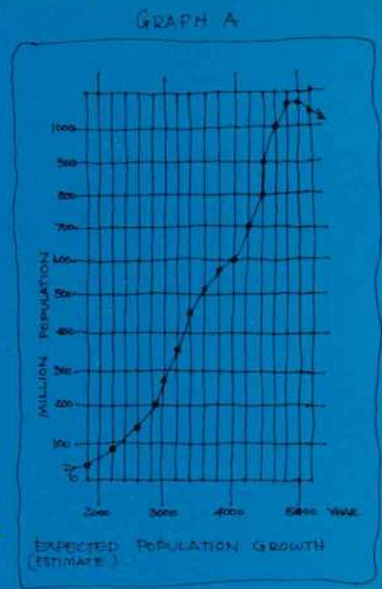
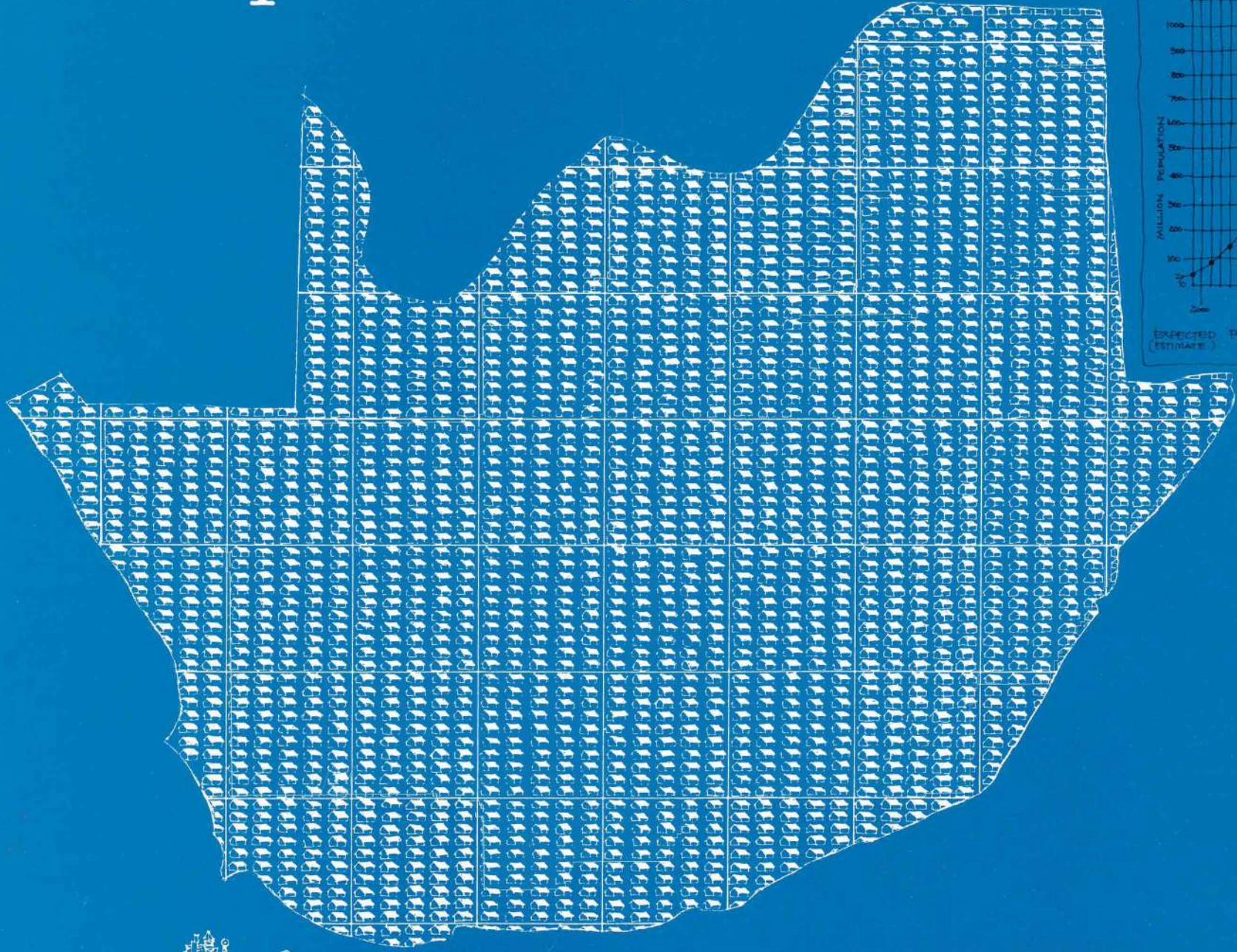


the blueprint: a new housing dispensation for R.S.A.



Remove all noisy, smelly disruptive elements and start again



Remove all unsightly hills, trees etc. and grade towards the east, for split level housing

It is a well-known fact by existing government bodies, building societies and the Urban Foundation that the stable base for a happy family is their own home on their own piece of land. From this stable and tranquil base a decent law-abiding family can generate its own braaivleis and sunshine. Religion can once again blossom around the diningroom table, and friction will be eliminated. South Africa however, with its deep-rooted social patterns needs a unique solution to its particular problems.

We suggest then, a two-tier solution backed by a commission of enquiry to be called the "Nobody" Commission. This will base its findings on our traditional way of life and a utilisation of South Africa's special skills. The two-tier solution operates on a physical level with the family and sunshine element

operating above and industry plus government operating below ground.

The country is to be divided into the required numbers of properties by Municipal Planners and one property is to be set aside for each family. All properties are to be surrounded by roads on four sides with 7,243 building lines on all sides to reduce frictions. Robots to be placed on all major and minor intersections will reduce damage to children.

All properties are to immediately, upon occupation, take their independence and apply to the United Nations for recognition. In order to encourage free enterprise Familystans shall print their own postage stamps and strike their own coins. It should be fun for each family to design its own flag. There shall be a federation of Familystans where each

family has the right of veto. All roads, intersections and robots shall be the responsibility of this federation which will sit on a rotating basis in each Familystan at least once a year. Members will bring their own chairs.

