it eventually sells the other plots. But bungalow owners say legal opinion is that the council cannot raise the prices from the 1986 level.

After the auction, the council decided to let its executive committee determine the prices. It is understood that the committee is

## PROPERTY Fm 27/3/92

still considering the issue. (124)

Meanwhile, bungalow residents have applied for a court order to compel the council to sell the sites at the 1986 prices. The council says the prices were not fixed and it will oppose the order.

City administrator Gys Hofmeyr says the case will probably take some time to go to court. ■

# No visitors allowed without permission at Lutzville

South 28/3-2/4/92

124

**By Donald Zake**

RESIDENTS OF the coloured area of Lutzville on the West Coast are compelled to sign a lease forbidding them to have visitors without the written permission of the white municipality

Town clerk Mr Jannie Carstens said the lease was a "completely ordinary agreement that has been in force for years" but that it was being revised and would be put to residents for their comments before

being finalised.

"We don't want to be negative or unsympathetic," he said this week, "but there are numbers of houses which are absolutely overpopulated, and then we sit with the problem."

The chairperson of the Lutzville Civic Association, Mr John van der Westhuizen, said in an interview that the contract "takes away your democratic right that you have in this country".

He said in addition to the clause

on "bona fide visitors", there was one providing that only people who worked in Lutzville could occupy the houses

Carstens said it had already been decided to scrap the second clause, and said the municipality did not enforce the clause on visitors

Its purpose was to prevent visitors from staying on and becoming permanent occupants, which could result in two- or three-roomed houses being occupied by 10 or 12

people

This was "totally logical and justifiable"

Carstens also said there was a clause in the contract stipulating that a person would not be allowed to occupy a house unless he had fixed employment

"The idea is that a man must not roam around and be without a job"

He said although this entitled the municipality to evict a person who lost his job, it would be "absolutely

unfair" to do so

What it meant in practice was that preference was given on the waiting list for homes to people who had jobs

Coloured residents of Lutzville owed more than R140 000 in rent arrears and service charges

Carstens said the community was consulted on the contract at the meeting on Sunday March 22, and that a revised version would be published for comment

ARC 30/3/92  
(124)

# Bid to crack down on electricity defaulters

**CLIVE SAWYER Municipal Reporter**  
CITY councillors are to be asked today to approve a crackdown on subscribers who do not pay electricity bills

An executive committee report recommends that if people who have been allowed to pay off their accounts as part of concessionary agreements default on payments, their supplies be cut off immediately and the agreements cancelled

Normal payment requirements will come into force, which means defaulters will have to pay their current accounts, half the arrears, and the rest of the arrears within a month

In January, arrears more than two

months old totalled R7,7 million, a report said

Current arrears were R13,34 million, which meant 34 percent of accounts were in arrears

The average value of accounts in arrears was R164, while the average value of accounts more than two months old was R328

This amount excludes arrears owed in Langa and Guguletu

The report said only a quarter of the disconnections ordered each month were carried out because of staff limitations

If the crackdown proceeds, it is likely that additional staff and money will be provided for disconnection operations



# City council vows to get tough on electricity arrears

(124)

AUG 14/92

**CLIVE SAWYER**  
Municipal Reporter

THE city council is set to get tough on electricity bill arrears, with officials aiming to cut off up to 12 000 defaulting subscribers a month.

Arrears have passed the R15 million mark, according to figures tabled at recent committee meetings.

At its monthly meeting yesterday, the city council said people who violated agreements to pay off their arrears would have their supplies summarily cut off.

Broken agreements will be cancelled, and defaulters will have to pay according to the normal rules — by paying the current account, half the arrears, and within a month the remaining half.

A request by the Bonteheuwel Civic Association for a further six months' standstill in disconnections was turned down.

The decision comes after a report that only a quarter of the disconnections ordered each month were being carried out because of staff and financial limitations.

A city council official said it was hoped to cut off supplies at a rate of 12 000 a month.

The problem of people failing to pay was being found throughout the area supplied by the city council, from townships to affluent suburbs.

Mr Ian Iversen said the council was partly at fault for the high rate of arrears because of its "soft policy" on cutoffs.

"Consumers have put the council last because they know they have nothing to fear from it," he said.

# Rent can now be paid at all cash offices <sup>(124)</sup>

**CLIVE SAWYER, Municipal Reporter**

CITY council cash office procedures are to be changed so that payments of all types of accounts will be accepted.

The decision follows a request that council housing estate tenants be allowed to pay rent at cash offices controlled by the city treasurer.

The city treasurer agreed in principle to payments of all accounts being accepted, but said he was worried over the impact the "vast number of payments" would have, particularly on Saturday mornings **ARC 1/4/92**

The housing committee recommended the change, saying it would improve income and relations with the community

In other decisions yesterday, the city council voted to

- Impose a surcharge on the cost of hiring Green Point Stadium to pay for a R140 000 public address system.

- Ask the Western Cape Regional Services Council for financial aid for a R2,2 million project to upgrade the Western Province Tennis Association's facilities in Rondebosch

- Spend R2,6 million on repairs to the Athlone Power Station cooling towers, which engineers have warned could fall over in a gale-force wind

## Councillors label proposed upgrade 'empire-building'

**Municipal Reporter**

A PROPOSAL to set up a separate human resources department in the city council by upgrading the personnel department has sparked accusations of empire building

The proposal has been referred back to the executive committee on a 14-to-12 vote after a division

If accepted, the present personnel director, whose department falls under the town clerk, would head a department of his own as the director of human resources

# Tough new switch-off crackdown

ET 14/92

124

By PETER DENNENY

**ELECTRICITY** consumers who are in arrears with their bills are going to be disconnected at a rate of at least 7 000 a month in a new council crackdown.

The Cape Town City Council adopted a tough new policy yesterday that includes the introduction of Friday disconnections for domestic users.

Until now the council has been loath to disconnect on a Friday, because those consumers who are willing to pay immediately to have electricity reconnected may have to wait until after the weekend.

According to a report before the council yesterday, by January this year there were 23 467 accounts which were at least two months in arrear, to the tune of R7,7 million — not counting the arrears in Langa and Guguletu.

Mr Ian Iversen said the overall total was about R15m.

Part of the R2,3m in outstanding fi-

nal accounts will have to be written off, for example where there have been liquidations or insolvencies, where consumers have absconded and where recovery costs exceed the debt.

Last year 5 000 disconnection notices a month were issued. Yet only 25% of disconnection notices are acted upon each month because of limited staff.

"A growing number of consumers are taking advantage of this situation and delaying payment," city treasurer Mr Eddie Landsberg reported.

Friday disconnections are expected to improve the cut-off rate. This and a productivity drive should enable staff to cut off 7 000 consumers a month. The council would like to disconnect 12 000 a month, but the work load would be too much for its staff.

Mr Iversen said political action against the cut-offs was to be expected. He recommended waiting a month before "walking into the fire" so that a public relations campaign could be launched first.



# Eskom can't scrap Atlantis arrears

Staff Reporter

ESKOM is unable to scrap the arrears on electricity bills in Atlantis, where 47% of the population is unemployed, a meeting between Eskom and the ANC's Atlantis branch heard yesterday.

At the meeting, in Bellville, Ms Susan Deers, ANC branch secretary, said that over the past two years 47% of residents had lost their jobs owing to the economic slump.

She said the ANC had asked that arrears on electricity accounts be scrapped, and had planned a march on Eskom's Bellville offices for yesterday.

A senior Eskom executive, however, approached the ANC and offered to negotiate.

An Eskom spokeswoman said that Atlantis fell under the Regional Services Council and it was therefore impossible for Eskom to scrap the arrears. Eskom has undertaken to investigate and to report back to the ANC.

124

# A harder fast than in the past

(124) AKG 3/4/92

**SHARKEY ISAACS**  
Staff Reporter

A DELAY in connecting power to new houses in Eagle Park, Pelican Park, forced several Muslim families to fast in difficult conditions during the holy month of Ramadan

The hardships were described by Mr Basheer Rahiman who, with his wife Shaheeda and sons Bilal, 19, and Ikram, 16, moved into their "self-help" home two months ago

Ironically the house is 100 m from the overhead powerlines of the main electricity grid

"We moved here because of financial considerations and fears of vandalism by hooligans who had plundered a number of houses in our old area," he said

"But here our two sons were forced to study by candlelight, my wife had to cook on a gas stove and at night there was total darkness in the streets."

Mrs Rahiman said that without electricity it had been difficult to prepare meals before dawn and after sunset during the fast. The final straw was when the family's food went 'off' in the small gas refrigerator they hired.

About 30 other families are also living without electricity

After being virtually dormant for three years, the Eagle Park self-help project got underway in October when the House of Delegates made a determined bid to reduce its housing backlog

A private contractor, Cape Utility Homes, managed the project and the city council was asked to provide services

Sewerage, water and refuse collection were laid on but the power supply was delayed when the council asked the House of Delegates to guarantee 20 percent of the cost of the community's estimated annual electricity consumption (about R200 000) in case of payment shortfalls

President's Councillor Mr Gaffoor Ebrahim, who took up the community's case said: "It's a shame they were without electricity during the holy month of Ramadan when Adderley Street had a fabulous display of lights during the Cape Town festival."



**RAMADAN COOKING.** An absence of electricity in their new home means Mr Basheer Rahiman and his wife Shaheeda have to prepare meals on a gas stove.

# CPA to cut services after rent boycotts

South 4/4 - 9/4/92

By Sabata Ngcai

IN A DRASTIC step, the Cape Provincial Administration (CPA) plans to curtail, and in some cases suspend, services at houses where rent and service charges have not been paid

Residents in affected areas could expect cuts in, among other things, refuse removal and the supply of electricity and water

CPA spokesperson Mr Van Heerden Heunis could not say which areas would be targetted but said "the failure to pay rent is predominant in black areas"

He said curtailment of services, "to take place as soon as possible", could mean that areas which had twice-weekly refuse collection would have this cut back to once a week

CPA said "Local authorities now have no option but to curtail rendering essential services drastically or to sue individuals for debt"

Some local authorities were incapable of paying creditors because of the rent boycott, and there were cases where movable assets of local authorities had been confiscated and where applications for sequestration had been made

The statement said the government and CPA were aware of the seriousness of the problem "and comprehensive steps, therefore, had to be taken to prevent the total collapse of infrastructures"

CPA said additional funds made available by the government would be paid out "according to very strict guidelines and conditions"

These conditions include, "the curtailment of consumer services to

specified limits, immediate suspension of maintenance work at houses where rent and service charges are not being paid, and maximal increase of revenue collections and cutting back of expenditure"

ANC assistant secretary Mr Wilhe Hofmeyr said "It is totally unacceptable for CPA to take such unilateral and high-handed action. We demand that the steps envisaged by CPA should be negotiated with the community and other organisations before they are implemented"

Civic Organisation of the Western Cape publicity secretary Mr Welcome Zenzile condemned the plans and said. "If CPA unilaterally proceeds with curtailment and suspension of services, we would definitely challenge that"

(124)



# Rent deal averts mass Worcester evictions

A LAST-MINUTE deal allowing Worcester residents another month to repay rent arrears has averted mass evictions in the Boland town.

In terms of the agreement, the town council has also made available an amount of R635 000 to assist tenants "with little or no income", said a spokesman for Worcester Town Council.

Of this amount, 60% will benefit tenants who have complied with the agreement up to February 1992 and only 40% will be for tenants who have failed to do so, the spokesman said.

The agreement, hammered out on Tuesday between the Working Group of Worcester and the local town council, has been greeted with relief by residents who feared that large-scale evictions could begin this week after the expiry of a previous agreement on March 31.

The original agreement — signed in September last year by the ANC, Cosatu, the Worcester Civic Rights Organisation and the local town council — gave residents six months to repay arrears which had built up after a rent boycott in the town.

The agreement comes at a time when widespread protests are erupting all over the Boland against "unfair" high rentals and evictions, which have followed rent boycotts in towns which include Wolseley, Villiersdorp and Heidelberg.

## Arrest

Last week Mr Wilton Mkwazi, a member of the ANC's National Executive Committee and Mr Neville van der Rhee, a member of the ANC's regional executive, addressed a mass meeting about high rents and evictions in Wolseley.

The meeting, attended by more than 200 people, resolved to continue the rent boycott in the town until residents' complaints were resolved.

At least eight families who were evicted from their homes last month are still homeless and one resident, Mr J September, was arrested when police found him in the house from which he had been evicted.

By JESSICA BEZUIDENHOUT

Residents claimed "certain" policemen were intimidating residents and were contravening the terms of the Peace Accord by not wearing name tags.

A Wolseley police spokesman said "If somebody has been evicted and is later found in the house it is trespassing."

He denied allegations of police intimidation of residents, but confirmed police were investigating a complaint laid by Ms E van Rooyen alleging that she had been hit by a policeman.

In Heidelberg, residents are at loggerheads with the local authorities because they believe the Town Council plans to set up a "squatter camp" to cope with the housing shortages and overcrowding.

But Town Clerk Mr F N Laing denied that a "squatter camp" was being planned and said the municipality wanted to establish a "Wetcore-system" whereby the outer shells of homes were provided, with residents responsible for completing the houses with materials supplied by the authorities.

Squatter shacks were recently demolished in the Goniwe Park area of Villiersdorp leading to increased tension between residents and the local authority.

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Mrs Whitt... partment in talks with City Council... ment of Ear... Affairs... Cape Tow... spokesman confirmed... had already... tween the S... planner but provide fu... tion.

He was... ment on... state wante... zoned and in... before the... Concern a... that the lan... off to private... "yuppie" he... pressed at... ference in... week.

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Mr Basil... spokesman... Housing in... Cape, warne... ity organisat... gorously opp... to sell off th...

Mr Davidso... authorities... "cynical and... fashion".

"They app... ing in secret... in order to...



## ANNEXURE

Province	Posts	(a) Doctors' Posts	(b) Nursing Posts	(c) Support Staff Posts	(d) Administrative Posts
Provincial Administration of Transvaal	(i) Authorised (ii) Filled	28/2/91 1 487 1 366	28/2/91 18 977 16 012	28/2/91 1 928 1 172	28/2/91 245 212
Provincial Administration of the Cape of Good Hope	(i) Authorised (ii) Filled	1 365 1 259	19 041 17 620	19 239 17 807	166 154
Provincial Administration of Natal	(i) Authorised (ii) Filled	574 557	4 565 4 429	283 260	225 209
Provincial Administration of the Orange Free State	(i) Authorised (ii) Filled	75 56	2 225 2 065	171 160	45 33

## Persons moved to Kwanobuhle

167 Mr E W TRENT asked the Minister of Regional and Land Affairs

- (a) How many persons had been moved from (i) Langa/Kabah, and (ii) Despatch Location, to Kwanobuhle as at 31 December 1991 and (b) what (i) was the total cost of these removals and (ii) are the categories into which this cost was broken down?

(124) B397E  
The MINISTER OF REGIONAL AND LAND AFFAIRS

(a) (i) ±48 500 persons (7 750 families)	
(ii) ±1 500 persons (250 families)	
(b) (i) R20 538 605	
(ii) Tents	R5 049 490
Toilets	11 508 038
Sanitation buckets	26 811
Refuse holders	223 922
Water tanks	1 390 671
Transport	2 218 336
Miscellaneous	121 337
	R20 538 605

## Provincial hospitals cost/income per patient

169 Mr M J ELLIS asked the Minister of National Health

What is the (a) cost per patient per day and (b)

Douglas	121,66	14,99	72,22	4,16
East London (Frere)	204,87	23,97	136,34	7,04
Elizabeth Donkin	145,60	4,94	114,24	13,79
Elliot	138,26	5,88	58,09	0,35
Empilweni	57,68	0,01	353,88	19,03
Faure (National Accelerator Centre)	569,32	11,21	175,08	30,06
Fort Beaufort	135,13	13,55	147,90	23,16
Fort England	71,64	1,08	44,38	0,42
G F Jooste, Manenberg	75,24	0,77	74,23	2,18
Garies	114,57	10,63	130,82	10,94
George	198,59	31,80	122,56	19,33
Graaff-Reinet	187,84	24,27	95,78	17,25
Grahamstown	144,00	9,24	149,74	21,77
Groote Schuur, Observatory	409,80	14,89	132,34	8,82
Hartswater	86,31	11,87	60,22	1,05
Hermanus	133,79	33,25	195,08	13,60
Humansdorp	179,63	28,21	152,57	13,54
Kakamas	133,79	1,48		
Karl Bremer, Bellville	336,95	65,95		
Kimberley	230,48	27,52		
King William's Town	193,35	17,70		
Knysna	127,63	12,97		
Komani	61,43	0,82		
Kuruman	111,39	19,44		
Ladismith	148,03	10,33		
Livingstone, Port Elizabeth	209,20	4,73		
Malmesbury	153,44	20,70		
Middelburg (Include Porterville and Westfleur)	150,41	13,82		
Montagu	107,71	10,68		
Mossel Bay	104,06	17,23		
Noupoort	126,01	10,41		
Oudtshoorn	142,23	20,04		
Paarl	122,84	21,30		
Postmasburg	98,54	11,09		
Prieska	129,14	17,55		
Queenstown	190,41	13,92		
Red Cross War Memorial	349,96	12,64		
Rewilo	136,36	5,25		
Riversdale	124,51	12,65		
Robertson	123,16	14,99		
Sir Henry Elliot	307,54	138,13		
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Somerset East	117,11	17,82		
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# ANC eyes army tracts of land

C = 9/4/92 (127)

By **MAGGIE ROWLEY**  
Property Editor

THE ANC has its sights set on three strategic tracts of state land in Cape Town, totalling about 130ha and occupied by the South African Defence Force, that are to be rezoned and sold to the private sector

The land includes 111ha at Young's Field, the 8ha Magazine site in Tamboers Kloof and about 10ha at Silvermine, according to Mr Leon Claassen, deputy director-general of the Department of Public Works and Land Affairs, which was instructed to dispose of the land

Studies to determine the "most appropriate" use for these sites are being undertaken by the Cape Town City Council and the department

City planner Mr Neville Riley confirmed the council met with the department over the future of these sites "A team is looking at the most appropriate uses and will meet again with the department within a month or so. They will have to decide and put in an application for rezoning"

## Highest price

While the department is considering rezoning the land to sell at the best price, the ANC and other community-based organisations earmarked these sites as ideal for low-cost housing and as a way of restructuring the city to bring people closer to job opportunities

Mr Basil Davidson, ANC spokesman for land and housing in the Western Cape and a mem-

ber of the Development Action Group, accused the authorities were acting in an "underhand manner" by rezoning the land to get the highest price

He warned it would not be in the private sector's long-term interest to buy any strategic state land for upmarket developments "If they do, it is highly likely this land will be expropriated at prices not related to market values"

Mr Riley gave the assurance the rezoning of all sites would occur normally, and the public would be permitted to make representations. Any rezoning would take about eight months to complete

Mr Claassen said the sale of numerous other pockets of state-owned land in the Peninsula was being considered



# Salesman 'falsified records'

By RAMOTENA MABOTE

A GROUP of Khayelitsha residents who defaulted on their mortgage payments are claiming that a housing company salesman falsified their income records to enable them to obtain bonds

About 35 homeowners were ordered by the Supreme Court last month to pay the Standard Bank mortgage bonds totalling R1,9 million after defaulting on repayments since they occupied the houses last year

But a spokesman for the residents, Mr S Zama, claimed that a salesman from Rabie Homes had taken advantage of the illiteracy and ignorance of most of the people and made them sign "blank" forms to get loans for their houses

Mr Zama alleged that residents' salaries were falsified by the salesman and this had resulted in higher repayments than people could afford

Managing director of Rabie Mr Leon Cohen yesterday said the salesman no

longer worked for the company

If the man, who had been one of their best salesmen, had changed people's pay slips, it was "unforgivable"

Mr Ken Maggs, a spokesman for Rabie Homes, said the salesman lost his job when Rabie Homes stopped selling houses in Khayelitsha

Attempts by the Cape Times to locate the salesman have failed

Meanwhile, many of the Khayelitsha residents have since left the area and are letting out their houses to help them pay out their bonds

Other residents have made arrangements with the bank for repayment

## Arrears

The unhappy residents claim that the salesman told them not to repay their mortgage bonds for the first three months, until they were sure they were satisfied with their houses

The residents received letters from the bank within two months saying they were in arrears with their payments, they said

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# Dist 6 land <sup>(124)</sup> CT 10/4/92 swop off

## Municipal Reporter

A LAND swop of the eight-hectare SADF magazine site in Tamboers Kloof and land in District Six will not go ahead.

Last year the administrator of the Cape, Mr Kobus Meiring, announced that the cabinet had approved in principle a land swop of state property for privately-owned land in District Six to enable redevelopment to proceed.

Owners of the property in District Six, the Solomon brothers, acknowledged that the land was in line for a swop, but they declined to say for which land it would be exchanged.

Mr Clive Keegan, chairman of the District Six Steering Committee, said yesterday the land swop idea had been abandoned some time ago.

"The Solomon brothers are out of District Six," he said. "The land (which they owned) was apparently bought outright, but neither the Cape Town City Council nor the Steering Committee had anything to do with that transaction."

Mr Keegan said the Steering Committee's next step would be to convert itself into a legal body that could hold land and enter into contracts.

Mr Keegan said the City Council had its eye on tracts of military land in the same way that the ANC did, "in the sense that we would like a say in what happens to it." Both the council and the ANC favoured the establishment of affordable housing close to the city centre.

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# Cape property prices start lagging behind

By MAGGIE ROWLEY  
Property Editor

AFTER four boom years Cape Town property price increases are now lagging other major centres in the country

Erwin Rode, research director of Real Estate Surveys, said in an interview that latest figures showed that prices of Cape Town homes in the upper income bracket (above R300 000) had levelled off at about 20% lower than those recorded in the second quarter of 1990 when prices had peaked.

He said the latest available figures for the third quarter of last year also showed that the increase in house prices in the middle income bracket had slowed dramatically to 9% year on year against 14.6% year on year for the second quarter of 1991

"In real terms this is a decline of about five percent. The fizz is definitely out of the middle and upper sectors

"In fact after outperforming other areas in the late 1980s Cape Town is now underperforming other centres. What we are seeing is partly a correction in the market.

"This situation is unlikely to change until such time as the economy recovers which is not expected before well into the second half of the year."

The only real growth was at the lower end of the market (R75 000 to R150 000). House prices in this bracket rose by 18% year on year in the third quarter of 1991.

"This also really amounts to a correction as this sector of the market had lagged the rest of the market in the late 1980s," he said.

While prices of middle and upper income homes in Cape Town property are showing negative real growth, Port Elizabeth, was undergoing a major boom with property prices in the middle income bracket soaring by up to 40%.

## Major boom in PE

"This city went through a very difficult economic period in the 1980s but its economy at present is outperforming many other centres and this is impacting on property prices, albeit from a low base."

Prices at the top end of the PE market showed a 34% increase during this period and the lower end of the market a 35% rise.

The PE office construction market was also performing strongly reflecting investor confidence in the city, he said.

Rode said prices of upper income homes in Johannesburg had also declined but at a lower rate than Cape Town.

"These prices reflect a year on year drop for the third quarter of last year of

about 11%," he said.

However, Pretoria where property prices had lagged the rest of the country in recent years, saw average increases of 28% during this period and Durban 26%.

Ronel Preston, chairman of the Western Cape branch of the Institute of Estate Agents said while property price increases had levelled after a sluggish first quarter this year, much more optimism and buoyancy had returned to the market in recent months.

"Most agents are now reporting that business is picking up and there is a greater interest in showhouses.

"However it is taking a lot of time for sellers to come down to earth about the realisable value of their homes, particularly at the top end of the market."

Preston said there had also been a noticeable increase in sales subject to buyers selling their own homes.

"And consequently many of these sales are never finalised as buyers are often not able to sell their homes within the stipulated period. It is in buyer's interests to first sell their home before looking to buy another," she said.

In spite of problems in the market, she said she remained greatly optimistic about the medium term prospects for the Cape Town market.

CT 14/4/92 (124)



**T**HE SCENIC Hottentots Holland Basin is the most recent squatter flashpoint in the Western Cape

# Basin of bitterness

Soult 18/4-23/4/92

Conflict over where to settle a growing squatter population has pitted an angry Strand municipality and ratepayers' association against the Cape Provincial Administration (CPA) and the Somerset West town council

The growth of highly visible squatter areas prompted anxiety and anger from other residents, including isolated farmers who feared a crime wave

The controversy was sparked by a proposal of the CPA to develop a site-and-service camp in the Strand near the Lwandle hostel and a neighbouring suburb called Die Bos

The realisation that the squatter problem was not going to disappear forced the local authorities to come together in a forum to find a suitable site to relocate the squatters

There has been a dramatic upsurge in squatter settlements in the area in the past five years. From the Sun City squatters in Sir Lowry's Pass to the controversial Waterkloof settlement, the number of squatters has increased by about 70 percent in the past three years. This is a result not of migration alone but also of problems with more formal accommodation like farm cottages, hostels and backyard rooms.

The CPA rejected a proposal from a joint committee of local authorities in the basin to establish a transit camp in a remote part of Sir Lowry's Pass. An area called Vlakteplaas was subsequently identified by the committee but then bought for residential use by the Strand municipality which has now offered to sell the area to the CPA.

A Human Sciences Research Council (HSRC) investigation reveals that more than half the shack dwellers lived in the area before they moved to their present settlements.

The CPA's decision, taken on the advice of a professional consultancy, to build a permanent camp for the basin's squatters near Die Bos suburb was last year ratified by the cabinet.

Within two weeks of the news, the ratepayers collected 2 000 signa-

tures for a protest petition

Mr Dick Olivier, spokesperson for the ratepayers' association, says he is bitter, like other residents, about the turn of events.

"We are very angry and upset. The proposal is not a permanent solution. The area designated is very small and cannot possibly accommodate all the squatters. Soon they will be wanting land elsewhere in the area," said Olivier.

Crucial to the residents' concerns is that the proposed site is within 400 metres of Die Bos suburb.

The Group Areas Act may have gone but in the eyes of the municipality and residents the area is a "white suburb", or as Mr Olivier puts it, a "formerly European area".

At a heated meeting in the Strand town hall a few weeks ago, residents expressed their fears and dismay. "We won't be able to stay at home on our own or let our children play in the street," said one woman.

Mr Jac Penaar, who lives on the

beachfront, said while the issue did not directly affect him, he could understand why people were upset.

"It is a very emotional matter. People are worried about the value of their houses and their quality of life. After all, who would want squatters next door?"

Businessmen in the area are torn between the buying power of the squatters and fears that the Strand's status as a premier Afrikaner holiday resort will be affected adversely.

Olivier says the government has betrayed Strand residents.

"They promised us Lwandle would not be expanded. Now they are building a squatter camp in the Strand," Olivier says.

Even the ratepayers realise that the squatters can't simply disappear.

They advocate that the authorities opt for the Vlakteplaas site but they have little hope that the CPA or government will hear their views.

The squatters are aware of their pariah status.

"We don't really want to move to a strange area but we are not welcome here in Waterkloof," says Miss Patience Kleinboon.

"They will have to allow us to have our homes. We have nowhere else to go," says her friend, Patricia.

According to a report published by the HSRC, much of the conflict is a result of the technical approach of the authorities and the multiplicity of local authorities in the area.

In addition to the RSC, the basin has three municipalities, four management committees, one town committee and one coloured interim committee.

The result has been that each has feared being saddled with the problem and decision-making has tended to come from above at provincial and national level.

Tensions between Wecusa and the Hottentots Holland Interim Squatters and Civics Association have also not facilitated dialogue.

The HSRC report notes that discussion has focused on a single site rather than identifying several parcels of land.

"This has had the effect of intensifying conflict," the report comments.

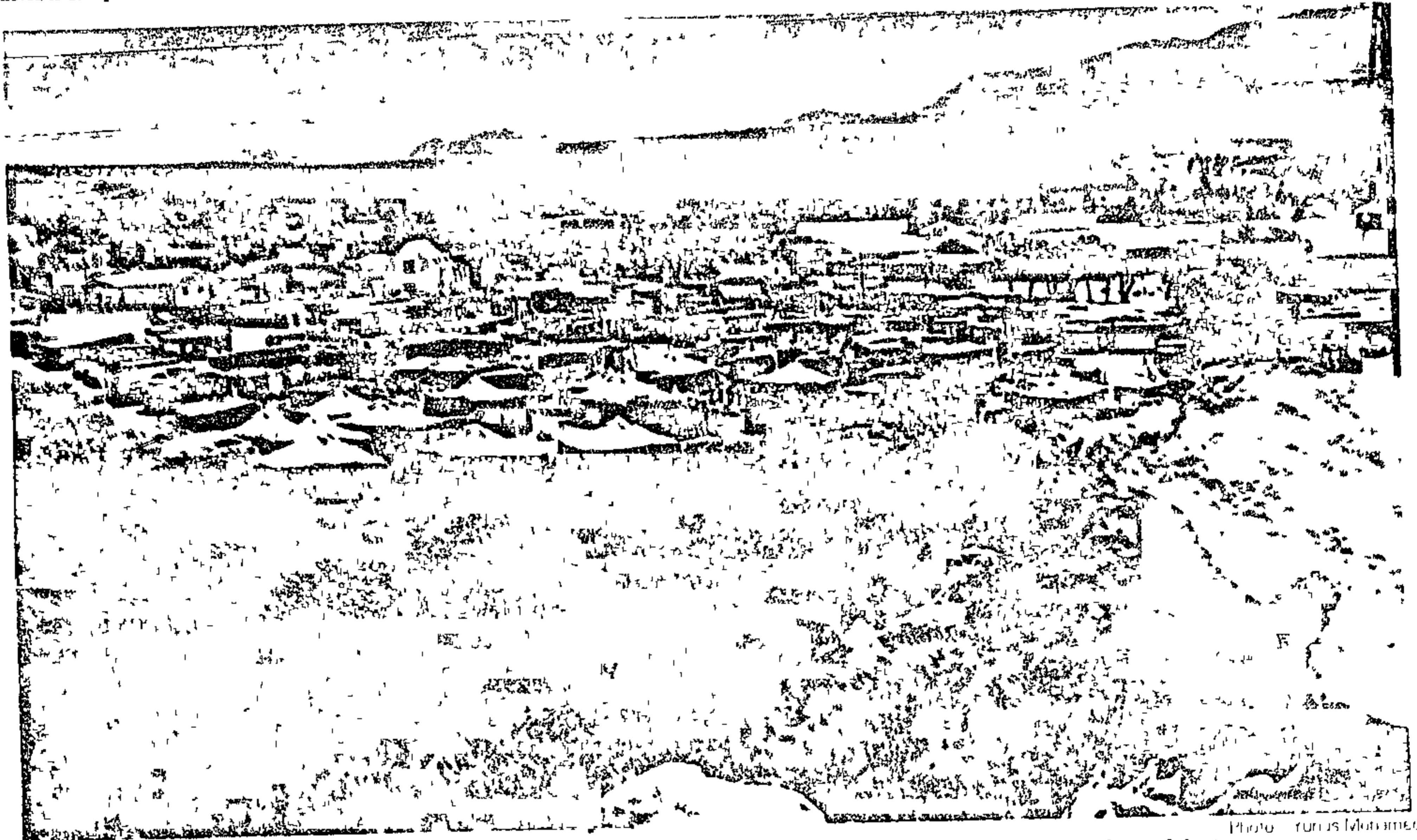


Photo: run is Mohamed

**INFORMAL SETTLEMENT IN APPLE KINGDOM** Squatters in Grabouw are accommodated in this tent-town on the outskirts of the town



# Squatters force white authorities, residents to face realities

South 18/4-23/4/92

124

**S**QUATTERS HAVE brought white local authorities and residents face to face with harsh realities and many are finding the adjustment process traumatic. Municipalities, large and small, are having to square up to growing demands for land and shelter from the very people they once thought could be wished away or at the very least deported to a distant homeland.



Chiara Carter Associate Editor

Growing demands for land and housing are being forced on white local municipalities and property owners. The second part of a three-part series gives an overview of how these groups are facing up to this challenge.

According to the census figures almost half the African population lives in urban areas. By the year 2010, this figure is predicted to have grown by a further 25 percent.

The issues presented by ongoing urbanisation and the vestiges of apartheid policy are proving complex.

Town clerks throughout the Cape cite the relaxation of the coloured labour preference policy and influx control as the key explanation for the dimensions of the squatting problem, but not all of those in need of shelter are African or newly urbanised.

If the provision of accommodation is a headache for the authorities, it is a nightmare for property owners who were previously shielded from the issue.

"Not in my backyard" is a syndrome among farmers and owners as well as the not-so-well-off who fear the social and economic consequences of a shack next door.

Squatters are not good news for the property market.

According to estate agents, the proximity of squatters decreases property value by between 25 and 40 percent.

Poverty and deprivation also bring with it social problems and it is a frequent refrain that the theft rates

It is not only suburbs on the outskirts that face the problem. Several of Cape Town's plush resorts are presently grappling with the complex dynamics that a highly visible squatter community brings.

● In Marina Da Gama, an idyllic waterside development near the False Bay coast, residents were up in arms over the City Council's plans to upgrade and relocate the neighbouring Vrygrond squatters.

The Residents' Association claimed the plan would devalue the R200 million marina by half and threatened to sue the council for R100 million if it went ahead.

● In nearby Noordhoek a squatter community, which has waged a lengthy battle for the right to live in the area, is accused of devaluing property.

● The Milnerton council is grappling with a highly visible squatter camp at the Marconi Beam site in Moutague Gardens. The squatters cover the full range of South African society, including poor whites.

While the municipality's attempts to relocate the squatters have been met with suspicion from support groups which say the community should be integrated, not segregated, Milnerton has not exactly welcomed the squatters with open arms.

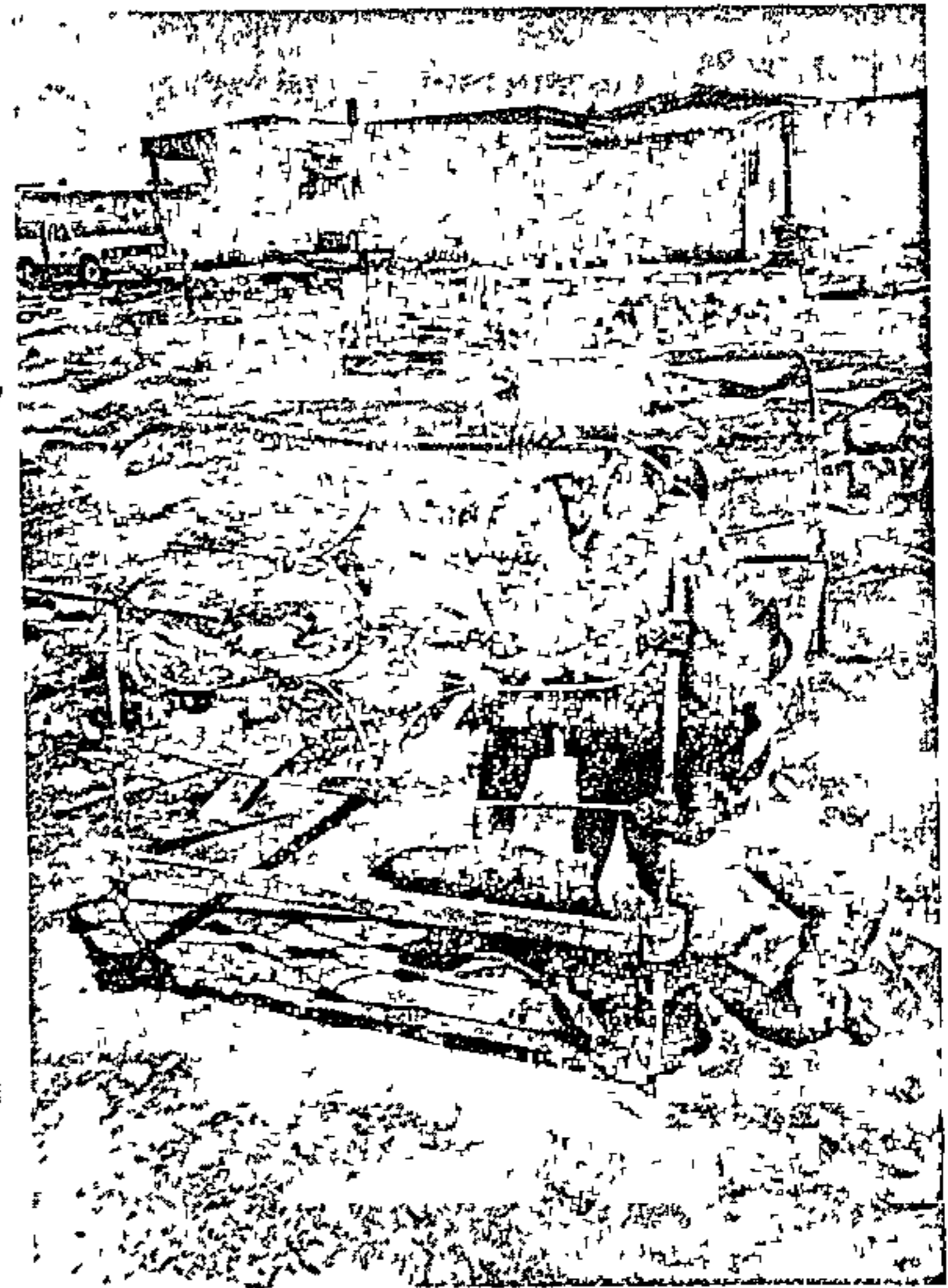
Says resident Ms Maria da Silva "These people have brought with them crime and unhygienic living. Once they are allowed to stay permanently, you are looking at the growth of a huge township. Meanwhile, the proposed development of townhouses is not taking place. Had we known there would be squatters in Milnerton, we would have gone to live somewhere else."

The Boland, West Coast and Northern Cape as far as Port Nolloth have all been grappling with squatters for several years.

● Grabouw was the centre of controversy earlier this year when balaclava-clad workers removed structures from the Waterworks squatter camp in a move to force people to relocate to another site earmarked by the municipality for a site-and-service area.

The town clerk of Grabouw says while things have calmed down since the demolitions, the town is still struggling to adjust to what he says is "a growing tide" of people moving into the area. He attributes this to the severe drought which is forcing labourers off the land to seek seasonal work in the area and Grabouw's proximity to Khayelitsha.

● In Villersdorp, a conservative-leaning town near Cape Town, the clash between squatters and the



**FACING RELOCATION** Children at Waterworks camp, Grabouw about to be moved to a serviced site

authorities has been still sharper with the municipality determined to avoid providing Africans with family accommodation.

● Malmesbury, in the Western Cape wheat-belt, is one step ahead.

Until now, the only accommodation for Africans has been a compound which the town clerk, Mr Coenie Van Rensburg, describes as "highly unhygienic".

Designed to accommodate about 300 single men, the hostel has become home to as many families.

Now the families are to be moved to 200 — 300 serviced sites on the outskirts of Malmesbury — a location which Van Rensburg says is part of the natural expansion of the town.

"They will have one of the best views squatters have anywhere in the country," he says.

Says Van Rensburg: "If white residents are unhappy, we have not heard anything about it. The high visibility of the new site might mean some murmurings but we don't anticipate any more than that."

"While it is impossible to give everyone a house because of financial limits, we hope the new serviced sites are a step towards ensuring that people live in better circumstances."

● If Malmesbury illustrates that conflict and squatting is not synony-

mous, then Hout Bay's squatting saga is a ray of light in what is often a very gloomy tunnel.

It is now less than a year since squatters won the right to stay in Hout Bay, a scenic fishing port and tourist attraction where splendid Cape mansions are the norm.

While the contrast between affluence and poverty remains, those heated days are just memories.

Mr Dick Meter of the Hout Bay Advice Office says there is no longer a conflict situation in Hout Bay. The community of the transit camp, Imizamo Yethu, meets regularly with the Ratepayers' Association in a "relaxed and amicable" atmosphere.

A conservative property-owners association which sprang up at the height of the crisis to demand the eviction of the squatters, has itself disappeared.

