

Star 9/7/36

HOUSING OF NATIVES

CITY TO BORROW
£500,000

DRIVE TO CLEAN
UP SLUMS

MANY SPORTS
AMENITIES

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11,000 SINGLE NATIVES

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A huge new block of bachelor flats to house 660 single natives at Wulhuter, at a cost of £22,000, is nearing completion, and the department will immediately call for tenders for a similar block to house an additional 800 men. This has been rendered necessary by the influx of more than 11,000 single natives into Johannesburg in the past year as a result of the city's growth. A large proportion of these newcomers cannot be housed by their employers.

The first swimming bath for natives in South Africa has just been completed along Eloff Street Extension, and will be opened as soon as the warmer weather permits. A new health service has also been inaugurated under which natives can obtain free medical advice, medicines at a special cheap rate of 1/- a prescription free nursing, a free maternity and post-natal service, and all at the cost of 6d. a week.

AMENITIES.

of rural-

NATIVE HOUSING SCHEMES

SOCIOLOGY AND ECONOMICS

MR. JAMESON'S
ADDRESS AT PRETORIA

At yesterday's session of the Municipal Association's conference in Pretoria, Councillor F. Walton Jameson (Pretoria) read an interesting and practical paper on development schemes for housing natives.

Mr. Jameson said that it had been customary in South Africa to select the least valuable land and site within or without the municipal area and allocate that site for a native location. There were few communities so far advanced in civics that they were prepared to face an increase in the general rate of the town in order to provide the necessary amenities of home life to a native location. Yet until they emerged from the rut of thinking and building in terms of barrack type locations the problem of providing for the health and well-being of the native would remain unsolved. The native housing problem was as much a human problem, per se, as any other urban sub-economic housing problem and should be shorn of all political shibboleths.

ECONOMIC FACTOR

Mr. Jameson quoted as good examples of native housing schemes at Orlando (Johannesburg), Langa (Capetown), the Bloemfontein location, Lamont (Durban) and the Maritzburg location. He described these in detail. Public authorities in South Africa were being driven from the path of sociological considerations to economical considerations in considering housing schemes for natives and others.

"We are trying to square the circle when we endeavour to provide a dwelling to meet the sociological requirements of a family of six at a rental beyond the economic reach of the breadwinner."

It might appear the height of folly to build only two-roomed dwellings for a family of six, but if a dwelling of three rooms was insisted upon, then the law of economics would force the tenant to let the third room to lodgers.

BASICALLY UNSOUND

Most sub-economic housing problems were such basically, because the wages paid were such that the breadwinner could not live on them.

"Until this basically unsound state of affairs can be righted, I submit we must have recourse to palliatives such as the local public authority sharing in a loss on financial commitments with the State in housing schemes for the poor European, coloured or native."

Mr. Jameson was convinced that there must be a way out of the financial problem, but this could only be solved through the combined wisdom and co-operation of Government and public bodies. To leave the matter where it stood would largely contribute to stalemate on slum elimination schemes. The proper course was for public bodies to push forward with all schemes of a sub-economic nature within their means, and meantime to combine in a spirit of helpfulness and constructive advice in seeking such further assistance as they might feel necessary from the State. There must be evidence of financial helplessness to meet part of the local problem of sub-economic housing schemes before approaching the State to review the problem further.

DESIGN OF LOCATIONS

Dealing with some essentials in layout and design of native locations or townships in the larger towns, he said that the barrack type of location occupying cramped areas near a European town should be replaced by well-designed, wholesome, spacious native village types complete, isolated, segregated and self-contained, for those natives who under the law were accepted as urbanised. Where possible in the larger towns sites should be selected many miles distant by road and rail from the European town. The Railway Administration should be consulted regarding the possibility of affording cheaper railway facilities for passenger and goods traffic to and from locations.

Mr. Jameson after describing a well-ordered and developed layout of locations (as at Langa, Capetown) quoted Colonel Bowling's unfavourable views on sanitary lanes. Colonel Bowling is the expert regional town planner whose services are being used by Johannesburg, the Reef towns and Pretoria. His views on sanitary lanes were shared by the Central Housing Board. When laying out Lusaka, said Colonel Bowling, he had prevailed upon the Northern Rhodesian Government to abandon sanitary lanes and there were no such lanes in the new capital. The plea

(Continued in preceding column).

that such lanes were useful for laying down of public services was unfounded, and there seemed to be no argument that could be quoted in their favour.