There shall however, be complete integration on an economic basis. All ground below 2m shall be declared international. With R.S.A.'s special mining skills, a network of roads, rail and canals shall link all intersections, with first, second and third class travel being available on season tickets.

Underground shopping centres, schools, factories etc. shall be fully air conditioned and artificially lit in such a way that racial and cultural differences shall not be discernable. Large industrial complexes shall be de-centralised everywhere. The

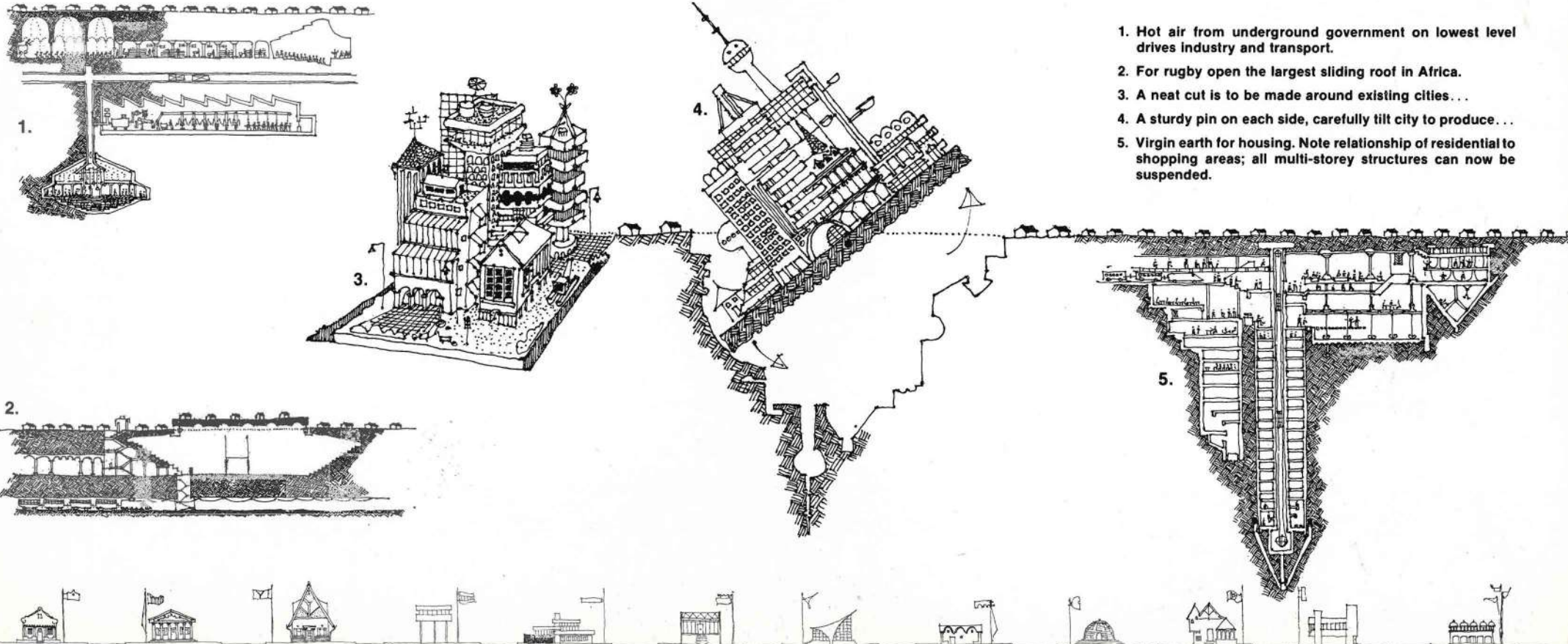
international sector to be put out to tender at least 3 newspapers (one Afrikaans) and to stay open for 21 days. A notice in all official languages to be fixed on a sturdy pole and to be placed on all road frontages on Familystans and to remain there for 14 days. Notices to be covered with seethrough plastic paper to avoid ink running due to rain damage. 51% of shares to remain the property of government, who shall have the sole right of taxation. Tax shall not be less than all money available with the remainder being non-refundable loan levies.

Security and decency shall be maintained by a well-trained police force, who shall operate and maintain waterproof hatches at border entry points which shall occur at each intersection. In the event of the international security being

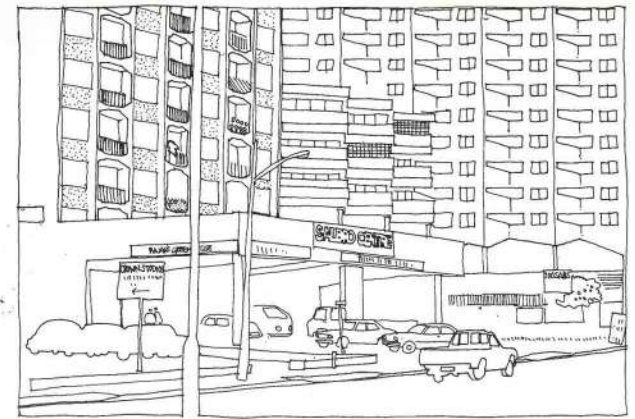
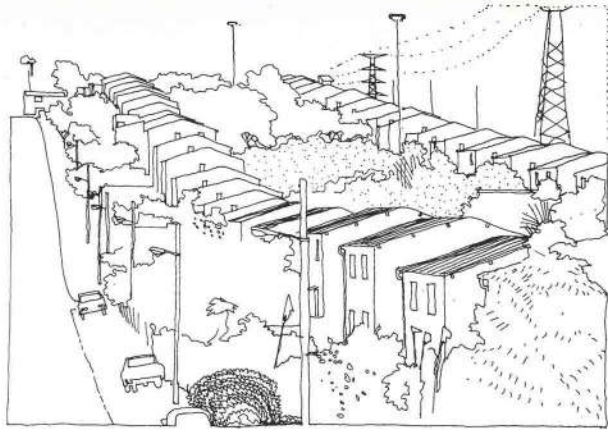
threatened, all hatches shall be closed.