The community, together with consultants, is presently looking for further suitable pockets of land where squatters and those living in over-crowded conditions in backyard shacks and hostels in the harbour area can live.

It is hoped that identifying small parcels of land will facilitate integration and the creation of a single if diverse community.

The experiences at Marina Da Gama, Malmesbury and Hout Bay are likely to be shared by many other areas in the near future.

The government at the end of last year revealed a master blueprint for low-income housing in the Cape area aimed at catering for a population growth of 1,2 million over the next 20 years. Areas targeted include Milnerton-West Coast, Durbanville-Kraaifontein, Hout Bay, Noordhoek, Fish Hoek, Simon's Town and the Cape Flats.

According to government estimates, a minimum of 6 000 hectares of land will have to be found by the year 2010.

Whether the expansion of areas designated for informal housing will follow the experience of Hout Bay or result in sharp conflict depends not least on the relationship built between squatters and residents.

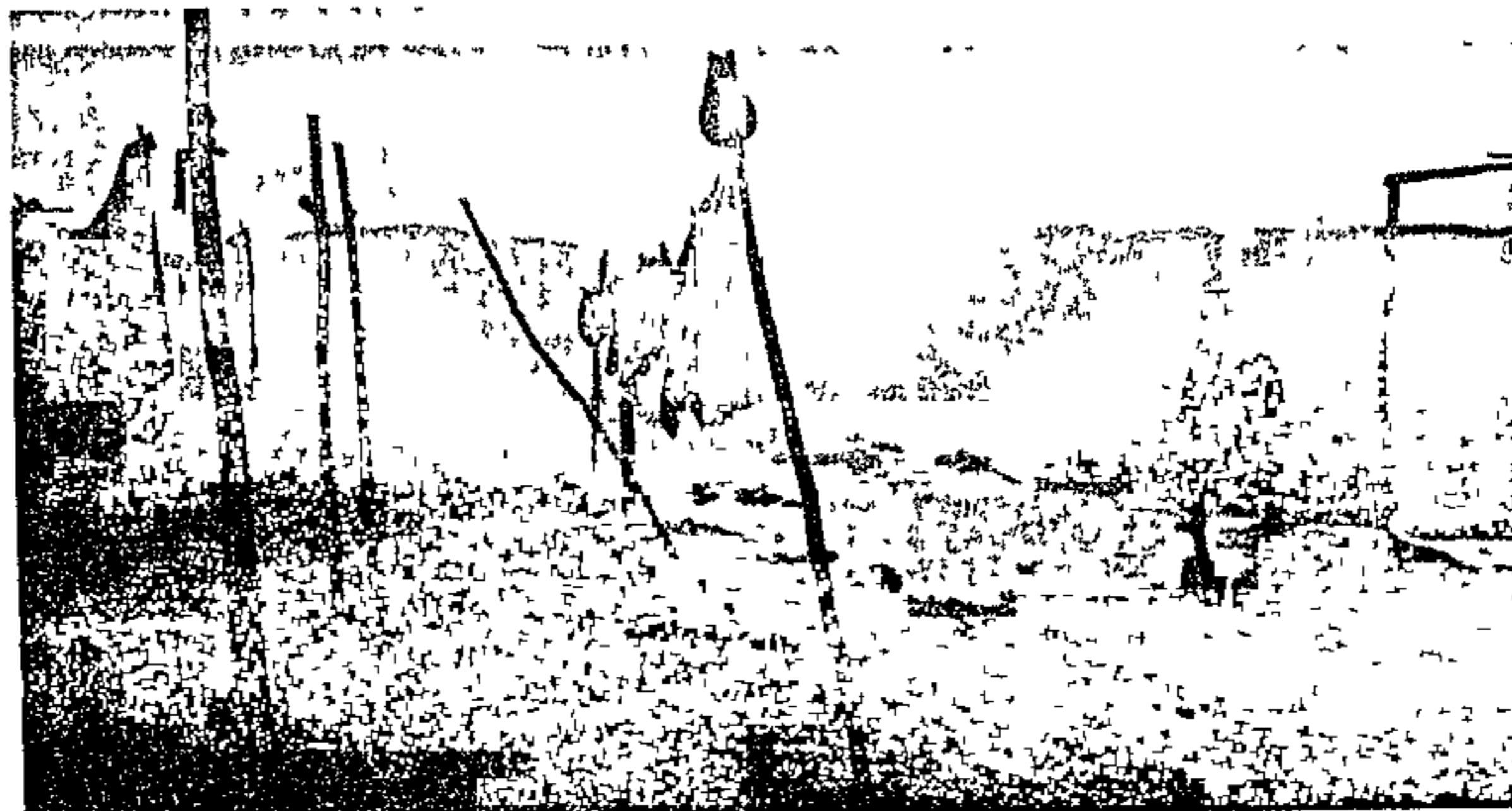
## problems (124)

then persuade people to move to serviced sites a reasonable distance from their camps and work."

Another problem is an outraged reaction from residents already living in the vicinity of a proposed site-and-service scheme with the CPA often caught between squatter organisations on the one hand and local municipalities and ratepayers on the other.

Theron says the CPA has learnt the hard way the importance of pro-active thinking but the authorities alone cannot solve the demand for affordable shelter.

"The dimensions of the problem are vast. A picture of the land and housing crisis in the Cape can only be gloomy," Theron says.



**LACKING BASICS:** Provision of basic services is needed in many settlements



THICK TOML listing almost 3 000 priority projects lies on the desk of Mr Koos Theron, the MEC for Housing in the Cape Provincial Administration (CPA).

On the walls of Theron's office hang maps of townships and squatter areas. This tranquil room in the heart of safari-suited bureaucracy is the unlikely eye of the storm.

The CPA has to deal on a daily basis with a critical land and housing crisis and Theron is grimly anticipating that the situation can only worsen.

He argues the only feasible approach is for the authorities to move pro-actively.

"The only option is to manage urbanisation. We must identify sufficient land where the poor can settle and service the sites so that new-comers and those seeking accommodation can be directed to

# CPA favours pro-active approach to Cape's housing

South

18/4 - 23/4/92

(124)

demarcated areas rather than setting in an ad hoc and illegal fashion without even the basic services."

With this in mind two parallel forums, which Theron dubs a "two-legged" forum, meet regularly to discuss development.

The one includes the ANC, PAC, Wecusa and the Western Cape region of the South African National Civics Organisation; the other the Lingeletu West and Crossroads town councils.

The CPA, the Regional Services Council (RSC) and the Cape Town Municipality (CCC) are members of both.

Theron is at pains to point out that the CPA's primary responsibility is to identify, develop and ser-

vice sites since the onus for dealing with illegal squatting rests firstly with the property owner and then with the local authority.

The CPA also has the overall responsibility for managing, and hence strategising, urbanisation.

Land, finance and a national housing policy are the big three questions.

According to Theron, there are about 850 000 families in the Cape currently without access to even a serviced site. About R4,6 billion is needed to address the backlog.

Says Theron "We can't even provide serviced sites for everyone let alone housing."

"When the coloured labour preference policy and influx control

went, it was as though a wall had collapsed. We are making progress but there is not enough money or staff to remedy the situation overnight."

The CPA hopes the recommendations of the government's De Looz working group, will provide a policy framework. He says land is not a limitless resource. "We need to look at densifying settlement in already established areas and placing people closer to the city centre and job opportunities."

The CPA has prioritised 2 900 projects for implementation over the next five years.

One of the first is the provision of services and facilities to the Driftsands squatters led by Mr

Johnson Nxgobongwana

Other current projects include the upgrading of Crossroads, servicing 60 000 sites in Khayelisha, a site-and-service scheme in Philippi East for the Crossroads community and the second phase of development in Kraaifontein.

The process of providing a site-and-service area or upgrading a settlement often involves relocating an already existent squatter community.

Theron says the reasons for not doing an on site intervention vary but are often based on practical considerations.

"Our approach is to negotiate with the community on an ongoing basis. "We usually identify land and



# 124 Cape's housing

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# 124 Problems

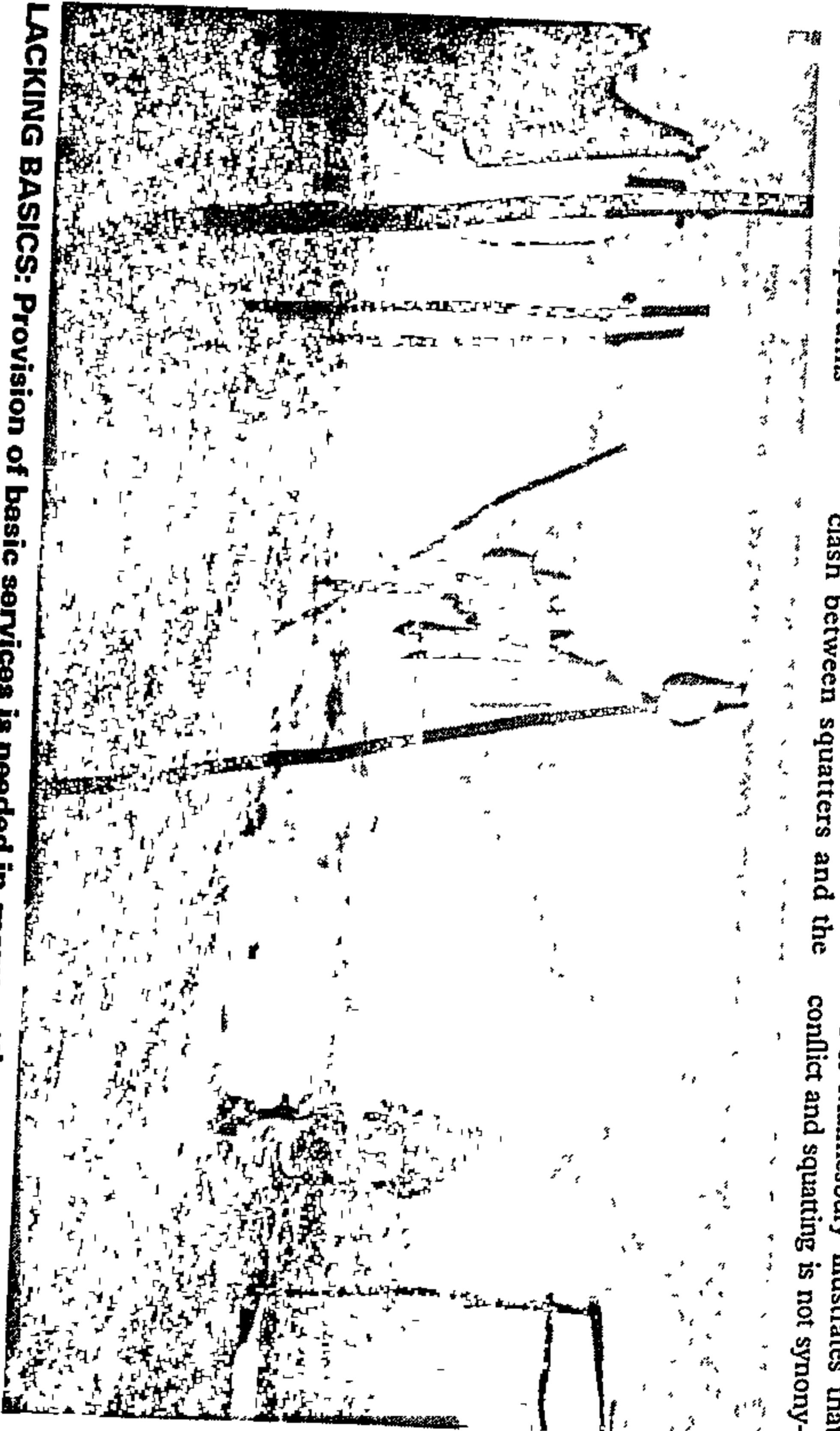
18/4 - 23/4/92

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LACKING BASICS: Provision of basic services is needed in many settlements

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"When the coloured labour preference policy and influx control

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# New R15m luxury scheme

124

S (Times Cape)

19/4/92

CONSTRUCTION work on houses starts next month for the new R15-million private township development Schapenberg located on the lower slopes of the Schapenberg Mountain to the southeast of Somerset West.

The project is being developed by a private consortium, with Syfrets the financial backers, and with ACP Integrated of Cape Town responsible for all the architectural, landscaping and engineering designs.

The 10,6 ha property has been divided into 86 plots, comprising three development themes.

The first on the lower portion of the estate consists of 26 Cape Victorian-style cluster homes.

The plots are an average 500 m<sup>2</sup>, with an average house size of 165 m<sup>2</sup>, which includes three bedrooms, two bathrooms, garage and maids' quarters.

Buyers will be able to choose garage types as well as certain interior finishes.

Prices start at R295 000.

The second theme, continuing up the slope, consists of 25 vacant plots of about 900 m<sup>2</sup> each.

The third, comprising 34 plots of about 1 500 m<sup>2</sup> each, is on the highest slope, with spectacular views of False Bay and Helderberg.

All plots and houses are to be sold by separate title with the proviso that every purchaser becomes a member of the Homeowners Association which will control the estate.

"Somerset West is one of the major growth areas of the Cape with demand for good properties exceeding supply," said Glyn Bricknell of sole selling agents, Pam Golding Properties.

"This makes Schapenberg an excellent investment proposition as evidenced by the soaring values of plots in neighbouring Rome Glen.

"Erven there which came on the market in July 1990 at R38 000 are now for sale at R64 000, while some with views which were then available at R48 000 are now changing hands at prices in excess of R80 000."



By: Sabata Ngcai

GARDEN CITY residents in Mfuleni near Stellenbosch are spending their nights in darkness after a break in electricity supply that occurred on Easter Monday.

The break is believed to have been caused by a fault in a cable running from Blue Downs to Mfuleni

A resident, Mr Patrick Ngolobe, said, "We reported the matter to the Mfuleni Town Council (MTC)

# No power for people of Garden City

South 25/4-30/4/2

(12.4)

and we were told that there was a fault in the cable.

"On Tuesday, we phoned the town clerk again to complain, and he told us that the electricians were looking into the matter

"It is the third day today and we are still told by the MTC that it is looking into the matter," Ngolobe said on Wednesday

"Had it happened to the white

areas, it would have been fixed long ago," he said

A spokesperson for the Mfuleni Civic Association, Ms Kholwe Rhangayi, said "We condemn in the strongest possible terms the barbaric action and insensitivity shown by the MTC towards people's suffering

"It must be clear that we will demand compensation from MTC

for our food that is rotting in the refrigerators"

MTC Housing Superintendent Mr Chns Niermand said the council was working to restore the supply of electricity

"Eskom has got all the equipment to test the lines and we are working day and night.

"We are still busy tracing the problem which led to the cut-off

"I think a cable from Blue Downs to Mfuleni must have burnt somewhere," Niermand said

XXXXXX, 1991

# Threat to stop repaying of loans

124

CT 28/4/92

Staff Reporter

MORE than 100 Mitchells Plain residents from Sea Ridge met the chairman of Cape Town City Council's housing committee, Mr Neil Ross, at the Civic Centre yesterday to demand an interest-free repayment of their home loans

The residents told Mr Ross they would boycott repayment of their home loans until their demands were met

Spokesman Mr G Davids said 432 households had been negotiating with the council for the past 15 months with no results

He claimed they had to pay huge amounts of money which were not the terms they had agreed upon. The dates on the accounts were false, he claimed

Mr Ross said the council was negotiating with the House of Representatives on the issue of rebate on interest

Of the 432 homeowners, only 175 were up-to-date with their payments and the rest were behind

# Sanco warns CPA: Scrap arrears or face mass action

ANC 28/4/92

PORT ELIZABETH — The newly elected executive of the East Cape branch of the South African National Civic Organisation (Sanco) has warned that mass action would result if residents were evicted for failing to pay rent and service charges.

New president, Mr Vembe Cagwe, said Sanco would not accept a Cape Provincial Administration (CPA) offer to freeze rent arrears.

He said arrears should be scrapped altogether. Mr Cagwe said his committee would draw up a programme of action based on resolutions drawn up at the annual meeting held over the weekend.

The resolution on local government called on all black councillors to resign and for black local authorities to disband.

Other resolutions included policy on violence, development, Codesa, interim government, the constituent assembly and land tenure.

Mr Cagwe promised the representatives at the meeting that his executive would have a detailed budget for discussion at the first general council meeting three months from now.

"The work facing us is great, our communities do not just desire development, they thirst and hunger for it," said Mr Cagwe, who was a representative of the Little Karoo.

In his farewell speech outgoing general-secretary Mr Dan Sandi said "Civic organisations will remain a democratic watchdog over community development, local government, and democracy itself, now and in a future South Africa."

Other members of the new executive are vice-president Mr M Seyisi, chairperson Mr Z Pase, regional secretary Mr Fikele Kobese, assistant secretary Mr D Beja, treasurer Mr T Magqabi and publicity secretary Mr M Skepu. There are eight additional members. — Eena



of Old Writers and adapted Black Land Acc. the Popul. difficult to read, but there to be more.

# Ownership cannot guarantee the view

By Day 29/4/72  
PETER GALLI  
124

THE issue of whether property ownership guarantees one the legal right to a view is highly contentious and governed primarily by town planning provisions, says Fluxman Rabinowitz Rapphaely Weiner partner Ivan Oshry

"Ownership of property entitles one to the free and undisturbed use, enjoyment and occupation of the property. No person may do anything which adversely affects one's rights of ownership.

"A view, however, is not a right of ownership unless such a view arises out of some other right," he says.

An example of this would be a contractual right that a particular person would not build in a manner that would restrict one's view, or a real right evidenced by a servitude.

This was upheld recently when a Supreme Court judge ordered that construction work on a Clifton development, which blocked the view of seafront rocks from a R495-a-day flat, be stopped

The trustees of the Cape Property Investment Trust had brought an action against Cliff Beach Share Block for it to cease all building on the controversial level nine of Long Beach at 10-14 Victoria Rd

Mr Justice J H Conradie granted the application and ordered that all building operations on level nine, which would interfere with the view, be halted

He also ordered that all building work that obstructed the view be removed so as to "restore" the view.

One of the factors that induced the trust to buy the flat was "the spectacular view of the sea and the rocks", which had been "severely affected and diminished"

Counsel for Cliff Beach had argued there was no legally binding agreement between the parties. Mr Justice Conradie found there had been an agreement between the architects that nothing would be done to obstruct the view from the lowest level.

However, if an area is zoned for flats or town planning provisions allow higher development that blocks out the view and sun, there is little that can be done legally to amend this situation

"The only restrictions imposed on a person building

alongside another are those imposed by the local authorities. As long as a person complies with the local authority's rules and regulations, building cannot be prevented on the basis that it blocks or restricts one's view," Oshry says

Recently, the Cape Department of Local Administration, Housing and Works overruled a Bloubergstrand council decision not to allow singer Mimi Coertse to build a three-storey home that neighbours claimed would block their sea views

A council spokesman said he was concerned about the issue as properties in this area, like many others, were bought for their views. Before the decision was reversed, written representations had been obtained from the council and the position had been investigated

- ★ INSURANCE
- ★ LABOUR AND
- ★ LITIGATION
- ★ MATRIMONIAL
- ★ PROPERTY AND
- ★ STRUCTURAL
- ★ TAXATION AND
- ★ WILLS, TRUSTS

PO BOX 701  
TELEPHONE: (011)



# City needs homes for 1,2m

Political Staff

124

CT 2/5/92

NEW houses for about 1,2 million people would have to be built in the greater Cape Town area over the next 20 years, the Deputy Minister for Regional Government, Mr André Fourie, said yesterday

About half these people would be in the low-income group, he said during the debate on the Vote on Regional and Land Affairs

"Taking into account the existing backlogs, it is estimated about 6 000ha of land will have to be provided for low-income housing

"Against this background, the Cape Provincial Administration — in consultation with the department — is identifying areas for short- and medium-term needs"

Mr Fourie said this was taking place in accordance with guidelines approved by the cabinet last year

The creation of job opportunities seemed to be the greatest challenge

"It is therefore essential the economic growth potential of all the regions be identified. But the community remains responsible for the development of its own region," he said

# nted art'

...two sons, John, 2, and  
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...was "absolutely devastat-  
...death

...will be a minute's silence  
...at King's Park in Durban  
...n Western Province play  
...Currie Cup match.

# Unpaid rent <sup>(124)</sup> 30 in prison

ABOUT 30 people —  
mainly Manenberg resi-  
dents who have not paid  
their rent — were arrest-  
ed on Thursday and have  
been jailed for contempt  
of court

However, after the in-  
tervention of Mr Neil  
Ross, chairman of the  
city council's housing  
committee, the default-  
ers could be released  
this morning

Mr Ross said the de-  
faulters had not been ar-  
rested on the instruc-  
tions of the council but  
had been arrested by a  
messenger of the court  
for contempt of court

Senior city councillor  
Mrs Eulalie Stott said  
"The housing commit-  
tee's instructions were  
that only people who  
could afford to pay but  
did not, would be hand-  
ed over to debt collec-  
tors If this is not the  
case then something has  
gone badly wrong"



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See Pages 1

## BUSINESS

Gold (Ldn 1 May)  
FT index (1 May)  
BD 100 (30 April)  
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was in harbour here a crew  
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to 300 sheep to perish on the

...tive officer Mr John E...  
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prevented the El Cord...  
leaving South African...  
they had any recourse



# Council to review rent defaulters

(12) CT 4/5/92  
Staff Reporter

THE City Council is to review in the next few days the cases of 600 rent defaulters who were handed over to debt collectors — following the jailing of 30, mainly Manenberg residents, last week.

This was said yesterday by Mr Neil Ross, chairman of the council's Housing Committee after a row erupted between the Council and the Manenberg Civic Association (MCA)

Mrs Faldiela de Vries, chairman of the MCA, said the people had not been arrested for contempt of court but for rental arrears

She said residents had been told by a messenger of court to appear on Thursday

Those that could not pay their arrears had been taken to Pollsmoor prison, while those who could show cards proving they only received disability grants or were on pension were released

The 30 arrested were released on Saturday.

## Pressure

"The council cannot now say that it had nothing to do with the arrests of the tenants because the lawyers were acting on their behalf," Mrs De Vries said

"It was only through pressure from the MCA that the people were released because we were told that the council could only intervene on Monday"

More rent defaulters from Manenberg are to appear in the Wynberg Magistrate's Court this morning, she said

"Only people who staff believe have an ability to pay — not the whole sum in a lump — but do not do so are handed over to the debt collectors," Mr Ross said.

He added that rent arrears totalling R4 million are due from residents in Retreat, Mitchells Plain and Valhalla Park, as well as Manenberg

# Housing estate action suspended

Staff Reporter

124

THE takeover of the Manenberg housing estate offices by residents is over for now.

Residents, who occupied the offices early yesterday, suspended their action after meeting city council housing committee chairman Mr Neil Ross

ARG 5/5/92

Residents said they had secured

an undertaking from him that charges against residents due to appear in court for not paying rent would be withdrawn and that tenants jailed for not paying would be released soon.

In return residents, who took part in action organised by the Manenberg Civic Association and the ANC, would not take action at the housing offices for two days.

## NEW!

FROM THE UK  
AN AMAZING  
FILM FOR  
OUTSTANDING



We've planted  
more than a kiss  
for Mothers Day

MIXED B...

# NBS takes over village development

124  
Business Day Reporter

ZEVENWACHT farm village, a luxury housing development adjacent to the recently rescued Zevenwacht wine estate near Stellenbosch, has been taken over by NBS Developments.

This follows the recapitalisation of the wine estate — previously under provisional liquidation — by a consortium of Johannesburg investors, who now own 83% of the estate *Bibay 615192*.

Announcing the takeover of the village by holding company Zevenwachtdorp, NBS Developments MD David Gorven said that his company and the consortium were previously joint developers of the village

They were anxious to foster a good relationship between the farm village and the wine estate

To this end, they had agreed to honour the shareholding awarded to each buyer

of a house in the village, and to give house owners and their families access to the estate for recreational purposes.

Gorven said this would help preserve one of the attractions of village life at Zevenwacht

Only two of the existing houses had yet to be sold

Construction on another 12 was scheduled to begin soon

A further nine houses had to be built to complete the first phase of the development, another 45 homes would be built after that

"With the entire development now under the aegis of the NBS group, the security that represents is likely to be a major attraction to buyers," said Gorven



# Social ills are crowding in

ARG 6/5/92 (124)

**LENORE OLIVER**  
Staff Reporter

FOR many Mitchell's Plain people, sharing a house with three or more families has become a reality

Lack of housing and unemployment have been cited as reasons for severe overcrowding in the sprawling suburb which is said to be contributing to social ills such as alcoholism and divorce

Mr James Andreas, of Eastridge, lives with 15 people in a three-bedroomed house. He says it is "unbearable"

He added "Although we are like one big family, I still long for my own house and a stable job so that I can educate my children"

Mr Andreas applied for a house in Mitchell's Plain about three years ago but says he has not had a reply

The 33 members of the Pasquallie family, also of Eastridge, share a three-bedroomed house. Some have been waiting for houses for eight years and only four have jobs

"We are sick and tired of living like this. It is unhealthy and there are not enough beds," said a family member. There are only six beds in the house. The rest sleep in chairs.

Most of the children are sickly. Two are having psychiatric treatment and several have tuberculosis.

"We are living on God's mercy, but we just have to stick it out and pray," said a family member.

Mrs Sybil Williams, 32, a mother of four, used to move from house to house, but has now set up home in a shack in a field. She and her husband Victor are unemployed and their only income is a grant from the State.

"I have never owned a house of my own and when I applied for a house in 1982, I was told there was none available," she said.

Last week police allegedly told her they were going to tear down the shack and take her children to foster homes.

"How can they do this to me? I



**OVERCROWDED:** Some of the 33 members of the Pasquallie family who share a three-bedroomed house.

don't have anywhere to go. This shack is the only place we can live.

Mr Willie Simmers, of the Mitchell's Plain Advice Centre, said there had been about 40 rent arrear evictions in the past two months, mainly in Eastridge, Beacon Valley, Tafelsig and

Lentegeur.

"There is definitely a shortage of houses and houses being built are unaffordable for most people," he said.

● A report tabled at yesterday's city council housing committee meeting said 42 700 families were on the housing waiting list in March.

# Coming Home to District Six

124

Wmail 8/5-14/1992

**O**n the other side of the vibracrete wall, cars roar along Cape Town's Eastern Boulevard, an artery road slicing through what once was District Six. It's difficult to hear Sedick Francke's words, but his delight is apparent in the toothless grin splitting his face. 23 years after "the Group" forced him out of the area, he has come home.

Francke shares a tiny bachelor's flat in Springfield Terrace, Queens Street, with his brother Dicky and sister-in-law Kulsum. All three were born and bred in District Six. After the area was declared a white group area in the 1960s, they were just one of thousands of families forced out of their homes and dumped in raw, new Cape Flats townships.

"We were very sore-hearted to leave," Sedick said this week, soon after the family had moved in. "This is like a homecoming. It feels as though some of the wrong has been put right."

Springfield Terrace is cut off from the bulk of District Six by the freeway developed by Headstart, a non-profit company set up after BP South Africa first offered to redevelop District Six into a non-racial residential area five years ago; it is one of several planned inner-city housing projects targeted for working-class people.

But as David Dewar, Headstart's

urban planning consultant, explained, Springfield Terrace was built by special mandate: the company agreed not to start developing the disputed terrain across the freeway until crucial issues — especially the prickly question of who gets to move back in — are resolved.

Negotiations have come a long way since the uproar which greeted BP SA's plan. Then, community opposition put the brakes on the scheme — but failed to halt the speed with which District Six was being swallowed up by the development of a new Cape Technikon campus and private developers' schemes for yuppie townhouses.

Now, according to Dewar, "the land situation looks secure." The technikon has been persuaded to expand towards the city centre, freeing land for housing. This land, as well as tracts surrendered by the House of Representatives and the city council, has been put into a pool — to which will be added land the government is in the process of buying back from private developers.

Issues now to be resolved include who should control the estimated

50ha in the land pool, how it should be developed and by whom. But the thorniest issue is to whom housing should be allocated — and who should do the allocating.

These questions are being considered by the District Six Steering Committee, chaired by Cape Town city councillor Clive Keegan, and constituents of the organisations represented on it, including former District Six residents, civic organisations and the African National Congress.

"I don't think anyone wants District Six housing restricted to those who once lived there," said Keegan. "That would mean the creation of a coloured group area. Some feel it should reflect the demography of Cape Town, but then there's the awkward problem of quotas."

What has been suggested is that a community land trust be formed to hold the land and a parallel non-profit company be set up to develop the area. A third agency would then tackle what Keegan describes as "the very volatile issue of who goes back".

Until these issues are resolved, the land will lie vacant — and building costs will continue to escalate as they did at Springfield Terrace, despite the scheme's non-profit basis.

Deciding criteria to judge who should be given first choice on

● to PAGE 16

P.T.O.



# Battle lines drawn over plans to sell SADF land

124

By Justin Pearce <sup>South</sup> 9/5-14/5/92

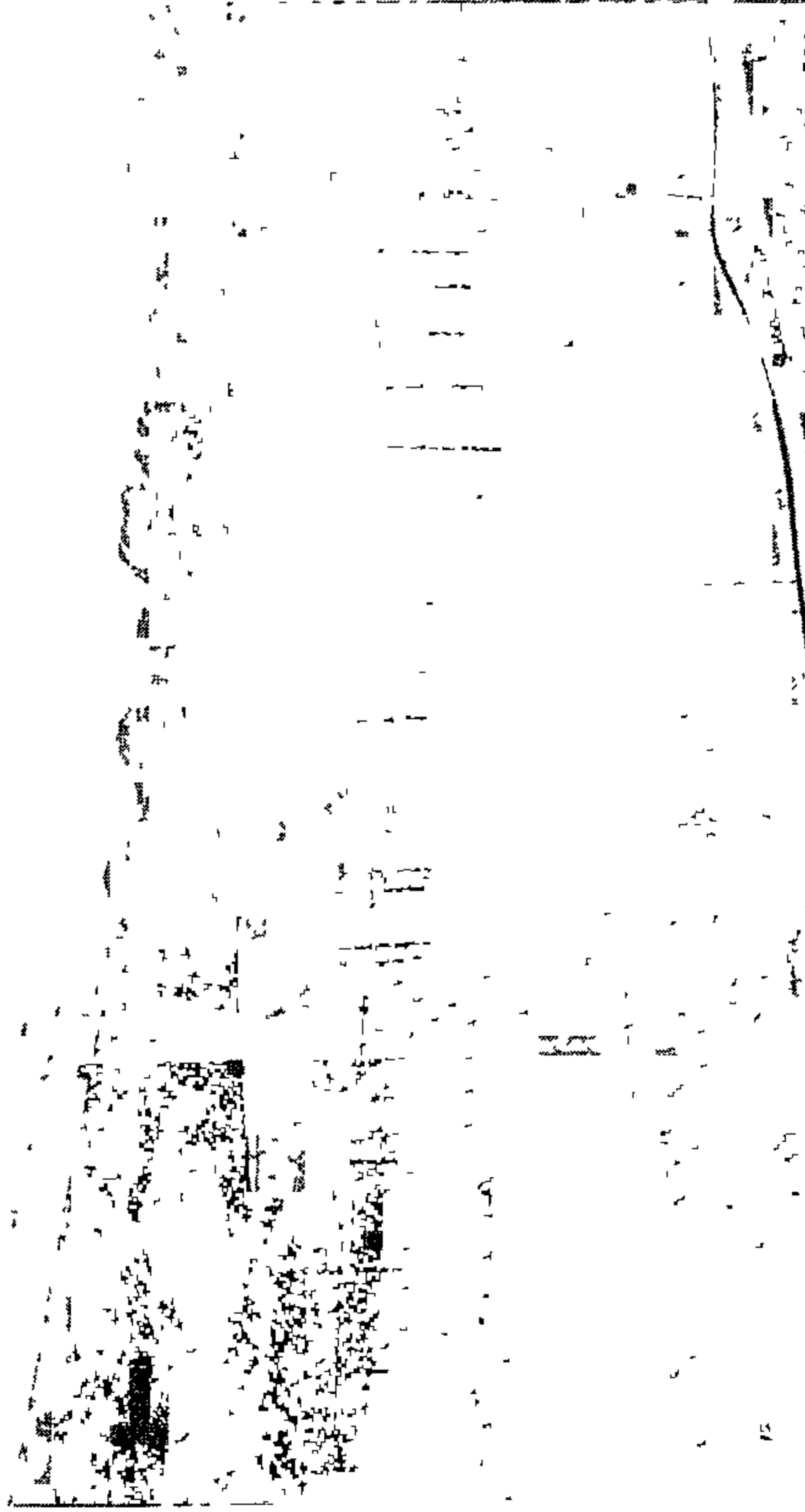
**L**OOK AT A MAP of Cape Town and you will see plenty of white spaces among the grey of the built-up areas. A number of them are sites of land owned by the state but for which the state no longer has any use.

Three such sites in Tamboerskloof, Youngsfield and Silvermine — are owned by the SADF and were recently rezoned for sale to the private sector. Yet planners feel strongly that selling the land could prevent it from fulfilling a function for which it is most needed to provide affordable housing.

"The state is going ahead with this policy — perhaps vindictively, perhaps simply to make money, or a bit of both," said Mr Basil Davidson, who holds the portfolio of Policy Formation on the ANC's Western Cape executive. "In either case, it is very cynical of them to be selling land at this stage."

Use of vacant government land for housing would help to redress one of the most crippling legacies of apartheid town planning — the siting of working-class residential areas far from places of employment.

The present situation loads transport costs on to the people who can least afford them, adds travelling time to a working day, and denies people access to the facilities of the central business district. The Tamboerskloof site is only a kilometre from the city centre. Other sites that could be sold by the state include



**KEEP OUT: The barbed wire is due to go, but access to the Tamboerskloof magazine site could be just as exclusive with the land in private ownership**

part of the Culemborg railway yards, which extend from the city centre to Observatory, and the Wingfield air base which adjoins the N1 and Voortrekker Road arteries.

If the land falls into the hands of private developers, it is unlikely they will use it for low-income housing, as more money can be made from commercial development, or housing for the wealthy.

"The debate hinges on determining the best use of the available

land," said Professor Dave Dewar, Professor of Architecture and Planning at UCT. "The government is trying to define this in market terms — this is absurd when they have been interfering in the market for the past 40 years. It is more important to consider the use in terms of social needs."

"Local authorities have an obligation to confront the government on this. It would be terrible if they gave up without a whimper."

Mr Neville Riley, Cape Town's City Planner, said his department and the City Council supported the idea of providing low-cost housing close to the city centre.

But the council is powerless to prevent the sale of state land, and if land is retained by the state, the City Council can do no more than make recommendations to the state regarding its use.

Members of the City Council and the City Planning Department had

met with the state's Department of Public Works and Land Affairs to request that the land not be sold until the council had determined the desired use for it, Riley said. He has found that the state has a "sympathetic and understanding attitude" to the council's concerns.

"In the light of our discussions the state will not be rushing into premature sale of the sites."

The City Planner's department is likely to support an application that will allow the development of the Silvermine site for medium-density housing. Riley said this was justifiable since the site was removed from public transport routes and centres of employment.

The privatisation of state-owned corporations has led to more public land falling into private ownership — only to be sold off to earn ready cash for the new owners.

"Public land is land that taxpayers have acquired over the years. It cannot be assumed to be the private fiefdom of a particular department,"

Davidson said.

The ANC wants state land to be kept in public ownership for "mixed-use development". Davidson said he envisaged a medium-density housing scheme comprising mainly three-storey walk-up blocks.

While the areas would be primarily residential, they should not be merely ghettos, and should include some commercial development that would provide ancillary employment in the area.



# Council asks R67m from govt for housing

124

10/5/92

By EVE VOSLOO

THE Cape Town City Council has made an urgent appeal to the House of Representatives for more than R67 million for housing.

A report submitted to the city council's housing committee this week says the council is asking for this allocation from funds the HoR is to receive from the government for the 1982/83 financial year.

The chairman of the housing committee, Mr Neil Ross, said in an interview this week that the council needed the money urgently as it had a backlog of about 45 000 families in need of housing.

He said the government had cut funding to the council about three years ago.

Before that the city received about R80 million a year and had the capacity to build 800 to 900 houses a month. Instead, during 1991 for example, the council had only been able to build 187 houses.

Mr Ross said the city's housing problem was not "visible" in the sense that it consisted of between 140 000 and 150 000 people living in more than 20 000 backyard "pondoks".

"Money is being thrown at visible places like Crossroads, while no funds have been allocated to build houses for people who have lived in the Peninsula for years," he said.

## Priority

The projects specified in the appeal, in order of priority are:

- R1,8 million for 83 houses in Lavender Hill East.
- R28,7 million for 1483 houses in Area L, Mitchells Plain.
- R10,5 million for another 538 houses in Lavender Hill East.
- R15 million for informal housing in Vrygrond and other areas.
- R5 million for housing maintenance in various areas.
- R4 million to upgrade housing environments (fencing and broken gates etc in various areas, and
- R2,4 million for housing for the aged in Parkwood.

Mr Ross said preference in the allocation of funds by agencies like the Independent Development Trust was being given to people in squatter areas, presumably on the assumption that people living in backyards at least had access to water and toilet facilities.

But the government's R2 billion allocation to the IDT was not additional funding for housing, he said.

"It is really a redistribution of funds which used to go to the municipalities."

● The Western Cape United Squatters' Association said this week that about 5 000 people were coming into Cape Town every month since the scrapping of influx control. Only about 20 percent of them had jobs.

By PETER DENNEHY

A BLUE DOWNS couple who lost their home have been summonsed to repay R69 622,26 to the bank which lent them the bond money and subsequently bought the house at a public auction for R10

First National Bank, which granted the original mortgage bond on the house, said it had acted within its rights in buying the house. No one else had put in a bid at the auction.

Property lawyer Ms Wendy Lawrence of the firm Pincus Matz Marquard Hugo-Hamman confirmed that a financial institution could insist on repayment of a home loan even if the clients had subsequently

# R10 house sale: Couple in debt

CT 12/5/92 (124)

lost the house and the institution had "picked it up itself at an auction"

The couple said they could not continue making bond repayments when these rose by more than 100% in two years.

Mother of three Mrs Allison Georges, who now rents a home in Ottery, said First National Bank had given her and her husband Kevin a R62 445 bond for the full price of the house, in early 1988, and the

bank had got the three-bedroomed house for virtually nothing at a public auction on November 14, 1990.

A spokesman for First National Bank, Mr Bud O'Brien, confirmed that the bank had been the only bidder at the auction, and had

got the house back "for a nominal sum". It was up to the owners to impose a reserve price on the house at an auction, he said.

Mrs Georges said she and her husband had been summonsed to Cape Town Magistrate's Court on April 15 to allow the court to see how much they could pay, and to show why they should not be ordered to pay a judgment debt of R69 622,26.

"We sat in court in vain. No case was called," she said.