PLEA FOR LAND

Mr. Jameson made a strong plea for the provision of sufficient land for natives to cultivate the soil. The cultivation of the soil in and around the dwelling, even where allotments were not obtainable, conducted to an atmosphere of home life, order and well-being which was entirely lacking in the barrack form of location layout.

He examined the various means of construction, comparative costs and building material. Public authorities were unanimous in condemning earth floors whether coated with cowdung or not. Hitherto the cost of impervious floors had been prohibitive to many municipalities. A very good floor could, however, now be laid of tar-macadam costing 2/- to 2/6 per square yard, according to the value of local stone and sand. Tar macadam was anti-verminous and thoroughly hygienic. There might be cheaper and better floors, but so far they were not in evidence. Such floors would be welcomed when they were within reach.

After referring to the pros and cons of concrete blocks instead of bricks, Mr. Jameson said that on the coastal belt in heavy rainfall areas, concrete blocks should not be used until they had been tested out under local conditions and made waterproof.

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LOW-COST UP AMENITIES

Last year the cost to the city of running the Native Affairs Department and providing the many existing amenities for natives came to £3,400, the excess of expenditure over revenue in the department. This is less than the annual loss on one of the city's many European swimming baths.

Mr Balenden also told a representative of The Star to-day that from the beginning of next month the City Council was reducing the monthly rent of the houses in the Western Native Township by 4s a house. This had already been done in Orlando Township. The new terms entailed a concession of no less than £12,000 a year. Rents for native rooms in the hostels and four houses in the township would in consequence range from 10s to 25s a month.

COUNCIL'S POLICY

The new housing scheme and the many amenities were the result, Mr Balenden said, of the Council's policy of clearing the European slums of natives, cleaning up the slums, and giving native citizens decent townships to live in.

It was the contention of the department that with the existing scale of wages it was necessary to provide the natives with decent housing at a cheap rate and with proper recreation.

Under these conditions the native would be an asset to the community. As proof of this contention Mr Balenden recalled that "since he had taken over the department three nine years ago there had not been a single big native disturbance." In the building behind this office, he said, "there are housed more than 3,000 native men and in the past year we have not had one case of fistulitis, let alone anything more serious among the lot."

The public had little conception of what was going on behind the scenes. Three years ago Orlando was bare void. To-day there were 18,000 native people living there in comfort and soon another 4,000 at least would be added when the 1,000 new houses were completed.

That was not all. The Council had established four native townships, which contained more than 6,500 houses already. These houses, the hostels for single men and the hostel for native women accommodated no fewer than 61,000 of the 177,000 native inhabitants of the town. Of the rest, many lived on the premises of their employers, others in Alexandra and elsewhere, and many still lived in the other suburbs of the city.

CLEARING THE SUBURBS

In the past two years they had cleared 45,000 natives out of the suburbs and the work was continuing. The natives themselves were beginning to compete for the privilege of living in the new townships and last week he had had hundreds of applications for the few houses left in Orlando. In 1927 the Council had 1,500 houses accommodating 13,000 natives. It now had almost 7,000 houses and 61,000 natives.

With the completion of the new building scheme thousands of additional natives could be accommodated.

The department kept in mind not only the housing problem but also the problem of recreation. In the nine years it had started all sorts of sporting activities with the result that there were to-day 120 native football clubs, playing 38 league matches every week of the season before crowds of from 15,000 to 20,000 enthusiastic spectators.

KEEN GOLFERS

They had organised native tennis and cricket clubs and the natives had themselves constructed four golf courses on pieces of vacant land given them by the Council. The native golfers were "keen as mustard."

There were also 10 athletic leagues and a soccer league for the native school children and a basket ball league.

Now they were getting their first swimming bath and the health service at 6d a week.

"By this means we are making the natives happy, contented and useful citizens with vigorating recreational facilities in place of the old wrangling because they had nothing else to do. This is Johannesburg's contribution to the solution of the native problem."

The Johannesburg Municipal Works Committee will make a tour of inspection to some of the sites offered for a municipal garage. The committee will leave the City Hall at 9 o'clock on Saturdays morning.

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with

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RAND DAILY MAIL, SATURDAY, AUGUST 1, 1936.