In order to overcome the one weakness of this model, a family planning programme is to be put into operation immediately which will ensure that by the time all properties have been allocated, no further population growth takes place as subdivision will not be allowed which might threaten the economic viability of each Familystan. Finance for this project shall be obtained from the sale of internationally-renowned white rhinos from the Umfolozi Game Reserve, while heart transplants shall continue to be carried out above ground.

It is realised that this solution might mean sacrifice by all of us although it is envisaged that in the long term, it is the only solution which will ensure our continued co-existence.



1. Hot air from underground government on lowest level drives industry and transport.
2. For rugby open the largest sliding roof in Africa.
3. A neat cut is to be made around existing cities...
4. A sturdy pin on each side, carefully tilt city to produce...
5. Virgin earth for housing. Note relationship of residential to shopping areas; all multi-storey structures can now be suspended.



change:

housing in and around Durban

A drive along Manning Road will give a clear indication of housing pressures in the White market. I counted 15 "For-Sale" signs along 300m of road and no doubt all bargains. Numerous flats are empty and vacant residential sites are becoming financial burdens on their owners. Building Societies are desperately trying to lend out money, but have no response in the white sector.

At the other end of the scale, the Malekazis, Richmond and Dube Farms of Durban are bursting at the seams. Landlords are charging up to R100 per year for a small patch of ground without any services or tenure. Water is brought in from miles away and sold at 20c per litre. Black Township houses are available at a present cost of approx. R830 for a four-roomed Type 51/9 but are changing hands on the

black market for up to R5 000.

Indian, Coloured and Black townships pockmark our country in an endless perpetuation of an illconceived dream, and even this disease will come to an end as we are running out of land and money; no longer can South Africa afford to sell a home and site for R830 if it costs over R2 000 to develop, as is the case in our Black Townships. Fuel costs, low densities and long distances made transport unviable. The under-privileged are questioning loaded handouts.

Yet I believe that as a result of these strong pressures, some new constructive solutions might emerge. Solutions which might however, not live up to the standards we set ourselves while we live in our "First" world of make-belief. We are of South Africa, we are a poor Third World country, living through our own industrial and social revolution and our priorities must start to come into perspective. Obvious signs are there: the privileged sector is afraid to move and make decisions, while the dynamic momentum of the "other"

sector is starting to smother us.

While the previous article points out some long term solutions to our political problems we believe that there are more immediate responses required. A look around Durban and its surrounding countryside establishes a clear picture of present housing problems, needs and demands.

I see this as the beginning of a great future. Seen in technical terms, Chatsworth officially houses 175 000 people, yet somehow or other 250 000 people have found homes there. People are housing themselves and services are not collapsing and decent living standards are being maintained. The City Council's pre-emptive right has fallen away and families are now able to look upon homes as their own. A drive around Chatsworth will show a vibrancy, life and investment in the future which is not felt anymore in white areas. Every second house is receiving a new face, additions and alterations are the rule and most streets look like brickyards.

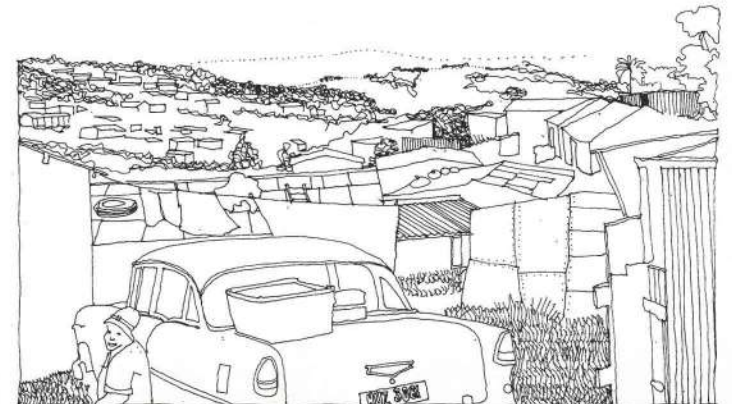
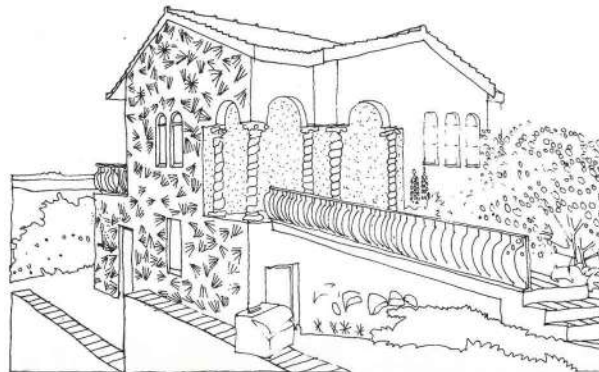
Weekends and nights bring out thousands of amateur builders and somehow it all happens.

It all happens despite the near impossibility of raising bonds, the near impossibility of getting plans approved and the probability that at any time some inspector might discover that a garage in fact happens to be a home for a needy family. I can understand why exorbitant rents are being charged. The beauty is that people are doing it themselves, that our services are able to carry additional loads and that occupants are not dysentery ridden alcoholics. If economical money was made available, if town planning allowed natural growth, in terms of densities and facilities, people would go a long way to solving their own housing problems.

I like the Brickfield Road area where Indian investors have created their own high density living area. Rents are reasonable or very low if compared to actual building costs and the pride the land owners have in their buildings is clearly evident from the

fantastic variety of elevations that exist. Because most of the money invested here is somehow or other partially subsidised by the Receiver of Revenue, one cannot help thinking that if official policy allowed large tax concessions for those providing housing, every investor or entrepreneur would up and do something about it. It would cost the government less and it would start to introduce much needed variety. A visual survey of Chatsworth will indicate that at least half the money invested is spent on the creation of image. Are poor people any less proud than the more privileged are? Maybe the poor have even more need to show their station in life — or are we looking for an uninspired, resigned nation of servants?