# Government to offload tracts of unwanted property in Peninsula

124

ARCT 12/5/92

**CLIVE SAWYER**  
Municipal Reporter

**STRATEGIC** Peninsula land, including part of Silvermine and Youngsfield, will be up for sale as the state offloads unwanted property

Part of Silvermine is to be sold for township development and Youngsfield is also earmarked for sale

Also to be sold is land at Da Gama Park, Simon's Town. A road system is in place and plans are afoot to extend the township there

Talks are to start soon on two other significant pieces of land in the Bokaap and Culembourg railway yards

Deputy Director-General of Public Works Mr Leon Claasens said the state was to implement a policy of selling off vacant land

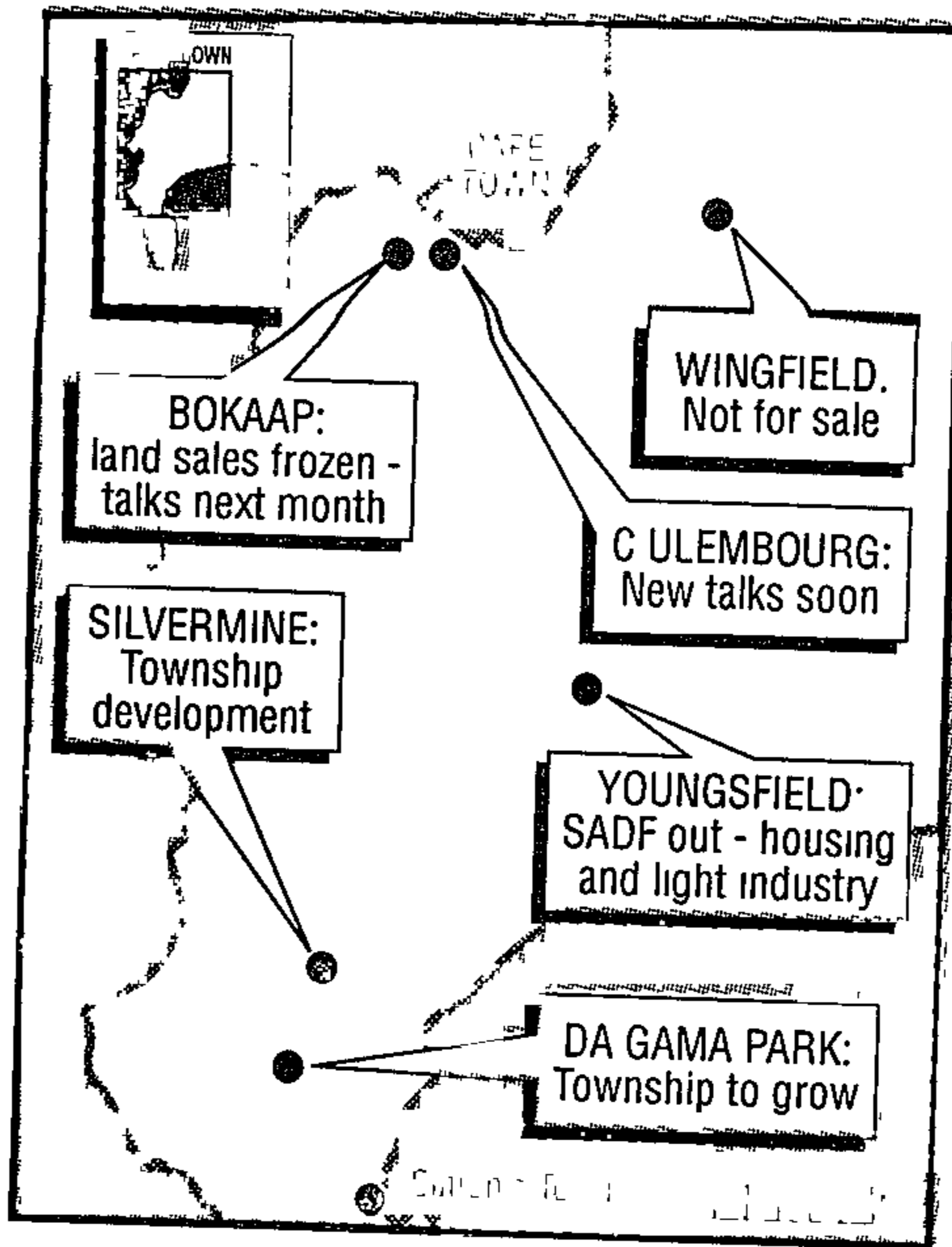
The use of the land would be negotiated by the new Department of Regional and Land Affairs and local authorities

In the case of Silvermine the land to be sold already had roads and streetlights. Consultants were to be hired to arrange an application for township development, Mr Claasens said

Top city council officials and public works representatives met recently to discuss the future of various pieces of strategic land throughout the Peninsula

Options discussed for Youngsfield included converting military barracks into affordable housing and developing light industry, while leaving part of the land as public open space

The other large piece of military-controlled land in the Peninsula, Wingfield, was not on the market at the moment, Mr Claasens said



Map BOB GRIERSON, The Argus

**LAND FOR SALE:** The map shows the location of pockets of land which the state may sell off

A proposal to convert all or part of Wingfield into the Western Cape's main civilian airfield is the subject of continuing discussions involving city council committees

In the Bokaap and Tamboerskloof, the Department of Public Works has agreed to freeze temporarily any sale of land pending discussions between the city council and the Bokaap Action Group (Bokag)

City council housing committee chairman Mr Neil Ross

said a workshop involving councillors, officials and Bokag would be held on June 3 to discuss the future of Bokaap land

He said the council had warned the Department of Public Works not to proceed with the sale of land unless there had been full consultation with the community

Up for discussion will be 12 parcels of land, including the Tamboerskloof military site,

land below the Noon Gun, the prayer quarry, the wash quarry, land beside quarry off High Level Road — which includes sportsfields — and some undeveloped pieces of land in Bokaap

The Tamboerskloof military site, believed to be targeted by developers and at one stage cited in possible land swap negotiations involving District Six land, is a source of concern to Bokaap residents

Bokag chairman Mr Nur Osman said his organisation, an umbrella of religious, civic and political groups, had yet to define its views on how each piece of land should be used

But it had defined what it held to be the boundaries of Bokaap, which include the military site up to the 150m contour and the land between the Noon Gun site, the cemetery and Strand Street

This land should be held in trust for the Bokaap community, Mr Osman said

Asked who was part of this community, he said it included everyone in the "geographical boundaries of Bokaap"

He said the National Monuments Council was addressing concerns about "gentrification" of the area

Other Peninsula land where the future has not been decided includes District Six, the subject of a complex planning process, and Culembourg railway yards

It is reliably understood that a joint planning exercise involving Transnet and its subsidiaries and the city council is in the offing for the railway yards

The planning process will affect about 400 ha of foreshore no longer needed because of the move of Transnet's main shunting operation to Bellville



# R10 house sale: Probes vowed

Staff Reporter

**THE** Legal Resources Centre (LRC) is studying whether there are any legal measures which can be taken to prevent financial institutions from buying the homes of bond-defaulters for as little as R10, and then still demanding bond repayments

The Law Society of the Cape of Good Hope's director Mrs Ingrid Hoffmann said her society would also consider investigating the practice — a move which could lead to legal representation be-

ing made to the relevant authorities **CT 13/5/92 (124)**

The Cape Times yesterday reported that a Blue Downs couple who lost their home have been summonsed to repay almost R70 000 to the bank which lent them the bond money and subsequently bought the house at a public auction for R10.

First National Bank, which granted the original mortgage bond money, said it had acted within its rights in buying the house. No one else had put in a bid at the auction

Sources inside the LRC said one of the things the organisation was studying was whether the present law could be challenged on the basis that it was contra bonos mores (went against the good morals of society)

● In the March issue of the legal magazine De Rebus, Somerset West attorney Mr K M Y Browne wrote that he found the practice of banks recouping their original loan to bond defaulters by reselling the property and then continuing to demand bond repayments to be iniquitous

# Flat rents outstrip

By MAGGIE ROWLEY  
Property Editor

FLAT rentals have risen more steeply in Cape Town than elsewhere in the country in the past three years and are set to soar further by an average 20% a year in the medium term, forecasts property economist Erwin Rode

Rode, research director for Real Estate Surveys, said in an interview that Cape Town flat rentals had consistently outperformed other areas and had shown an average quarterly growth of 3,7% in the past year rising by 4,7% in the first quarter of this year

He warned that "we are just at the beginning of a rental growth period"

Flat rental growth had far outstripped inflation in spite of the country being "bang in the middle of a serious recession"

"It is due to the sensitivity of landlords that rentals have not grown faster. They are still not at sufficient levels to warrant new development and there is much room for growth,"

With an average rental of R500 a month, bachelor flats in Cape Town were matched only by those in cer-

tain upmarket Johannesburg suburbs such as Parktown and Sandton

The average rental for bachelor flats in the Atlantic suburbs is R520, the northern suburbs R447, the southern suburbs R508 and city bowl R527, he said

Rentals of one, two and three-bedroomed flats in Cape Town at an average of R612, R747 and R848 were second only to Johannesburg

## Atlantic suburbs

Atlantic suburb flats were still achieving among the highest rentals in the country ranging from an average of R612 for one-bedroomed flats to R957 for three bedroomed flats

Vacancy levels around the country, he said, remained extremely low due to the shortage of available stock

Flats in all areas of Cape Town except in the northern suburbs which has a 1,5% vacancy level, were fully let

"And in fact most areas we surveyed had vacancy levels of around zero," he said

The only area surveyed which had a vacancy level higher than 2% was Berea, Johannesburg which reported a 6,2% vacancy level.

**inflation**

124

CT 14/S/92

# Two homes auctioned <sup>(124)</sup> for R10 each <sup>CT 14/5/92</sup>

By DANIEL SIMON

TWO homes, one in Eerste River and the other in Blackheath, went under the hammer for a total of R20 yesterday when a bank foreclosed on two owners who had defaulted on their bond repayments.

As there were no other bidders, a Saambou Bank representative snapped up the homes for R10 each

One luckless homeowner, Mr V W McTommy, was, according to a next-door neighbour, "fast asleep" after working night shift

An attorney representing Saambou, Mr A J Marais, then proceeded punctually with the sale in the presence of a sheriff of the court. He accepted the R10 bids by Saambou.

Asked after the auction why no one had shown interest in the house, Mr Marais said the property had an outstanding bond of R64 000 on it.

Mr Marais also disclosed that numerous homes were auctioned and bought by the banks on a daily basis in this manner. He said no one attended the auctions as the outstanding bonds "were far too high".

● Director of the Law Society of the Cape of Good Hope Mrs Ingrid Hoffmann advised debtors first to discuss difficulties in meeting bond repayments with their bank managers in an attempt to obtain an extension of time.

Should this fail the home owner should pre-empt a sale in execution by putting the house up for sale by public auction subject to a reserve price or private treaty.



# 'Starter' house plan for Plain

ARG 14/5/92 (124)

**LENORE OLIVER**  
Staff Reporter

MORE than 1 400 poor families will soon have access to basic housing in Tafelsig, Mitchell's Plain if the government agrees to fund a "starter house" project.

The Mitchell's Plain Management Committee will meet House of Representatives Housing Minister Mr Cyril Herandine later this week to ask for R28,7 million to build starter houses on 1 483 serviced plots next to Spine, Swartklip and Tafelberg roads

Participating families would qualify for loans at 13,5 percent — R14 000 for a plot and about R17 000 for a 27m<sup>2</sup> dwelling without internal walls, floor covering, paint, hot water or other internal finishes. The maximum loan available under a State scheme is R35 000

"Although we realise this is not the ideal house for people to live in, it is a point from which people can build their future. It is better than living in shacks or nothing at all," said committee chairman the Rev William Bantom

He said the committee would stress the importance of better housing to Mr Herandine

"Once they can afford it, owners can make improvements to their houses," Mr Bantom said

The monthly income limit to qualify for such a scheme has just been increased from R1 200 to R1 500 and, in certain circumstances, R2 000.

Repayments depend on income

The management committee decided to try to get the scheme off the ground after approaching the city council

about the housing crisis in Mitchell's Plain

City planner Mr Neville Riley suggested the Tafelsig plots

He said the area was serviced about two years ago and plots were being allocated to people on the council's housing waiting list to erect houses without council or State financial assistance

Although the council was helping plot buyers with advice and acting as facilitator between buyers and the building industry, success to date had been limited and few plots had been sold

"Most people cannot obtain access to finance or afford market related interest rates, even for basic houses," Mr Riley said

"Although many people are desperate for houses they are unable to take advantage of a serviced plot at about R14 000," he said

# Bank's R10 about-turn

124 CT 16/5/92

Staff Reporter

A LEADING bank has done an about-turn on repossessed homes

This follows Cape Times reports on financial institutions buying houses on which the bond-holders had defaulted for nominal amounts — often as little as R10

Yesterday First National Bank, which earlier this week paid R10 at an auction for a Blue Downs home — and then claimed the remainder of the money from the ousted family — announced that it had changed its policy on reducing home-loan debts

A senior general manager for the bank, Mr Niel Swart, said FNB had concluded that the policy had been "morally wrong" although the bank had acted in its full legal rights. Under the old policy the defaulters would have been liable for the outstanding amount of the mortgage

This means that the Georges family, who lost their three-bedroomed Blue Downs home, will not have to pay back the



**GOING, GONE . . .** A Saambou Bank representative (left), who identified himself only as a Mr Van Rensburg, signs documents after buying a home in Blackheath for R10 this week. With him is Mr E Leeuwner, a sheriff of the court.

entire amount of their home loan after all

Mr Kevin Georges said last night "I will be able to sleep better tonight. What you are telling me now gives me some sort of relief"

He said he wanted to see what happened first, before he could feel entirely relieved

He had been out of the house

for more than a year, yet the bank had not yet resold it, and there was no sign that this was about to happen

"We have heard a lot of different stories about what the situation is or should be from other building societies and banks," he said

FNB was approached for comment after the Cape Times

published a report on the Georges family

Mr Swart said the home had not yet been resold by the bank, so a set-off of funds against the debt was not yet possible. The bank had no choice but to sue for the full amount at this stage

Mr Swart declined to say when the change in bank policy had come about. He did not think that recent publicity had led to it

"It was our feeling over a length of time. We also did a survey of the practices of other financial institutions," he said

Professors Danie Visser and DB Hutchison of the Department of Roman-Dutch and Private Law at UCT said

that actions of the sort that have now been abandoned by First National Bank "amount to unconscionable conduct, even though the strict letter of the law allows it"

Mr D A Reekie of Standard Bank said he was not aware of situations where the bank had proceeded against a customer "in such circumstances"

# Meeting lasted five <sup>(124)</sup> minutes

**CLIVE SAWYER**

Municipal Reporter

EFFORTS to convene a meeting between Cape Town City Council Housing Committee and Manenberg Civic Association (MCA) were aborted after only five minutes because Athlone Management Committee members were present.

The meeting, especially convened, was scheduled for 6 pm on Thursday.

On the agenda were a demand by the Manenberg Civic Association to scrap rent arrears and requests to discuss unauthorised occupants, evictions, the council policy of handing tenants over to lawyers, freezing of transfers, the housing shortage, rents, maintenance and faulty street lights.

Other items were claims of "unnecessary" correspondence and the dual existence of a civic association and residents association in Manenberg.

An informal meeting between housing committee chairman Mr Neil Ross, some committee members and MCA members continued in another room shortly afterwards.

Spokesmen for the six Athlone and District Management Committee members who attended the meeting said they were "disillusioned" by objections to their presence.

Mr B van der Ross said management committee members were elected, but white councillors were keen to talk to "radicals". Mrs B Ismail said management committee members were treated as "second-class".

Mr Ross said management committee members were invited to attend meetings of his committee as a matter of procedure. "I should have asked they not be invited because I knew the civic association would have objected.

"I was surprised to see the management committee members there when we were about to start," said Mr Ross.

The civic association representatives told him they were not prepared to continue the meeting, and he adjourned it. He had apologised to the management committee and the MCA about what happened.

At the subsequent informal meeting, which lasted more than three hours, no decisions were taken. The agenda tabled for the scheduled meeting was used for the informal meeting.

During discussions, views of the MCA were canvassed and city council policy explained.

Mr Ross told the MCA that the recent arrest of 30 residents was on charges of contempt of court and not because of defaulting on rent. This was not accepted.

Mr Ross, in reply to demands to scrap rent arrears, said it was not council policy to do so. However, the council had been given permission to set up a rental relief fund and would consult widely about how this should be used.

He said issues covered at the meeting affected many areas and there would have to be wide consultation. More than 70 percent of rental payments were up to date, he said.

The city council was conscious of its obligation to collect money which belonged to ratepayers.

Mr Ross said no meeting, formal or informal, had been scheduled to replace last night's abortive meeting. "The problem is if we have another formal meeting we shall have to invite the management committee again," he said.



# Row over unused KTC land

Staff Reporter

(124)  
CT 16/5/92  
VACANT land at the KTC squatter camp is still unoccupied two years after its upgrading, as residents and the Ikapa town council cannot agree on how best to use it

The area was intended to provide about 2 500 serviced sites for residents who fled the camp during clashes with the Witdoeke in the mid-1980s

Newspaper reports three years ago said the land was priced around R8 million. A council official would not confirm the figure, saying it was "in that region"

An official in the council's housing de-

partment said the site was vacant as residents refused to move onto the land

He said according to an agreement between the council and residents at the planning stage of the area, the residents only wanted sites and services, and not houses, as they could not afford them

He said the council obliged by erecting toilets and building roads, which have been unused since its completion two years ago. The official said negotiations were continuing between the council and residents

A spokesman for the Masicedisane Resi-

dents' Association (MRA), Mr Z Memani, confirmed the residents rejected the building and selling of houses to residents, demanding instead the provision of rented accommodation

"The council refused to build houses which could be rented as they claimed we would eventually not pay the rent. But we also could not afford houses priced around R42 000," he said

Confirming the weekly negotiations, Mr Memani said residents may move their shacks onto the land soon, with the council hopefully building stone houses later to rent

# Surrey Estate sleeps peacefully with nightwatch patrol

Police are praising residents who have sacrificed their weekends to keep crime off neighbourhood streets

**QUENTIN WILSON** reports

*Souths - 21/5/92*

IT'S COLD and it's past midnight, yet 15 residents huddle together and prepare for another weekend patrol in Surrey Estate. One of the captains reads a code of conduct, setting out the rules for patrol.

After going through all the "do's" and "don'ts", the captain says, "Don't, and I say again, don't draw your firearm except in *extreme, extreme, extreme* necessity. Please, this is very important."

After he has finished, the volunteers with their batons and concealed guns move off in three cars to start a seven-hour slog that finishes at dawn.

I get into a mini-bus with six others and after the "beats" are discussed over CB radio, we trek off to cover our section of the largely middle-class neighbourhood.

The streets are empty and the night is long. Soon we are bored — a result of the patrol's work over the past 12 months, I am told.

"We used to be really busy, all the time something used to happen

It has quietened down a lot but we must not get complacent — we have to expect the unexpected and besides, crime hasn't been wiped out completely yet. And that is our goal — to wipe out crime," says a member of the patrol.

None wants to be named for fear of intimidation. Drug barons in the area have threatened them — an indication of the patrol's effectiveness.

Eventually we come across someone walking the street. We stop and three men get out to talk to him.

"Good evening, Surrey Estate Nightwatch Patrol. Where are you going?"

"To my mother," the youth is surprised and seems threatened.

"Where have you come from?" the questions are asked quickly.

"A disco."

"Where are you going?"

"Just down the road there (points), to my aunt."

The patrol is not happy with his answers and tells him to get up against a wall so they can search him for weapons.

They find a specially sharpened bread knife and confiscate it, telling him to pick it up at the local police station on Monday. He walks away without protest, later accelerating into a run.

The patrol is vigilant. Anybody walking in the road is considered a "suspect" and roaming cars are carefully watched. All houses are under surveillance and the slightest irregularity is investigated.

Muammar (not his real name)

said the police had gradually accepted their right to watch over their community.

"When we started a year ago, we had terrible problems. The police didn't want us to patrol at all. We were also very sceptical of them because not only had they failed in dealing with crime in our area, they were also the ones who shot at us during the political uprisings."

"We realised though that we can't do without them. We must

work with them and we have set up quite a good relationship with them, especially at the moment," he said.

At the end of April, the Commissioner of Police in the Athlone area wrote to the patrol praising their efforts.

The praise came after the patrol had caught a man raping a young girl in the unfinished hall in Portevue. This man was wanted by the police on another rape charge

The patrol has 150 people who sacrifice their Friday and Saturday nights for the safety of Surrey Estate.

One of the members explained his involvement: "I have been living here for 35 years. This is my home and I don't see why I should have to live here in a state of fear. One should sleep in peace without having to get up three or four times a night because of strange noises outside — like we used to."

## WHO'S THERE? A Surrey Estate housewife who is too scared to open the door

# Friday switch-offs for defaulters

Municipal Reporter

THE executive committee of the Cape Town City Council has approved the introduction of Friday disconnections of electricity supplies to those who have defaulted on their bills.

Exco spokesman Mr. Chris Glaum said yesterday that city treasurer Mr. Eddie

Landsberg had reported that arrears were still mounting.

The council has not cut defaulters off on Fridays for years because of problems which arose when people had paid all outstanding amounts yet still remained without electricity for the weekend.

Yesterday the executive committee decided that the Friday cut-offs should take

place only in the mornings. Defaulters would then have the afternoon and Saturday morning to have power restored.

No extra staff will be hired, despite the extra work for the cut-off teams. According to a report before the executive committee yesterday, the Friday cut-offs should increase the number of disconnections from 6 500 to 8 000 a month.

(124) CT 20/5/92



## Drive to sell on West Coast

LINDA ENSOR / 24

CAPE TOWN — A marketing drive has been launched to stimulate sales of houses in the R60m Jakkalsfontein township on the West Coast

So far 34 units priced from R300 000 have been sold. A total of 166 houses have been planned for the 1 000ha site, which is part of a designated nature reserve and has access to 4km of private beach.

Infrastructure for the housing development, 40 minutes outside Cape Town, has been completed by developer Propcor, which took over the project from Faircape *6/10/92*

Marketing of the project has been taken over by Captrad, established recently by former Equikor marketing director Gavin Watson and former Pam Golding Properties branch manager John Carney. *20/5/92*

Watson said Captrad had identified a niche in the market for a marketing company to assist developers which did not have an inhouse marketing team.

Captrad would get involved in the planning stage of the development and assist in matching the planning with conditions and demands in the market place. It would also sell units off plan, and take responsibility for marketing, advertising and public relations campaigns.

**Cape Town's**  
*Friday 21/5/92*  
**rates to rise**

**808** LINDA ENSOR **124**

CAPE TOWN — The Cape Town City Council will meet today to pass a multi-billion-rand budget for 1992/93 which is expected to include an increase in rates of about 16,5%

The council said earlier in the year that an outer limit of 16,5% had been imposed on budgetary planning and it was likely this has been adhered to

Community dissatisfaction over the reduction of services announced in last year's budget had led to these services being fully reinstated, with obvious cost implications for the budget. Deferred VAT, too, came into effect on some services

## Plan to extend camp enrages land owners

124 LINDA ENSOR

CAPE TOWN — Hout Bay property owners are furious about Cape Provincial Administration (CPA) plans to extend the town's squatter settlement *B Day*

Ratepayers say the settlement, Imizamo Yethu Village, has devalued their properties and has led to a higher incidence of crime.

At a meeting of the Hout Bay Ratepayers' Association on Tuesday, court action was threatened to prevent the CPA from extending the settlement to 34ha from its present 18ha

The CPA, which is discussing with the Regional Services Council the acquisition of additional land for squatter settlement in Hout Bay, is expected to react to ratepayers' sentiments later this week *21/5/92*

In a statement the CPA said preliminary discussions had been held with some landowners

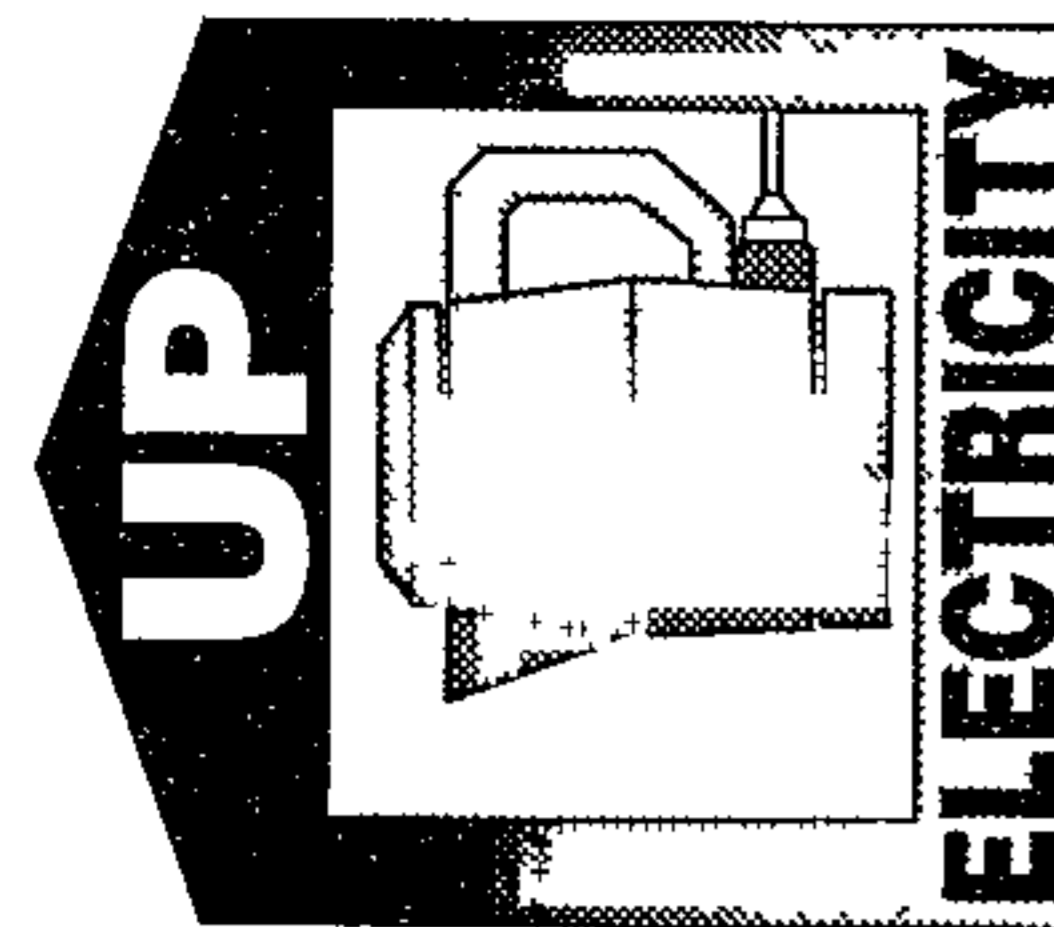
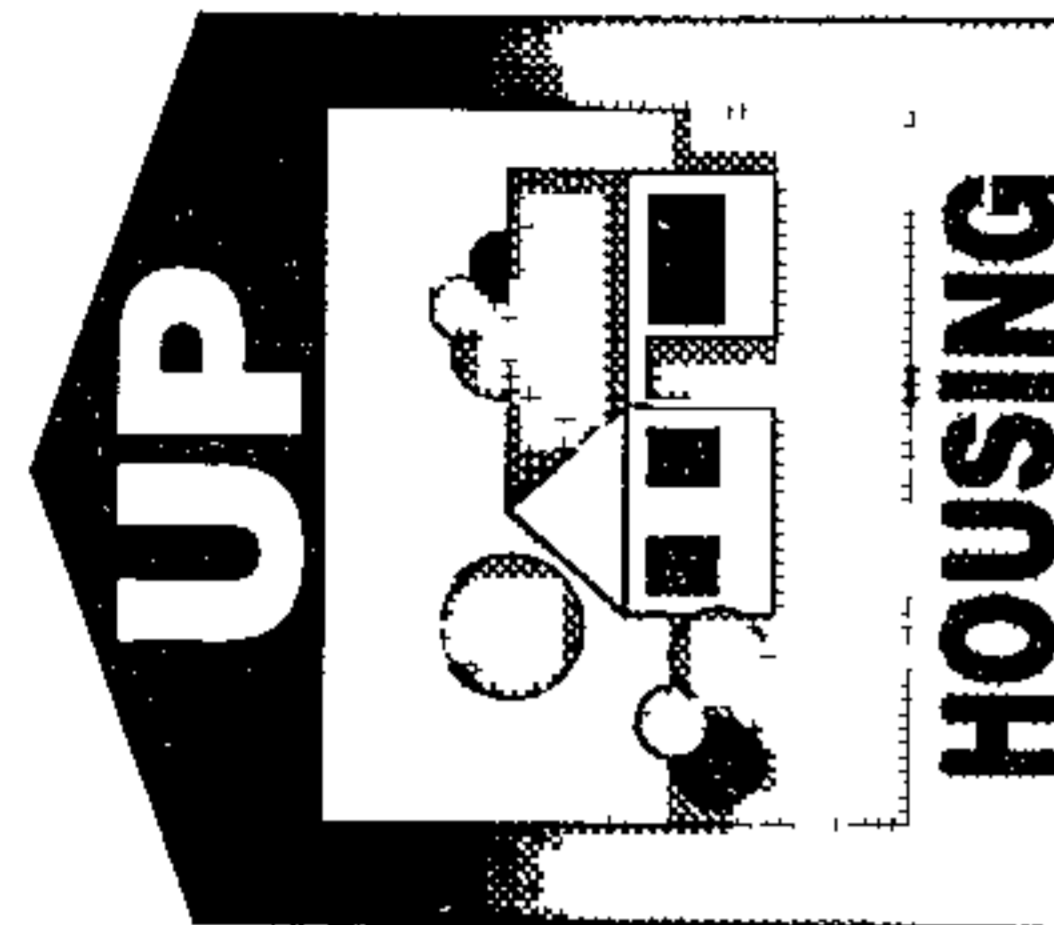
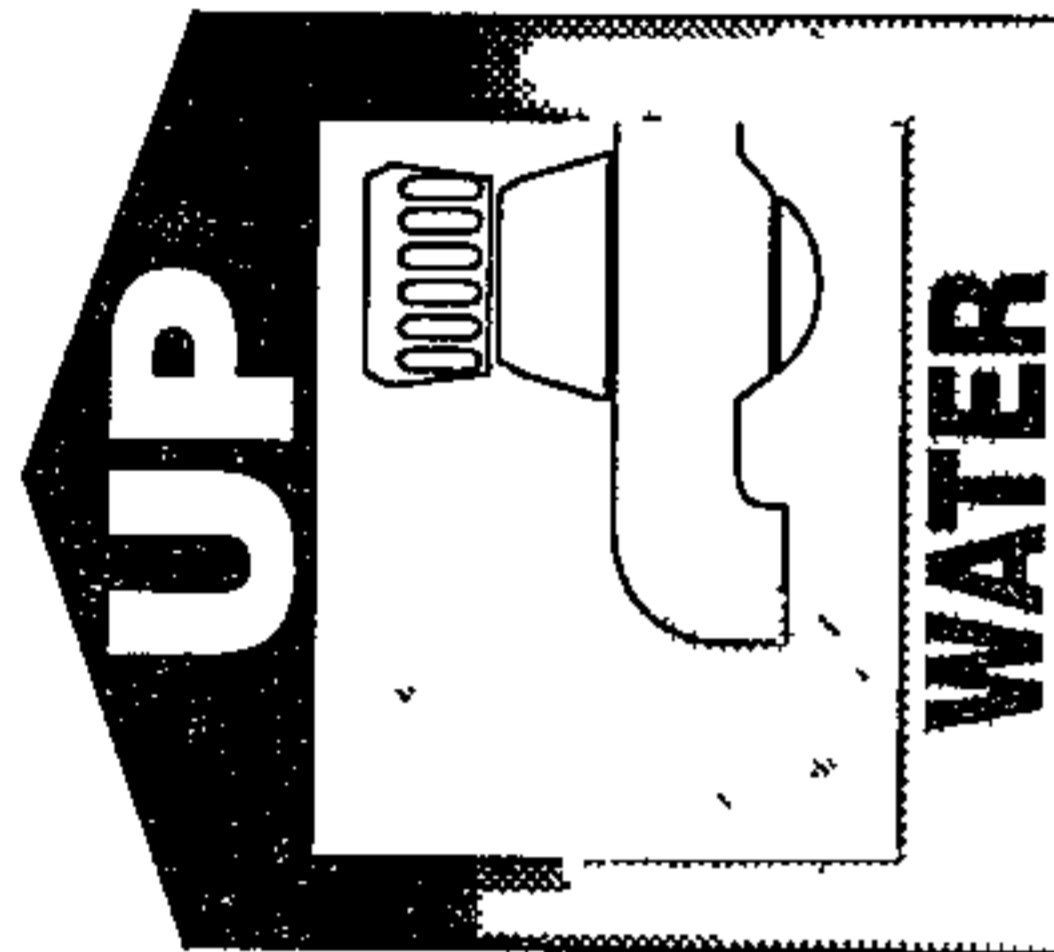
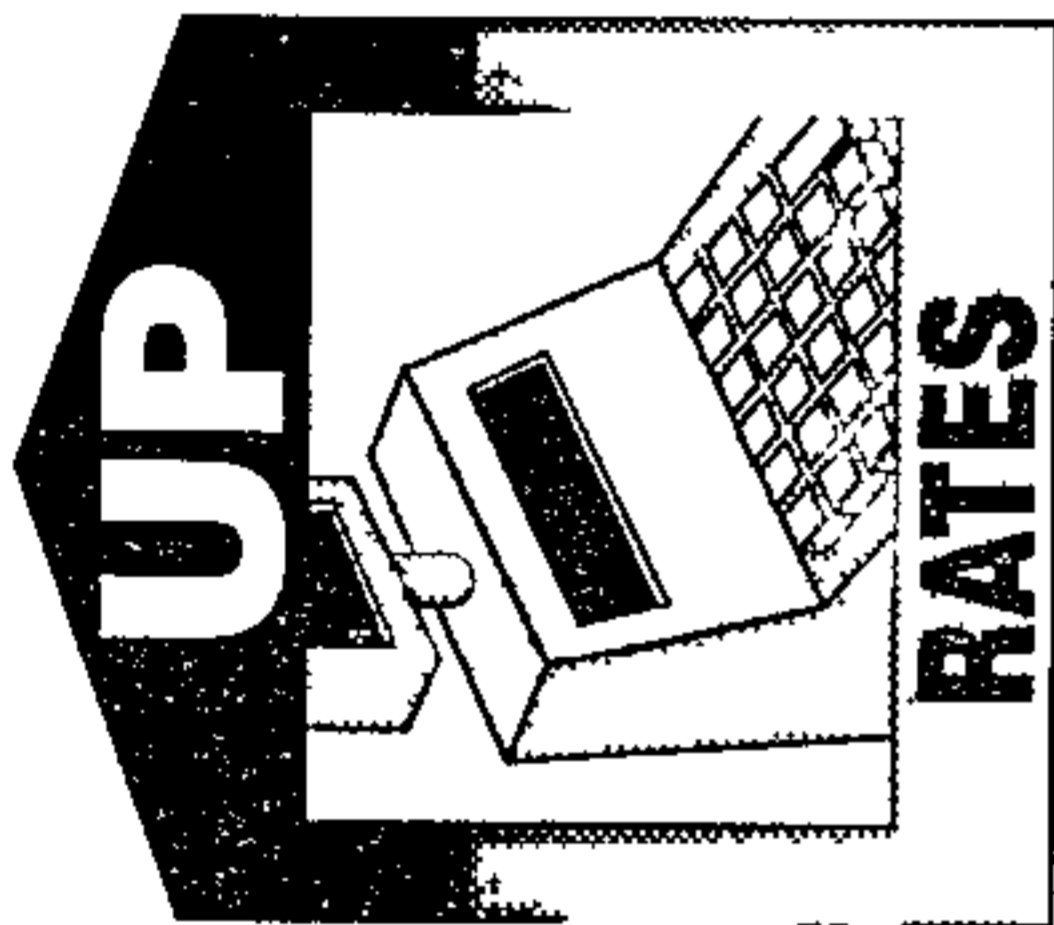
"It must be very clearly stated that it was never intended to resettle large numbers of squatters in the Hout Bay area. However, since a number of homeless people were found at Princess Bush, the Disa River, at the Hangberg and in an overcrowded situation in the harbour, it was merely humane to settle them near their place of employment," the CPA said.

The only way to prevent living standards from declining was to commence community development in Imizamo Yethu Village. Sound town planning and development principles were being applied in the village by professional consultants

The CPA said it was providing ablution and refuse facilities with a view to imminent permanent infrastructure



Rise in electricity  
and water tariffs  
also in pipeline  
with R2 bn budget



124  
ARG 21/5/92

# Rates Rocket

**CLIVE SAWYER, Municipal Reporter**

CAPE TOWN rates bills will rocket by 18,5 percent in July when a 16,5 percent increase proposed in the city council budget comes into effect and value added tax is charged on refuse removal and sewerage services.

The council meets in special session today to debate the city's first budget to top R2 billion. If the budget is approved, residents also face more expensive water and electricity.

In July the price of water will go up 15 percent

## Exco's chairman to step down

**Staff Reporter**

CAPE Town City Council executive committee chairman Mr Richard Friedlander will not stand for re-election when his term expires this year.

Mr Friedlander, who has chaired the committee for six years, announced during his municipal budget speech today that he would step down in September.

He said he had held office during a time of immense change and the transition to a new political and social dispensation, coupled with rampant inflation and the demands of a fast changing society.

This had imposed enormous burdens on councillors and staff, Mr Friedlander said.

Exco had held "innumerable meetings of unprecedented length dealing with issues of major concern to the city," he said.

He thanked his colleagues and appealed to all those who loved Cape Town and wanted it to prosper to "play the ball and not the man" and allow all parties to be heard fairly.

Last month The Argus reported speculation that Mr Friedlander's resignation was imminent.

● See page 25

reporting to the town clerk, to review efficiency throughout the council.

The budget cuts provision for conferences, civic functions, furniture and fittings.

Main budgetary constraints include the cutbacks on provincial subsidies, which will hit fire and library services.

Commenting on the planned affirmative action policy, Mr Friedlander said it was necessary to provide opportunities for people previously deprived because of race or gender.

"We don't want what you might call an American-style approach, but training and upliftment to boost worker opportunity," he said.

The executive committee anticipates that electricity charges will rise by 13 percent, but this will be finalised when Eskom announces its tariff increase, probably in January.

The 16,5 percent rates increase reflects a council resolution in January to limit it to this figure.

Another two percent will be added because of VAT charged on refuse removal and sewerage, which make up about a fifth of the rates bill.

About R3,9 million will be taken out of reserves to balance the budget, according to official figures.

Bold projects tackled in the budget include a R3,2 million increase in spending on cleansing as part of a two-year plan to return the service to its 1985 standards and R750 000 for an affirmative action project to redress past job imbalances caused by race and gender.

City treasurer Mr Eddie Landsberg said R3 million, with extra funds from the Western Cape Regional Services Council, would be spent on upliftment projects.

The budget strategy had been based partly on a "resource-driven" approach — cutting one's coat according to one's cloth — and the 16,5 percent increase had been arrived at after an original projected increase of 25 percent.

## Rent arrears

A proposed new housing strategy would increase spending on maintenance while offering rental rebates to the unemployed, sick and elderly.

The council was considering using its own limited funds to build houses for renting because of the desperate shortage of such accommodation.

A special liaison unit will be set up to communicate with affected communities to negotiate a deal whereby rent arrears backlogs will be cut and money absorbed by maintaining a huge waiting list will be used more effectively.

Executive committee chairman Mr Richard Friedlander said cutbacks in funding the maintenance of main roads could mean the council would have to find the money from its own sources.

Commenting on the VAT to be charged on refuse collection and sewerage, Mr Friedlander said the council got nothing out of the tax.

ACCOUNTING

# Rural voices learning to turn up the volume

South 23/5-27/5/92

1234

The political climate is changing from resistance to reconstruction. Now community service organisations are realising that co-operation with the state may be necessary. **Justin Pearce** speaks to people running community services in rural areas



**MNCEDISI SKEPU: Alexandria resource co-ordinator**

**S**OUTH AFRICANS are entering an era where all can enjoy full political rights — in theory that is. But for those who have been excluded from political processes, it will take more than a new constitution to secure them a place in a democratic system.

Rural people — geographically removed from the centres of government and often poorly educated — are particularly ill-equipped to make themselves heard.

The people of Alexandria, a small Eastern Cape town, are one such example.

There is no industry to provide jobs and about three out of every four people are illiterate. This

means education and career guidance programmes are an indispensable means to self-empowerment.

Such programmes are offered by the Alexandria Career Centre (ACC).

Co-ordinator Mr Mncedisi Skepu believes leadership, negotiations and learning to look at issues critically must be the focus of development.

"We are empowering people to negotiate on the basis of strength."

Workshops aimed at local organisations hope to impart skills in local government and negotiation — activities which are new for the people of Alexandria.