REEF

SLUM PROBLEM AT ROODE

Effect of Enforcing the Act

DANGER OF RENDERING PEOPLE HOMELESS

Discussion by Town Council

THE problem of the effect of enforcing the provisions of the Slums Act and rendering people homeless where no other provision exists, was stressed by Mr. F. B. Allen at the meeting of the Roodepoort-Maraisburg Town Council this week.

GOVERNMENT BLAMED

The subject of the discussion was a recommendation from the Public Health Committee to take the necessary steps to apply for a closing order in respect of certain premises in Roodepoort. The Medical Officer of Health had reported that these were old shop premises constructed of brick, subdivided in several compartments and with a detached brick room in the yard. The premises were occupied by eight separate coloured families.

His opinion was that owing to faulty construction, want of light, air and ventilation, and the state of general dilapidation and verminous condition, the premises were totally unfit for human habitation.

Mr. Allen pointed out that the Council was turning out eight

coloured families without having solved the problem of making provision for the people concerned. The result would be overcrowding in another area.

SERIOUS MATTER

This, he considered, was a serious matter and should impress on the Council the necessity of tackling the problem at an early date. If the premises concerned were not dilapidated and verminous it might be possible to take a different view.

Mr. J. S. Fraser pointed out that it was no fault of the Council that provision had not already been made. The Government was responsible for the delay. If the authorities would speed up the arrangements for the coloured township, then the Council could get on with the matter without delay.

On the motion of Mr. Allen, it was unanimously agreed that the particulars of the case in question be forwarded to the Minister of Health in pursuance of the representations made to him personally during his recent visit to the area.

PRETORIA RAND DAILY MAIL, THURSDAY, OCTOBER 8, 1936.

HOUSING SCHEMES FOR NATIVES

Unhealthy Conditions a Danger

"**D**EVELOPMENT Schemes for Housing Natives by Public Bodies" was the subject of a paper read to the Transvaal Municipal Association Congress in the Pretoria City Hall yesterday by Mr. F. Walton Jameson, a member of the Pretoria City Council.

Mr. Jameson emphasised that there were few communities so advanced in civics that they were prepared to face an increase in the general rate of the town in order to provide the necessary amenities of home life to a native location, and yet, until they got out of the rut of thinking and building in terms of barrack type of locations, the problem of providing for the health and wellbeing of the natives would remain unsolved.

RENT MUST BE WITHIN MEANS OF OCCUPIER

"Most well-informed Europeans appreciate the immense importance from a public health and welfare point of view of providing healthy conditions for the native in the interests of the European," continued Mr. Jameson. "Public health officers are unanimous in warning Europeans against the folly of allowing unhealthy native housing conditions in locations adjacent to European habitations, not only because there is danger to the natives, but because there is danger to the European where natives live under such conditions.

"Johannesburg and Capetown are notable examples of large-scale sound planning and development of municipal schemes to provide well-built burnt brick dwellings in a native township.

"I think the public impulse to better the housing conditions of natives is excellent, but at best the effort is only a part solution of the problem of adequate housing accom-

modation. If the accommodation afforded by the public authority is within the means of the occupier, well and good, but if the accommodation fails to meet family sociological and economical requirements, then the dwelling will become further overcrowded and slum conditions will emerge."

So long as dwellings were let at rentals beyond the economic reach of the tenant, so long would the evils of overcrowding have to be faced, continued Mr. Jameson. There were many other ways of illicitly meeting unduly high rentals. What was of importance was to face the facts and to endeavour to find a solution. The peak of slum conditions was found in congested areas where the barrack type of dwelling was in vogue.

Mr. Jameson proceeded to refer to the financial aspect of housing schemes, and felt that the problem could be solved only through the combined wisdom and co-operation of Government and public bodies.

Mr. Jameson then gave some of the essentials in the layout and design of native locations or townships in the larger towns.

RAND DAILY MAIL, WEDNESDAY, OCTOBER 28, 1936.

Pretoria City Council Criticised by Sir Edward Thornton

'Non-Europeans Disgracefully Housed'

WASTAGE OF LIFE AMONG CHILDREN

SCATHING criticism of the Pretoria City Council in allowing vested interests or ward politics to interfere with its highly necessary work of the rehousing of non-Europeans was made by Sir Edward Thornton, Secretary for Public Health, at the annual meeting of the Pretoria Child Welfare Society in the Pretoria City Hall yesterday afternoon.

He revealed a shocking state of affairs in existing locations, and urged that the matter be dealt with without delay.