That then is probably the main complaint about the Chatsworth's of today; Phoenix, Newlands East and no doubt Newlands West. Streets without names, endless rows of the same-houses, no participation in the design and decision-making processes, no say in who your neighbour should be, acres of tarmac streets and 'maynot'



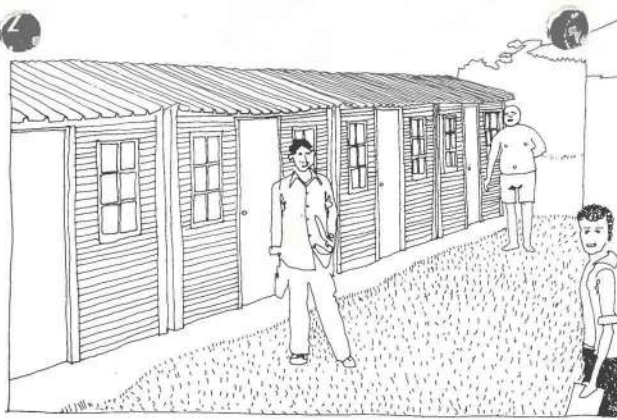


regulations fixed to everything. We should be learning the lessons of Chatsworth and Malekazi.

Malekazi is an informal settlement south of Umlazi, housing approximately 30 000 people. They have no tenure, no services, no money. They do have spirit; after all they are probably the most adventurous of families. They had the guts to "up and away", when others resigned themselves to starvation. Here we have a spontaneous growth town, firmly clinging to the only public transport route in the area. Foodsellers erect shelters as business improves — competition is rife and prices are good. The town's main road or market place is in the making. Queues regulate themselves at the only water tap in the area and communal refuse pits are dug; recycled building materials can be obtained from villages whose business is booming; 90% of all children attend school and crime figures are lower than in neighbouring Umlazi. But it is a private community, suspicious of strangers because the community is having to

protect and look after itself; it has not abdicated its responsibility to some faceless third party.

What a tragedy then that this spirit of community has not been introduced into our townships — although some tentative steps in that direction have been taken. Blacks can now more easily own their homes as a result of which, already the face of the townships is changing. Homes are being improved, artisans and small black builders are evident all over and many houses are taking on a proud face. In recent research undertaken by the Urban Foundation, we still found that home improvement No. 1 was the installation of burglar guards, with 80% of all homes having made this provision; a sad reflection on our society, yet it was heartening to note that the second priority was the plastering and painting of the home. Lovingly framed windows, splatterdash plaster plinths and new front doors are signs that homes are becoming meaningful. It was interesting to note that this effort is contagious. If work starts on

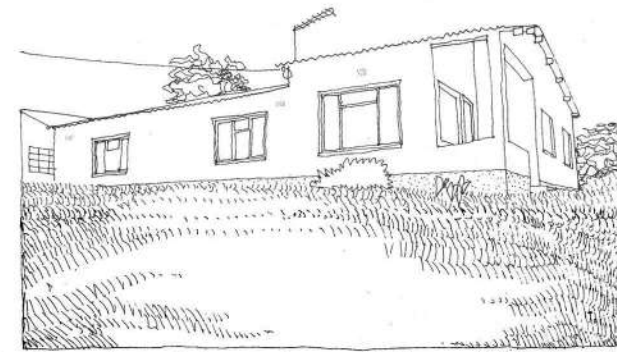


one home, soon something will happen next door. Nearly all alterations and additions are privately financed, with materials being collected over a period of time and with labour bought when enough money and material have been set aside.

Only recently has the Kwa Zulu Development Corporation made it possible for the man in the street to borrow small amounts of money repayable over long periods; remember that no other lending institution will lend money in the townships. Once this new borrowing system becomes accepted by the public, we should see a rapid snowballing of home improvements in the area. The Urban Foundation is setting up a home improvement centre in the townships towards the middle of the year, where we will advise on procurement of finance, availability of materials, and provide technical know-how, we will assist in the untangling of red tape and provide a large variety of home improvement ideas. To this end the Foundation is at the moment framing a competition amongst architects

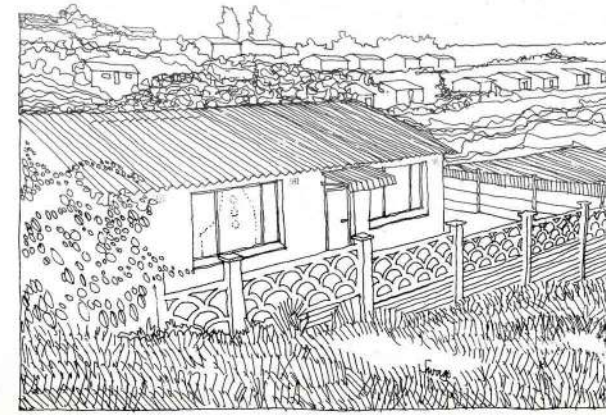
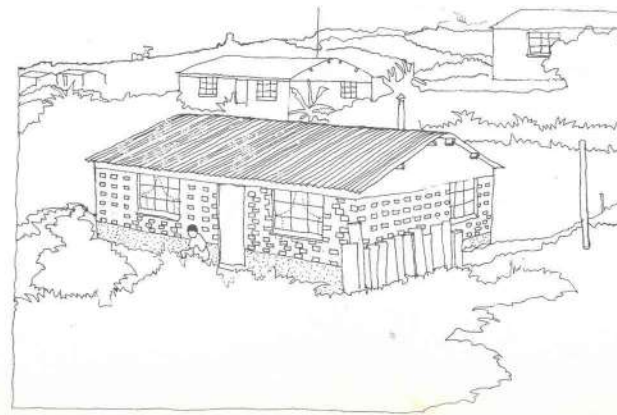
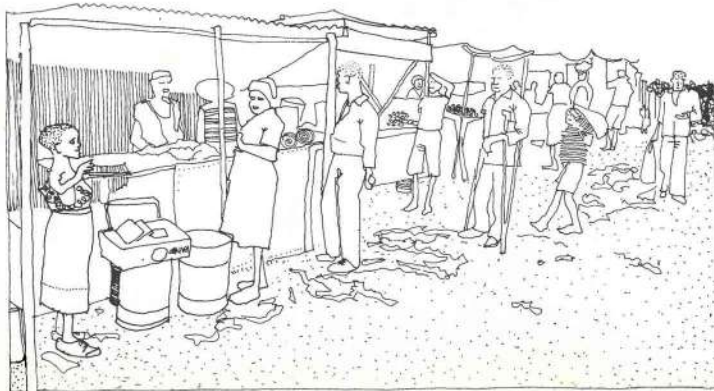
throughout South Africa where their ingenuity will be tested. Hopefully this centre will provide the impetus necessary to get the ball rolling.