"We might hear calls for 'one city, one tax base', but what do people mean when they say this?"

asks Skepu

The ACC was founded at a time when foreign agencies were cutting back on South African funding. But, given the conservative outlook of the local white community, the centre's founders had no choice but to look overseas.

Funding constraints mean Skepu is the only staff member.

With the state taking the initiative in providing community resources, Skepu believes centres need to think about redefining their roles.

A delicate question is whether centres should begin to co-operate with new initiatives by the state.

Another question concerns the relationships between centres and civic associations. This in turn depends on the future direction taken by the civics themselves.

"We need to interact with the civics. Our services are something that should be provided by the civics."

Skepu believes that to achieve a democratic society, civic associations need to reflect the aspirations of ordinary people rather than being politically aligned.

"The resource centres, unlike the civics, are non-aligned. In Eastern Europe, socialism failed because it was divorced from the human element, from sectors of civil society such as academics and churches."



# House auction is postponed

By KURT SWART

THE City Council has postponed the auction of six Heathfield residential plots after protest action by a Muslim society which wants to acquire the land for the erection of an Islamic cultural centre

Council spokesman Mr Ted Doman said that following a placard protest by 100 Muslims at the Civic Centre on Thursday, the council had decided to postpone the sale of the plots

The Heathfield Madressa Society had accused the council of acting in a "highly dictatorial, undemocratic and irresponsible manner", because of its decision to put the plots on public auction.

"For the past five years the Heathfield Madressa Society on behalf of the Muslim residents of Heathfield, Elfindale, Windsor Park and Diep River has been struggling to acquire land from the Cape Town City Council to build an Isla-

mic centre, as no educational, religious or cultural facility exists in the area," a spokesman for the society said

"Three suitable sites owned by the City Council have been applied for during this period but the council on one pretext or another has refused to sell any of the sites requested by the Society

"The council then advertised it is going to auction six plots in Chadwin Road, Heathfield, next to the tennis courts on Tuesday. This is one of the sites the Society applied for and which the council had refused to sell to the society, contrary to the positive recommendation of the Heathfield and District Residents Association.

"The Madressa Society wanted it. We informed them that it was for residential use, and offered them an alternative site but they turned up their noses at the offer"

S1 Times [Cape Metro]

2415792.

124



# Green light for High Cape

**CLIVE SAWYER**  
**Municipal Reporter**

SECOND and third phases of High Cape, the housing development on the old SABC site on Devil's Peak, have been given the green light at a special joint meeting of the town planning and utilities and works committees

The development was due to be discussed today by the amenities and health and executive committees, and is expected to be tabled at the full council meeting

The first phase of 110 houses is being built. The second phase will add 140 houses and the third, 160 houses

The city council will be asked

to agree to joint finance of an underpass below De Waal Drive, expected to cost R5 million

Public response to the second phase included letters from residents and the Upper Table Valley Ratepayers Association, and two petitions

Worry was expressed over traffic implications, environmental impact, the blocking of views and the effect on public access to the mountain

Developers conceded views, including that of drivers coming into the city via De Waal Drive, would be affected

Existing property would not be devalued, while stormwater run-

off from the mountain would not affect the development

Access to the mountain would be improved, with three separate routes through High Cape and parking at strategic places

A city planner's report said phases two and three of High Cape would benefit the wider city by increasing densities close to the central business district, and introducing "an aesthetically positive development sensitively grafted into the local natural and built environment"

Conditions for approval include details of stormwater, parking, lighting, fencing and the houses themselves being subject to city council approval

ARG 26/5/92

(124)

## HOUSE OF REPRESENTATIVES

## QUESTIONS

†Indicates translated version

For oral reply

Own Affairs

Maladministration/fraud: Brentvale Primary School

\*1 Mr G ROOSKRANS asked the Minister of Education and Culture †

- (1) Whether he or his Department has investigated maladministration and fraud with school funds that has allegedly occurred at the Brentvale Primary School in the Bloemfontein region, if not, why not, if so, what are the (a) circumstances surrounding the alleged irregularities and (b) findings of the investigation,
- (2) whether his Department has taken action against any persons and/or bodies as a result of the investigation, if not, why not, if so, what are the relevant details,
- (3) whether the matter has been reported to the South African Police, if not, why not, if so, with what results,
- (4) whether he will make a statement on the matter?

C25E  
†The MINISTER OF HEALTH SERVICES AND WELFARE (for the Minister of Education and Culture)

- (1) Yes,
  - (a) the School Committee alleged that the principal has used school funds for self-gain
  - (b) the principal admitted the allegation and has undertaken to repay the monies
- (2) No The investigation has not yet been completed departmentally
- (3) No The matter is still under consideration
- (4) No A statement is not deemed necessary

HOUSE OF REPRESENTATIVES

(3) whether it is the intention to put this complex to a different use in the future, if so, what are the relevant details?

C27E  
The MINISTER OF HEALTH SERVICES AND WELFARE

- (1) (a) Thirty three (33)  
(ii) Thirty one (31)
- (b) None

(2) (a) The complex was not acquired by the Administration House of Represent-

- (3) It is intended for education purposes
- Requests received regarding this are being considered.

tatives by means of a sales agreement, but came under its control with the institution of own affairs administration in 1984

(b) Institutional care, treatment and rehabilitation of TB and chronically-ill patients

(c) Unknown

124

C27E

(b)

124

(c)

(3)

Requests

being

considered.

For written reply

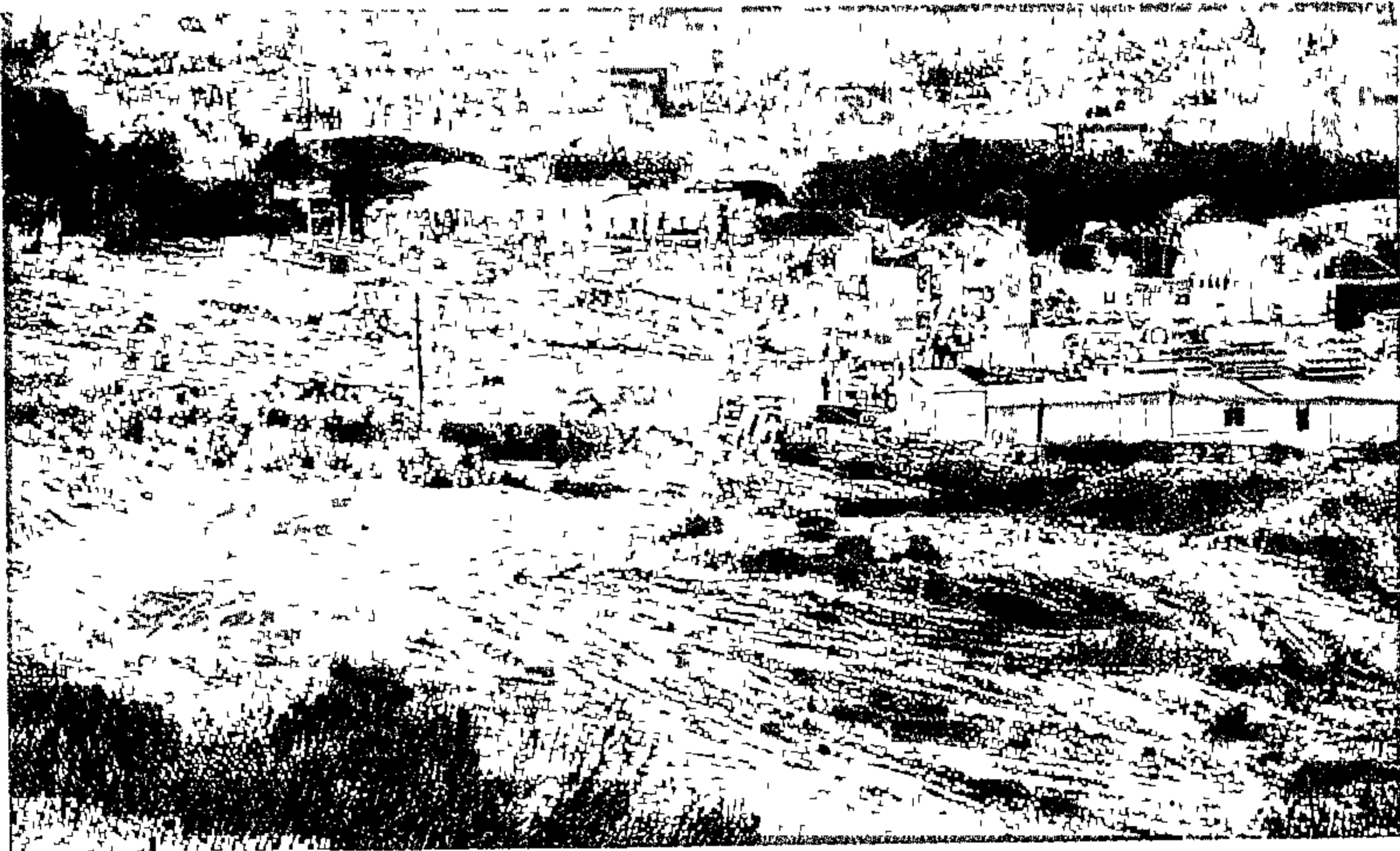
Own Affairs

Dr Stals Hospital complex number of living units

9 Mr W J DIETRICH asked the Minister of Health Services and Welfare

- (1) (a) (i) How many living units are there in the Dr Stals Hospital complex in Westlake and (ii) how many such units were occupied as at the latest specified date for which information is available and (b) what recreational facilities are available there.
- (2) (a) when was this complex acquired by the Administration House of Representatives, (b) to what use is it being put at present and (c) what was the value of the complex when it was acquired,





**UNDER CONSTRUCTION . . .** Phase one of the High Cape housing development scheme on the slopes of Devil's Peak is slowly taking shape

## Devil's Peak housing go-ahead

A FULL city council meeting yesterday gave Condev Cape the thumbs-up to develop phases two and three of the High Cape housing development scheme on the slopes of Devil's Peak.

The two phases, which will see 140 and 160 houses being built respectively on the border of Vredehoek, will follow on phase one of the housing development where 110 houses are under con-

struction

However, a number of conditions will first have to be finalised

One was that Condev would raise 40% of the capital required to construct an underpass under De Waal Drive linking Cauvin Road in Zonnebloem to Barnham Road in Vredehoek. The council would put up the balance.

The second was that it negotiate

for a six-hectare piece of land which belonged to the Foundation for Crippled Children. This land would then be given to the council in exchange for land which is envisaged for phase three

Yesterday's council decision follows a special joint meeting of the town planning and utilities and works committees which gave the project the green light

ARGENT 27/5/92 (124)



# Council delays Friday electricity cut-offs

(124)  
CT 29/5/92

Municipal Reporter

THE introduction of Friday electricity disconnections for bill defaulters has been delayed for another week because Saturday has been declared a public holiday

The council has not cut off supplies on Fridays for years because of the difficulty in reconnecting — in cases where people do subsequently pay — before the weekend

City electrical engineer Mr Fred Daniel said yesterday that the council did not want to wreck anybody's long weekend, so if Monday or Friday were holidays the electricity would not be disconnected

Since it would be difficult to have electricity switched on again this

weekend, the department would not introduce the Friday cut-off today

"On Saturday this week, the finance staff will not be working. To switch on someone's electricity again, our department has to be assured by the finance department that the bill has been paid," Mr Daniel said

It is likely, however, that they will be introduced next week

Mr Daniel said that about 1 000 consumers in arrears currently had their electricity supplies cut off between Monday and Thursday

He hoped the number of disconnections could initially be raised to 8 000 a week, but he also hoped that once the new cut-off system was operating smoothly the number would drop substantially

# Villiersdorp protest march for better deal

MR Samuel Avontuur leaned forlornly on his single crutch as the 250-strong protest march left Goniwe Park squatter camp without him yesterday to take their grievances into white Villiersdorp

The other crutch lay broken on the ground, snapped while the one-legged man followed a practice march through the township

Mr Thomas Jansen, leader of the Villiersdorp Civic Organisation, said his community wanted to protest the discriminatory attitude of the local white municipality in providing housing, land and schools

"Our community has a problem with the rent arrears because many people have no jobs. We have asked the municipality to scrap

By DIANA STREAK

them because people are falling more and more into arrears, they just can't afford to pay

"Some people are paying rent and R10 a month in arrears but the municipality has tried to get them to sign a contract to pay more

"We have asked the municipality for a piece of land for the squatters because what they have is inadequate and if people build shacks they come and pull them down

"The Nuwedorp coloured school is full so many children can't go to school. The whites voted to open the white school but up to now the school is closed to us although they take pupils from Namibia and the Transvaal"

As the march entered Villiersdorp Main Street scores of policemen kept a watchful eye on the proceedings as the crowd sang and waved placards

Khaki-clad ANC marshalls kept the crowd in check as more people joined the march. There were very few white faces there for a Saturday morning but farm workers in town for their weekly shopping cheered the march on as it approached the municipal buildings

Mr Jansen handed a list of requests to town clerk Mr J L Serfontein

"I wouldn't like to comment because I don't know

what is in the petition," Mr Serfontein said "I will present it to my council and they will make whatever decision is necessary"

He confirmed that the white school was now a Model C school but said it had only happened recently "I don't know if there are any coloured pupils there," he said

Co-organiser Ms Sandra Haydon of the Black Sash said people in Villiersdorp were much more victimised than in other Boland towns because the black and coloured communities were working together

Mr Jansen called for members of the community to join the ANC

S1 Times (Cape metro) 31/5/92

124

# Woodstock alleys a health hazard

By KURT SWART

THE lanes and alleys of Woodstock have become a health hazard with uncontrolled dumping of refuse threatening typhoid and other diseases as well as causing a large rat influx to the area.

And the main culprits in the dumping of household waste are the residents themselves, says Mr David Oliver, a city council environmental health officer.

Mr Oliver is also a B Admin (Development Studies) honours student at the University of the Western Cape and is researching community participation in the maintenance of Woodstock's alleys.

"Every day a council team cleans the lanes. On Wednesday the whole labour force is used to clear the lanes. For health inspectors dirty lanes are a priority, but not it seems for the residents," Mr Oliver said.

He said the problems with the lanes, particularly in lower Woodstock, were increased rodent activity in the form of rats, bad smells emanating from the lanes because of the amount of refuse dumped there, and a

large vagrant population, many of whom defecated in the lanes.

"The rats are brought to the lanes by the refuse. Despite being cleaned every day, the refuse in the lanes contains enough food for the rats to be there on a daily basis. We have free rodent control for residential premises and we have received quite a number of complaints.

"Flies breed in faeces and in refuse. For example when a rotten fish lies in the lane for a day, flies will breed in it, bad smells will emanate, and the risk of disease is increased.

"Children are vulnerable to diseases like typhoid and diarrhoea carried from the refuse into households by flies who settled on food and babies' milk."

Residents were largely to blame for the situation, said Mr Oliver.

"Residents know council will do the cleaning-up, so they just throw their garbage over the walls of their property into the lanes.

"When a law enforcement officer goes along to enquire who has dumped the refuse, nobody knows."



# Protests over rates in M Plain

By EVE VOSLOO

CIVIC associations and the African National Congress have held demonstrations in Mitchells Plain throughout this week in protest at the Cape Town City Council's 16,5 percent increase in rates and increases in water and electricity tariffs.

The protests have also been against the decision to impose VAT on the removal of refuse and sewerage.

The chairman of the Rocklands Ratepayers Association, Mr Willie Simmers, said yesterday a picket protest had been held last Saturday at the Rocklands rates office.

Other protests had also been organised by the ANC on Tuesday and Wednesday at different points in Rocklands and in Westridge, Lentegur, Beacon Valley and Eastridge.

"People are very cross that at a time of huge unemployment the council has increased our rates by so much," Mr Simmers said.

"Everyone is really feeling the pinch."

Mr Simmers said people were especially indignant at the decision to impose VAT

on refuse and sewerage removal.

"Our streets are seldom cleaned," he said.

A member of the Westridge Civic Association, Mr Pat Williams, said a protest had been held yesterday at the Westridge rent office from about 10am to noon.

"We had a very good response from residents," he said. "People are really upset about all the increases."

He said the association had protested officially in February when the rates increases were still only proposals. No response had yet been received, he said.

A spokesman for the Cape Town City Council, Mr Ted Doman, said he was not aware of the protests.

The rates increase had been decided and accepted in the council's budget and nothing could be done to change it.

On VAT, he said the council was just applying the tax which, through the efforts of all municipalities, had been delayed until now.

"The council has to pay VAT to the government and collect it from the users of services," Mr Doman said.

# From ghost to toast

SI Times (BUS)

(124)

31/5/92 By TERRY BETTY

HOUSE prices in Port Elizabeth have risen at a rate well above the national average

Real Estate Surveys property economist Erwin Rode says prices increased by 36,8% compared with the national average of 12,7% in the year to September 1991

House prices in upper-crust suburbs (above R300 000) rose by 34,5% against a national average of 2%

Medium-priced houses rose by 40,7% compared with 18,5% in the rest of the country. Houses costing below R150 000 increased in price by 55,3%. The national average was 20,7%

Mr Rode believes the main reason for the increases during the recession is that Port Elizabeth property prices lagged behind the rest of SA and are now catching up

Institute of Estate Agents Port Elizabeth branch chairman Ferdi Hartzenberg says the doom and gloom surrounding disinvestment destroyed confidence in Eastern Province industry in the mid-1980s

But Delta's and Volkswagen's recent expansion announcements have helped to re-

establish Port Elizabeth in the property market

Mr Hartzenberg also attributes the transformation of "ghost of the coast" to "toast of the coast" to tourism and violence in Natal

Some tourists are nervous about going to Durban because of the fighting in Natal. Port Elizabeth is capitalising on this and recently opened its beachfront development, which includes a restaurant, hotel and chalet facilities

Mr Hartzenberg says all beachfront flats have been upgraded. It is possible to ask about R250 000 for a two-bedroomed beachfront flat

The removal of the Group Areas Act also helped property prices. Mr Hartzenberg says Port Elizabeth has a skilled coloured population earning good salaries. Increased demand from this sector has raised the value of property in previously white-only areas

## Cape Town leads SA cities with high rates

31 Dec 31/6/92

Own Correspondent

CAPE TOWN — Property rates imposed by the city council on office buildings in Cape Town are “virtually double” those in any other major SA city, says the Western Province regional committee of the SA Property Owners’ Association.

The committee commissioned a study by Erwin Rode and Marlene Tigby to update a similar survey conducted in 1987 and found that, in respect of total rates and fees, the mean charges were:

□ Cape Town — R2,80/m<sup>2</sup> a month (11,4% of gross market rental);

□ Durban — R1,50 (6,3%);

□ Johannesburg — R1,32 (6,3%);

□ Pretoria — R1,18 (5,5%).

The mean total of rates in Cape Town was 1,87 times what was levied in Durban, 2,12 times that of Johannesburg and 2,37 times that of Pretoria.

However, in comparing three individual buildings in Cape Town, Johannesburg and Durban, Rode found that Cape Town’s growth in total rates last year and the year before was far lower than the growth in rates in the other two cities.

On the particular building chosen in Cape Town, the increases in those two years had been 11,8% and 13,8%. Growth in rates and fees on a Johannesburg building had by contrast been 31,7% and 20,5%, and in Durban 18,5% and 24,6%.

Accordingly, Cape Town’s total rates and fees as a percentage of the market rental were declining — 14,6% in 1986/7, 12,4% the next year and 10,5% the following year — while those in Johannesburg were increasing — 4,1%, 5,8% and 6,1% over the same period. In Durban, the percentages remained almost the same, at close to 5%.

“Johannesburg and Durban are closing the gap between them and Cape Town,” Rode and Tigby said.

Sapoa’s Western Cape committee said Cape Town City Council’s latest increase of approximately 16,5% was “excessive”. It criticised the council for making insufficient effort to curb the increase.

“Taking into account that Cape Town’s rates are already approximately double those of Durban, Johannesburg or Pretoria, the increase is extremely disappointing and is a negative factor towards encouraging new development.”

The city council was approached for comment and is working on a response.



**Foreign buyers in Cape**

B Day 3/6/92

LINDA ENSOR

(124)

CAPE TOWN — Foreign buyers were proving the mainstay of the luxury home market in the Western Cape, Seeff Residential Properties international sales director Carmella Seeff said yesterday.

“Of the five sales concluded by Seeff Residential in the Camps Bay area last month, three were to foreign buyers — one from England, one from Italy and one from Germany,” Seeff said in a statement. Prices ranged from R900 000 to just under R2m.

In Wynberg Seeff had sold more than R3m worth of property in two months to foreign buyers.

Seeff said German interest was very strong. Germans were particular about sea views and security.

There had also been a notable growth in interest from the Middle East. One luxury home had been sold this year to an Arab, and a consortium in Saudi Arabia was investigating property in SA.

Chinese immigrants had been keen purchasers of property in Pretoria.

# House prices outrun inflation rate

B/day 3/6/92

(124) ~~125~~

CAPE TOWN — Prices of houses in the lower bracket were rising above the rate of inflation and prices in the middle bracket were beginning to climb again, Real Estate Surveys director Erwin Rode said in the latest quarterly report on the SA property market.

He said some regional markets were doing fairly well in all price classes. Above-inflation house

price increases were recorded in Port Elizabeth and Durban which performed best in all price categories while there had been a recovery in upper band Pretoria homes.

"Overall, the levelling-off process in the Cape Town index is continuing. Although houses in the lower price brackets are maintaining reasonable growth, house prices in the upper and middle categories are still seeking to stabilise at more rational levels after the massive hikes of 1990/91."

The demand for flats remained high with vacancy levels around zero in most areas surveyed.

Rentals in Johannesburg's inner city had showed a drop in nominal rand terms over the previous quarter, but elsewhere rentals had generally increased, with strong growth in Durban and Pretoria.

The tempo of non-residential building had started to slow down, Rode said.

"The non-residential property market is reflecting the dire economic position of the country. Wherever there may have been a sign of nominal growth in rental levels, these still represent a step backwards in real terms," Rode said.

Capitalisation rates in many categories were, however, down from the previous quarter indicating that investors had not lost heart completely.

The office market was also not particularly promising, Rode said.

"Reports indicate that A-grade rentals in almost half of the office nodes surveyed were lower, even in nominal terms, than in the previous quarter.

"Top-of-the-range A+ rentals fared better, particularly in Johannesburg's best decentralised areas. Office rentals in the Durban CBD surprised by holding up well in the face of increased vacancies."

LINDA ENSOR

Rode said increasing office vacancies were prevalent in many nodes with very few areas showing less than 7%, and in many instances the vacancy percentage was much higher. Johannesburg and Pretoria CBD vacancies were slightly down, while levels were rising consistently in the Durban and Cape Town CBDs.

Shop rental rates did not perform well and nominal levels in most areas were

down over the past quarter

Real prime industrial rentals for 1 000m<sup>2</sup> units on the Reef and Durban had sunk to the level of two years ago, while rentals in Cape Town and Pretoria were back to 1989 rates.

The Cape Peninsula was the only area where industrial rentals of all unit sizes showed a drop compared with the previous quarter and there were also more vacant offices. Almost all industrial rentals in the Eastern Cape increased

over the quarter. In Pretoria only 250 m<sup>2</sup> units showed an upturn with units of more than 2 500m<sup>2</sup> being particularly hard hit.

"In the central Witwatersrand little significant change in rentals or vacancies was reported but the East Rand, Far East Rand and Durban all reported higher rental levels for every unit size surveyed, with the Transvaal areas also reporting lower vacancy levels. Durban's vacancies were unchanged," Rode said.

# Social welfare 'part cause of rates rise'

ET 3/6/92  
Municipal Reporter

124

CAPE TOWN spends more than most other cities do on social welfare and this is part of the reason it has imposed a 16,5% increase on property rates from the beginning of next month

City Treasurer of Cape Town Mr Eddie Landsberg explained the reasons behind the rates increase yesterday, after the local branch of the SA Property Owners' Association (Sapoa) complained that 16,5% was "excessive"

Sapoa also said a study had shown that rates on centre office buildings were "virtually double" those of any other major city in the country

Mr Landsberg said Cape Town was the oldest city in South Africa and so required more maintenance. Another reason for the relatively high increase was that Cape Town provided a number of facilities which not only citizens living within the municipality enjoyed. People from throughout the metropolitan area used facilities that the city council paid for or subsidised

● Bellville's director of finance, Mr Dave Heywood, said yesterday that his council had been able to keep this year's rates increase down to 10% "because we are experiencing growth"



STAR 576192

# ANC set to stage protest in Kimberley

(124)  
Own Correspondent

**KIMBERLEY** — A street demonstration will greet Cape Administrator Kobus Meiring today when he attends Kimberley's unification ceremonies at the city's Civic Centre

Yesterday ANC regional spokesman Pakes Dikgetsi confirmed that a demonstration by his organisation would take place at the Civic Centre.

Civic association chairman Solly Legodi said the civics and Cosatu would also take part in the protest action

"We are intending to bus ANC supporters in to the council for the purpose of having a demonstration against the unification," Mr Dikgetsi said

The protest action today is only part of a bigger ANC programme of action to express its dissatisfaction with the new system of local government in Kimberley.

Mr Dikgetsi said today's action would be followed by a consumer boycott "in the near future" and a stayaway next month

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## AN AFFORDABLE SLICE OF THE CAPE (124)

FM 5/6/92

A residential shift appears to be taking place in Cape Town from the built-up and, in parts, more expensive southern suburbs of Rondebosch and Claremont to the fast-developing Tygerberg towns of Durbanville and, more recently, Bellville. Catering to this trend — augmented by a spillover of English-speakers into the area — is a new upmarket country estate in northern Bellville called Welgedacht.

Developer Ampros says the project at the foot of the Tygerberg Hills marks its entry into a new, lower-density style of residential township planning. For some years it has been developing smaller, 800 m<sup>2</sup> plots (650 in all) in the adjoining Protea Valley.

The company, which was the first to bring the country estate concept to the Cape, lays equal emphasis on controlled access, recreational facilities and community self-management in Welgedacht. It plans to extend the idea to a 100 ha holding in Protea Valley now in the planning stages, but more immediately to a 260 ha stretch of coastal land east of the Knysna Heads in early 1993.

The first phase of the 134 ha Welgedacht estate was launched to the public

last Saturday, at prices of between R90 000 and R145 000 for an average 1 100 m<sup>2</sup> plot. About 400 plots are expected to make up the final scheme. Ampros will not be building homes but it has set architectural guidelines for buyers to follow.

Selling points are a rural, communal lifestyle with much emphasis on retaining the landscape; fresh air; less congestion, crime, rates and taxes than in Cape Town's southern suburbs, nearby schools and other community facilities, as well as proximity to the highly successful Tyger-valley shopping centre.

Ampros believes land values and house prices in this estate, as in others it has developed such as Fourways Gardens in Sandton, should continue to rise annually at an average rate of at least 20%. Though sure of the demand for such a product, the company admits that the success of Welgedacht, as with every other estate development, will depend on timing. The prospect of bond rates falling further because of liquidity in the bond market augurs well for it. In the final analysis, of course, it will be time itself which will tell.

## R23-m housing plan (124)

Some R23 million is to be spent on building and upgrading houses in northern Cape, of which R12 million will be spent in Kimberley, Minister of Local Government, Housing and Agriculture in the House of Representatives Piet Saaiman said yesterday

STAR 5/6/92



# Municipal rates set to 'rocket'

CT 12/6/92  
From MAGGIE ROWLEY  
Property Editor

~~CT 12/6/92~~ (124)  
politan areas but this gap was rapidly closing

SUN CITY — Municipal rates are expected to rocket as the upgrading of areas with a low-rate base becomes the priority of city councils, a financial adviser said at the SA Property Owners' Association convention here yesterday

"The probability of black municipal areas being integrated into the larger cities and municipalities will mean the city fathers will have to accept that they cannot keep the lid on rate increases for much longer," he said

separately from tenants and not to have these increases covered in the overall basket of operating costs which escalated at a fixed percentage

He said office rentals could rise slightly in popular locations with low vacancies but other areas would do well to remain steady and could see a drop of up to five percent.

Mr Nick Harris, a director of Russell Marriott & Boyd Trust, said Cape Town rates in the past had far outstripped other metro-

Municipal rates formed a major portion of operating costs and landlords would be well advised to structure their leases to enable them to recover rates increases

● Lottery funds to revamp cities?  
— Page 10

5  
**SAA outfits  
'sky high'  
Political Staff**

SAA's new uniform came with a sky-high price — more than R18 million

This was disclosed in Parliament yesterday by Minister of Public Enterprises Dr Dawie de Villiers in reply to a question by Mr Tony Leon (DP Houghton)

The new uniform cost altogether R18 466 000 to design and make

Dr De Villiers said R811 000 was spent on the design, R17,6 million on its manufacture and R55 000 on advertising, promotional and public relations work.

RECEIVED ON 13 FEBRUARY 1992

# Silence over R10 house

THE Blue Downs couple whose home was bought back by the bank for R10 and who were then summonsed for the outstanding amount of their bond have not heard from their bank since it announced a change in policy (124) CT9/6/92

Mrs Allison Georges said yesterday that she had not been told of the new policy of "setting-off" the net proceeds that the bank gets on the resale of the house against the outstanding amount of the bond

On the other hand, she said, she had not received any further summons to court either

Mr Norman Axten, a senior general manager of First National Bank, said yesterday that out of some 800-odd (bond foreclosure) cases in the past 10 years, there may have been one case in which the bank would have made a profit after setting-off the net proceeds of a sale against the outstanding bond

"If and when there is or has been a profit, that will be passed on," he said.

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**TOP CASH  
PAID FOR YOUR  
DIAMONDS**

### Killing price rise in Algeria

ALGIERS — Sick people are dying in Algeria following a rise in the price of medicines by a staggering 700%, the National Human Rights

ARC 9/16/92

# Somerset West rates up 10 percent

Staff Reporter (124)

IN spite of tight economic conditions the Somerset West town council is limiting its rates increase to an effective 10 percent this year

Mr G V White, deputy-chairman of the finance committee, said strict control on spending had resulted in a saving on expenditure and the surplus would be used to cushion rates increases

Tariffs for sewerage would be increased by 8,9 percent, refuse removal by 17,7 percent and water by 17,9 percent

Electricity tariffs would rise by six percent to increase the profit margin on the service from 10 to 12 percent

Mr White said the total expenditure for 1992/93 was estimated at R42 709 475, an increase of 19 percent

The capital budget had been increased by 18 percent from R8,5 million to R10,1 million



## Country living from Ampros

CAPE TOWN — Anglo American Property Services (Ampros) has launched its multi-million upmarket country estate, Welgedacht, in Belville's Tygerberg Hills. *10/6/92*

The landscaped estate will eventually consist of 408 residential stands priced at about R90 000 each, giving a total value to the estate of about R37m

Each stand will average 1 100m<sup>2</sup> and houses will have to be built within prescribed size specifications. Thirty-six stands have already been serviced and went on sale last week.

*(124)*  
LINDA ENSOR

Ampros director Peter Gardiner said at the launch the total area of the new estate was 134ha which would be divided into four neighbourhoods, each incorporating elevated viewpoints and water features

Adjoining the estate is a 52ha recreational nature reserve and a 15ha area of wetlands

"This residential development has been designed to incorporate the principles of integrated environmental management with residential estate management," Gardiner said.

plants," he says  
Apart from the jobs cre-

an average of 5.5% a year  
compared favourably with

3% to 3.5% a year on aver-  
age," he says

## Border gets results on rates action

SINCE two members of Sapo's Border region committee took up the issue of inequitable municipal rates with the East London city council, Sapo has been advised that sewerage rates are being reviewed.

*B/Dan 10/6/92*  
The members have also objected to the council's decision to reconsider development of the Clarendon Gardens site as a shopping centre. "As a result, the committee has prepared a statement reflecting its policy towards urban development in the area," says chairman John Clogg. About 40 Sapo members

have offices in the Border region. (124)

Regional functions held during the year included an address by president Derek Stuart-Findley, a discussion by Erwin Rode on the prognosis for the local property market and addresses on the local and national property scene and squatting implications.

### Collaboration

"The co-ordination and distribution of a rental survey was undertaken in collaboration with the local Institute of Estate Agents." Details of vacancies in

the East London CBD were published in Sapo's office vacancy surveys released in August and November last year and in February and May this year.

After the CBD seminar last May, a follow-up meeting was organised with representatives from the East London municipality, Spoornet and Portnet

"The meeting indicated that a lot had been done... regarding issues of concern to property owners, with closer liaison between Propnet and the East London municipality an area of some concern to Sapo."

"I'm sure"

Reservoir Hills community hall

\*3 Mr K PANDAY asked the Minister of Housing and Agriculture

- (1) Whether a community hall is to be built in Reservoir Hills, if not, why not, if so, (a) when (b) at what cost and (c) where will it be situated,
- (2) whether schools in the area will be able to utilize this hall, if not, why not, if so, which schools,
- (3) whether he will make a statement on the matter?

D190E

The MINISTER OF HOUSING AND AGRICULTURE

(1) No  
The Housing Development Fund is extremely limited for the financial year 1992/1993. Whatever money is available is urgently required to provide housing for the many poor families who are desperately awaiting a roof over their heads.

In these circumstances community halls are not regarded as a priority at this point in time

- (a) Falls away
- (b) Falls away
- (2) Falls away
- (3) No

Mr K PANDAY Mr Chairman, arising out of the hon the Minister's reply, I would like to know how he would reconcile his defence of the R5 million for the Shallcross link road, which has been built from housing funds, as against the housing needs which he espouses?

The MINISTER Mr Chairman, the comparison is odious, but notwithstanding that, there is a difference of time here. I would have bought myself a bottle of whisky in the pre-inflationary days, but today I cannot buy myself a bottle of wine.

The hon member for Reservoir Hills asked a question, and he got an answer. I would like him to make relevant statements on what he regards as important in his area. Let us not beat about the bush. I have a lot of admiration for this hon member, and for his attempts to improve the

Mr MRALAB Mr Chairman, further arising out of the hon the Minister's reply, can he tell this House, with regard to the community halls in Reservoir Hills, whether his Department has undertaken any investigation to determine whether or not the community of Reservoir Hills is adequately served with regard to the provision of community halls?

The MINISTER Mr Chairman, the question asked by the hon member for Springfield is a relevant one. However, it is one that must be explored by the Department of Education and Culture. My answer to the question is that I have not carried out such an exercise.

Mr K CHETTY Mr Chairman, arising out of the hon the Minister's reply, I would like to know whether he is aware that an amount of R7 million has been set aside by his Department for the building of a hall in Merbank, that the plans have been drawn up for that hall, and that these are in an advanced stage?

The MINISTER Mr Chairman, I do not want to be too technical in answering that question, but in order to set the hon member's mind at rest, I will say that there has been no approval of R7 million for the hall that he referred to, or for any other hall anywhere else in the country.

Rylands land for official teachers' quarters

\*4 Mr A G MOHAMED asked the Minister of Housing and Agriculture

- (1) Whether any land has been set aside for official quarters for teachers in Rylands, if so, (a) when and (b) where is it situated,
- (2) whether this land is to be sold, if not, why not, if so, (a) when and (b) why,
- (3) whether he will make a statement on the matter?

D192E

The MINISTER OF HOUSING AND AGRICULTURE

(1) Yes, 13 sites were set aside by the Cape City Council

- (a) prior to 1987, and
- (b) in Rylands Extension No 5 adjacent to the Rylands Primary School No 3

(2) No, not if the need for official quarters still exists and they are still being earmarked for this purpose,

- (a) falls away, and
- (b) falls away
- (3) No

The LEADER OF THE OFFICIAL OPPOSITION Mr Chairman, arising out of the hon the Minister's reply, I wish to say that there is a need for official quarters. Is the hon the Minister not aware of the fact that teachers who have been posted to the Cape area from other parts of the country have a need for teachers' quarters in the area?

The MINISTER Mr Chairman, I am fully aware of the fact that there is a shortage of housing for teachers from distant towns at this time, because of the difficulty in the Housing Department that confirms the need to establish housing as a priority. The Department is endeavouring, together with the Department of Education and Culture, to provide schools in such areas with accommodation for teachers who are having difficulty in finding accommodation.

Mr A G MAHOMED Mr Chairman, arising out of the hon the Minister's reply, we need teachers' quarters at this moment.

The MINISTER Mr Chairman, I agree with the hon member for Rylands. I shall ensure that the Ministers' Council pursues this matter in the light of the demand.

Mr K CHETTY Mr Chairman, arising out of the hon the Minister's reply, is he aware that houses were allocated to teachers at Cravenby many years ago? There are teachers who have bought their own homes, while still leasing these houses from the Department. At the same time we have a shortage of homes for teachers. Is the hon the Minister aware of that? [Interjections]

The MINISTER Mr Chairman, this is revelation! If this information had come to us earlier, we would probably not have needed to proceed with the building of these homes. [Interjections] We could have kept these homes for the use of the teachers who now own homes, and sold these serviced sites to other people.

I want to make a very sincere and urgent observation. Sometimes one is confronted by a revelation such as this one, and I think one must



challenge the Department and the Ministry in the light of evidence [Interjections] Let us not delay in this regard Let us not wait for an auspicious day on which to raise this kind of matter by way of an interpellation or a question

Upgrading of regional welfare office: Gatesville

\* 5 Mr A G MOHAMED asked the Minister of Health Services and Welfare

- (1) Whether any arrangements have been made to upgrade the regional welfare office in Gatesville, Cape Town, if not, why not, if so, (a) what is envisaged in this regard and (b) when will the upgrading be carried out,
- (2) whether he will make a statement on the matter?

D193E

The MINISTER OF EDUCATION AND CULTURE (for the Minister of Health Services and Welfare)

- (1) In terms of the rationalization programme with the Administration House of Representatives, the health and welfare services in Cape Town fall under the supervision of their Administration I am advised that the Administration House of Representatives is, as a matter of urgency, looking into the question of the offices and officials at Gatesville
- (a) that additional suitable accommoda-

tion be found in the vicinity of Rylands subsequent to which the present offices will be upgraded

- (b) As soon as possible
- (2) No

Mr A G MOHAMED Mr Chairman, arising out of the hon the Minister's reply, what do we have the House of Delegates for? [Interjections] Who is responsible for this?

The MINISTER Mr Chairman, I think the answer is self-evident If the hon member is asking specifically whether we are going to build homes for teachers in that area, there are no immediate plans to do so, because no such request has been made to my division by the educators themselves [Interjections]

The CHAIRMAN OF THE HOUSE Order! I must get things straight Was the hon member for Rylands referring to the reply given to Question 5?

Mr A G MOHAMED Yes, Mr Chairman

The CHAIRMAN OF THE HOUSE Order! The hon the Minister's response was with regard to the building of homes, not with regard to Question 5 [Interjections]

The MINISTER Mr Chairman, instead of saying "educators", I should have said "health officials"

HOUSE OF ASSEMBLY

QUESTIONS

+Indicates translated version

For written reply

General Affairs

HSRC: genealogical data/papers

283 Mr H D K VAN DER MERWE asked the Minister of National Education +

- (1) Whether the Human Sciences Research Council has received any genealogical data and/or papers from members of the public during the latest specified period of 12 months for which information is available, if so, (a) from whom or what bodies, (b) when and (c) what is the purport of the data or papers,
- (2) whether these data and/or papers are subject to any conditions, if so, to what conditions?

B708E

The MINISTER OF NATIONAL EDUCATION

- (1) The HSRC received various donations during the past twelve months
  - (a) About 18 manuscripts/publications accessed in the library collection were *inter alia* received from a large collection in respect of the Van der Merwe family has been bought from Mr Jan van der Merwe by the HSRC and the collection is also being kept in the special collection of Genealogical Information
- (b) During the period May 1991-May 1992

(c) Documents are mainly genealogical registers but also include family history, family journals, quarterly statements, cemetery records, funeral notices, death notices and newspaper reports

Publications from government bodies include *inter alia* alphabetical lists of estate files, lists of acquisitions and cemetery records

(2) Yes The HSRC received the documents on the understanding that—

(2.1) the publications/manuscripts be taken into the HSRC library,

(2.2) loose information be kept on family files for use by HSRC researchers and by members of the public who do research at Genealogical Information,

Dr A J Auret, Pretoria, M A Meyer, Cape Town, Brng Olivier Henning, Verwoerdburg, J A Coffee, Krugersdorp, J W J Fouché, Lynnwood Ridge, Jan Scott, Sunnyside, Dan E Barrett, Canada, Dr D K Shone USA, Heinrich R Duitberner, Verwoerdburg, Mr Justice T M Mullins, Port Elizabeth, M S Strudom, Durban and the Rev D J Scheepers, Kimberley

About 34 donations (loose information) which are preserved in the special collection (i.e. family files) of Genealogical Information, were *inter alia* received from Dr J D Louw, George, Dr S H Thaker, Durban, C P Massey, George, D Attwell, England, Brng Olivier Henning, Verwoerdburg, Mrs P Gooch, Richmond, S Storey, Durbanville, Brng A N E Louw, Faerie Glen, R Wolmarans, Northmead, W A L Schultz, Sinoville, T C Roux, Nelspruit, G F Rautenbach, Sinoville, Prof C F van der Merwe, Brooklyn, P M van Griethuysen, Netherlands, M A Venter, Danhof, Dr Petrus Krige, Namibia, J Hough, Bergville, Johan Krige, Coetzenburg, Mrs A W Muller, Witbank, Neville W Smith, England, J W Abrie, Lynnwood Ridge, Mrs A Gillmer, East London, Mrs M E de Villiers, Randburg, Dr H Malan, Blyvooruitstig, Dr C A R



quately advised by the Department and by other bodies [Interjections] ~~Mr Chairman~~  
Miss M SMUTS Mr Chairman, further arising from the hon the Minister's reply, will he consider following up a suggestion I made in the debate, that is to consult the universities at least? They comply with the educational requirement and are representative of society I suggest that is one way of achieving greater representativeness  
The MINISTER Mr Chairman, there are representatives attached to universities. In fact, the present chairman of the board comes from a university [Interjections]

*Business interrupted in accordance with Rule 180C (3) of the Standing Rules of Parliament*

Water restrictions: Vaal River supply area  
\*14 Mr T GUNNING asked the Minister of Water Affairs and Forestry †

- (1) Whether, in view of the serious drought, he is considering steps to have water restrictions imposed in the supply area of the Vaal River, including the PWV area and the Vaalharts irrigation scheme, if not, why not, if so, (a) what steps and (b) when.
- (2) whether he is considering taking any steps in respect of other supply areas, if not, why not, if so, (a) what steps and (b) when.
- (3) whether he will make a statement on the matter?

B746E  
The MINISTER OF WATER AFFAIRS AND FORESTRY

- (1) No No restrictions are foreseen for the coming year and are also unlikely for the year thereafter should the drought persist. Even though the levels of the storage dams in the Vaal River proper are relatively low, there is sufficient water in storage in the Sterkfontein, Zaahhoek and Heyslope Dams to ensure an adequate supply of water to all consumers including irrigation farmers who rely on the Vaal River as their water source.
- (2) (a) Yes Water restrictions and stricter abstraction control have already been applied in some areas whilst

similar steps are envisaged in others and will be applied as the need arises  
The only metropolitan area where water restrictions had to be imposed up to now, is the Port Elizabeth-Uitenhage complex where severe water restrictions have been in force since June 1991. Water restrictions are also being applied in the Gamtoos Irrigation Scheme downstream of Paul Sauer Dam  
Severe drought conditions are being experienced in the Western and Northern Transvaal, the Eastern Cape and large parts of Natal. Water restrictions in terms of section 9A of the Water Act, 1956 (Act 54 of 1956) in areas supplied by Government Water Schemes are the following

- Grootfontein/Poortfontein/Molopo Dolomitic Area
- Great Marico River
- Crocodile River (Western Transvaal)
- Letaba River
- Luvuvhu River (Albasini Dam)
- Nzelele River (Nzelele Dam)
- Blyde River
- Crocodile River (Eastern Transvaal)
- Phongolo River

Restrictions have also been imposed on the Sabie River to ensure a minimum flow for the Kruger National Park, as well as on the Mkhuzi River

- (b) The restrictions mentioned in (2)(a) above are already in effect. In the light of the continuing drought it is expected that further areas of supply will have to be subjected to restrictions as soon as water supplies become depleted below the levels needed to sustain assured supply until the next rainy season.
- (3) Yes Droughts (and floods) are a common occurrence in South Africa but the impact

thereof depends on the utilization of the water resources of a river system. It must also be realized that the law of diminishing returns applies to water resources development. The more dams are built in a river system the bigger and costlier they will have to be to achieve a comparable increase in yield until a stage is reached where the potential of the system makes further development impossible. Another question that has to be answered is whether the incremental yield is warranted in terms of the cost thereof and whether more economical results could not be achieved through proper demand management such as more efficient use and restrictions

I can announce today that as from 22 June 1992 water will be released from the Sterkfontein Dam near Hartsmuth at a rate of 40 cubic metres per second to supplement the water supply in the Vaal Dam, which is currently only 35% full. This decision has been taken as a result of the low level of the Vaal and Bloemhof Dams and bears testimony to the good planning by the Department of Water Affairs and Forestry and the far sightedness of this Government to allocate funds at an early stage for the creation of Government Water Schemes to meet future demands

The Sterkfontein Dam, which is slightly larger than the Vaal Dam, with a storage capacity of 2 529 million cubic metres is at present full for the first time. Since November 1974 water has been pumped from the Tugela River to the Sterkfontein Dam. Water is held back in the Sterkfontein Dam for as long as possible as losses through evaporation are considerably lower there than from the Vaal Dam. In this manner flood absorption is also created in the Vaal Dam. The water that is released flows along the Nuwejaar Spruit and the Wilge River to the Vaal Dam. The distance from the Sterkfontein Dam to the Vaal Dam is approximately 320 km. It takes seven days for water which is released from the Sterkfontein Dam to reach the Vaal Dam.

INTERPELLATION  
The sign \* indicates a translation. The sign †, used subsequently in the same interpellation, indicates the original language  
*Own Affairs*

Fish Hoek Municipality: development of "Dunes Area" (124) ~~124~~  
1 Mr R V CARLISLE asked the Minister of Local Government  
(1) Whether he will oppose the development of Section 7, Part C, of the so-called Dunes Area of the Fish Hoek Municipality as a residential area, if not, why not, if so, by what means.

(2) whether he will make a statement on the matter?  
B795E INT  
The MINISTER OF LOCAL GOVERNMENT Mr Chairman, during April 1992 a portion of land known as Extension 7, Zone C, was rezoned by the Fish Hoek Municipality from undetermined purposes to subdivisional purposes for residential use. A large number of objections were lodged against the proposed rezoning, and a number of objectors have now appealed to the Ministerial Representative in terms of section 42 of Ordinance 15 of 1985 against the rezoning.  
The appeals are at present receiving attention in accordance with procedure set out in appeal regulations. The matter is therefore at present sub judice, and I am consequently unable to comment on the merits of the rezoning. The Ministerial Representative, who acts in terms of powers assigned to him by the Minister of Local Government, House of Assembly, under section 28(2) of the Republic of South Africa Constitution Act, Act 110 of 1983, will finally decide whether to uphold the appeal or grant permission for the rezoning.  
Mr R V CARLISLE Mr Chairman, I find the response of the hon the Minister disappointing. The hon the Minister has to apply his mind, whether he delegates to an agent or not. What we would like to do is to assist him in that process and to assist him in recognising that this is an area where he must not only apply his mind, but



also become involved. He cannot delegate away the responsibility in this respect.

He knows that Zone C comprises some 35 hectares north of the proposed bypass road. It borders on the Silvermine River and on the Skildersgatkop sand dune ridge. The area has been a symbol of the Fish Hoek residents' determination over many years to preserve the Silvermine River corridor.

In 1982 Zone C was declared a nature area, so two permissions are required here, one from the hon the Minister's department, and one from the hon the Minister of Environment Affairs's department. Repeated attempts by the owners to develop the land led to a mass meeting of Fish Hoek residents in 1986, which overwhelmingly rejected any change to the status of the area.

There are four major problems with this affiliation. The first is that the people of Fish Hoek do not want the development. This was demonstrated in that mass meeting and has been repeated again and again. I want to tell the hon the Minister that the Fish Hoek Residents' and Ratepayers' Association is very representative. Their candidates regularly sweep the board in local elections. In addition, they have been supported in their objection by the so-called Coalition, a group of six conservation societies, which includes the Wildlife Society of Southern Africa. They have a clear mandate to oppose the development, which flies in the face of democracy and is in clear conflict with the will of the people.

Secondly, the developers are asking for a blank cheque. The developer, according to his impact study, says he intends to erect single and group housing. He claims he will preserve the sand dunes, wetlands and other elements of significance, but he does not say how. He does not give the detail. If permission is given by the hon the Minister's department for the development to proceed, there are no administrative or judicial procedures to stop it, should the developer subsequently fail to do what he offers to do in very broad and vague terms. The hon the Minister is therefore being asked to give a blank cheque in respect of this important environmental area.

Thirdly, the Fish Hoek Council deliberated this matter in secret. The council debated on green paper and they have refused to make public two

crucial opinions they have obtained in respect of the development.

People have a right to know what is discussed and decided and how it is decided on in respect of their environmental heritage. As I said earlier, secrecy arouses suspicion of sinister motives.

The most cogent argument—I would like to take the hon the Minister to the Silvermine valley to see this—lies in the fact that we have here a river, one of only two in South Africa, which is protected from its source to its mouth. [Time expired.]

\*Mr P J GROENEWALD: Mr Chairman, we want to ask the hon the Minister, in view of the fact that this is already a proclaimed area, to reconsider the request for further development and not to grant it.

We must also view this situation in a broader context. Consideration must, for example, be given to legislation in connection with this type of area. What are the realities? In many of these areas people have holiday homes or flats, but they are not physically present there. The developers are indeed complying with the requirements of the law. Notices of the intention to carry out certain developments are put up, but the residents are not there. In terms of the provisions of the ordinances, advertisements also have to be placed in certain newspapers, but it happens that many private developers take the time of year into account before they place their advertisement in the newspaper so as to remain within the regulations prescribed by law.

We want to request the hon the Minister to critically examine these matters. Where this type of situation arises, people should, for example, be notified of such a development by means of their water and electricity accounts. The notice should be sent to wherever they live in another part of the country. It must reach them so that they can lodge an objection if they wish to do so. In this case only six objections were lodged, but I am convinced that if notice had been given on a wider scale or if the opportunity to do so had been more readily offered, more objections would have been lodged.

Another deficiency was indicated by the hon member for Wynberg. When the description of the specific development to be undertaken is handed in, we want to have more details on the matter, for example what the development com-

prises and what the consequences will be. [Time expired.]

\*The MINISTER: Mr Chairman, the arguments raised by the hon member for Stikfontein are, I think, arguments which are stimulating and useful and which can indeed be considered against the background of existing legislation. One can certainly weigh up his arguments against the existing legislation when the relevant investigations are done. I will thus not reply to him as far as the detail is concerned.

†The hon member for Wynberg, it seems, has an argument with somebody other than me. The fact of the matter is that if he has a quarrel with the local MP, the local council, the developers or whomsoever, I cannot assist him in that quarrel.

Mr R V CARLISLE: You are not answering me. The MINISTER: I am not answering the hon member now, because he did not listen when I did answer. [Interjections.] I stated clearly that there is a matter of procedure that there are appeals pending. The appeal is not in my hands. I therefore do not have a judicial obligation to apply my mind here and now as I participate in this particular debate. [Interjections.]

This particular matter has been delegated to the Ministerial Representative, so what do I have to apply my mind to? I have to apply my mind to the arguments raised by the hon member as he put them forward here this afternoon. I have listened to him and I cannot take the matter further than to say I have listened to the debate and the arguments and that this matter has to take its normal course according to the procedures of appeal.

Mr R J LORIMER: Mr Chairman, the frankly somewhat aggressive answer by the hon the Minister is not going to help in this matter. When asked for ministerial assistance in a matter in which he as the responsible Minister should be taking action, we would hope that he would apply his mind a little and do something about it.

I just want to tell him that one of the most disgraceful and nonsensical aspects of the application for rezoning is that one of the major reasons given in the environmental impact assessment for the granting of the application is that a housing development would preserve the area against environmental decay resulting firstly, from alien vegetation which should have

been pulled out by the owner of the property in any case and secondly, from the possible influx of squatter communities.

This is a most unlikely event. In other words the options have been made to appear to be either wall-to-wall housing development or squatters.

These are not the only two options, however. One of them is very unlikely indeed. This is a sensitive area, along one of the last remaining uncluttered rivers in the Peninsula, which must be preserved for reasons of sound environmental management.

An attempt has been made to make us feel sorry for the developers, who say they only want to develop their own property, and that maintenance of the area is a financial burden. I do not feel sorry for them, because they seem to have admitted that they originally bought the land with a view to developing the site, but did so in the full knowledge that it was not zoned for residential development, and they are now trying to destroy a protected natural area, against the advice of the many responsible conservation bodies which act as watchdogs with regard to environmental protection.

The "Swart gevaar" tactics with regard to the unlikely takeover by squatters are quite despicable. The whole episode makes one very much aware of the fact that municipal bodies such as the council in Fish Hoek do not have the expertise to exercise judgment when it comes to environmental matters, and it should be in the hands of that hon Minister over there and his department.

Mr R V CARLISLE: Mr Chairman, the last thing I want to do is to fight with the hon the Minister. I actually want to soothe his savage breast this afternoon. I accept that he cannot give us a decision this afternoon, but he will accept that although he delegates authority, in the end the responsibility rests with him.

I want to say to the hon the Minister that the decision is going to land up on his desk. I know that he is taking note of the arguments. I also want to say to him that I do not want to fight with anyone else. The hon member for Simon's Town, I happen to know, feels exactly the same way. I do on this issue. We are united on that, and we are even joined by the CP, and that is nice. I



suspect we are also joined by the party on the other side of the House [Interjections]

I want to point out that this is a most important environmental asset. It is a pristine river, the only one we have in the Peninsula that is protected as I have said, from source to mouth, and it is essential that we maintain buffer areas along the river. That is what Zone C is. It is a buffer area. (1214)

It is essential that we protect the wetlands, some of which are in Zone C and others that are affected by Zone C.

It is so that the whole population of greater Cape Town in coming to use more and more areas like the Silvermine Reserve, the Silvermine valley and the wonderful heritage we have here. We have a responsibility in this House to ensure that those environmental gems are handed on. It is not just the responsibility of the people who elected us. It is a broader responsibility we have to all of the people of the Peninsula—all two and a half million of them—and to the people of South Africa as a whole.

I commend this case to the hon the Minister with confidence. I am sure he will not let South Africa down.

The MINISTER Mr Chairman, the hon member for Wynberg put his case more correctly than he did with his interjection. It was the incorrectness of his statement that drew the aggression. If I am busy answering a question to the best of my ability, and somebody tells me by way of interjection that I am not answering, when I have as yet not completed my response, I believe it is unfair.

However, I want to say to the two hon members that I have certainly taken note of the messages which they seek to convey. Arguing the case for the environment and its sensitive areas as they have, I want them to know that we certainly take that to heart. However, I also appreciate—as the hon member indicated in his last response—that I am not in a position now to apply my mind to this matter.

Debate concluded

The MINISTER OF EDUCATION AND CULTURE

(1) (a) 17 October 1991.

(b) authority delegated by the Minister to the rectors of colleges of education,

(c) (i) on the advice of the College Council,

(ii) the Rector of the College,

(2) no

Re-employment of retired teaching staff

\*3 Mr L LOUW asked the Minister of Education and Culture †

(1) Whether it is his Department's policy to re-employ in an administrative capacity any teaching staff member who has accepted a retirement package, if not, why not, if so, why,

(2) whether a certain person, particulars of whom have been furnished to the Minister's Department for the purpose of his reply, was employed at a regional office of his Department, if so,

(3) whether employees at this regional office had earlier been informed that no appointments would be made there, if so, why was the person concerned employed there,

(4) whether the prescribed procedure was followed before the post concerned was filled, if not, why not,

(5) whether he will make a statement on the matter?

B744E

†The MINISTER OF EDUCATION AND CULTURE

(1) No, as it is policy to give persons who have not yet received a retirement benefit, the opportunity of following a career. In exceptional cases, however, for instance if a suitable candidate is not available, the re-employment of somebody who has already accepted a retirement package, cannot entirely be ruled out.

(2) yes,

(3) no,

(4) yes,

(5) no

Mr R M BURROWS Mr Chairman, arising from the answer of the hon the Minister, can he indicate whether it is his intention to make regulatory commitments that the person who is receiving or is in receipt of an early retirement package shall not be employed in his Department for a three-year period after receiving such a packet?

The MINISTER Mr Chairman, I have not given attention to a definite period, but we have given some thought to it, even though we have not yet reached a final conclusion.

†Mr L LOUW Mr Chairman, arising from the reply of the hon the Minister to paragraph (1) to which his answer was no, I want to ask whether this will also apply in the case where such a teaching staff member wants to return to teaching.

†The MINISTER I gave a very clear reply to the question. The answer is no. I also put certain qualifications in respect of that. I think the hon member should study my reply properly, then it will be clear to him. I know he is thinking about a specific case. He is welcome to discuss it with me in my office.

QUESTIONS

†Indicates translated version

For oral reply

Own Affairs

Rationalization of music centres at schools

\*1 Mr A GERBER asked the Minister of Education and Culture †

(1) Whether his Department has taken a decision on the possible rationalization of music centres at schools, if not, why not, if so,

(2) whether music teachers whose posts are abolished will be given the opportunity to retire on early pension, if not, why not, if so, what are the relevant details,

(3) whether he will make a statement on the matter?

B719E

†The MINISTER OF EDUCATION AND CULTURE

(1) Only the Transvaal Education Department has a few music centres attached to specific schools and although a final decision has not been taken, some rationalization is under consideration,

(2) yes, they would enjoy all the benefits attached to the abolishment of posts as determined by the Education Affairs Act, Act 70 of 1988, read together with the stipulations of the Government Service Pension Act,

(3) no

College of Education for Further Training

\*2 Mr A GERBER asked the Minister of Education and Culture †

(1) (a) On what date, (b) in terms of what measures and (c) (i) at the request of and (ii) by whom was the College of Education for Further Training opened to all races,

(2) whether he will make a statement on the matter?

B720E

# Suburban rates up 12,6% on average

124 ARG 10/6/92

## Staff Reporters

RATES in Constantia and Tokai are to rise by 11,7 percent, in Parow by 14,97 percent, in Goodwood by 11,75 percent and in Kuils River by 12 percent — an average of 12,6 percent

Parow's operating budget, presented to the town council last night, exceeds R100 million for the first time

Parow increases have been limited to an average of 14,7 percent, with water increasing 14,81 percent, refuse removal 15 percent, sewerage 13,98 percent and rates 14,97 percent

The electricity tariff will be reviewed if Eskom increases its price

Finance committee chairman Mr Jackie Carstens said the capital budget of R22,4 million was 16,1 percent less than last year's.

He said the main aim of the budget was to offer a high standard of affordable services in a bid to improve the standard of living for Parow residents

In spite of the recession, characterised by high inflation and interest rates, and unemployment, the council had succeeded in containing tariffs

The council had worked with the Milnerton municipality to cut costs and eliminate duplication of expenses. Sharing a computer had saved R800 000

The rates increase in Constantia and Tokai is 8,5 percent, but VAT on sewerage and refuse removal adds about 3 percent to the total bill

Mr Rudi Skibbe, a member of the finance sub-committee of the Constantia local council, said the limited increase had been possible because of tight control over spending

Goodwood, which has an operating budget for 1992/93 of R62,8 million, is increasing rates by 11,75 percent

Electricity will go up 9 percent in January

Refuse removal goes up 20,9 percent and sewerage 14,81 percent. Water tariffs will increase by 25,71 percent

The monthly bill for the average Goodwood family will go up about R35,30

"Seen against the inflation rate of 15 percent and higher, this can be regarded as a very good budget," said Mayor Mr Koos Sadie

Capital projects will cost R19,7 million and R8,8 million has been set aside for buying and developing property

In Kuils River, rates increase by 12 percent, sewerage by 20 percent, water by 15 percent and refuse removal by 10 percent

Dog tax and electricity will not increase

Town treasurer Mr Louis van Wyk said R5 million would be spent on capital projects and the operating budget was R30 million

# Bellville in housing accord

**HENRI du PLESSIS**  
**Tygerberg Bureau**

**BELLVILLE** has moved a step closer to negotiations and consensus after a "frank" meeting between the Bellville Residents' Association and the mayor, Mr Wilhe van Schoor

The parties have agreed to start a housing forum aimed at joint action to solve what the residents' association terms the housing crisis in the city which left about 1 000 people homeless

ARGT 10/6/92  
The association will reconsider joining talks tomorrow about a negotiating forum on a "one council, one tax base" plan envisaged by the council

Mr Van Schoor said he wanted negotiations on a unified city completed by mid-September

"We have agreed to form a housing forum which will look at the more long term housing requirements.

● See Northern Argus



## Bonteheuwel rent breather

THE City Council has granted Bonteheuwel residents a two-week moratorium on rent.

This follows a sit-in by about 50 residents at the council's Bonteheuwel housing office yesterday to protest against the eviction of two residents

An urgent meeting was then arranged between housing committee chairman Mr Neil Ross and a Bonteheuwel Civic Association delegation

The residents objected to the demeaning way in which the evictions were carried out, an association spokesman said (124) CT 10/6/92

15 JUN 1992

PROPERTY

# Propnet negotiates waterfront projects

WATERFRONT proposals for Propnet's East London and Port Elizabeth developments are under negotiation, with nothing yet finalised.

Propnet is still negotiating with a number of consultants on revitalising and developing part of the East London harbour, dubbed Lantern Bay.

"A meeting is scheduled this week to discuss proposals and the structure plan and we will take matters from there," Propnet CE Fuzz Loubser said. The 17 000m<sup>2</sup> site is situated on the northern bank of the Buffalo River and is the only commercial SA harbour on a river.

It is envisaged that this harbour development will be far smaller than the Victoria and Alfred Waterfront in Cape Town, but will have some similar facilities.

The first phase would comprise 3 600m<sup>2</sup> and possibly include restaurants, bars and pubs. Two buildings would be renovated.

However, while the council has granted development rights, financing has not yet been finalised.

"The development will provide access

for the people of East London to the waterfront and provide opportunities for entrepreneurs and local business," Loubser said.

The Port Elizabeth project was awaiting city council approval of the framework and structure plan. "A team of consultants was called in to look at what would be suitable, but this is also dependent on its economic feasibility," he said.

However, in another development, construction on Harbour Island — the R300m Gordon's Bay development — is two weeks ahead of schedule.

"The first phase consists of 58 residential units, two inland basins, a small harbour and slipway, shops, office accommodation, a mariners' wharf and holiday suites," Pam Golding Properties (Tvl) project division manager Kees Thijs says.

While work on the first phase of the Harbour Island development only started four months ago, blasting for one of the basins is complete and half finished on the second.

PETER GALLI

Blom 10/6/92

124

# R67-m boost to ease coloured housing crisis

DENNIS CRUYWAGEN, Political Staff <sup>(124)</sup> ARC 11/6/92

MITCHELL'S Plain and Lavender Hill have been identified as two key areas in which the coloured housing crisis is to be tackled with R67-million from the House of Representatives

Minister of Local Government, Housing and Agriculture Mr P W Saaiman said the money would be split between the Cape Town City Council, which would get R32-million, the Western Cape Regional Services Council (R15-million) and the Delft Project, for which R20-million had been earmarked



## Somerset West rates up 13%

SOMERSET WEST municipality this week announced an annual property rates increase of 13%, but complained that the government's 13% limit on increases in expenditure was "unrealistically low". (24)

Mr G V White, deputy chairman of the financial committee, said the government was trying to limit annual local government expenditure increases to 13% while devolving new responsibilities to local authorities without corresponding financial resources.

CT 11/6/92

# Fish Hoek rates to rise by 15,8% <sup>(124)</sup>

By CLAUDIA CAVANAGH

FISH HOEK ratepayers face a 15,88% rates increase within the next year

Speaking at a special council meeting on Monday, Dr P J van der Walt, councillor for finances, said the budgeted expenditure for the next financial year exceeded the present rates income.

The budgeted expenditure for 1991/1992 was R9 244 680 but actual expenditure was expected to exceed this by about 2,9%

"Fortunately, income from other sources will be significantly higher than anticipated and a surplus of some R455 000 is expected for the year ending June 30

"In order to reduce the loan charges liability, it has been decided to use R408 000 from the accumulated surplus to pay off certain outstanding loans. This will result in savings in loan charges of R178 828 next year"

## Pension fund

Estimated expenditure for next year totals R11 034 960

The main categories of expenditure include loan charges, salaries and wages, refuse, sewage, public health and water

Allowances paid to councillors are to increase by 10%. However, said Dr Van der Walt, the aggregate new allowance will only be about 63% of that allowed by law. No contributions to a pension fund were made on behalf of the present councillors

"Pension contributions paid on behalf of past councillors will increase by 17,7% "

Capital expenses have been pruned and include the town's new R1,5 m upper level reservoir, fire services staff accommodation and a new R250 000 clubhouse for the Fish Hoek Surf Lifesaving Club

● Owners of certain categories of property could have their rates reduced by up to 40%, subject to a means test. The income limit is R900 a month and inquiries can be made at the municipal offices.

OUR SERVICE

# R67m for housing in Cape

(124)

CT 11/6/92

By ANTHONY JOHNSON  
Political Correspondent

**LOW-COST** housing in greater Cape Town will soon get a R67 million boost in funds from the government

The cash injection was announced yesterday by the Minister of Local government, Housing and Agriculture in the House of Representatives, Mr Pieter Saaman, when he announced the forthcoming housing budget for the next financial year

Grants of R32m — representing an increase of 145% — would go to the Cape Town City Council, R15m to the Western Cape Regional Services Council and R20m to the Delft housing project

## Conventional

"These funds are aimed at alleviating the severe housing backlog in the Greater Cape Town area, with over 40 000 families on waiting lists," Mr Saaman said

He said that Mitchells Plain and Lavender Hill represented the two fastest growing areas in the country and funds would be used to initiate conventional and informal housing projects and upgrade existing dwell-

ings in these areas

The deputy-director of housing in the House of Representatives, Mr John Hopkins, said that the department's policy was to promote self-help or assisted self-help schemes to stretch limited resources

With a loan of R14 000 (excluding the cost of land), an individual could build a house entirely on his own, thus saving on labour costs and making more money available for building materials, Mr Hopkins said

## Boost welcomed

Alternatively, an individual could opt for a core or starter house in which the basic building structure, building materials, expertise and partial labour were furnished within the R14 000 limit

Mr Hopkins said that loans ranging from R24 000 to R35 000 — which include the cost of a serviced plot — would be made available to low-income earners

The chairman of the city council's housing committee, Mr Neil Ross, welcomed the minister's announcement of an increase of R10m in the budget

The city council received R22m for housing from the department last year



# Milnerton: Double jolt for homeowners

CT 12/6/92  
Municipal Reporter

124

MILNERTON municipality is to increase its property rates by 12% from July 1 it was announced at the annual budget meeting last night.

This is also the date for the implementation of a new general valuation in Milnerton.

● Water supply tariffs will increase by 15,12% to 99c/kl for the first 40kl and R1,19 thereafter Water availability charge rises 6,54% to R4,40 a month.

● Refuse collection tariffs rise 14,26%, or R3,02 a month, to R24,20 a month including VAT

● Sewage tariffs rise 14,54%, or R4,12 per month, to R32,45, again including VAT.

Own Correspondent

**JOHANNESBURG.** — A major property developer backed by the Urban Foundation has started building low-cost, higher density black housing in traditionally white suburbs and is looking at extending these plans across the country.

The plans, which would affect several northern and southern Johannesburg suburbs, were part of an attempt by developers to racially reintegrate the city.

The initiative is also in line with a Johannesburg City Council planning drive to increase residential densities and prevent urban sprawl.

Developers continue to find low-income township development a costly and risky exercise despite new incentives in the Taxation Laws Amendment Bill introduced in Parliament last week.

Increasingly stringent building society lending criteria for black home buyers have further aggravated the viability of development companies in the low-income sector.

The difficulty blacks had in getting loans led one major developer, the Urban Foundation's New Housing Company, to modify its strategic thrust in November last year to include "in-fill" projects in white areas, NewHCo CE Rod MacGillivray said.

The Time Developments group recently pulled out of the low-income housing market. The Urban Foundation was recently forced to restructure its endangered housing utility operations and establish NewHCo, which was founded last year with initial financing of R17,5m from the Urban Foundation, the IDT and the private sector.

# Low cost housing 'in-fill' plan for cities

124  
CT 15/6/92

It is a non-profit organisation trying to facilitate the provision of low-income housing and development

The CE of FHA Homes, a Transvaal regional division of NewHCo, John Weaver, said several pieces of land not in townships were under-utilised, adding that all major metropolitan areas throughout SA were being examined for reintegration and densification.

MacGillivray said NewHCo was trying to find a niche below where the private sector delivered homes, and hoped to provide houses at below the R100 000 mark.

Urban Foundation executive Matthew Nel said the foundation was "working with a number of agencies investigating opportunities for in-fill projects, refurbishment and conversion of existing buildings and the development of strategic land holdings such as District Six and Cato Manor".

Also being assessed was the possibility of upgrading existing CBD office space into affordable residential accommodation, the development of vacant mining land and the creation of a financial mechanism to allow the redevelopment of inner city areas such as Hillbrow and Joubert Park.

In-fill projects are already underway in Port Elizabeth and Maritzburg.

# Hout Bay shows white SA the way

Sowden 17/6/92. (124)

**AS WHITES** in the north of Johannesburg prepare to take up arms against black squatters, affluent Capetonians are showing that rich whites and poor blacks can live in harmony.

Hout Bay, an idyllic fish-

ing village 20km south of Cape Town, is an unlikely location for a black squatter camp set on the ocean against a backdrop of mountains and populated mainly by wealthy commuters, it looks like a resort on the Cote d'Azur.

For years under the apartheid system, groups of

homeless black people lived illegally on the rural fringes of Hout Bay, until they were all evicted and put onto one plot on the south side of town in March last year.

The initial reaction of the white residents to this new community of 2 000 black people, many of them un-

employed, was "we have to get rid of them", according to local Democratic Party MP Colin Eglin.

But hostility and fear have turned into mutual acceptance after a year of negotiation and liaison between the black and white communities, which Eglin says should serve as a pro-

to type for resolving similar situations arising across South Africa.

Estimates of the number of black people living in shacks and shanty towns in urban South Africa vary between three and seven million.

Most have no electricity or running water supply, according to the Urban Foundation, an independent Johannesburg-based research group.

Many whites see squatter camps as dens of crime, bred by soaring black unemployment.

But Eglin says the sensitive and conciliatory line taken by the white residents of Hout Bay shows that the juxtaposition of "desperately poor black people and relatively affluent whites" need not be a hostile one.

## Liaison

The Hout Bay Ratepayers Association approached the squatters soon after the move 15 months ago, and the two communities formed a liaison committee.

The result was a "marked reduction in tension", and a gradual acceptance by the white residents that the black community was there to stay.



COLIN EGLIN ... "marked reduction in tension"

At a recent ratepayers' association meeting, the association's vice-chairman, Joe Lazarus, said the interests of the squatters and the ratepayers "do not diverge much" on fundamental issues like upgrading facilities and preventing a new influx of squatters.

At Zevenfontein, it is a different story. White residents at nearby Diepsloot are threatening to oppose by force the Government's proposed establishment of a site next month for Zevenfontein's 3 500 squatters.

But the Greenbelt Action Group (GAG), a northern Johannesburg residents' association, hints attitudes are changing there, too.

## Urbanisation

Six months ago GAG gave a Press conference on why the group was strictly opposed to any Government "urbanisation".

This week GAG spokesman Rick Massey said that "nobody is afraid of urbanisation as long as it is done in a planned manner".

In this, white landowners and dispossessed black communities may be coming closer to the line taken by the Urban Foundation.

It says the South African Government needs to take a holistic view and establish a negotiating mechanism - as the Hout Bay communities have - for dealing with such disputes, instead of dealing with each problem as it arises on an ad-hoc basis - Sapa-AFP



# Shots fired at rent protest, man killed

19/6/92 CAP-TIMES

(124)

By ANDRE KOOPMAN

A MAN was killed during a rent protest in Elsie's River yesterday when shots were fired, allegedly by Regional Services Council security guards

Mr David de Bruyn, of Clarke's Estate, believed to be middle-aged, died and Mr Marius Hoffman and Mr William Davids, both about 19, were wounded about 4 30pm and taken to Tygerberg Hospital

The incident happened during a sit-in protest at the local rent offices

A local police spokesman said last night the RSC guards confirmed in a statement to police that they had set dogs on the protesters. The guards said they had opened fire after being stoned

One of the protesters, Mrs Matilda Ventura, said the Elsie's River Civic Association had an

**GRIEF-STRICKEN** ... Mrs Martha de Bruyn collapses after her son, David, was shot dead

Picture BENNY GOOL

appointment with a Mr Carpenter of the RSC yesterday

Mr Carpenter sent a message that he could not attend the meeting so about 200 people decided soon after 2pm to occupy the offices, she said

The police arrived but left after seeing that the protest was peace-

ful, she said

"Some time later a squad of RSC security guards came into the office through the back door

"I was shocked when they let their dogs loose without giving us any warning. They also started hitting us with their batons

"They hit David about three times on his head

"The next minute I heard a number of shots. People shouted that someone had been killed

"I then walked up to a person lying on the ground and saw it was David. He took his last breath as I got to him"

She said shots had been fired from inside the rent office

Mr De Bruyn's mother, Martha, collapsed when she arrived to find her son dead on the pavement



# Residents to run town council

SOUTH 20/6-24/6/92.

By Sabata Ngcai

124

MFULENI residents have taken over the functions of Mfuleni Town Council after terminating the services of "inefficient councillors" on June 1

The vice-chairperson of the ANC branch in the township near Blue Downs, Mr Oliver Ngqubelani, said the councillors were no longer serving the interests of the people they claimed to represent. He said they had not responded to requests from residents made years ago for ser-

vices such as a post office.

Residents were also upset because the councillors were not addressing the housing shortage and because there was no progress in upgrading the migrant labour hostels.

Ngqubelani said the residents formed an interim committee, comprising 10 people from organisations including the ANC, Cosatu, Hostel Dwellers Association and ANC Youth League.

"The committee has replaced the councillors and will serve the residents in liaison with the town

clerk," he said.

Ngqubelani said the changeover happened after a march to the Town Council offices to demand the resignation of the councillors.

He said residents staged a sit-in at the council offices from June 9 to June 16 after the councillors failed to resign by the June 1 deadline.

Mfuleni mayor Mr A Mvumvu said "We have tried to get the leaders of various organisations in Mfuleni to come and discuss the community's needs with us but they failed to arrive."

**HOUT BAY** — As whites in the north of Johannesburg prepare to take up arms against black squatters, affluent Capetownians are showing that rich whites and poor blacks can live in peace.

Hout Bay, an idyllic fishing village 20 km south of Cape Town, is an unlikely location for a black squatter camp. set against a backdrop of mountains, and populated mainly by wealthy commuters, it looks like a resort on the Cote d'Azur.

For years under the apartheid system, groups

of homeless black people lived illegally on the rural fringes of Hout Bay, until they were all evicted and put on to one plot on the south side of town in March last year.

The reaction of white residents to this new community of 2 000 black people, many of them unemployed, was "we have to get rid of them", says local Democratic Party MP Colin Eglin.

But hostility and fear have turned into mutual acceptance after a year of negotiation and liaison between the black and white communities, which Eglin says should serve as a prototype for resolving similar situations across South Africa.

Estimates of the number of black people living in shacks and shantytowns in urban South Africa vary between 3 million and 7 million. Most have no electricity or running water supply, according to the Urban

Foundation, an independent Johannesburg-based research group.

Many whites see squatter camps as dens of crime, bred by soaring black unemployment. But Eglin says the sensitive and conciliatory line taken by the white residents of Hout Bay shows that the juxtaposition of "desperately poor black people and relatively affluent whites" need not

be a hostile one.

The Hout Bay Ratepayers' Association approached the squatters soon after the move 15 months ago, and the two communities formed a liaison committee. The result was a "marked reduction in tension" and a gradual acceptance by the white residents that the black community was there to stay, Eglin says.

At a recent ratepayers' association meeting, the association's vice-chair-

man, Joe Lazarus, said the interests of the squatters and the ratepayers "do not diverge much" on fundamental issues such as upgrading facilities and preventing a new influx of squatters.

At Diepsloot, just outside Johannesburg, the first signs of a similar attitude emerged this week. White residents there have always said they will oppose by force the Government's proposal to establish a site nearby

for 3 500 homeless people from Zevenfontein. This is planned for next month.

But the Greenbelt Action Group (GAG), a north Johannesburg residents' association, hints that these attitudes are changing, too. Six months ago GAG gave a press conference on why the group was strictly opposed to any Government "urbanisation".

This week GAG spokesman Rick Massey said

"Nobody is afraid of urbanisation as long as it is done in a planned manner".

In this, white land-owners and dispossessed black communities may be coming closer to the line taken by the Urban Foundation. It says the Government needs to take a holistic view and establish a negotiating mechanism — as the Hout Bay communities have — for dealing with such disputes, instead of dealing with each problem as it arises on an ad-hoc basis — Sapa-AFP

## How to love your squatter: Hout Bay shows way

Star 20/6/72

DARIUS SANAN (124)

Star 20/6/72

Star 20/6/72





# Talks to upgrade (124) CT 20/6/92 run-down hostels

Staff Reporter

THE Ikapa town council, the CPA and the Umzamo Hostel Housing Development Company yesterday met behind closed doors to discuss the upgrading of dilapidated Peninsula hostels

Ms Thami Ngwela, co-ordinator of the Umzamo project, said single-sex hostels controlled by the Ikapa town council in Guguletu, Nyanga and Langa were run-down and residents were living in "appalling conditions", thus the urgent need to upgrade accommodation

"The government has allocated R10,7 million to the CPA for the upgrading of the hostels but we hope they will receive more," she said

More than 600 000 former migrant workers are living under squalid hostel conditions

Ms Ngwela said the signing of an agreement between the parties was postponed.

Although no date was set for the start of the renovations, the improvement of state-owned hostels would enjoy priority, she said

● The government has allocated R294,6 million for the conversion of single-sex hostels into family units, Minister of Local Government and National Housing Mr León Wessels has said

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# Rent death: Service tomorrow

Staff Reporter

A MEMORIAL service will be held in Elsie's River tomorrow to mourn the death of Mr David de Bruyn, who was shot by a Western Cape Regional Services Council security guard during a rent sit-in protest at the RSC's Elsie's River offices on Thursday.

The service could be a prelude to a mass march on the RSC offices in the city on Monday, it was learnt yesterday.

The ANC has demanded a top-level investigation into the incident.

The service was agreed to yesterday by about 250 angry residents at a meeting addressed by ANC Western Cape regional chairman Dr Allan Boesak.

Two other men, Mr Marius Hoffman and Mr William Davids, both about 19, were wounded in the incident and taken to hospital. Mr Davids was later discharged.

Witnesses said Mr De Bruyn



**TRAGEDY.** ANC Western Cape regional chairman Dr Allan Boesak speaks to angry Elsie's River residents yesterday morning following the death of 39-year-old Mr David de Bruyn.

Picture HAROLD KING

CT 20/6/92 (124) (122)  
was killed as he was "helping people" flee dogs and the security guards who were beating people with batons.

Meanwhile, police have not arrested the RSC security guards involved, police spokesman Ma-

Jor Gys Boonzaaier said

"Police are investigating cases of attempted murder and murder and, after the completion of this investigation, a decision on (any arrests) will be made by the attorney-general," he said.