It can however, only roll to a limited extent. As town planning stands at the moment, our townships are doomed to a dormitory existence. If we can unleash natural market forces and allow dynamic growth of density, trading and industry, these areas may yet have a great future. The Urban Foundation is commissioning a land utilisation and availability study which will examine the effect of present restrictions on natural development and the possible results of the relaxation thereof. Hopefully, the results will be able to be tested in a pilot area of a township. Large areas of very steep land in the townships could become available for informal housing. Economic pressures will force the Government to stop building those 51/9 boxes which in turn may encourage people to build their own homes. With bulk buying, technical assistance and the inborn spirit of invention, we should have a much richer



and more satisfying result. We should be closing our eyes to lodgers, set down minimum standards that make sense in terms of the world we live in and not in terms of some obscure pre-conceived ideas. We at the Foundation get the feeling that the powers-that-be are behind us. They have reached a stalemate. For Architects, Town Planners and Engineers now is the time to dig up that pioneering spirit and unleash all Heath Robinsons in our society.

If architects can come to terms with their new role in society they can look ahead to a rewarding future. Any practitioner who has that sort of end-of-the-road feeling, should spend a day driving through the townships and backwoods of Durban to see just how necessary his skills are. Maybe not the sort of skills the profession and the university expects of him, but some new updated and amended version. The architect that will move out of air conditioned city centre offices and get to grips with the problems of today; the variety that sincerely believes that architects can make a difference.



briardale:

participation in progress

Briardale is a pilot project that examines a number of concepts in the field of user involvement in the housing process: to the extent that employer-assisted housing in South Africa is still very much in its infancy and the inclusion of the community in the economic housing process has yet to begin. It further aims to make available economic housing to those who do not own houses and cannot afford to enter the open market at R22 000 plus, yet desperately seek an alternative to the environment offered by current housing schemes.

To set Briardale into its context: a 6 ha portion of the Newlands West Indian Newtown was set aside for development by the Urban Foundation as agent on behalf of employer-organisations. Newlands lies some 21km to the north of Durban towards Phoenix, adjacent to the proposed SAR line to Ntuzuma and eventually anticipated to house 10 000 with associated schools,

public transport, shopping and community facilities: Briardale will be the first residential community when completed towards the end of 1980.

Varying degrees of employer-assistance make Building Society finance available to participants drawn from fifty different employer organisations whose average monthly head-of-household income is R393 and average combined household income is R656.

The range of dwelling types offered with their related costs are:

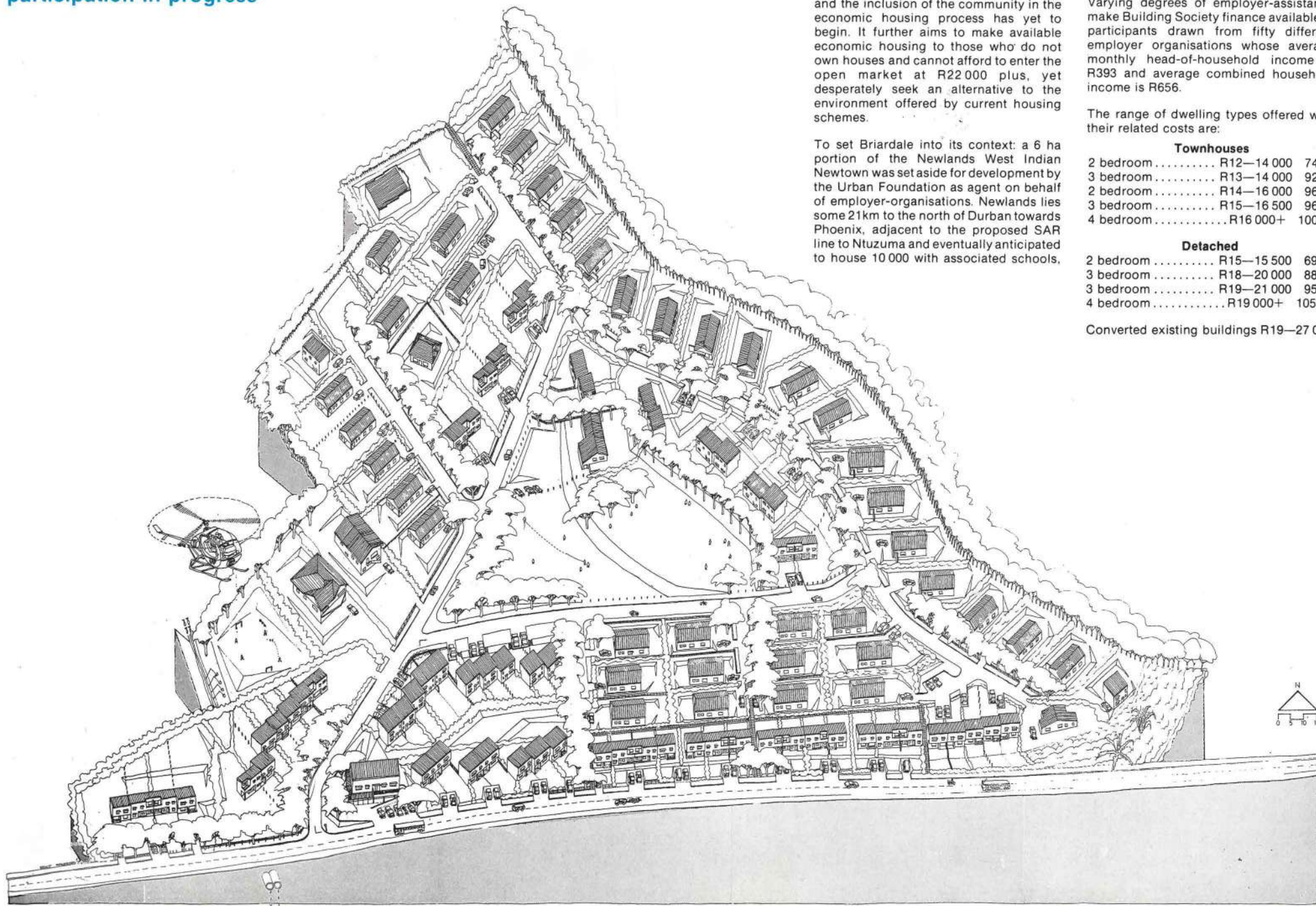
Townhouses

2 bedroom	R12—14 000	74m ²
3 bedroom	R13—14 000	92m ²
2 bedroom	R14—16 000	96m ²
3 bedroom	R15—16 500	96m ²
4 bedroom	R16 000+	100m ²

Detached

2 bedroom	R15—15 500	69m ²
3 bedroom	R18—20 000	88m ²
3 bedroom	R19—21 000	95m ²
4 bedroom	R19 000+	105m ²

Converted existing buildings R19—27 000



To the extent that the constraints of steep terrain, geology, infrastructure and the desire to provide every site with vehicular access, determined to a large degree the design and layout of approximately 110 detached and townhouse sites, two parks, a playlot, a day care centre and local corner shops, preliminary proposals were prepared and tested by means of continuous group discussions with working committees drawn from the more than 200 enthusiastic applicants who participated in the scheme.

All applicants were invited to visit the site and view models of the proposed township

layout and house designs, and further group presentation by means of a slide and talk show: detailed questionnaires both helped to explain the proposals and examine the desires and preferences of the applicants. Face-to-face interviews with all families enabled applicant and designer to become acquainted and offered maximum exposure to the decision-making processes and professional expertise.

The moral dilemma posed by having far more applicants than homes available, was eventually resolved by preparing a computer programme to examine the detailed requirements and aspirations of

the participants on the one hand, and the cost restraints and the environmental potential offered by the various sites on the other: Applicants were impartially scored in terms of the best fit which indicated the most suitable applicants who were then invited to group discussions where they were able to meet their new neighbours, decide on their particular site, finalise their house choice, and make their bond applications.

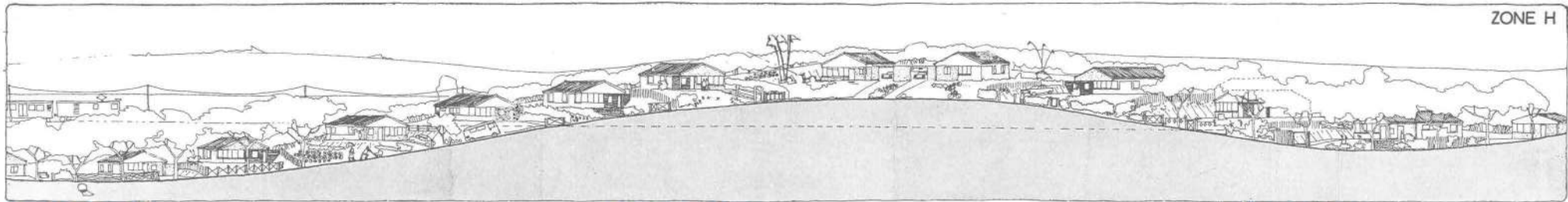
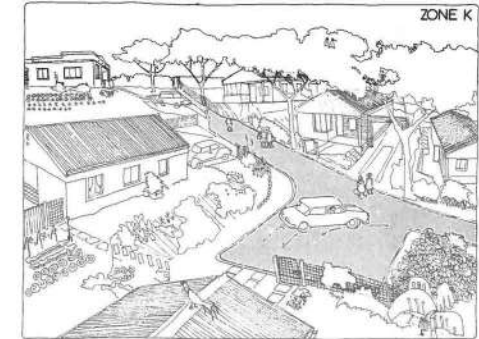
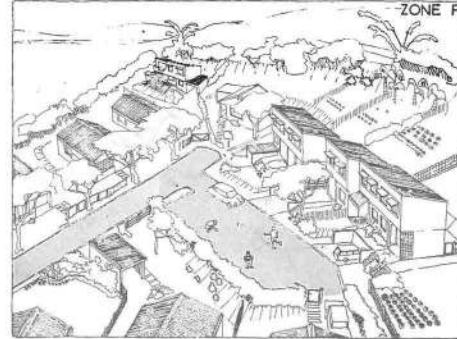
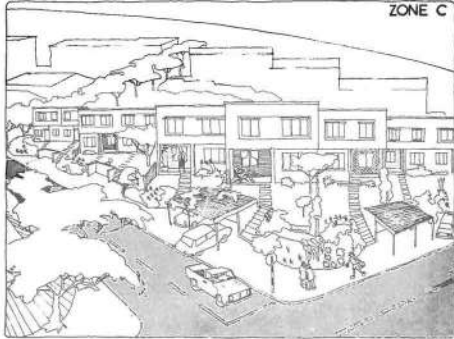
Presently the future community of Briardale is busy discussing their future homes with the architects, meeting with their neighbours to decide street names

and c between various landscaping options, while the consultants call for construction tenders.