# City property rates 'highest in country'

PROPERTY rates in Cape Town are the highest in the country and are hampering development.

This was said this week by the South African Property Owners Association (Sapoa), which claims to be the most powerful lobby of property owners in South Africa. *SI Times (Cape Metro) 21/6/92*

Sapoa, among other things, runs "think tank" seminars and an annual convention on property and sets up committees to monitor property legislation.

Its Western Cape regional chairman, Mr Anton Musgrave, said Sapoa had recently updated a study which it had first submitted to Mr Justice Steyn in 1989 for use in his investigation of the rating system in Cape Town.

By EVE VOSLOO

Sapoa analysts found that in respect of total rates and fees the main charges in different centres were

● Cape Town R2,80 per m<sup>2</sup> per month or 11,4 percent of gross market rental,

● Durban R1,50 per m<sup>2</sup> (6,3 percent of gross market rental),

● Johannesburg R1,32 per m<sup>2</sup> (6,3 percent of gross market rental),

● Pretoria R1,18 per m<sup>2</sup> (5,3 percent of gross market rental)

"As expected, Cape Town has by far the highest rates and fees. The mean total rates and fees in Cape Town is 1,87 times Durban's mean, 2,12 times Johannesburg's and 2,37 times Pretoria's," the study showed.

## Negative

Mr Musgrave said the latest Cape Town rate increase for 1992/1993 of about 16,5 percent — which he said was closer to 18 percent when VAT was added — was excessive.

"Insufficient effort has been made by the municipality to curb the increase," Mr Musgrave said.

"Taking into account the fact that Cape Town's rates are already approximately double those of Durban, Johannesburg or Pretoria, the announced increase is extremely disappointing and is a negative factor towards encouraging new development here."

Most of the municipalities around Cape Town also recently announced their rates increases.

These ranged between 11 and about 15 percent (Constantia and Tokai 11,7 percent, Goodwood 11,75 percent, Kuils River 12 percent, Pinelands 13,8 percent, Parow 14,9 percent and Fish Hoek just over 15 percent).

City council spokesman Mr Ted Doman said yesterday that the city did not necessarily agree with these figures.

"All sorts of variables have to be taken into account when doing comparisons," he said.

"For instance, as yet Cape Town does not charge separately for sewage and refuse removal which some of the municipalities in the comparison do.

"People say that if you take that into account Cape Town's rates are still higher, but we are in the peculiar position of being a municipality in which a great number of people from outside use its infrastructure, services and facilities."

Mr Doman said Regional Services Council areas around Cape Town (Constantia, Tokai) and other municipalities (Fish Hoek, Simon's Town, Pinelands and parts of Milnerton) used Cape Town's electricity and other services like its libraries, traffic department and clinics without having to pay for the infrastructure.

"Cape Town also has a community conscience which motivates it to spend about one percent of its rates income on low-income housing," he said.

## Improve

The city received subsidies from the government, but there was always a greater need than the money could cater for and the city contributed from its own coffers, he said.

People in low-income areas, who had been kept there artificially by government policies, were slowly improving their position, and would later be able to pay more rates as the value of their properties increased, he said.

Mr Doman said the inquiry into Cape Town's rating system by Mr Justice Steyn two years ago had made several recommendations, some of which the council was implementing.

One of these was a complete revaluation of all properties which should be completed by mid-1993.

Once this has been done and new rates determined the situation should improve, Mr Doman said.



## Multimillion-rand scheme

(124)  
ANGLO American Property Services (AMPROS) has launched its latest residential development — Welgedacht Country on the Tygerberg Hills, north of Cape Town. The multimillion-rand development consists of 400 plots (average 1 100 m<sup>2</sup>) and will ultimately be developed as four independent neighbourhoods. *S/ Times [Cimetro]*  
It underlines an important commitment of AMPROS to the Cape. The company recognises the Western Cape as an important growth area not only for commercial and shopping centre developments but also for residential projects.

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### 3 000 at service for Flats man

MORE than 3 000 Elsie's River residents yesterday attended a memorial service for Mr David de Bruyn who was shot dead, allegedly by a Western Cape Regional Services Council security guard, during a sit-in protest at the local rent office last week.

There will be a protest march at 10am today from the civic centre in Elsie's River, according to ANC spokesman Mr Willie Hofmeyr.

(124)  
CT 12/1/89

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Handwritten notes on the right side of the page, including the word "PROTEST" and other illegible scribbles.

# Crowd of protesters invades RSC office

CT 23/6/92  
124

Staff Reporter

ABOUT 1 000 angry Elsie's River residents invaded the deserted RSC offices in Leonsdale yesterday to demand retribution for the death of Mr David de Bruin, who was shot by an RSC security official during a rent arrears sit-in last Thursday.

Dr Allan Boesak, the ANC Western Cape regional chairman, led the four-kilometre march from the Adriaanse building to the Leonsdale rent office in the cold and rain.

Mr De Bruin, 39, a furniture salesman, is survived by his wife and four children.

A memorandum compiled by the Elsie's River Civic Association demands that the Adriaanse hall be renamed after Mr De Bruin and that his killer be brought to justice.

Police stood by while the crowd rushed into the deserted RSC rent office. Eventually an RSC clerk was ushered in and the memorandum was handed to him.



# Lighter load for Atlantis needy

Municipal Reporter

REDISTRIBUTION of wealth via electricity accounts is soon to become a reality in Atlantis, due to the intervention of the ANC, Cosatu and the Atlantis Residents' Association.

These three groupings have successfully petitioned the Regional Services Council to restructure electricity tariffs there from July 1 in such a way that the more affluent section

of the community — which uses more electricity — will subsidise their needy neighbours

Community leaders made representations to the RSC, asking it not to take such "drastic action" as disconnecting supplies and evicting payment defaulters or having court summonses served on them

During negotiations, a high basic (or "service") charge for electricity was identified as a factor contributing to high ar-

rears The basic charge continues mounting up each month even after supplies have been disconnected

In Atlantis, the basic charge has been R18 a month, which is lower than Eskom's usual R25,99 a month but much higher than Cape Town City Council's R2 a month

According to a report accepted by the RSC yesterday, it was proposed that "the basic monthly charge be reduced to R5 a

month and that the loss of revenue due to this concession be recovered by an increase in the tariff per unit" Thus the current charge of just under 11c per kilowatt hour (kWh) will rise to just over 15c/kWh.

The net result is that consumers who use less than 425kWh a month will pay less for electricity in future, while those who use more than that will pay more Exactly the same income should be generated

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CT 25/6/92

# RSC shooting: Action possible

124 ARG 25/6/92

Municipal Reporter

DISCIPLINARY steps would be taken if necessary once a police investigation of last Thursday's shooting at the Western Cape Regional Services Council's Elsie's River housing office was complete, said RSC chairman Mr Piet Loubser

Announcing this at yesterday's RSC meeting, Mr Loubser said the matter was being investigated by the police and was "sub judice".

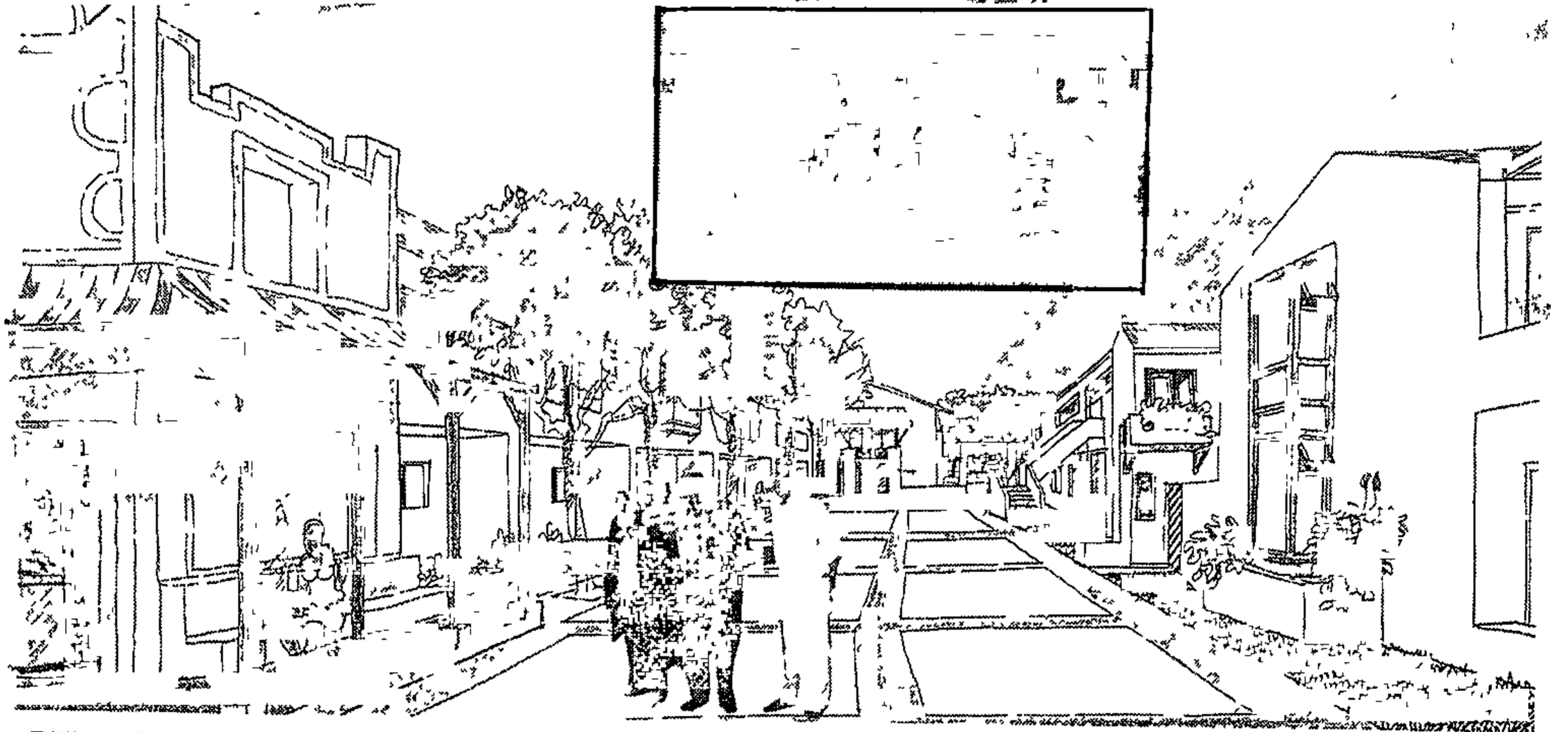
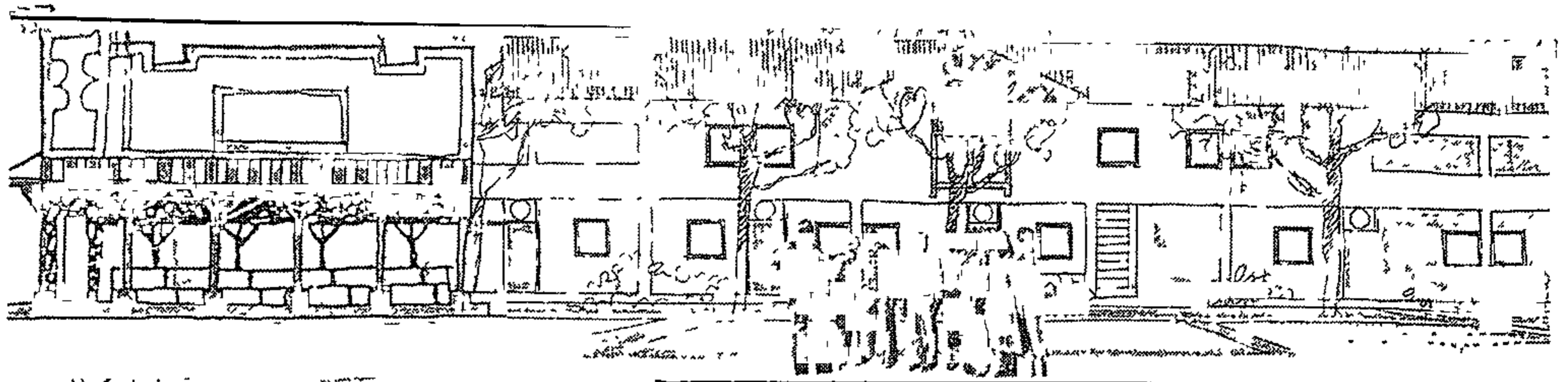
He ruled that there be no debate on the incident, in terms of a rule banning discussion of an announcement by the chairman

## R11-m boost for Cape hostels

STAR 26/6/92  
Almost R11 million has been set aside by the Cape Provincial Administration for the upgrading of so-called "migrant labour hostels" in the Cape Peninsula. This emerged at a joint press conference in Cape Town yesterday held by the CPA, the Ikapa Town Council and Umzamo, a public utility company run by the Western Cape Hostel Dwellers' Association

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**REVAMP:** The fourth phase of the conversion which will turn migrant worker hostel dwellings, home to more than 100 000 people in the Peninsula, into more spacious, post-modern dwellings offering family and single accommodation. **INSET:** The bleak hostels as they look now.

# Cape hostels to be revamped

(124) 11/26/92

## Plan pleases most residents

**CLIVE SAWYER**  
Municipal Reporter

MIGRANT labour hostels in the Peninsula are to be transformed into double-storey housing, four times the size of the present structures, as part of a project to be kicked off by a R10,7 million grant from the provincial administration.

The conversion, in four

phases, will be done by engineers appointed by a joint committee of the CPA, Ikapa Town Council and Umzamo, a public utility company run by the Western Cape Hostel Dwellers Association

The hostel population in the Peninsula numbers about 100 000. Conditions are overcrowded, with up to four people a bed and up to 30 people a room.

In a joint statement, the three parties said the objectives of the project were to convert hostels in the Ikapa area, which includes Nyanga, Langa and Guguletu, and to provide new accommodation units and sites.

The R10,7 million to start the project will come from a government grant from funds from the sale of oil reserves

The statement said talks on the project were complicated and prolonged because of the "distrust and suspicion generated by years of apartheid"

"However, the parties to the agreement are confident that, with the experience already gained and with full agreement about the urgency of objectives, a positive result will be achieved."

Umzamo spokesman Professor Julian Cooke said the first phase would involve alterations to develop the equivalent of 100 family units

**LENORE OLIVER**  
Staff Reporter

MOST residents of the Langa migrant labour hostels are happy with plans to upgrade their living quarters

But many felt the plans were long overdue

"The upgrading of the hostels will certainly be very good for us," said Mr Paul Ndiwana. "Until now we have had to make do with unhealthy and poor living conditions."

Mr Elliot Tshisani was pleased "a plan is being made at last"

Miss Cynthia Qinela said upgrading the hostels would lift morale.

# Oil money for family homes

CT26/6/92

(124)

By PETER DENNEHY

MIGRANT labour hostels in Cape Town are to be converted into family accommodation with, initially, an amount of R10,7 million from the sale of oil reserves

Mr Julian Cooke, a spokesman for the Umzamo Development Project, said at a press conference yesterday that it was hoped that what was happening in Cape Town — with a high level of community organisation participation — could provide a model for similar developments “in other hostel situations in the country as a whole”

One of the conditions that the ANC has laid down for the resumption of talks with the government is that it (the government) must implement a programme to

phase out hostels and convert them into family units

A breakthrough agreement signed in Cape Town yesterday between three groupings with “mutually hostile political positions” has cleared the way for the start of the multi-million rand conversion here

## R20 000 per dwelling

The three parties are Umzamo, a non-profit company run by the Western Cape Hostel Dwellers' Association, the iKapa Town Council and the Cape Provincial Administration

The CPA has obtained the R10,7m “oil money” from the central government. These funds will be used to convert some single men's hostel accommodation in Langa, Guguletu and Nyanga into 100 family units in each of the

three suburbs

It is envisaged that about R20 000 will be spent per dwelling. Single-storey barrack-like blocks will be converted into double-storey apartment blocks, and some new buildings will be erected

A recent survey of living conditions in the hostels by Dr Mamphele Ramphela indicated that the “normal occupancy” was four people per bed and up to 30 people per room

The main principles put forward by each of the parties had been included in the agreement. These include: That all hostel dwellers should be accommodated, there should be maximum control of the project by the affected community, and skills training and work opportunities should be generated within that community as far as possible



# Cape hostel upgrading plan signed

CAPE TOWN — Migrant labour hostels in the Peninsula are to be upgraded and converted into family and single units after a historic agreement signed yesterday between the authorities and a body representing hostel dwellers

The signatories were the Cape Provincial Administration, which owns the hostels, the Ikapa Town Council and Umzamo, a

public utility company run by the Western Cape Hostel Dwellers' Association

An initial sum of R10,7m — from a fund derived from government's sale of oil reserves — has been obtained to kickstart the process of upgrading and converting the hostels, which house about 100 000 people

Government funding is

expected to continue in later years and the involvement of the private sector will also be sought

UCT architecture professor Julian Cook said the R10,7m would allow for the upgrade of 300 family and single units in Nyanga, Langa and Guguletu at a cost of about R20 000-R30 000 a unit

Existing accommodation would be multiplied four times by adding additional storeys to the hostels and by building new accommodation in the vicinity

Between 1 000 and 2 000 people would be catered for initially, he said

The accommodation would be rented or sold to occupants.

It would range from completely finished units to ones with just the basics

"A start will be made towards the relief of the appalling living conditions in the hostels, where whole families now occupy the bed-spaces originally intended for single men, and where the normal occupancy is four people per bed and up to 30 per room," said a statement by the signatories.

"The hostels, with their rooms planned for single male workers, their barrack-like nature, their communal wash blocks and minimal ablutions, lack of proper streets and of electricity, are the direct physical legacy of the hugely destructive migrant labour system," it said

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# Elsies River death brings

By Justin Pearce

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IT HAS TAKEN the death of Mr David de Bruyn to force the Regional Services Council (RSC) of the Western Cape to negotiate the unaffordable rents and inadequate services in Clark's Estate

De Bruyn was shot dead by security guards during a protest at the Adnaanse Housing Office in Elsie's River last Thursday

The civic wants rents to be reduced, arrears written off and an end to evictions

Mr Richard Martin of the Elsies River Civic Association said most Clark's Estate residents were unemployed.

Threats to evict residents unable to pay rent prompted a sit-in at the RSC Housing Office on June 8, at which 20 people were arrested.

# RSC to talks about rent

South

27/6-11/192

with shotguns, batons, teargas and dogs. October said the matter was out of his hands

"By the time October got to the door the guards had set the dogs on the crowd without warning, and they then baton-charged the crowd

"They shot De Bruyn in the back when he was 15 metres from the door," Martin said

He said residents also demanded that the housing office be renamed after De Bruyn

Mr S Ebrahim, chairperson of the RSC's Committee for Local Areas, blamed the protests and the shooting on the RSC's "exorbitant" service charges and the council's failure to take a realistic view of the rent crisis.

In a letter to Mr C Mocke, chief executive officer of the RSC, Ebrahim said Mocke was "fully

aware of the fact that all management committees have lodged strong objections against the proposed estimates, and it is my view that should your department persist in implementing these costs regardless, one can expect more frequent and violent protests against the system"

Mocke confirmed the shooting was under investigation

Mocke added that a number of houses would be provided in Elsie's River from the R67 million made available for low-cost housing in the Western Cape.

Mr John Neels, Western Cape deputy chairperson of the South African National Civic Congress (Sanco) rejected claims that the RSC security officials had been forced to shoot after they were stoned by the crowd.

# Task group set up after shooting

(121) AUG 27/1992

■ Following the shooting of a member of the Elsies River Civic Association during a protest, angry residents have demanded retribution. But the appointment of a task group to investigate grievances may go a long way to help.

**WILLEM STEENKAMP**, Weekend Argus Reporter

**THE GRIEVANCES** of Elsies River residents will be investigated by a special task group following the shooting of a member of the civic association on June 18.

Mr David de Bruyn, of Clarke's Estate, died after Regional Services Council security guards allegedly opened fire on 300 members of the Elsies River Civic Association who were protesting against high rents and evictions.

Last week, Dr Allan Boesak, ANC Western Cape regional chairman, led a march by Elsies River residents to the RSC Leonsdale rent offices to hand over a list of demands including the halting of evictions by the RSC, the writing off of rent arrears and the arrest of the security guard believed to be responsible for Mr De Bruyn's shooting.

Western Cape RSC chairman Mr Pietie Loubser said discussions were held with all parties and it was decided to appoint a special task group to investigate grievances.

The appointment of the group should help defuse tensions in Elsies River brought to breaking point by the shooting.

On June 18, about 300 residents arrived at the rent offices for a meeting to discuss high rentals and evictions. They were told the meeting had been cancelled, and part of the crowd then occupied the offices.

About 4pm, security guards arrived. It has been claimed they were stoned. The guards allegedly set dogs on the crowd and shots were fired. Mr De Bruyn, 39, died after being hit several times. Mr Marius Hoffman and Mr William Davids, both 19, were slightly wounded.

# Dogged hostel dwellers win the day

S/Times (Cape Metro) 28/6/92 (124) (240) (201)

By KURT SWART

LONG years of difficult negotiations between politically hostile parties have borne fruit with the announcement that nearly R11 million has been made available for the upgrading of Western Cape hostels

An agreement to establish a joint co-ordinating committee to oversee the first phase of the upgrading was signed this week by representatives of the Cape Provincial Administration, the Ikapa Town Council and Umzamo, a public utility company run by the Western Cape Hostel Dwellers Association

The immediate task is to upgrade 300 hostels in Gqeletu, Nyanga and Langa, before tackling those in other parts of the Western Cape. The region has a vast number of hostels, accommodating about 65 000 families in severely overcrowded conditions

The R10,7 million for the first phase is from the government's sale of oil reserves. Finance for future developments is to be assessed annually

In a joint statement, the parties said negotiations had been complicated and protracted by the distrust generated by years of apartheid

Umzamo spokesman Mr Welcome Zenzile said the hostel dwellers had persisted doggedly with negotiations despite disruptive political violence and police harassment

"We introduced the Hostel Dwellers Association and started meeting the government in October 1985 to tell them our objectives. It was the start of a long road of negotiations

"We formed a board of trustees in 1987 specifically to negotiate with the government and mobilise funds"

Negotiations with an "illegitimate" structure like the Ikapa Town Council were justified pragmatically by the hostel dwellers who said they were talking to "senior technical officials" rather than councillors

"We maintained the understanding that although we suffered under the government we would continue negotiations with the provincial administration to improve our hostels."

In May last year a delegation met the then-Minister of Planning, Provincial and Land Affairs, Mr Hernus Kriel, and demanded the government's commitment to upgrading the hostels

"He gave us an undertaking that he would table the proposals before the central government," said Mr Zenzile



# Sparks fly over hostel power cut

124 ARG 30/6/92

**VUYO BAVUMA**  
Staff Reporter

ABOUT 1 000 Guguletu hostel dwellers who have not paid electricity bills since February 1991 and owe R240 000 are furious because the power has been cut.

The residents of the Lingelihle hostel complex in Section Three have also been boycotting rents since the Ikapa Town Council took over the building last year.

The crisis arose when the previous owners, Cape Stevedores, handed the building to the council, allegedly without consulting the residents.

The hostels, which used to accommodate labourers from the homelands, are now occupied mostly by students from educational institutions, including the University of Cape Town, the Peninsula Technikon and the University of the Western Cape.

Members of the Lingelihle

residents committee said they wanted to discuss new terms with the council.

Last year, residents rejected new council-set rents of "R60 a bed in a small room and R80 a bed in a big room".

They demanded that the rent should be R40 a room and R60 a big room, irrespective of the number of people sharing.

They said the council was a government structure whose "duty is to provide accommodation to the people and not to make profit like private enterprise".

Talks deadlocked and residents continued to ignore electricity and rent bills.

On June 11, the electricity was switched off, prompting protests from the residents.

On June 16, angry residents marched to the Ikapa Town Council offices to present a petition of demands, including that power be restored and arrears scrapped.

Committee secretary Mr Vuyisile Dinga said the residents were angry about the electricity cut-off.

"The residents feel they are being dealt with unfairly because it is cold during the winter."

"We want the council to scrap the arrears so that we can start afresh. We also want the council to repair various things at the hostels including the damaged electricity wires in the rooms, and the sewerage system," Mr Dinga said.

The residents had not signed any contract with the council and that was why they wanted to negotiate new terms.

Town secretary Mr Deon Adriaanse said the council was trying to solve the problems and negotiations were continuing.

"Concerning the request to reconnect electricity, it's not for us to switch on the electricity. It's up to the Cape Town City Council which supplies us."

# Property rates up by 9% in 19 areas

By PETER DENNEHY

The government announced a property rates increase of 9% yesterday from beginning September for 19 residential areas serviced by the Western Cape Regional Services Council

The areas, with new rates in cents per rand of municipal valuation, are Atlantis (8,201c), Belhar (7,974c), Blue Downs (5,513c on land and 0,772c on buildings), Colorado (8,666c), Elsie's River (7,974c), Grassy Park (8,201c), Hout Bay (11,644c), Klapmuts South (0,530c — on 1991 valuations), Kylemore (3,504c on land and 0,4c on buildings), Macassar (1,88c), Macassar Beach (1,128c), Mandalay (7,865c — a 7,5% increase), Matroosfontein (7,974c), Nooitgedacht (7,974c), Ocean View (8,201c), Raithby (1,128c), Scottsdene (1,880c), Sir Lowry's Pass (1,128c), Webersvallei (1,128c) and Welteyredenvalei (13,816c on residential land and 4,605c on buildings)

the V&A waterfront project — rather than look at lower-priced but less convenient properties on the coast

At Jakkalsfontein on the west coast, about 40 minutes drive from Cape Town, only 35 of the planned 166 houses have been sold. The R60m development on a 1 000 ha site with 4 km of beach is one of the most attractive to come on to the Cape market in years.

But in a recession R300 000 is a lot to pay for a weekend retreat. The scheme was recently taken over by Propcor from the original developer, Faircape, which ran into problems in other sectors of its operation.

Potential buyers of holiday and leisure property are also jittery in the wake of Masterbond's collapse and the uncertain future of Club Mykonos which was by far the most ambitious development in the region.

Though the asking price of vacant west coast land has escalated sharply over the past two years, brokers admit that the market is slow. At Britannia Bay near St Helena plots came on to the market at R40 000-R80 000 and have risen to a high of R140 000 on resales. A new development at Langebaan, following the recent sale of State land, offers prime lagoon-front stands at R200 000.

Among the better buys on the west coast is land selling at R75 000 for 5 ha plots at Longacres, near Mykonos. Though not on the coast, the development is well situated and aimed at the equestrian community. About 100 of the 180 plots have been sold.

The depressed holiday property market is in line with a general slump in Cape Town's mid-range residential prices. In the west coast suburbs, one of the fastest growing formal residential areas in SA, prices between November and March dropped on average by 14%, according to figures collated by Property Services.

Sectional title prices dropped from around R160 000 to R135 000 and house prices from R176 000 to R153 000.

The first residential units at the V&A are expected to come on stream within two years. Prices are likely to be high — R300 000-plus for a medium-sized unit — but the location means they will probably be snapped up. About 100 units are planned initially. They will probably include private residential, self-catering and timeshare.

Sanlam's President Hotel site apartments are part of a R230m development which could include a R100m luxury hotel. The residential project includes 132 apartments in three blocks — two of seven storeys and one of nine storeys, which will be sold on sectional title. Parking, for more than 450 cars, mostly underground, will be provided for the hotel and apartments.

Work on the 57-unit first phase has started. Prices were initially pegged at R400 000-R750 000, with penthouses costing just over R1m, but an extensive reassessment of sizes and quality means the average price will now be just over R1m with the top-priced penthouse on the market for more than R4m. There is already a waiting list of about 200 buyers.

## WATERFRONT HOMES FM 317192

### Prices all at sea 124 288

The depressed residential property market has undercut the Cape's once lucrative market for holiday and retirement houses. The west coast in particular has slumped after a mini-boom two years ago which saw prices move from bargain basement into the luxury range.

Brokers say the situation is being exacerbated by plans for at least two major upmarket developments that will come on stream in Cape Town over the next two years. They believe many potential buyers have opted to join the queue — for Sanlam's ultra-luxury apartments on the old President Hotel site in Sea Point, and the residential component of



# Housing report slammed

CT 4/7/92  
Municipal Reporter

THE Cape Town city planner's department yesterday issued a highly critical commentary on the government's De Loor Housing Policy Report, saying it was "too deeply founded on the ideology of the free market" (123) (124)

Many of Dr Joop de Loor's recommendations had literally been lifted out of the World Bank's "Reconnaissance Mission Aide Memoire" of December 1991.

The World Bank document recommended that users should pay the full cost of all services, and that prices charged for them "must ensure the economic efficiency of investments"

The ideology of the free market was not not always appropriate in the field of housing

"To cost all state land at market rates when considering developing it for low-income people would be likely to perpetuate an already unequal situation," the planners said

# R32-million project to light up Sun Valley

By EVE VOSLOO

A R32-million project which will be able to supply electricity to 11 000 consumers is underway to cater for future development in the Sun Valley, Kommetjie, Ocean View and Noordhoek areas.

A city council spokesman said this week that it had become necessary to establish a new main electrical sub-station in Buller Louw Drive, Sun Valley, to provide for new demand and to relieve pressure on the Clovelly main sub-station.

High voltage underground cables are to be laid from Steenberg via Clovelly to Sun Valley.

Various potential routes were considered with the help of Eskom and a final route approved by the Fish Hoek Municipality, the Western Cape Regional Services Council and the Silvermine Nature Reserve Advisory Board after a report had been submitted by the Environmental Evaluation Unit of the University of Cape Town.

Work has already started on the project. A spokesman said contractors were on site and had started preliminary work — but that this had been delayed by bad weather. Residents along the route who will be affected by digging for laying of cables and other construction will be notified about 10 days before work starts in their area.

The work is to be done by Power Installations, which has a site office in Clovelly ☎ 782 6462.

The project should be finished by April 1993.

## Inkatha's plans for the poor in Cape

S. Times  
Sunday Times Reporter

(Cape Metro) 5/7/92

THE Inkatha Freedom Party is planning a series of social upliftment schemes among the Western Cape's more impoverished communities.

They have already begun a major fundraising drive, running competitions and appealing directly to companies, to finance these projects, an IFP spokesperson said this week.

The projects include a series of programmes such as Street Urchins Pads (SUPS), which plans to purchase and renovate old houses to house and feed street children.

Maningi Bokkisi is planned as a Section 21 company, with which they hope to harness the knitting and crocheting skills of black women, which will then be collectively marketed on behalf of the women involved.

They also hope to finance ablution blocks in squatter camps.

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# SACP-led marchers demand housing

By KURT SWART

KHAYELITSHA residents, led by SA Communist Party secretary-general Mr Chris Hani, marched yesterday to demand houses and affordable rent. (124)

According to ANC estimates about 4 000 people attended the march, organised by the SACP

A memorandum was handed by march leaders Mr Hani and Cosatu assistant general secretary Mr Sam Shilowa to deputy town clerk Mr Gerard Ras at the Lingeletu West Town Council offices.

Addressed to the State President, the Cabinet, the Cape Provincial Administration and the town council, the memorandum contained demands for a "decent" hospital and health care clinics to be built, for VAT on foodstuffs to be abolished, and for town councillors to resign. S1 Times (CM)

The marchers blamed the "racist policies" of the government for conditions in the poverty-ridden township. 517192

Khayelitsha, with a population of 400 000, had only one hospital, five clinics and 29 schools, the memorandum stated. There were no old age homes for pensioners and only three community halls for recreational needs. Thousands of poor people lived in shacks with no sanitation or water.

There were few shops, transport was poor, and workers had to spend much and travel long hours to their workplaces.



SITimes [C metro] 5/7/92  
124

# New estate agents' body plans to fight apartheid wrongs

By ROBERT HOUSLEY

A NEW estate agents' organisation plans to give free advice on the intricacies of buying and selling property in Cape Town's black communities

Civic centres are the likely venues of a information service covering such topics as mortgage financing, property management, personal budgeting and even do-it-yourself schemes to improve your property

The National Property Forum will administer and oversee the service as part of its long-term initiative to socially uplift and educate the African and "coloured" property markets while improving the estate agent-client relationship and securing better support from financial institutions for small estate agencies

Forum convener Abe Taylor said the information service and the organisation itself have their roots in apartheid

Laws like the Group Areas Act and the Land Act "immediately created a white and non-white market

"The white market developed rapidly while the non-white market was ham-

strung by forced removals and these laws which restricted property ownership"

What has made life even more problematic for the black agent or small agencies has been the gusto with which financial institutions entered the property market about five years ago to boost their home loan levels

"They poured millions of rands into the big property companies and encouraged partnerships and mergers between others, thereby creating monopolistic tendencies within the property industry and a fear among the smaller companies, especially the non-white ones," Mr Taylor said

The threat of a big companies takeover in the black market was a primary incentive for the establishment of the forum

"We either get together, consolidate and pool our resources or we fall by the wayside and end up working for them," Mr Taylor asserted during a forum meeting at UCT on Tuesday

Its next meeting is on July 22 at the Robert Leslie Hall, UCT, at 9 30am For more information contact Beverley on ☎ 7050479/7054579

## Cape's Seeff woos foreign investors

PETER GALLI

124

SEEFF Residential Properties in the Cape hopes to stimulate the static top end of the market by bringing out influential and wealthy foreigners to see the properties. *B/D am 8/7/92*

It has arranged a tour in December of prospective German investors, including a prince, who could not be named for security reasons, said director Rob McKee

A group of prospective Hong Kong investors would also be visiting in December, and a number of American investors had expressed interest

However, McKee said violence, political instability and high interest rates were deterring foreign investment

"This is shown by the cancellation of a tour by British investors immediately after the Boipatong massacre. They were due to arrive this week but have postponed the trip indefinitely"

He said Seeff had an associate agreement with Hamptons in Hong Kong, two representatives in Germany, one in the US, and a London operation of its own

Tours were planned on an annual basis.

# Sad statistics with no roofs over their heads

(124)

ARG 8/7/92

SOMETIMES statistics take on human form.

In the Cape Town City Council area, there are 45 000 families in need of housing

Council staff handle thousands of inquiries every month, while the housing committee regularly notes tables of figures which, from month to month, vary little

Rent arrears top R4 million, the accumulated cost of maintaining council estates was R5,5 million by April 1992, arrears owed in Vrygrond, R64 000

Every now and then, people come to Newspaper House, desperately hoping a newspaper story will work where countless appeals to officialdom have failed

They might be part of what housing committee chairman Mr Neil Ross calls the invisible housing problem, people living in kitchens or lounges at relatives' or friends' homes

Sometimes they have been waiting for four or five years for council accommodation, and each one seems deserving

Drops of ink on newsprint might not have any effect

Will the De Loor Housing Policy and Strategy Report have any effect?

The report, produced in April, proposed introducing housing assistance schemes, divided into four levels according to income

It said State housing funds should be replaced by a housing finance corporation, the



## CITY HALL



Clive Sawyer

Rent Control Act should be phased out, and the provision of rooms, flats and houses left to the private sector and local authorities

There should be an unemployment relief fund to help the jobless keep up bond repayments, it said

The report has its flaws, including a lack of consultation with grassroots organisations and extra-parliamentaries, and lack of clarity about from where funds for housing should come

It seems also the government wants to abdicate its responsibility for housing, leaving it to the good ol' private sector and regional, city and town councils to foot the bill

How? How about a capital gains tax, or a special tax on second properties?

Those suggestions were

made by ANC national spokesman on local government Mr Thozamile Botha and, at the moment, seem to be the only serious fundraising suggestions on the table apart from Mrs Stott's lotteries

Meanwhile, the city planner's department has compiled its own report on the De Loor report, slamming it for its lack of consultation and treatment of housing as a commodity for sale and not a right

Interestingly too, the city planner rips into it for basing its assumptions on free market principles

Directly contradicting De Loor, it says rent control for the lower end of the housing market should be entrenched and not abolished

How will all this help families who fear they could be left to the cold streets for years to come, and the people urbanising at the rate of 5 000 a month?

The national housing forum, initiated by the Independent Development Trust and the Development Bank of SA, does not seem likely to be in a position to deliver yet and the government has pulled out because it sees it as "interim government by stealth".

Housing, with health and public transport, is one of the issues that need to be sorted out urgently

Money, time, and a democratic process are needed because, in the meantime, even major players like the city council are left dependent on

handouts from the government to effect piecemeal solutions

Speaking of democracy, if all the people are to be involved in the debate the government says it meant to start with the De Loor report, it does not help that the city planner's review occasionally disappears up its own terminology

Take this, a paragraph on the housing problem in South Africa

"While the problems besetting housing in South Africa are recognised in the report, it is the understanding and explanation of the genesis and overall nature of the housing problems, and how the various structural elements, undergirding the housing problem, assume differentiated expression and are organically linked, that constitutes a major weakness of the report together with the disjointed incrementalist nature of subsequent housing policies and strategies"

That should comfort anyone without a roof over their head.



# Residents to see Muizenberg plan

CAPE TOWN — Plans for the development of about 80ha of land in Muizenberg East, which will involve the construction of about 1 600 houses, is to be presented to local residents by planners, developers and the Cape Town City Council next week.

The final cost of the project is estimated to be in the region of R180m.

The development framework for the township was presented to the council's town planning committee yesterday but the matter was postponed to await the public's response.

The project is being undertaken by Sunrise Beach Developments and

9/7/92  
LINDA ENSOR

Eastgate Beleggings (124)

City planner Neville Riley said he was optimistic about public acceptance as the project had potential and it would tone in with the nearby Marina da Gama development.

Urban and environmental planner Derek Chittenden said there would be a range of residential densities with an average of 19 units per hectare.

If the council approves the project soon, the first houses should be on sale by the year-end.

## TAXPAYERS FOOT BILL AFTER CITY COUNCIL PASSES BLUE DOWNS DEBT ON TO STATE

# R136m bill for unused foreign loan

SITimes [CM]

12/7/92

124

**TAXPAYERS** have been saddled with a debt of more than R100 million for loans raised in 1984 by the Cape Town City Council for a township that, in the end, it did not build.

At the time, the seven separate loans from European bankers totalled 66,9-million Swiss francs (R49 million)

With the rand's dropping in value against the Swiss franc, the original debt would now be the equivalent of R136,5 million.

This is in addition to the millions

By **EVELYN HOLTZHAUSEN**

already paid — in part by Cape Town ratepayers — to service the interest on the debt

The council borrowed the money to build low-income "coloured" housing at the Blue Downs development near Stellenbosch

Soon after the loans were granted, in 1984 and 1985, the development was taken over by the Department of Local Government and Housing in the House of Representatives

As government money was used to build the township, which now

houses 100 000 people, the money raised by the Cape Town City Council was invested elsewhere

The council believed that as it had been prevented by the government from developing Blue Downs, the state should assume responsibility for repaying the loans

After protracted negotiations with the Department of Finance, the money borrowed by the council was transferred to the National Housing Commission between December 1987 and April 1988

The commission, funded by taxpayers, is now responsible for the foreign loans

A spokesman for the National Housing Commission confirmed this. At the time of the transfer, the amount was R97 285 243,91

The spokesman did not say how much had been repaid, but confirmed that the loans had not been repaid in full

He said R20 099 785,32 had been paid in interest since 1987, when the loans were transferred to the commission

Mrs Eulalie Stott, who was chairman of the council's Housing Committee when the loans were granted and is still a member — said this week "It's easy to be clever after the event."