The work up to now has indicated that there is an urgent need to involve the user in the planning process. This affords the opportunity of explaining the underlying concepts of the scheme thus raising the users involvement, determination and appreciation of his future environment. The feedback it provides is equally important in that it provides at the planning level a test of various concepts and an indication of those issues which need more attention.

That there was an overwhelming response within days of publication of the initial proposals underlies the fact that there is a great vacuum in this sector of the housing market. The involvement of employers and the financial assistance provided by them meant that not only could their employees be accommodated within a new market but that it provides within the existing framework the opportunity for many more projects of this nature.

Building Design Group. Architects Inc. architects and planners.



Changes in Partnership

Mr G.E. le Sueur is no longer associated with the firm Geoffrey Le Sueur — Stauch Vorster and Partners. His address is "Woodley", 748 Musgrave Road, Durban.

J.H. Hesketh, R.S. Driman, L.R. Williams, K.A. Pearson and B.E. Walters practising under the style of Hesketh, Driman and Partners. Mr. B.E. Walters has dissolved his partnership and will in future practice on his own account from 10th Floor, Prudential Building, 269 Smith Street, Durban.

As from the 1st January 1979 the name of the practice of Barend R.H. Knuppe Inc. will change to Hughes Parker Todd Van Der Westhuizen Inc., the directors being J-P. Todd, B. Parker, D. Hughes and D.J. van der Westhuizen.

As from 1st March 1979 O.L. Pretorius, N.I.H. Smith and I.F. Poole will practice under the style of Olaf Pretorius, Smith and Poole Partnership at their same address. Mr. R. Butland has left the partnership.

The partners of H.J. Nell and Partners have dissolved partnership and H.J. Nell will continue to practice under his own name at the same address.

As from 28th February 1979 V.F. Fouché retired from the practice The Victor Fouché Partnership but will remain as Consultant and Assistant Architect. Mr. B.R. Servant will continue to practice under the same style for the time being.

Changes of address

R. Pullon to 615 Currie Road, Durban

S.N. Tomkin (Tomkin, Hanson and Harris) to 1301 Daily News Building, Field Street, Durban.

B.M. Stafford to P.O. Box 89, Umdhloti Beach.

J.B. McCombe to 10 Berriedales, Somme Road, Durban.

A.L. Barnard to 27 Cotswold Drive, Westville.

L.A. Ferreira da Silva and J.L.H. Smith to Suite 906 Sanlam Centre, West St., Durban.

A. Lloyd Spencer to P.O. Box 8013, Causeway, Salisbury.

G.R. Robinson to 5th floor, Highway House, 83 Jan Smuts Highway, Durban.

Prof. L.T. Croft to 41 Westville Road, Westville

R. Butland to 23 Honeypots Road, Mayford, Woking, Surrey, England.

D.C. Smith to P.O. Box 2243 Durban for correspondence.

L.R. Stapelton to 70 Hunt Road, Glenwood, Durban.

I. Daniel to 211 Fassifern, 35 Ridge Road, Durban.

W.K. Gessler to 491 Ridge Road, Durban.

D.N. Hall to 58/14 North Gyle Road, Corstorphine, Edinburgh EH12 8L0

Changes in Class

G.E.B. Salt ordinary to retired.

Mrs. D.E. McMorran ordinary to retired.

H.W. Schnetz ordinary to retired.

A.G. Frolich ordinary to retired.

A.J.M. Bonamour ordinary to retired.

F. Abel ordinary to retired.

D.M. Hall ordinary to retired.

Mrs. P. Edgecombe ordinary to retired.

Resignations

S. Bentley (retired)

J.E. Laxson

J.A.L. Posthuma

A.Y. Millar

New Members

G.T. Mills (AnT)

R.J. Royal (AnT)

A.J. Duvenage formerly (AnT) now ordinary

M.F. Birss ordinary

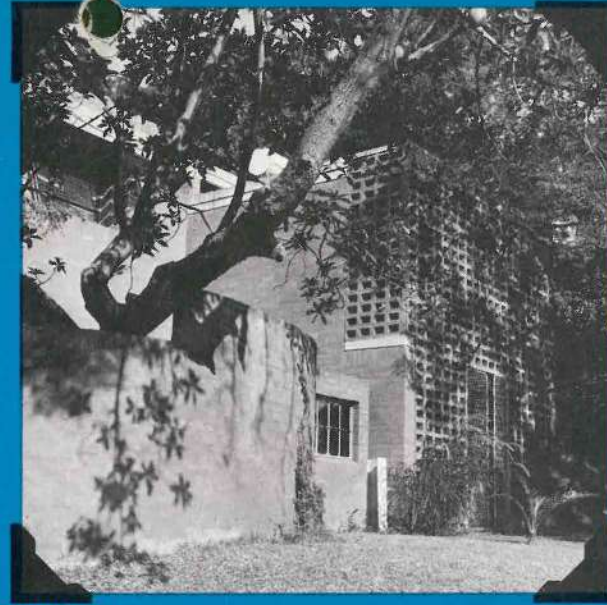
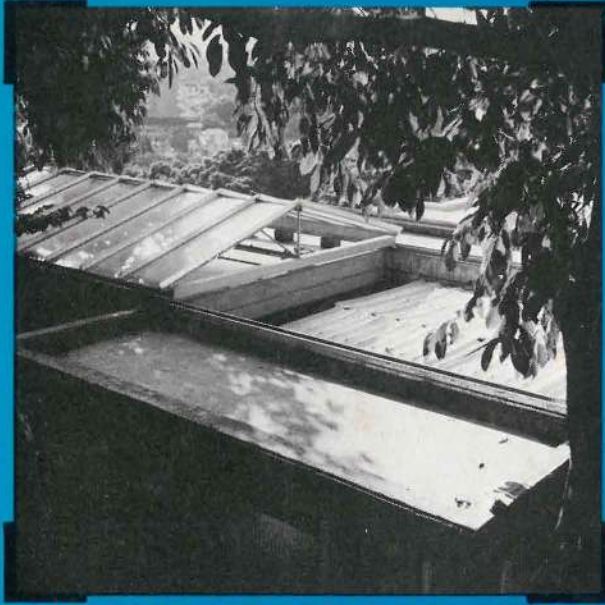
Changes in Membership

M. Abdool Gafoor from NIP to CPI

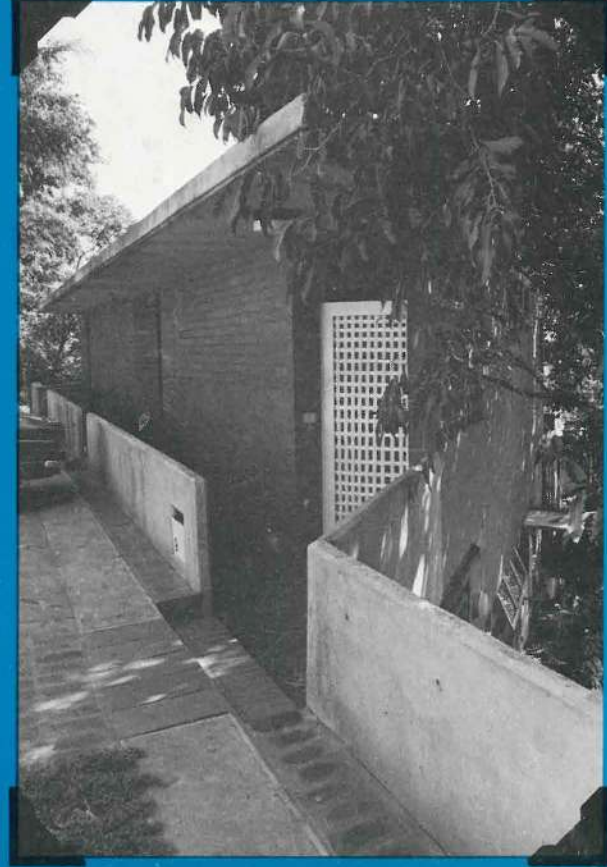
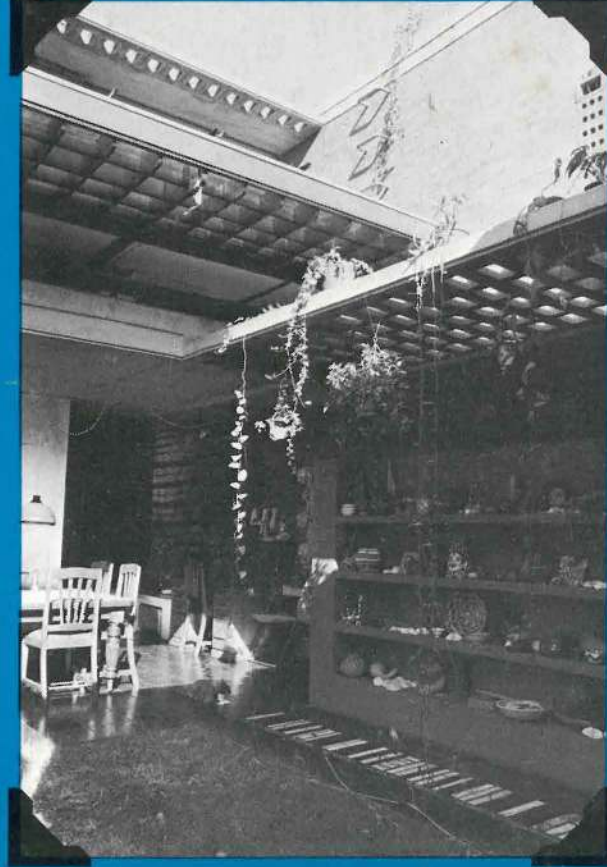
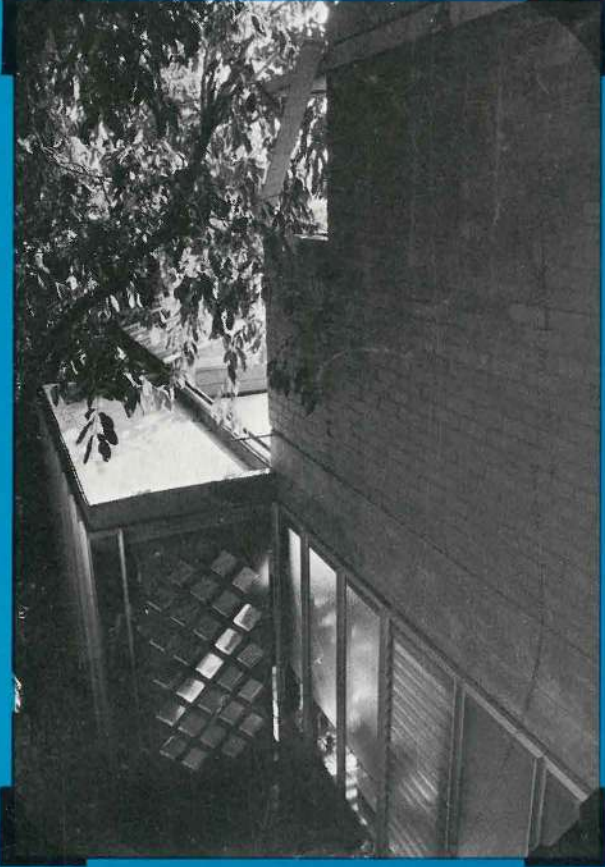
D.B. Doel NIP to CPI

J.P. Mentz NIP to TPI

C.A. Vernon NIP to TPI



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