"The money was borrowed with very good intentions — to build houses for low-income families

"I believed it was unwise, given the political climate at the time. But no one could have predicted the dramatic drop in exchange rates and the virtual collapse of the rand"

### Delayed

The value of the rand dropped dramatically after the "Rubicon" speech delivered by the former president, Mr P W Botha, in Durban on August 16, 1985

Cape Town's deputy city treasurer Mr Peter Lever, said transferring the loans had been delayed as the consent of the lending institutions had to be obtained

"The terms negotiated by the city council for the transfer of the seven loans to the National Housing Commission were on the basis that the notional foreign exchange loss of R39 million would be shared by the council and the National Housing Commission"

The city council's one-third share was R13 million

The city council had established an exchange equalisation account fed with interest earned on the loans and by contributions from municipal rates to cover potential foreign exchange losses, Mr Lever said

"This special provision, together with the accrued interest, reduced the net cost of the overall transfer of the loans from a gross liability of R13 million down to a net cost of R10,8 million"

Mr Sol Kreiner, who was mayor of Cape Town, said at the time that more than 45 000 "low-income" families needed homes

"State funds had dried up and we believed that overseas loans, at rates lower than those available locally, could help us build houses to meet this 'human crisis'

"It's just unfortunate that things turned out the way they did. Our intentions were good. The loans were not raised to benefit the council but to build homes"

## Residents told to pay R5 a month

EAST LONDON — The Mdantsane Residents' Association plans to build its own rent office to collect R5 a month from residents

This decision was announced after the organisation's AGM at the weekend (124)

The money will be used for housing, health and education

Mdara's publicity secretary, Mr Mzwandile Buzani, said Mdara would establish a development programme to provide proper houses for people. ANC 16/7/92

The AGM also decided that the year-long rent and services boycott in Mdantsane would continue, and called on other areas in the Ciskei to join it

The AGM, held in the township's Sisa Dukashe stadium, discussed the emergency of two gangs, the Stimelas and the Damaras, and decided to form a crime committee which would involve the police

Speaking on behalf of the ANC national executive, Mr Steve Tshwete called on all residents to join Mdara — Eena



## Water curbs in E Cape 124

Water restrictions have been implemented in Stutterheim as a result of drought in the eastern Cape. The use of municipal water to irrigate gardens and sports fields and the washing of motor vehicles was prohibited. Domestic use of municipal water has not been affected. *STAN*  
1717192.

# Eskom project to light up Cape

CAPE TOWN — Eskom's Cape provincial distributor is to spend R45m on electrification projects this year and about R200m over the next five years in a project to install 75 000 new connections.

The aim was to expand the customer base from 90 000 (including 200 bulk suppliers) to 195 000 in the next five years, Cape distributor manager Ronnie Kingwill said yesterday. Nationally, Eskom has set itself an electrification target of 3-million homes by 1996.

Kingwill said measures would be taken to achieve greater market penetration to offset the huge cost of carrying Eskom's unutilised energy capacity.

In the western Cape R13,2m would be spent this year on projects including those in Uitkyk, Karakulpark, Kylemore, Uitsig, Ebenhaezer missionary station, Klapmuts, Saron and Riebeeck Kasteel.

Kingwill said Eskom was working in conjunction with the Cape Provincial Administration, the Regional Services Council and the black local authorities on a project to get Khayelitsha electrified. Of the 60 000 formal houses in Khayelitsha, 5 000 had electricity. Kingwill said R160m would be needed over five years to electrify Khayelitsha.

(124) LINDA ENSOR

A study had found that 85% of formal houses in the Cape Town metropolitan area were electrified, compared with 11% for the whole of SA. A total of 400 000 houses were electrified and 78 000 houses were without electricity.

Eskom also planned to work with the Western Cape Growth Organisation to look at ways it could contribute to regional growth through ensuring efficient use of electricity. The utility would consider electrification savings programmes and could possibly become involved in providing potential investors with energy studies to suit their requirements.

Eskom's undertaking to reduce the real price of electricity by 20% by 1996 would also contribute to enhancing the international competitiveness of SA exports.

Kingwill said Eskom was undergoing a process of restructuring which would see staff in the Cape cut from 4 300 to 3 700.

Turnover of Eskom's Cape distributor is about R1,6bn and is expected to exceed R2bn by 1994. Its operating budget for 1992 was R230m and its capital expansion budget was R200m.

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6 Russell St, Woodstock, 7296  
Tel: 021-462 2012 Fax: 021-461 5407

Editor: Guy Berger  
Deputy/News Editor: Rafiq Rohan  
Marketing Director: Hilton Veldsman  
Senior Reporter: Rehanna Rossouw,  
Aria: Karen Williams  
Sport: Waghied Misbach  
Production Editor: Shannon Sherry  
Political comment and newsable by G. Berger and  
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# 'Chase them out with guns'

SOUTH 18/7 - 22/7/92

**By Justin Pearce**  
KRAAIFONTEIN squat-  
ters must be chased out of  
their homes at gunpoint; a  
speaker told white Kraai-  
fontein residents on Tues-  
day night.

According to Mr Wallace  
Alexander, who was present  
at the meeting, the speaker  
suggested that if the squat-

ters would not move from  
the Bloekombos site, guns  
should be used to force  
them to leave.  
The proposal received the  
support of most people at  
the meeting, Alexander said.

He said there was a  
strong Conservative Party  
element at the meeting.  
The Kraaifontein Municipi-

city wants to evict the  
squatters so the Bloekombos  
site can be developed as an  
industrial area. The squatter  
community has refused to  
move unless housing can be  
provided at another site.  
Kraaifontein ANC chair-  
person Ms Doris Neewat  
said the Kraaifontein squat-  
ters were adamant they

would not move and would  
embark on mass action if  
services were not provided  
at their present site.  
The suggestion at the  
meeting was typical of a  
"total strategy of racism"  
being perpetrated by white  
residents and the municipal-  
ity against black residents of  
Kraaifontein, Neewat said.

"People's lives are in dan-  
ger. There is a real threat  
with the existence of  
AWB/CP elements and  
racist attitudes."  
She said a charge of  
attempted murder had been  
laid against a driver who  
ploughed into the crowd at  
a previous ANC rally, injur-  
ing eight people.



# R45m plan to bring lights to townships

STimes (Cape) 19/7/92 (124)  
**ESKOM plans to spend R45m in the Cape this year to bring electricity to 3 000 homes — including to some squatter camps.**

And over the next five years, the electricity supply company will spend an additional R200m to install 75 000 new "connections" in private homes and businesses in the region.

This forms part of Eskom's target of supplying three million South African homes with electricity within the next four years.

To ensure that electricity supplied to informal settlements is paid for, Eskom will install pre-pay meters fed with coupons sold from central distribution points. In this way consumers would pay for electricity "up-front" as they used it, thus avoiding the possibility of a huge backlog of unpaid bills.

At the same time Eskom has resolved to cut the real price of electricity by 20 percent by 1996.

This means that price hikes for the next five years will remain below 10 percent and well below projected rates of inflation, a spokesman for Eskom said.

## Harmony

According to Mr Ronnie Kingwall, Eskom's Cape distribution manager, Eskom has undergone a programme of restructuring to achieve these targets and to improve its service to its customers.

In the Cape, 600 employees will be axed to bring staff numbers down from 4 300 to 3 700.

"Growth through increased sales, electrification and customer service in harmony with the new South Africa are the focal points of Eskom's restructuring programme," said Mr Kingwall in Cape Town this week.

He said that by achieving its targets over the next five years, Eskom hoped to promote growth in the informal sector and improve living

By **EVELYN  
HOLTZHAUSEN**

standards for many South Africans.

Eskom was willing to provide electricity to everyone who wanted it — and was prepared to pay for it, he said.

Projects in the Western Cape earmarked by Eskom for this year include the electrification of Uitkyk, Karakulpark/Craigstreet, Kylemore, Uitsig, Ebenhaezer missionary station, Klapmuts, Saron and Riebeeck/Kasteel.

According to an Eskom study, 85 percent of formal houses in the Cape Town metropolitan area are electrified compared with 11 percent for the rest of South Africa.

## Demand

An Eskom statement says the company planned to work with the Western Cape Growth Organisation to investigate ways in which it could contribute to regional growth through the use of electricity.

In addition to improving the living standards of township residents, electricity could help to "kick-start" the economy by increasing the demand for electrical equipment, the statement said.

The sale of more units of electricity is vital in keeping costs down.

Disclosing that electricity has only "penetrated" 27 percent of the energy market in South Africa, Mr Kingwall said the targets of electrification set by Eskom would promote growth in the informal sector.

The turnover of Eskom's Cape distributor is expected to grow from the present R1,6-billion to more than R2-billion by 1994.

Its operating budget for 1992 is R230m and it has a capital expansion budget of R200m.

and we have some 1 000 ha-

# Intelligent risk management key to property development

BIDAY 22/7/92 (124)

INTELLIGENT risk management is the key to successful and profitable property developments, says Seeff Slot Developments MD Mark Slot

"While we are prepared to develop in risky areas we structure our risk carefully and never proceed until development costs are covered," he says

The company was formed in November 1990 as an across-the-spectrum property development company and, while it has good access to prospective residential developments it is also looking at commercial developments

Developments are under way in Clifton and Stellenbosch, while a number of Johannesburg schemes are under negotiation. It has two development manag-

ers in Cape Town and one in the Transvaal but the Johannesburg market is its first priority, Slot says

About 36 residential units are under construction in Stellenbosch, which is a niche market with strong demand among students. The project will be complete early next year

## Limit

"We are always looking at prospective deals, but limit the work we undertake so that it can be handled effectively. We have a staff of six and are looking to employ another three over the next 18 months which will be adequate for the volume of work we intend to handle as we use professional consultants extensively," he says

Despite the tough eco-

nomie climate, opportunities still exist, but have to be carefully thought through. The group tends to acquire sites for a specific purpose rather than for long-term use

"Commercial developments have to be actively chased and we are presently involved in a motor showroom in Rivonia. We have changed the market's perceptions that we are just a residential developer and are now accepted as a commercial developer," Slot says

While the property market is linked to political developments and unlikely to turn much before the year-end, Seeff Slot Developments operates in select markets and has a number of developments on its books for next year

# Plan to increase homes market share

BIDAY 22/7/92

SEEFF Residential Properties aims to become the strongest player in the SA market, Cape MD Samuel Seeff says

While the Cape residential market is currently a buyers market and reflects difficult local economic conditions, the group has identified areas of growth to concentrate on, he says

The company has set itself the goal of becoming the strongest residential agency in Cape Town, Johannesburg and Durban

Growth in the Cape market has been identified as lying in the coloured market where more and more people are becoming white collar workers and either starting to buy homes or

upgrade existing property. "The company employs about 130 agents and we are negotiating with several companies in Durban and intend to take that market by storm

"While we are going to become a national player, we may franchise some of our operations in certain areas," Seeff says

Cape Town is considered a safe-haven by many and is seeing a net inflow of people, which has helped the market sustain activity, compared to other regions

But the protracted economic recession has seen sellers struggling to achieve prices

"There is still good demand for properties, but

only for those that are realistically priced. While buyers are now determining the price, most people are beginning to realise that their home is their biggest asset and are paying more attention to its maintenance," he says

If there is a rapid political settlement, the upturn in the market will take place very quickly and Cape Town will again take its place as the most sought after area for foreign investors and upcountry buyers alike, he says

However, should political developments continue to stagnate, there is little chance of an upturn before mid-1993

# division Foreigners put off

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**RENT PROTEST** . . Crossroads ANC supporters block the entrance of the Goodwood Cape Provincial Association offices in Goulburn Street yesterday to protest against high rents and to call for the resignation of community councillors.

Picture HAROLD KING



# Hundreds march to back demand for more houses

Staff Reporter

HUNDREDS of chanting ANC members marched to Ikapa Town Council offices to demand improvements in township conditions and the provision of more houses to curb widespread squatting

The march, led by officials from the South African National Civic Organisation and South African Communist Party, was part of the ANC's mass action

At the end of the peaceful three kilometre march yesterday, the protesters presented a memorandum to the head of security of the council, Mr George Olivier.

The memorandum demanded, among other things, improvement in township services, electricification of all streets and the provision of recreational facilities

The council was accused of failing to provide "a single house in 10 years for the rapidly expanding communities".

This had led to widespread squatting and more than half of the residents lived in shacks and plastic shelters

Some streets had not been cleaned for months

Several squatter camps were without water and sanitation and in rainy weather drains flooded, posing a health hazard.

The memorandum read in part.

"It is our sincere belief that the situation is explosive.

"We demand that the chief executive officer of Ikapa meet a delegation from organisations within two weeks to address the problems"

124  
ARC 24/7/92

# R10m for 'core' homes in M Plain

Municipal Reporter

124  
21/7/92  
FIVE hundred "core" or "starter" houses are to be built at a cost of R10 million by the Cape Town City Council in Area L in Mitchells Plain

The 500 houses will each be 27m<sup>2</sup> in size, with two rooms and a toilet and tap. They will have electricity but no floor coverings, paint, or hot water and will be built for R20 000 each.

Yesterday the council decided to rescind an earlier decision to sell 500 vacant plots in Area L in Mitchells Plain to people on the waiting list.

Very few people had responded to the council's offer to sell just the plots, Mrs Eulalie Stott said at yesterday's monthly council meeting. However, the government had made R10m available.

Speaking on another item, a report about policy on squatters, Mrs Stott — who chaired the housing committee for many years — said yesterday was possibly her saddest day in the council in 30 years.

"We have had to acknowledge in this report that this city is not in a position to provide housing for people in its area," she said. "We are not building houses, we are building units."

# Flats a bargain for fishermen

Municipal Reporter

THE six blocks of fishermen's flats at Kalk Bay are to be sold under sectional title to their present occupants for less than their market prices.

This was agreed on yesterday, along with a 10-year contractual pre-emptive right in favour of the council. This means in effect that new owners will not be able to sell the flats for their own profit during that time.

Mr Peter Muller told the council yesterday the Kalk Bay fishermen themselves had wanted the 10-year pre-emptive clause instead of the five-year clause the Housing Board would have insisted on.

Mrs Eulalie Stott said once these flats were gone, there would be no rental accommodation in the entire municipality for poor people south of Retreat.

But housing committee chairman Mr Neil Ross said there was overwhelming support for the scheme among the occupants.

"This is a vibrant and organised community," he said. "They have spent R35 000 on legal fees already. They approached us and asked us to sell. It would be morally incorrect for us to say 'no' at this stage."

(124) CT 31/7/92



MASTERBOND FM 31/7/92  
(124)

### Days of uncertainty

**Club Mykonos**, the holiday and timeshare resort about 130 km from Cape Town on the west coast and in provisional liquidation, is the subject of urgent negotiations between the curators and insurance company Fedlife. Return date for the curators is August 12, fast approaching and without any agreed rescue plan yet tabled

Fedlife's involvement comes through loans of R18m against linked equity and debenture investments raised by Fedlife endowment policyholders to make their investment in Mykonos. The amount is included in total creditors' claims of R125m

Fedlife, which says it is acting to assist its policyholders, has offered to invest an amount of R3m for working capital requirements — as well as to provide an underpin of R15m-R18m to be "paid to creditors should they elect not to participate in future prospects arising out of reconstruction"

Joint curator Jeff Malherbe confirms that

FM 31/7/92 (124)

discussions with Fedlife are proceeding. However, he says "We cannot conduct these negotiations through the media. The issues are delicate and complex."

Meanwhile, recent statements by the chairman of Club Mykonos's homeowners' association, Colin Hultzer, suggest the association will resolve soon to discontinue levy payments and repudiate responsibility for any repayments due to Spectravest, a finance-providing company within the Masterbond group. These repayments are estimated to be about R60m.

Malherbe says talks are continuing with homeowners and Fedlife to arrive at a permanent solution.

At the heart of the recent spate of activity lies the insecurity felt by homeowners who believe their rights of tenure are under threat. They have been keeping the resort going over the past few months by paying increased levies. Proposals made by the homeowners, in terms of which each party would sacrifice one-third of its rights, are among those under discussion. This may be the only route to follow.

Meanwhile, at Fancourt, negotiations are proceeding between the board of directors, certain financial institutions and the curators. Fancourt has withdrawn its application to have the curators removed and Seeff Trust appointed as trustees of the debenture trust deeds. The board believes the ideal solution

would be to source outside finance; obtain a stock exchange listing of the debentures, which would remove the Masterbond link, complete the project and, thereafter, proceed with the repayment of the debenture holders, over some years.

Should such an agreement be reached, it would be subject to the confirmation of the court and the debenture holders. If agreement cannot be reached, one of the options will be to apply for judicial management. No timetable has been set.

On August 12, the court will also have to decide whether to make the appointment of the curators of the Masterbond group permanent — or continue the arrangement on a provisional basis. The curators include Cape Town attorney Arnold Galombik and accountant Willem Wilken.

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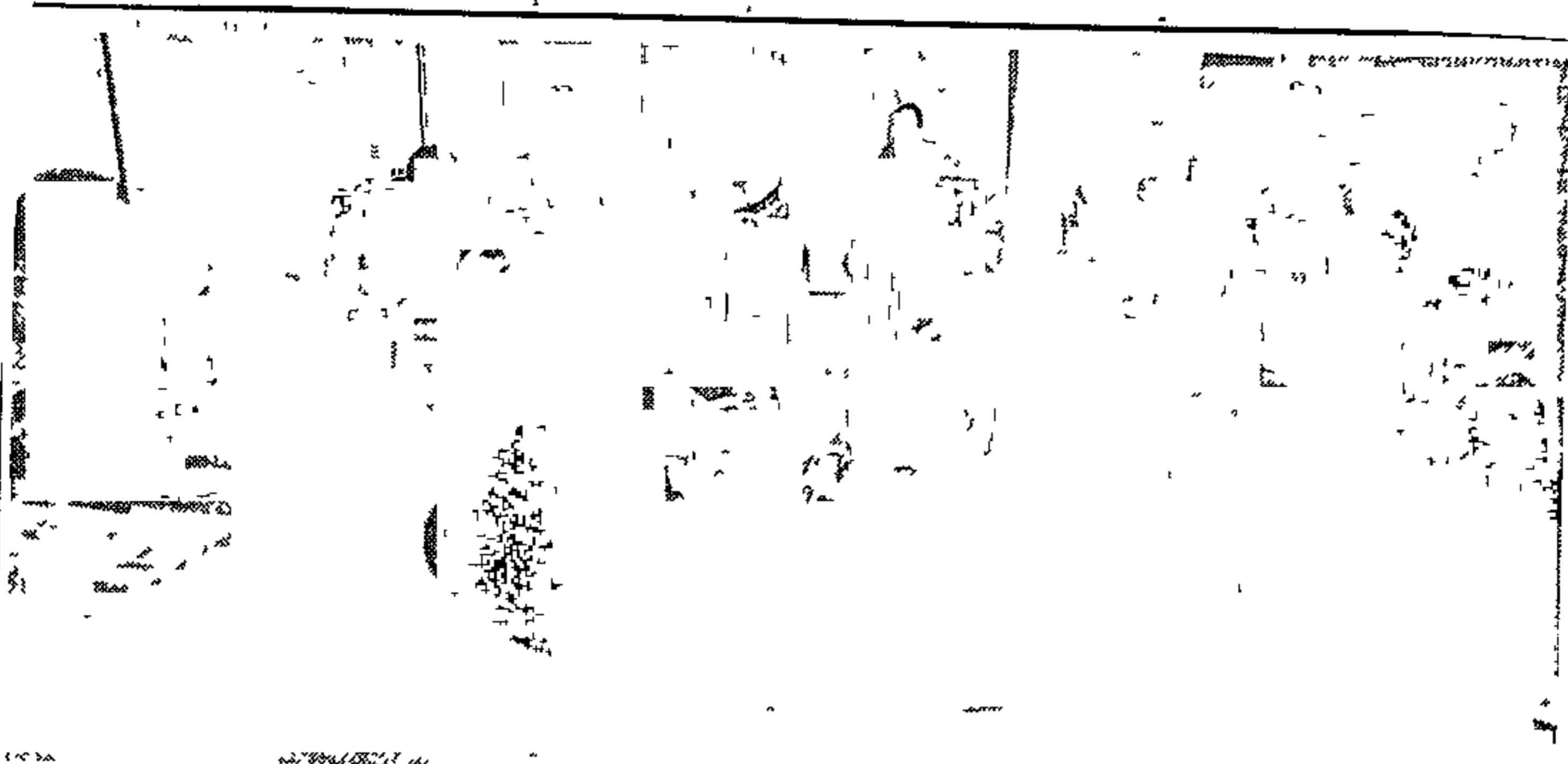
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FM 31/7/92

124



Picture LEON MULLER, The Argus

**WAITING:** Kleinvlei residents occupying their township's rent offices yesterday wait in the boardroom for arrest. They eventually retreated minutes before a police ultimatum.

ARG 7/8/92 (124)

## Kleinvlei sit-in 'beats' police deadline

**STEFAANS BRUMMER**  
Staff Reporter

**KLEINVLEI** residents who occupied the township's rent offices beat a "strategic retreat" minutes before a police arrest deadline

With half-an-hour to go before police were to move in on about 40 people — mainly housewives — who had occupied the building all morning yesterday, the group's ANC and Civic Association leaders put their heads together

A call to the ANC regional offices confirmed that no bail money would be available as "so many people" were behind bars already on mass action-

related charges

The leaders thought it prudent to vacate the building, occupied as part of the mass action campaign and to back up a set of local demands, to ensure that "the core of our people, the strong ones" did not languish in jail

Eerste River ANC chairman Angus Baker said "For two nights the whole of Kleinvlei has burned. If these people are locked up, we will never be able to control the whole area"

"Criminal elements" were blamed for burning barricades, the remains of which littered the township's streets yesterday

Mr Baker said Blue Downs and Kleinvlei had originally been intended as low-cost housing areas, but became unaffordable when private developers "did their own thing"

Residents' demands included a moratorium on expulsions from the municipal housing scheme, as well as the creation of a working group representing all community organisations to investigate the lack of housing

Relief was visible on the faces of hitherto-resolute occupiers when, minutes before the expected police onslaught, their leaders told them of the decision to vacate



# No rent: Jailed residents freed

CT 8/11/74  
Staff Reporter *nk*

TWO Grabouw residents jailed three weeks ago for not paying rent are to be released after an agreement was reached yesterday between the local municipality and leaders of a 70-member protest sit-in at the municipal building.

From page 1

in commercial terms, it should make her a wealthy woman very soon



# Scrapping of Act lifts price tags on houses

ACT 8/8/92 (124)

**ALIDE DASNOIS**  
Business Staff

NEW demand in some areas after the scrapping of the Group Areas Act has pushed up house prices by up to 66 percent in a year, say Cape Town estate agents

They disagreed with claims in last month's issue of "The Estate Agent" that there had been very little movement since the abolition of the Act a year ago

A survey by "The Estate Agent" found that movement into former "white" areas by people excluded by the Act accounted for only five to 10 percent of most estate agencies' turnover. The impact of the Act's abolition had been "generally negligible", the survey found

"In the Western Cape, at least, that's not true," said Mr Harry Lee Pan, of Multitrust Estates in Rondebosch East

"A semi-detached house in Kenwyn, for example, which was selling at R68 000 to R70 000 two years ago, fetches R110 000 today because of new demand"

But it was true that most of the increase had taken place before the Act was scrapped, he said

Mr Lee Pan said that when the Act was in force people could not move towards the city

"Demand on the Cape Flats was artificially high and supply of land was limited. There were few properties available and this pushed up prices

"Then, four or five years ago, people started moving into so-called grey areas, often through closed corpora-

tions or trusts. When the Act was repealed, this movement continued

"We've seen lots of new buying in places like Kenwyn, Ottery, Wetton, Rondebosch East, as people move closer to work and good schools from Blackheath, Mitchell's Plain or Blue Downs," Mr Lee Pan said

"The result is that now prices in these areas are escalating and the more affluent can afford to buy

"At the same time, the scrapping of the Act has depressed prices in other areas as people try to move out. In some of these places house prices haven't even kept up with inflation," Mr Lee Pan said

Mitchell's Plain was an exception because it offered an infrastructure not available elsewhere at the same price

"Mitchell's Plain is a market on its own. But in places like Rylands Estate, prices have dropped dramatically. People who can afford to buy there prefer to move to Constantia or Newlands," Mr Lee Pan said

Mr Abe Taylor, convenor of the National Property Forum, said many new buyers were coming forward in areas such as Ottery, Wetton, Newlands and Claremont

"People are also moving into Plumstead and Southfield from Grassy Park," he said

Many home-owners, unable to move closer to the city while the Act was in force, had over-capitalised

"Now that the Act's been scrapped, people are even taking losses on their homes to be able to buy closer to work. It's not unusual to see five or six-bedroom houses in some areas being offered at a loss," Mr Taylor said

# 'Shoddy' homes anger residents

ANCT 12/8/92

124

**VUYO BAVUMA, Staff Reporter**

**UNHAPPY** Langa home-owners have complained of "shoddy" workmanship on houses built less than two years ago

The owners in Phase Three of the Settlers development opposite the N2, whose bond repayments are between R1 200 and R1 600 for houses costing between R60 000 and R100 000, claim developers Plan Trust have ignored pleas to address their complaints

They say problems began early last winter when their plots became water-logged

Some said their houses had mouldy walls, leaking roofs and damp floors

They accused the company of "playing hide and seek" instead of installing a proper drainage system in the area and attending to other problems

Several meetings were held with the company representatives, but the problems were not rectified

Khayelitsha teacher Mrs Gwendoline Mbeia, whose bond repayment is R1 400, said the walls in her bedroom were mouldy with damp, spoiling her clothes in the wardrobes

"There are gaps between the rooftiles and the wind and rain come in. There are cracks in most walls

"I have tied pipes in the kitchen with plastic to prevent leakage. I have reported this problem to the developers but in vain," Mrs Mbeia said

Another teacher, Mrs Sylvia Mhlontlo, whose three-bedroomed house cost R60 000, said the walls of the main bedroom were cracked and mouldy

The door handles were damaged and doors did not close properly

The principal of Xolani Primary school, Mrs Ntomizanele Ngesi, whose three-bedroomed house cost R76 000, said her geyser was leaking and there was a "mini-dam" in the backyard

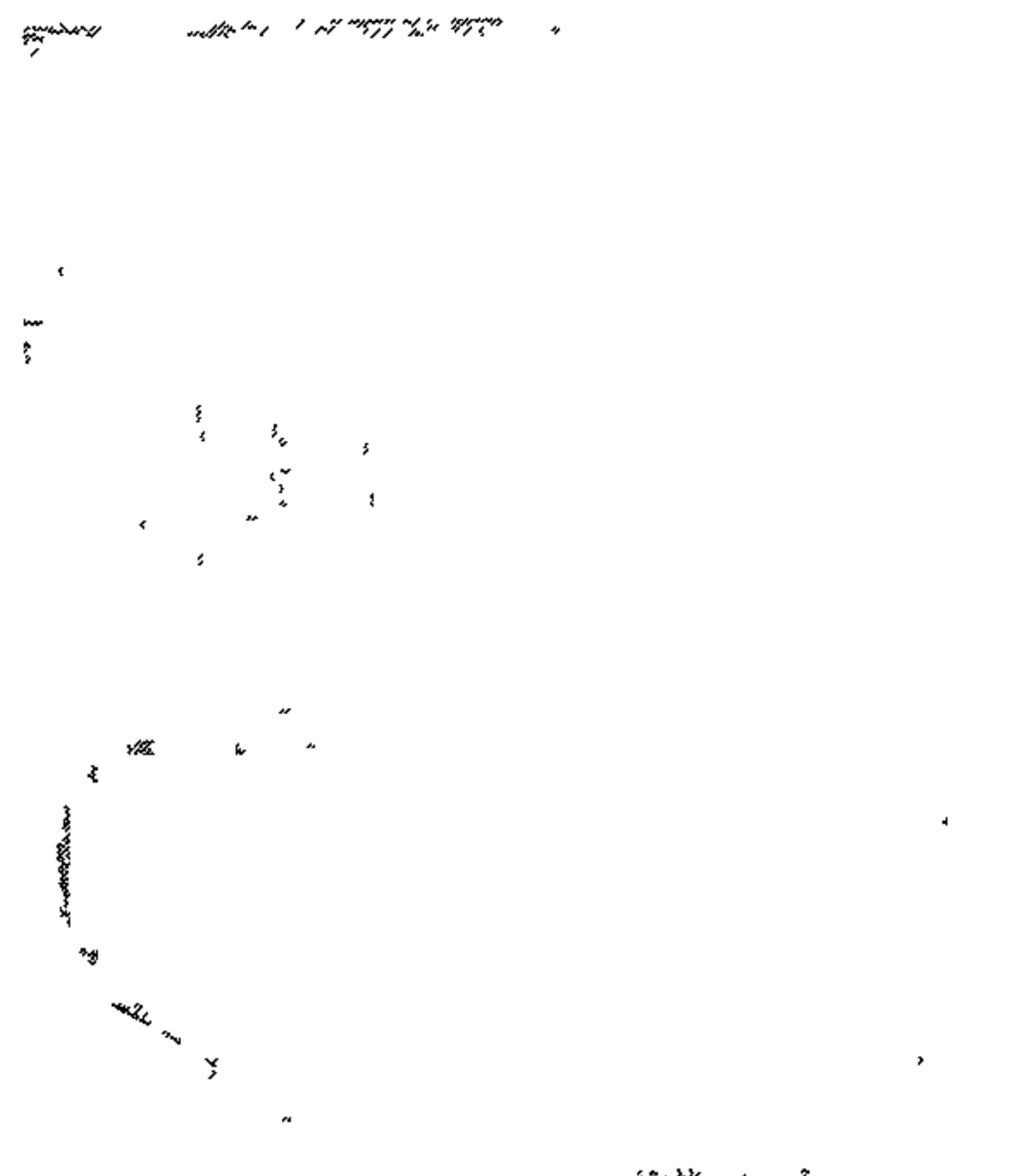
"The toilet system is faulty as it flushes forever. And on wet days rain seeps through the window seals into our main bedroom," she said

Businessman Mr Frank Gum, said his roof leaked and the kitchen walls were mouldy

"Rain also seeps through the window, and our toilet is also faulty"

The chairman of the residents' association, Mr Dominic Mngomeni, said they had approached the company, but to no avail

The managing director of Plan Trust, Mr Fran-



Pictures OBED ZILWA, The Argus

**KITCHEN DAMP:** Conradie Hospital nursing sister Mrs Winkie Gum says she cannot be expected to pay for the mould on her kitchen walls

cois Steenkamp, said his company had handed over responsibility for drainage to the Ikapa Town Council

"The drainage was developed and designed by a reputable engineering firm and everything was done under proper supervision. The services were then handed over to the local council

"Our company cares a lot about its customers — that's why we have not pulled out of the townships, unlike most developers," he said

Plan Trust was not aware of any houses with cracks

"We are still waiting for Mr Mngomeni to come back to us about the other people's complaints," Mr Steenkamp said

Ikapa engineer Mr Boet Vermaak said a R6 million drainage system was being installed near Settlers to rectify the situation



# Athlone: <sup>CT 14/8/92</sup> Fears over loss of homes <sup>(124)</sup>

Municipal Reporter

CITY COUNCIL consultant Ms Helen Zille was shouted down at a boisterous meeting that she chaired in Athlone on Tuesday on the question of possible rezoning in the area

She said the council had engaged her in a bona fide attempt to get the Athlone community involved in a planning process to improve the suburb. No homes would be expropriated

"I want the best for that area," she said

At Tuesday's public meeting, she and the council planners had been faced with many home-owners who were convinced that they were in real danger of losing their homes — through rezoning of a residential area for business purposes

Speakers at the meeting were shouted at, heckled and booed by an audience of more than 500

Ms Zille yesterday said she had written a report in which she had merely mentioned that some businessmen wanted the Athlone central business district to expand in the direction of Kromboom Road

● Athlone resident Mrs Joan Solomons said the Gleemoor Cape Flats Civic Association would be having its own meeting about this issue at the Athlone Civic at 7.30pm on Tuesday evening

# Chaos at Athlone upgrading meeting

W/Mant 14/8 - 20/8/92  
By GAYE DAVIS: Cape Town

CITY council officials found themselves reaping apartheid's bitter harvest of resentment and mistrust in Athlone this week when a public meeting to discuss proposals for upgrading the area ended in chaos and recriminations.

Gripped by fear that their houses were about to be expropriated, residents were deaf to repeated assurances by council officials that this would be out of the question — especially if they were involved in the planning process as equal partners.

For people on whose psyches the scars of forced removals from District Six, Newlands, Wynberg and other suburbs of Cape Town are still etched deep, the concept of participatory planning must have been difficult to grasp — and the idea of putting one's faith in officialdom positively laughable.

One after another, speakers from the floor drew parallels with the forced removals carried out in District Six during the 1960s, and reiterated their determination not to let it happen again. "We won't let you come in from your white area and let you take our houses from us," said one speaker, summing up the prevailing attitude.

Long neglected, Athlone's central business district is choking to death. Too many shops in too small an area largely hemmed in by residential homes, have led to congestion and complaints from residents and businessmen alike about the uncontrolled hawking, inadequate parking, jammed roads and other problems.

In January, public affairs consultant Helen Zille began consulting with stakeholders in the area on behalf of the city council, investigating the feasibility of involving the community in developing new policy guidelines for the area's upgrading and development.

Central to the council's approach was a commitment to planning being done with the active participation and assent of the community, rather than being drawn up by town planners and imposed from the top down: "We were trying to create a context in which the people of Athlone helped plan their own future," said Zille.

She consulted a range of organisations and individuals — but the Gleemor Cape Flats Residents' Association, which has New Unity Movement links and holds a position of principled non-participation, refused to have anything to do with the process, although Zille said it was kept informed "every step of the way".

Councillor John Muir, chairman of the town planning committee, said council officials were aware the meeting "would be packed" (by civic members) but felt they should go ahead and state their case anyway.

He said the reaction of residents, while understandable, was based on a misunderstanding that houses would be expropriated. "In a participatory process, protecting houses would be part of the plan — but people at the meeting gave the impression they did not want to be part of such a process, which was founded on this fear of losing their houses."

Zille said people's reactions were "rooted in the past. The only way people see officialdom relating to them is in terms of pushing them around.

"The tragedy is that this is really the last window of opportunity for Athlone. The best-case scenario would be for Athlone residents and businesspeople themselves to get together, employ planners and come up with a proposal.

"If Athlone people want to wait until they are represented on a non-racial, democratic city council then they can — but they might find that Athlone is low down on the list of priorities by that stage."

Despite the meeting's disastrous course, she nevertheless felt it promoted democracy: "We have to learn to live with the legacy of the past. It's clear there are no winners, we're all victims of it. We have to get to the point where we can trust each other again. It also shows just how vulnerable the democratic process is — and the absolute need for good faith on all sides."

# Blue Downs house prices plunge

HOUSING prices in Blue Downs have plunged and about 12 houses a week were being sold in execution of debt, according to Mr Faried Snyers, a member of a residents' delegation that met financiers at the Natal Building Society this week.

He said that of the 620 houses that had been built in the Blue Downs suburb of Electric City since 1988, just over 100 of the original buyers were still there.

The NBS agreed this week to a moratorium on further "repossessions" for the rest of the month.

The large number of sales in execution was forcing down the prices of houses in Blue Downs, he said.

Some residents who had bought there for between R62 000 and R80 000 were now faced with the reality that their homes had declined by close to R10 000 in

market value

A three-hour meeting between NBS officials and a delegation led by ANC member Mr Chris Nissen took place in the city on Monday.

Mr Nissen announced afterwards, in a statement worked out with the NBS, that the financial institution would consult with bond defaulters and take each case on merit.



# Athlone to City Council: 'Drop dead!'

By Rehana Rossouw

DON'T do a District Six on Athlone! This was the blunt message from residents to the Cape Town City Council on Tuesday when they rejected plans to upgrade Athlone.

A public meeting called by the Council to discuss their proposals ended in chaos when more than 700 people attacked the Council, giving vent to their emotions and fears that they would lose their homes if the process continued.

"Don't touch my house! Over my dead body will you touch my house!" Capuchin Street resident Ms Wilhemina Trout shouted at Council officials.

It appeared that the possibility of residents having to leave their homes against their will opened deep emotional scars. Speaker after speaker compared Council's plans

for Athlone to forced removals in District Six, refusing to listen to explanations or assurances that this was never their intention.

The meeting began in an orderly fashion.

**STUNNED: City Councillor John Muir at this week's explosive meeting in Athlone** Public affairs consultant Ms Helen Zille, who has

been commissioned by the Council to act as a facilitator in their planning process for Athlone, outlined her findings after consulting groups in the area.

Councillor John Muir, chairperson of the Town Planning Committee, gave the meeting his assurance that residents would be able to participate as equal partners with Council in the process.

But Mr Louis Roelf, secretary of the Gleemoor Cape Flats Residents Association, took the floor and condemned the Council's plans roundly.

"We are the ratepayers of Athlone, yet we are not represented on the City Council," Roelf said.

"Have we asked for a participatory plan for Athlone? Surely as ratepayers the Council should have consulted us from the very outset."

Roelf asked why, during their explanation of the participatory plan, the Council had used "euphemisms like upgrading and developing" the area instead of spelling out clearly that the Athlone central business district would be

expanded into land currently used for residential purposes.

Zille explained that the extension of the business district was only one of the issues in the upgrading plans.

But tempers became heated and residents shouted abuse at Council representatives.

"Get up and talk, people of Athlone," shouted Mrs Joan Solomons from the back of the hall.

"Tell these people how you slaved to pay off your bonds, how you battled to improve your homes."

The meeting became even more chaotic when Mr Lesley Langenhoven of the Athlone and District management committee attempted to address them.

The crowd booed for almost five minutes while Langenhoven shouted "I've got the democratic right to be here and to speak."

When Zille attempted to use her position as chairperson to protect Langenhoven's right to speak, the meeting turned angrily against her, demanding to know why they weren't consulted about who

would chair "their" meeting.

The tone of the meeting went steadily downhill, with even a shout of "Drop dead", until Athlone resident Mr Abe Adams took the floor.

"The message I think this meeting wants to give the Council, loud and clear, is that we will make our own decisions for our area," Adams said.

"This meeting is like Codesa. They want everyone on board and then they want to dictate the terms."

"We know that things are going

to change and that we'll soon have a democratic council to run our civic affairs.

"I declare this meeting closed." While some people left the hall, others rushed forward to confront Muir, Councillor Ruth Ortlepp and other Council officials.

Residents accused Muir of protecting his own interests by supporting the plan to upgrade the area, pointing out that his company owned a shopping centre and vacant land further south of the

business district.

"What I do as a businessman and a director of my company is separate from my position as a councillor," Muir responded.

Muir said he had not expected residents to have such strong views on the Council's proposals.

He assured residents that their homes were not threatened.

"Despite what happened here tonight, this meeting was historic. This is the first time that the Council had a meeting like this in an area like Athlone," Muir said.

"The major problem we are facing is mistrust. People lack direct representation in Council and they have inflated the issue beyond what it is planned to be because they just don't trust us."

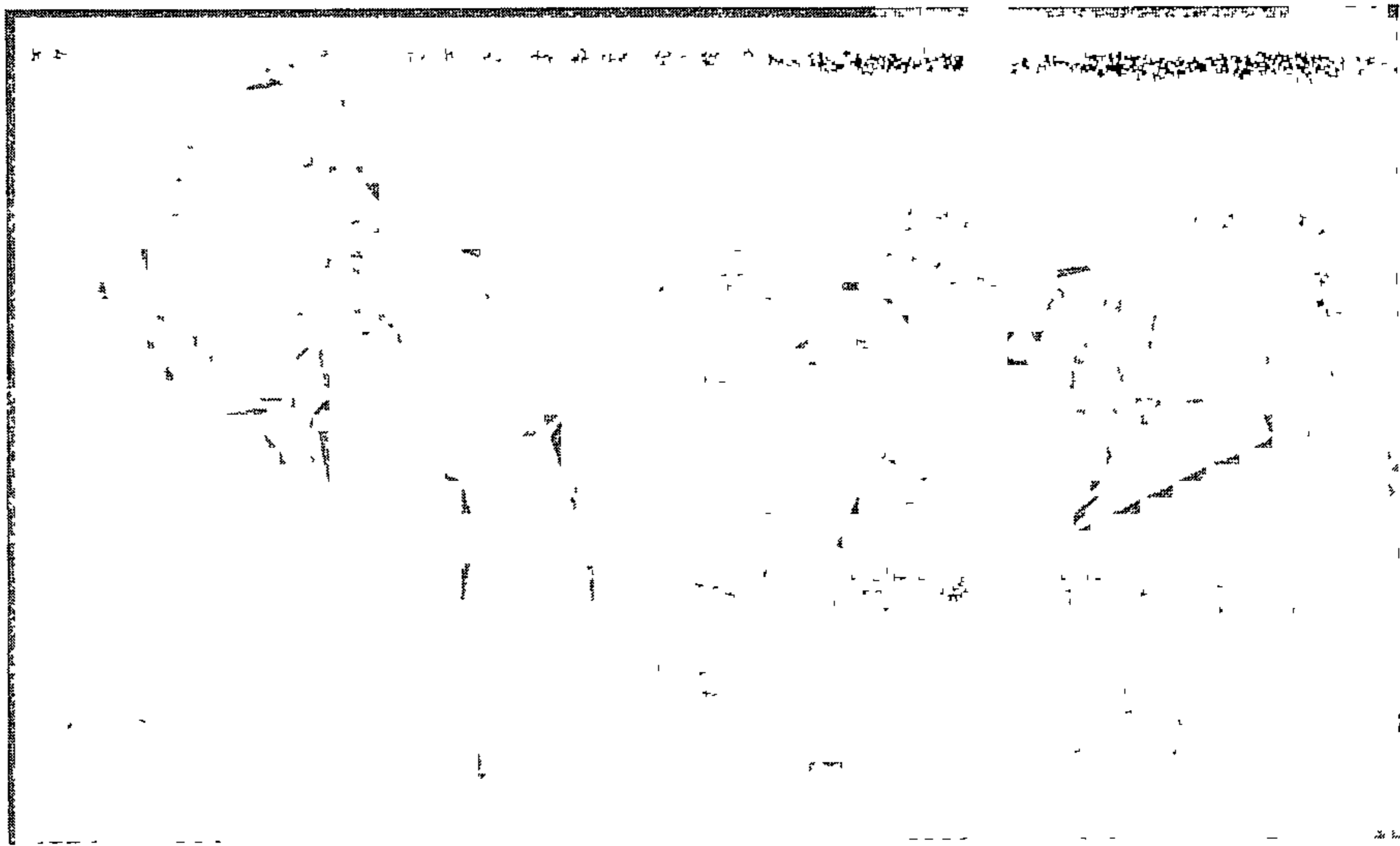
The Gleemoor Cape Flats Civic Association is hosting another public meeting next Tuesday to explain their problems with the Council's plan to residents.

The ANC Athlone central branch has a proposal to break the deadlock between Council and residents.

"We are proposing a joint forum of organisations and civics who have fought issues like this in Athlone before," branch chairperson Mr Enrico Fourie said.

"We feel it is a mistake to allow Council's planning department to make decisions without involving people affected in the process."

Fourie suggested organisations in Athlone appoint their own consultants so that they could get involved in the process as well as forcing the Council to bargain with and accept "legitimate structures".



**HEATED: An Athlone resident in heated debate with public affairs consultant Helen Zille**

Photos Yunus Mohamed

SOUTH 1518 - 19/8/92

124

# Mossgas houses are turned into the 'Chris Hani Valley'

SOUTH 15/8/1989 (124)

By Lucas Mati

**H**OMELESS people in Mossel Bay have discovered a novel way to resolve their problems. They have moved into an unoccupied housing scheme belonging to Mossgas Operations.

About 100 houses are currently occupied by several dozen families, most of them unemployed. They moved into the houses on August 4 as part of the mass action campaign by the ANC-led alliance.

Although the owners initially called for police intervention, attempts to evict occupants were resisted and police have now been asked to leave the matter in the hands of the parties involved.

This was followed by several days of intense negotiations between representatives of the community and those of the company.

Mossgas public affairs manager, Mr Harry Hill, said the Kwa-Two camp was built in 1989 for 16 500 construction workers. After a site construction had been completed, the workers moved out, leaving the houses unoccupied.

Hill confirmed the parties were in regular contact to find a solution to the problem.

"We have agreed no steps would be taken to try to evict people from the houses. In the meantime, we are providing all essential services — water, electricity and other services," he said.

He added that the community had requested his company cut off the electricity supply as they could not afford paying for it.

Hill said damage had been caused to the property when people moved in, "but it was minor".

The Alliance said Mossgas wanted to donate the houses to the council, which in turn would seek to sell them at "exorbitant prices".

Hill denied the claim. He said Mossgas had held discussions with other parties but no deal had been concluded.

Mr Chris Chitai of the Alliance said representatives of the two sides were discussing rental issues.

"The community could not afford paying the electricity as presently demanded by Mossgas Operations and therefore on its behalf we have asked Mossgas to cut it off until everything has been sorted out during the negotiations," Chitai stated.

He confirmed other services were being rendered to the community.

Chitai said most of the people occupying the houses were either unemployed, on pension or involved in "piece jobs".

He added Mossgas had agreed in principle to provide services until

the matter had been sorted out.

However, he was sceptical about attempts by company officials to involve Mossel Bay councillors in the administration of the camp, renamed Chris Hani Valley.

"We do not want our initiatives taken over by councillors," he said.

Regarding council involvement in camp affairs, Hill said his company had no say since the camp fell under the jurisdiction of the council.

Chitai confirmed the Alliance would send specialists on community development and housing to advise the negotiators.

A police spokesman in George confirmed police had been requested to withdraw and to leave the matter in the hands of the parties.

District police press liaison officer, Captain AJ Malan, said "We are keeping a low profile — the matter is no longer in our hands."

**NO PLACE LIKE A HOME: Homeless people in Mossel Bay have occupied empty Mossgas houses**



# The Council's plans for Athlone

ATHLONE'S business district and the surrounding residential area is decaying. Poor planning and a freeze on development has resulted in a steady decline of what was once an urban shopping mecca.

The City Council is now attempting to draw up a structure plan — a policy document setting out broad guidelines for land use — to upgrade and develop the area SOUTH 15/8 - 19/8/92.

They are proposing to embark on this process as an equal partner with all stakeholders in the area.

At the same time, the Council is under severe pressure from businesspeople in the area who for the past 10 years have been buying up residential land they are hoping to have rezoned for business use.

Public affairs consultant Ms Helen Zille drafted a 26-page report after consulting stakeholders in the Athlone CBD to evaluate the feasibility of a participatory planning process for the area.

Zille consulted the Athlone Business Association, hawkers and street traders, the Hazendal Ratepayers Association, the Athlone and District Management Committee, transport organisations, trade unions, landowners, architects and planners.

The Gleemoor Cape Flats Residents Association has refused to participate in the consulting process.

Zille said every week residents and business people

contacted the Council with serious and legitimate complaints about the deterioration of Athlone.

She said the area had to have an upgrading plan to work out the logistics of improving the area or development would happen in bits and pieces in the way it had in the past.

"The Council believes this plan should not be formulated by officials at the top of the civic centre and that people should be consulted rather than just ignored," Zille said.

"We are not talking here about token participation, but real participation."

In her consultations with stakeholders, most raised the problems of unstructured hawking of goods in the area, littering, congestion caused by taxis and other vehicles, crime, environmental degradation and the shortcomings of Council servicing.

The Athlone Business Association (ABA), which represents 200 businesses in the area, has proposed that the CBD be extended from its current limit of Aden Avenue to at least Carrington Avenue by means of a blanket business rezoning.

Some members of the ABA favour extending the CBD even further southwards to Kromboom Road — a proposal that could see a few hundred residents lose their homes.



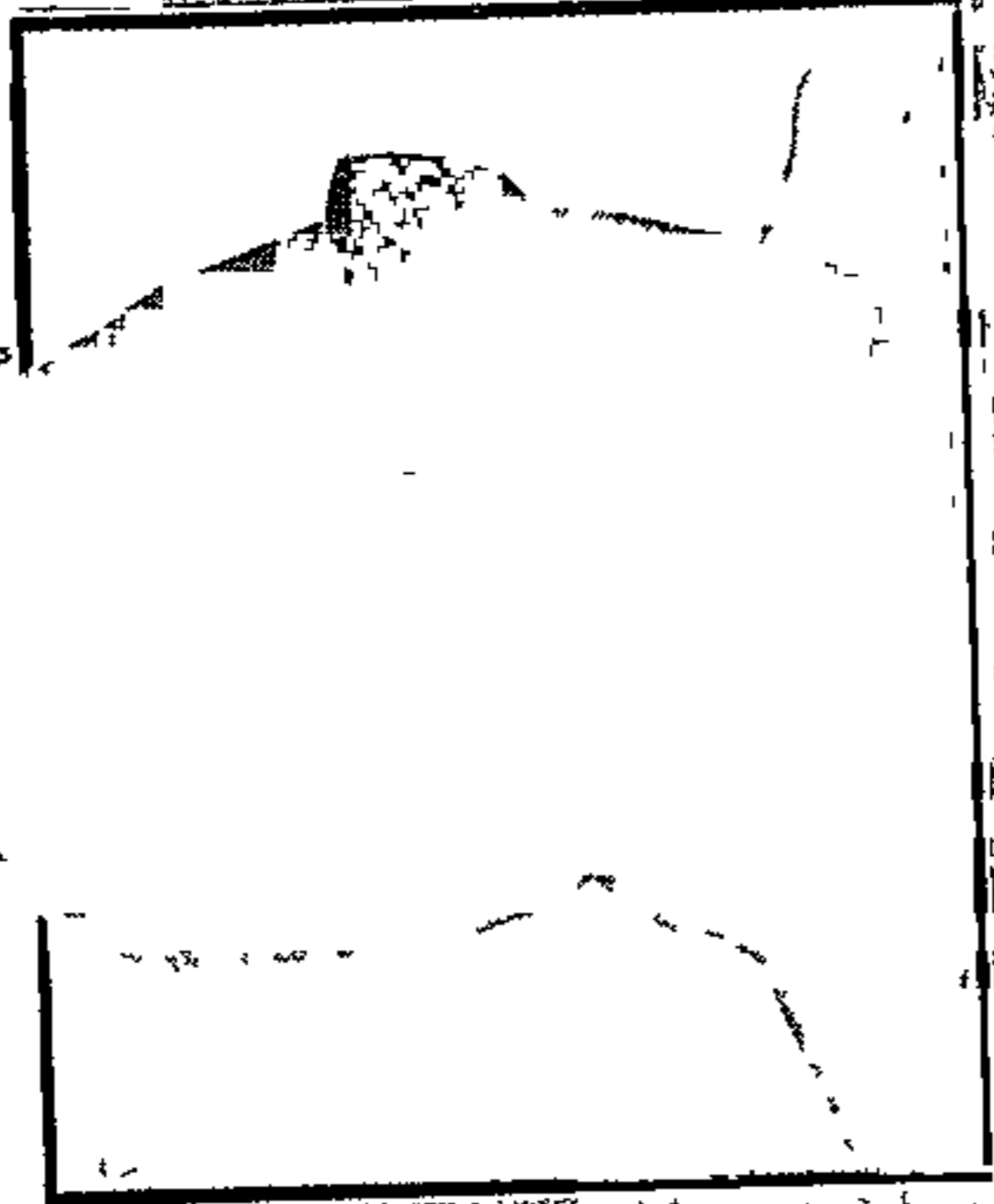
# 'I was born here, I grew up here and I'll die

SOUTH ISLAND 11/18/92 124

MIS JOAN SOLOMONS is a woman whose life is determined by her home. Despite any pressure to leave, she lives in Hendricks Avenue, a street named after her grandmother. It is also a street businessmen are eyeing for possible rezoning for business uses.

"I was born in Hendricks Avenue more than 60 years ago, I grew up in the street. I'll die there and my family will inherit my home the way I inherited it," Solomons explained emotionally at the Council public meeting.

"My brother inherited land at the end of the road and built a beautiful double store house there, why do we have to give up what



Joan Solomons

was passed on to us," Solomons is adamant that the Council is planning to forcibly remove residents. Her mother and father have lived in the space of their homes and built office shops in its place.

She said she didn't believe a word Council spokespeople said at the meeting and had no reason to trust them.

"District Six was like a cancer in the marrow of my people. We won't let District Six happen again," Solomons said when the Department of Community Development attempted to expropriate land in Athlone in 1980 to make way for business, two of her neighbours died

On the morning of the meeting, another officer read about the plans. "If they take my house, I'll die," Solomons said. She attacked the Council services to a fact that they paid them. "Look at my family. That's from having my yard and building hasn't collected it for the service."

# Mossgas marketing 'excess' houses built for its workers

By JESSICA BEZUIDENHOUT

THE giant Mossgas fuel project outside Mossel Bay is marketing more than 200 houses and 460 mobile structures which are "in excess of the company's requirements" after the construction of the site was completed at the end of June this year. *SI Times*

The houses were built to accommodate the more than 12 000 workers, but they were "intended for sale on completion of the construction phase to reduce the final cost of the project", public affairs manager Mr Harry Hill said this week. *Elmer*

Two permanent housing complexes and the mobile units in the temporary construction camps "could eventually" be made available through housing authorities to "alleviate local

housing shortages" he said

This includes 203 houses which have been occupied by homeless people from the area since last week.

Occupation of the houses was followed by several days of "intense" negotiations between representatives of the community and the company *16/8/92*

Mossgas, which has made no attempt to evict the people from the houses, has continued to supply essential services to them

The electricity supply to the area had, however, been cut off at the request of the community, who said they could not afford it

The decision to occupy the

houses coincided with the ANC's mass action campaign last week. *(124)*

Although the two parties involved were discussing rental issues, Mr Hill said his company "could not determine to whom the houses would be allocated since this fell under the jurisdiction of the council"

"No official negotiations between the council and Mossgas has yet taken place to determine the transfer of this property," a spokesman from the local municipality said

CT 18/8/92

## Novel plan to fund housing

124

Staff Reporter

**THE Woodstock/Walmer Estate/Salt River management committee has proposed that seven controversial ministerial homes in Walmer Estate be sold to Saudi Arabia, and the money used for low-cost housing in Woodstock**

The luxury homes, built in 1986 at a cost of R5 million and earmarked for use by House of Representatives (HoR) ministers, have never been occupied.

The local management committee, at a recent meeting, decided to propose to the Department of Public Works that the houses be sold to the Saudi government and the proceeds poured into the Pine Road Project, a low-cost housing project.

Public Works spokeswoman Mrs Bea Whittaker said yesterday a presentation would be made to the cabinet, but that any money accrued from the houses would be poured into the government coffers and not into an "own affairs" project



# R9m for housing

ET 19/8/92 (124)

Staff Reporter

THE Cape-based Communicare organisation has launched a R9 million low-income housing development project to provide affordable low-cost homes in the Cape Town area

According to Communicare managing director Mr Johan Nel, the project specifically caters for those who earn between R1 000 and R2 500 a month and cannot raise building society loans

"This is the most critical segment of the low-income housing market because it has never been catered to before," he said

Those who earn less than R1 000 a month qualify for state subsidies

Mr Nel said 1 400 private sector employers had already put up loan finance to secure the three-bedroomed facebrick homes worth R35 000 for their employees. Half of the value of the loan can be claimed from the employer's tax

The houses will be sold to the occupants at an interest rate of 8,5%, with a bond repayments of approximately R269 a month in most cases

The government has contributed R7m to the scheme and owns several serviced sites in Atlantis, Belhar and Macassar which have been earmarked as possible plots for the construction of the 250 houses which should be completed by March next year

# Engineering sector hard hit

SHARON SOROUR  
Labour Reporter

THE Western Cape engineering sector has been hard hit by the two-week nationwide strike by tens of thousands of workers, with strategically important companies being crippled by the industrial action.

According to National Union of Metalworkers of SA (Numsa) regional secretary Mr Adrian Sayers, about 2 000 regional workers have downed tools.

He said it was the first time the Western Cape engineering sector had been severely affected by a strike.

Mr Sayers said the last strike, in 1988, had barely had an effect, but this year compa-

nies in the docks were involved, as well as other "strategic engineering firms". Artisans were also on strike.

Workers were set to march to Seifsa's Foreshore offices this afternoon following a deadlock in talks with the employer body.

Seifsa spokesman Mr Hendrik van der Heever said the meeting had ended in deadlock.

Numsa was not prepared to withdraw its key demand for a moratorium on retrenchments, he added.

Seifsa would appeal against a Pretoria Supreme Court dismissal of its application for an interdict declaring the strike illegal. **ARC 19/8/92**

# Dispute over fired workers

Labour Reporter

CLOTHING union Sactwu has launched a campaign to secure the reinstatement of about 100 dismissed workers who were fired for joining a city centre protest march in June.

According to SA Clothing and Textile Workers' Union regional organiser Mr Ronald Bernickow, six Western Cape employers had refused to reinstate workers.

The companies, SA Cap, Teeny Tages, Alpa-Rose Manufacturing Co, Maxmore, HK Manufacturers and Shareen Knitwear, had also refused to enter into talks, he said.

Workers demonstrated outside the factories yesterday and handed a memorandum to the Cape Clothing Manufacturers' Association (CCMA).

CCMA executive director Mr Peter Cragg was not available for comment. **ARC 19/8/92**

# Walmer Estate decision soon

Municipal Reporter

A CABINET decision on selling the seven ministerial residences in Walmer Estate is expected soon, a Department of Public Works spokesman said.

There had been a lot of interest from corporate potential buyers. The department had drawn up a memorandum asking the Cabinet for guidelines for disposing of the property.

Responding to a proposal by the Woodstock/Walmer Estate/Salt River management committee that the houses be sold to the Saudi Arabian government, the director-general of public works said the future use of the houses had not been determined. **(24) ARC 19/8/92**

# Professor's plea to keep transplant ops

ANDREA WEISS, Health Reporter

PROFESSOR John Odell, outgoing head of heart surgery at Grootte Schuur Hospital, has made an impassioned plea for the survival of transplant surgery under a new dispensation.

Professor Odell was responding to ANC health secretary Dr Ralph Mgi-ja's view that heart transplant surgery may well be scrapped to make way for broader health needs in the future.

Speaking at a mayoral function to launch Organ Donor Week, Professor Odell said the ANC view was "rather shortsighted".

He said transplantation and organ donation had no racial barriers.

If transplantation was stopped it would set a precedent which would have a negative ripple effect on other related disciplines.

Transplantation was cost effective because the results were excellent and patients returned to active life.

It could also not be offered only in private practice because if only the affluent were to benefit from transplantation it would be impossible to approach the families of brain dead people to ask for their organs.



Professor Odell

He said if transplantation was stopped, there would be impassioned pleas to raise money for transplants abroad. The money would leave the country and everybody would be reminded of the standard of medicine the country once practised.

Dr Mgi-ja said the ANC's position was that basic health-care should be available to all. Once this had been budgeted for, the remaining money could be allocated to things like "heart transplants and other exotic operations".

Dr Mgi-ja added that, given this background, it was highly likely that heart transplants would be scrapped.

# Registration fees for doctors to be increased

The Argus Correspondent

JOHANNESBURG — Registration fees for doctors will increase from R258,50 to R281 (including VAT) next year, according to the latest South African Medical Journal.

Meanwhile, doctors have called on the Medical Association of South Africa (Masa) to investigate the structure of the South African Medical and Dental Council (SAMDC) and look at alternative ways of funding for the organisation.

The SAMJ said the fees were payable to the SAMDC by all registered practitioners on or before January 1 next year. Practitioners who failed to pay their fees might find themselves removed from the register.

"Although the percentage increase for 1993 is well below the inflation rate, the fact that these fees have risen steadily over the past few years has resulted in widespread criticism from among the ranks of the profession," said the journal. The fees have risen from R100 in 1987 to R235 plus VAT this year.

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CLUB MYKONOS

# Putting the choices

124 FM 21/8/92

A number of solutions to the Mykonos mess have been mooted over the past year. The fairest has probably been based on the principle that all creditors take a one-third cut, which would avoid the liquidation route. Now that offer, along with another, will be put to the vote to various creditor groups around the country.

The creditors, comprising five main parties, have about R321m tied up in Club Mykonos. Each will have first, third and fourth-ranking debentureholders.

Spectravest proposes to accommodate second-ranking debentureholders in a scheme of arrangement proposed by the Club Mykonos Langebaan Home Owners' Association.

The parties and their interests in the western Cape resort are as follows:

- The linked ordinary shareholders and debentureholders of Club Mykonos Langebaan Holdings — R45m;
- The debentureholders in Club Mykonos Langebaan (referred to as the bondholders) — R78m;
- Spectravest — R58m;
- Purchasers of various forms of occupational and other rights related to residential units at Club Mykonos represented by the homeowners' association — R105m;
- Debentureholders of Mykonos Weskus Beleggings — R30m; and
- The remaining concurrent creditors of the Club Mykonos Group — R5m.

The homeowners' association favours the one-third scheme. The association represents about 220 units which have already been sold, 54 of them to timeshare and points system operators. These operators, in turn, represent about 20 000 people who have occupational rights in the resort.

There is a countervailing offer. It comes from a private syndicate and is the best so far received from outside of the homeowners' ambit. It proposes to pay R30m for the unencumbered land belonging to Club Mykonos Langebaan and to Mykonos Weskus Beleggings. The offer is conditional on Portnet's sale of reclaimed and leasehold land, on which some of the 220 home units stand. Such a sale would come on top of the R30m bid.

A spokesman says: "If the curators invest this, they should be able to earn at least R4,2m a year at 14%."

The syndicate is also offering a 20% share in the resort's profit to Masterbond investors — that is, all the bondholders and debentureholders linked to the resort.

Since the first airing of this offer in the press last week, the syndicate has sweetened its deal and tailored it according to the homeowners' offer but with some differ-

ences

Syndicate spokesman Athol Harrison says that the syndicate — like the homeowners — is offering to pass sectional title transfer to all the homeowners. "But, instead of them having to give up a third of their ownership, in cash or in kind, as proposed by the homeowners' association, the syndicate is offering to register an interest-free bond in respect of this one-third stake for a period of seven years."

"At the option of each owner, he may make his unit available to the hotel pool and the full proceeds of this letting will be credited to his bond account. His other options are either to pay for the third in cash or to borrow for it from an outside bank. This is a lot better than the homeowners' offer."

Homeowners' association steering committee chairman Colin Hultzer, a former partner at accountancy firm Arthur Andersen, says the syndicate's offer would necessitate the final liquidation of three Club Mykonos companies: Club Mykonos Langebaan, Club Mykonos Developers and Mykonos

giving them their sectional rights; so there is no need for them to go to court to protect their assets. And we are giving them an interest-free bond for seven years, which obviates the need for them to find cash now or to give up any of their units.

"In addition to the R30m, the syndicate will provide about R40m in development capital which it believes is the amount required to complete and market the development successfully. The homeowners' association has no means of getting such capital, apart from raising more bonds against the assets, and if sales don't go according to plan, those bonds could be called up. The association is talking about raising R2,5m by selling off some of the land, which we think is a gross under-provision of working capital."

Hultzer's response is that since "we have been financing the operations of the resort for the past nine months, out of our existing levies, we believe our working capital provisions are adequate." He doesn't want to give more of the game away.

To better the association's offer, the syndi-

## CONVERTING CLAIMS INTO EQUITY CAPITAL

### The homeowners' association's proposal

Party	Original claim Rm	New claim Rm	Equity in CML* %
Club Mykonos Langebaan Holdings	45	30	21,35
Club Mykonos Langebaan bondholders	78	52	37,00
Mykonos Weskus Beleggings debentures	30	20	14,24
Concurrent creditors	5	3,3	2,41

10% of the equity will be held in reserve and 15% will be allocated to homeowners

\* The newly constructed operating company Club Mykonos Langebaan

### Weskus Beleggings

Pointing to the differences between his offer and that of the syndicate, Hultzer says: "Our proposal is non-confrontational and is based on a continuing resort, which we think is significantly better than the syndicate's proposal. The liquidation of those companies will mean incurring litigation costs because creditors — including ourselves — will have to go to court to protect our assets. That R30m offer, therefore, will be significantly reduced because of such costs and will incur a 10% or R3m liquidator's fee."

Harrison says the syndicate's offer is "also non-confrontational. We are making an offer for the assets and if all parties agree to the kind of allocation of funds suggested by the homeowners, that same arrangement could work for us and only the shells would have to be liquidated without litigation costs."

"The syndicate is offering the homeowners a deal that is better than the one the homeowners are offering themselves. We are

cate has used the homeowners' figures and revised its own. Its cash flow will now consist of the following elements:

- R30m net payment in terms of the offer excluding an additional R3m liquidator's fee and R2,4m in other expenses;
- R24,5m in interest earned on these funds over the same five-year period suggested by the homeowners;
- 20% of the trading profit, as proposed by the homeowners, making R13m; and
- Cash collections from Spectravest debtors to the tune of R38,7m.

Says Harrison: "This gives a total cash flow of R111,6m which must be compared with the homeowners' figure of R103,6m. If these figures are present-valued, the syndicate's figure is 20% more beneficial to the creditors."

The R103,6m is not present-valued.

Like the homeowners, the syndicate also envisages a continued role for Spectravest as banker to the individuals involved and sees it

P.T.O



FM 21/8/92

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overlooking Hout Bay

The scheme — named Ruyteplaats after the original, historic farm — will include a R20m mountain lodge-style hotel to be run by Stocks Leisure

Stocks Properties director David de Freitas says the 76 ha estate bought in 1988 is covered with forests and fynbos, so "only 20% of it will be developed and only 6% will ever be built on"

Hout Bay Ratepayers' Association says the scheme is on the other side of the Twelve Apostles mountain in the Hout Bay valley, where several other housing estates are being developed.

Spokesman Tony Loxton says that because the Stocks' housing estate is being completed in stages, it is somewhat of "an unknown" but the association was consulted and environmental criteria were "negotiated" with Stocks. The proposed hotel, however, is still to be reviewed

#### Charges differ

The association is establishing what it calls integrated environmental management criteria for developments in sensitive areas. It is also trying to establish its own Hout Bay Municipality so that it can have greater control over planning.

Loxton says residents are more concerned about the discrepancy between council approval charges per application for residents and those for developers.

He reports that the charges are in the R2 000-R2 500 region per applicant for individuals and only R100-R250 per application for developers.

The first phase, 40 erven, will be ready at the end of next month. Already 60% of these stands have been sold by marketing agent Seeff Residential at R215 000-R275 000 each. Stocks will also develop some of the homes for sale at about R600 000 each. The first will be ready in March.

The Ruyteplaats mountain lodge will have 100 bedrooms, a restaurant, function rooms and recreational facilities such as tennis courts, gym, horse riding, deep-sea fishing and mountain walks.

Loxton says the chalet approach Stocks has taken is preferable to constructing one large building.

Stocks is also about to embark on two other hotels in the Cape.

Excavations have begun for the R100m Portwood Ridge office and hotel development in the Victoria and Alfred Waterfront.

This 120-room hotel will open in October next year. An hotel is also being planned at Brooks Hill, Port Elizabeth, where construction is scheduled to start soon.

HOUT BAY FM 21/8/92

## Under the mountain

124

Stocks & Stocks is completing the roads and services for the first phase of an 85-home estate on the slopes of the Twelve Apostles



Stocks' lodge proposed for Hout Bay

# 'Fiery curse' drives out hostel dwellers

By Mluleki Gantsho <sup>SOUTH</sup> 22/8-26/8/92

**G**UGULETU hostel residents are being plagued by an "evil curse" which causes mysterious fires and which has already engulfed a 12-year-old girl in a ball of flame (124)

The girl, Minah Tsotetsi, managed to shed her burning clothes without sustaining serious injury after they caught fire at a school-cum-creche where the 16 families were housed for a night after fleeing their hostel (285)

The school and creche building also caught fire

Guguletu residents, fearing that the curse is following the families, are afraid of accommodating them

According to a creche organiser, Mrs Nolindile Matshoba, damage to goods amounted to over R10 000

She said the fire at the creche started early on Saturday morning

"After the people left the creche I saw the fire inside the building. It was so big that it was impossible to get inside," Matshoba said

"I rushed after the 'cursed people' to try to find out the cause of the fire and when I reached them, one of their children suddenly burst into flames. It was unbelievable"

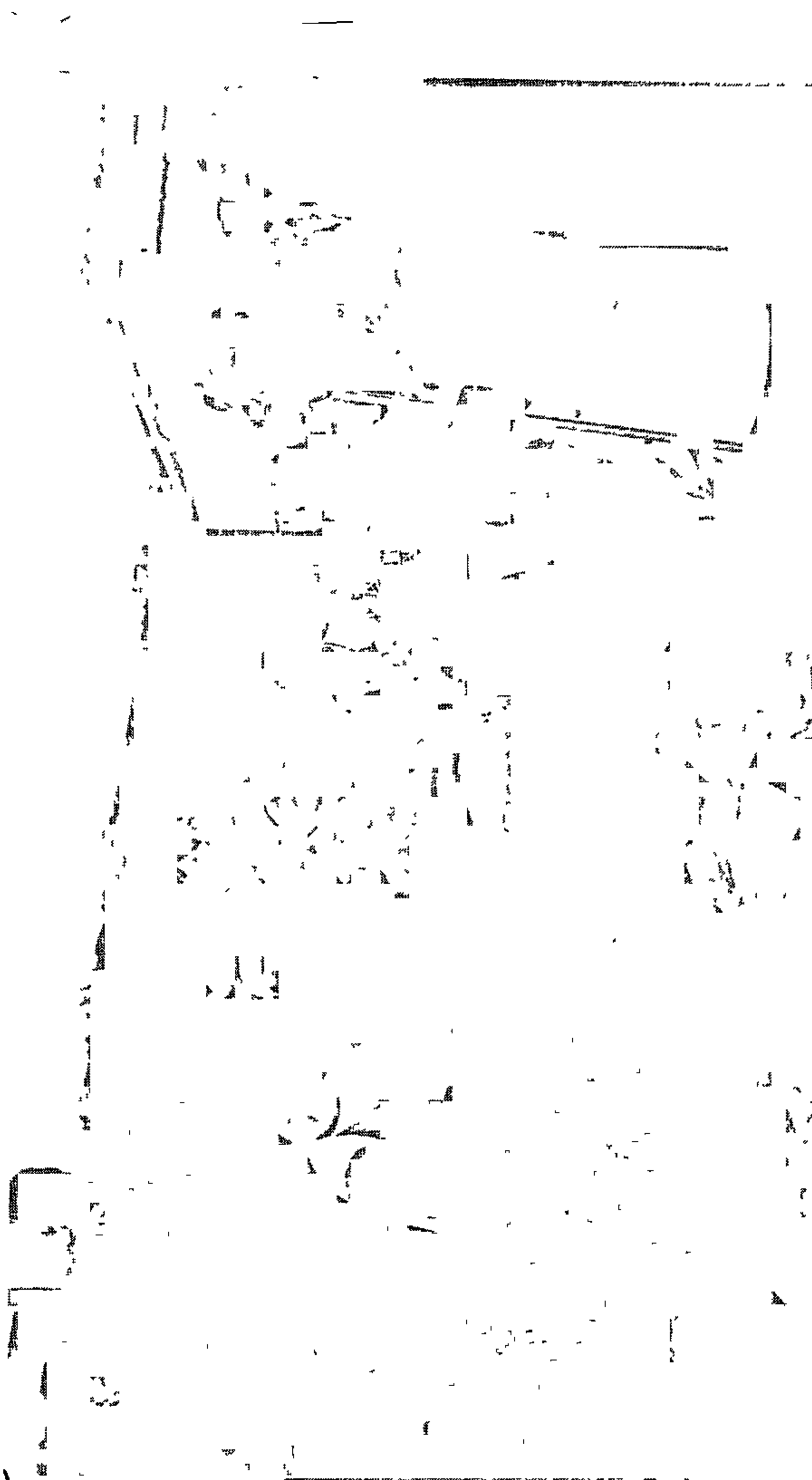
Minah Tsotetsi said "I was the last one to leave the creche. I had just locked the room and followed my mother when suddenly my clothes were burning

"I screamed and took off my jersey. All my clothes were burned"

Residents of Khikhi Hostel say they fear for the lives of their families and have called in a witchdoctor this week to protect them after the mysterious fires destroyed all their belongings

Witchdoctor Mr Mondli Ludidi promised he would destroy the "evil spirits" responsible for the fire

"This is not the first time that I have had



**WITCHDOCTOR: Mondli Ludidi has promised to destroy the 'evil spirits' plaguing 16 families in Guguletu**

to deal with a situation like this," he said

"I have helped people before," Ludidi said

The families formerly housed in the hostel are now forced to sleep in the street because of their neighbours' fears that the "curse" may be passed to them

The mysterious fires started last Wednesday in one of the hostel rooms

"No-one was in the room and there was

nothing in it that could have caused a fire," said one of the hostel dwellers, Mr John Maguma

"The sad thing is that people do not believe us, they think we are making this up but the fact is we don't know what is going on," a perplexed Mr Wilson Mathe said

Ludidi said he believed the fires were caused by a curse called uvutha which a witchdoctor could send to people at the

Photo Yunus Mohamed

request of their enemies

The Western Cape Hostel Dwellers Association has asked for assistance for the families from the Red Cross and has arranged for food and blankets for them

They are still waiting for a tent requested from the army

The Ikapa Town Council has promised to rebuild the damaged hostel

Police said they were investigating



# Athlone: business versus residents

South 22/8 - 26/8/92

By Rehana Rossouw

ATHLONE residents are risking watching their area decay as businesspeople embark on an "invasion" into residential property

For the second time in a week, residents rejected a Cape Town City Council proposal that they participate in a process to plan the development of Athlone

On Tuesday night a meeting organised by the Gleemoor Cape Flats Residents' Association passed a resolution calling for a moratorium on the rezoning of residential property for business use.

Business groups already own substantial property between Aden Avenue and Carrington Road and unless residents discuss how to proceed with the development of the area, they could face an unplanned invasion into the area with the associated traffic congestion, littering, noise and crime

Public affairs consultant Ms Helen Zille, appointed by the council to evaluate the feasibility of a

participatory planning process in Athlone, said this week the area deserved resources and attention from the council and the community had to find the most appropriate and acceptable way of using the opportunity offered to them by the planning process

"It is very difficult at this stage to consider our next step, but we are in the process of evaluating where to go from here," she said

"What is tragic is that this opportunity represented what was possibly the last window of opportunity to upgrade and develop Athlone to the benefit of all its people

"Athlone residents currently face the worst of all possible worlds. They have no certainty or security about their area's future and this makes it extremely difficult for people to sell their property at the value they should realise for such well-located real estate

"Without a plan to bring some certainty to the future of the area, these values will continue to fall"

Gleemoor Residents' Association

secretary Mr Louis Roelf told the meeting this week that as long as they opposed it, no rezoning could take place in Athlone

"No-one can throw you out of your home, as long as you stay out of the participation plan"

A lawyer consulted about the possibility of council rezoning in the face of residents' protests said the law was very clear on this issue

"The council doesn't have the authority to rezone without the owners' permission, so residents need not fear that this will happen," he said

"Anyone who tells them otherwise is clearly misinforming them or has no understanding of the processes involved"

Although the council has stated clearly on a number of occasions that it has no plans to rezone the residential area for business use, speaker after speaker at the Gleemoor Cape Flats Residents' Association meeting gave residents details about this "plan"

Speakers at the meeting said the

plans were to extend business to the bottom of Beigravia Road and Alcedale, build a massive shopping complex in the heart of the residential area and erect a medical centre in Sunnyside Road

The meeting did not formulate action to counter the perceived threat to their homes. Speakers called for both businesspeople and the council to be targeted for action

Roelf said his organisation had elected a task force to examine the issue and further action would be discussed at a meeting on September 8

City Planner Mr Peter de Tolly said the city council had not suggested enlarging Athlone's business area at the cost of people's homes

"Certainly, the business community of Athlone is pushing for an enlargement of the business area and the steady stream of rezoning applications submitted by businesses owning land in the area south of Aden Avenue is evidence of this," De Tolly said

"The council is now under enormous pressure from both sides — from the business community to extend the business area and from the residents not to do so"

De Tolly said his department believed no decision should be taken on this issue outside a legitimate participatory planning process



# Call to stop all sales of public land

S/ Times (C/Metro) 23/8/92

124

THE South African National Civic Organisation (Sanco) has called for a moratorium on the sale of all public land until an interim government is in place and a fully representative housing and development policy has been developed.

The vice chairman of Sanco's Western Cape region, Mr John Neels, said in a statement this week that the organisation — with the ANC and others concerned with land and the environment — was forming a coalition to look at issues relating to future development in South Africa

By EVE VOSLOO

"A critical part of this initiative will be affirmative action and redistribution of land to communities historically deprived by apartheid," Mr Neels said.

His statement followed talks between Sanco and the city council's executive committee this week on the future of the Clifton bungalows and council-owned flats in Kalk Bay which it plans to sell to the tenants

## Critical

The meeting with exco was the result of a heated debate on the bungalows at last month's council meeting at which it was decided to refer the matter back to exco and to stay a decision until Sanco had been heard

The bungalow issue has been on hold since 1986 when the council decided in principle to allow sales at market-related prices

One proposal discussed by Sanco and exco was that the bungalows be sold but that the council use the money to build low-cost housing in parts of greater Cape Town where there is a critical housing shortage

The government has cut back drastically on funds for

low-cost housing and the council's once-active building programme has ground to a halt

People living in the bungalows — many of whom have paid large sums for leasehold — are pushing for a decision which will allow them to gain freehold, or permanent ownership

Exco chairman Mr Dick Friedlander said this week that "we are not averse to the idea that money from the sale of the bungalows be used for low-cost housing. This is in line with the council's existing housing policy — but the matter has to be discussed by the full council and a decision taken in the best interests of all concerned. There can be no further delay"

A report on the meeting between Sanco and exco will be before the full council on Tuesday

Sanco supports the council-subsidised sale of the Kalk Bay flats to tenants but originally opposed the sale of the Clifton bungalows on the grounds that they were part of the city's heritage and should not be sold without the wider community's approval

## Rates exemption to be lifted?

**Municipal Reporter**

LEGISLATION similar to that recently passed in Natal, lifting the exemption from property rates from churches and schools, is being drafted in the Cape.

Mayor Mr Frank van der Velde said this had emerged during a meeting with the Provincial Administration on Monday. (124) ARG 06/8/92

## Cuts will hit rates

**RATEPAYERS** will face an added burden as a result of subsidies amounting to R2,7 million from the Provincial Council being phased out over the next three years, city council executive chairman Mr Dick Friedlander said yesterday.

City councillors expressed frustration at cuts in subsidies for family-planning services and metropolitan transport at yesterday's council meeting.

Mr Arthur Wienburg described cuts by the government as a "creeping disease". He said exco should send a delegation to the government.

Exco was told to hold an urgent interview with the Minister of Health, Dr Rina Venter, to express "grave concern" at subsidy cuts that could result in cutbacks in health services.

Dr John Sonnenberg said that for the first time in 20 years ratepayers would have to pay for the family-planning service. (24) CT 26/8/92



## Residents warn of (124) rates boycott

SOUTH 29/8 - 2/9/92

GRASSY Park, Lotus River and Ottery residents are threatening a rates boycott if their local authority does not act to stop a steady increase in rates and improve services to their areas

Residents were informed recently by the Western Cape Regional Services Council (WCRSC) that their rates were increasing by 8,9 percent

The Lotus River and Grassy Park Residents Association (Logra) is calling a mass meeting of residents to discuss the issue next Monday

"Logra has on numerous occasions made representations to the WCRSC about this issue, to no avail," said Logra spokesperson Mr Philip Bam

The mass meeting will discuss the resignation of the unrepresentative management committee, the reversal of the decision to increase rates, consultation with Logra if the WCRSC plans to improve the area and the freezing of rezonings in the area until proper consultation takes place

"People are fed up and determined to be heard. If their call is not taken seriously the WCRSC may face a rates boycott," Bam said

He said all residents and property owners were welcome to bring complaints and grievances to the meeting on Monday at 7.30pm at the Grassy Park Civic Centre.