Lady Clarendon Presides Over Meeting

Her Excellency the Countess of Clarendon, who presided, and who was re-elected president, said that child welfare work was very near her heart. She longed to concentrate on the preventive side. The work that was being done was bound to have a beneficial effect on the child.

DEEP INTEREST

Mr. Patrick Duncan, Minister of Mines, said he felt sure that he was expressing the feelings of all when he

"One cannot fail to realise that much good work is being accomplished at a very small cost—work that could not possibly have been undertaken as efficiently either by the State or the local authority.

"The work that is being done for the European child cannot indeed well be bettered, though provision is still needed for the extension of nursery schools in Pretoria.

But what of the Non-European children of Pretoria? We know that



KRUGER DRAWING FOR PRETORIA: An outstanding work in black and white of the late President Kruger done by Mr. David Saks, a Pretoria amateur artist. Mr. Saks has presented the drawing to the Pretoria City Council, which has accepted it.

said how much the Society was indebted to Her Excellency for the interest she took in the work.

"I, too, have been very deeply interested in the subject," he said, "and took some part in starting the Children's Aid Society in Johannesburg, one of the pioneer societies which took up the cause of child welfare. What I think is so wonderful of the great achievement of the child welfare societies which have sprung up all over the Union is the manner in which they are leading the way, not only in regard to legislation affecting child welfare, but the way in which they are stimulating the official interest of the State."

"I am sure that all the officials concerned will recognise what we owe to the private outside societies who have taken such a great interest in the work. I am sure the State owes and acknowledges a great debt to them."

"Child welfare is certainly one of the first things in the conscience of every progressive society. Its own continued existence and progress would be blocked up if the youth were allowed to grow up undernourished, under-educated and under-disciplined."

Mr. Duncan said that provision had been made by law to enable children who could not be properly supported to be sent to a home.

"For such children the State pays an allowance," he said. "But that allowance is not enough, it seems to me. Maintenance grants are going up, £235,000 now being paid annually. And it is said that the figure has not reached its summit yet. The amount is providing for 11,400 children."

"Why are there so many of these children? The total is still increasing. I feel that it is a reflection—one that cannot be looked on altogether as a credit to society. It means poverty, neglect—wilful neglect in many cases. Something certainly should be done about that."

"One thing is clear. The child should not be allowed to suffer. It is the duty of the State to do what it can to ensure that children will grow up a credit and not a burden."

"I am glad to see the spreading interest that is being taken in the work and I appeal to everybody in this community who can afford it to turn his or her attention to child welfare. Those of you who do so will find that it is not only of great advantage to the community, but to themselves as well."

GOOD WORK

Sir Edward Thornton said: "I think that anyone who has read the annual report of the Society cannot but be thankful that we have working in our midst such an energetic body as we happen to have in Pretoria.

non-European vital statistics are reliable owing to imperfect registration of births. But, nevertheless, now that the infantile mortality rate among non-Europeans is in excess of what it ought to be.

"The non-European population employed in the city is, for the most part, disgracefully housed in and around Pretoria, with all the resultant wastage of life and suffering which is entailed, particularly among the children. The figures of overcrowding for the town locations are bad enough. In Marabastad there are 394 houses with 4,972 inhabitants, or 12.6 inhabitants per house. In Bantulia there are 444 houses with 3,306 residents, or 7.4 inhabitants per house. In the Cape Location there are 182 houses with 1,717 residents, or 9.4 persons per house.

"In the Indian Bazaar there are 199 houses with a population of 2,110, or 10.6 persons per house.

"Many of the natives employed in the town are unable to find any accommodation in Pretoria at all, with the result that they are overflowing into shacks outside, where living conditions are generally worse even than those in the municipal area.

"The City Council has been considering the question of the rehousing of non-Europeans for many years, and no sooner is a decision taken to effect an improvement than vested interests or ward politics commence to combine in opposition to any scheme brought forward.

"In the interests of the public health of the town it is necessary that this matter be dealt with without further delay, and it would seem desirable that every charitable institution in the City should endeavour to mobilise public opinion with a view to maintaining a steady pressure on the Council until the existing conditions have been remedied and the blot on the fair name of Pretoria has been removed.

"There is urgent need for the organisation of child welfare work for non-Europeans. Apart from the humanitarian aspect, the health of Europeans in our urban areas depends in no small degree on the health of the non-Europeans in their midst. From them we draw our nurse-girls and houseboys.

"I am in no way endeavouring to disparage the very excellent work of the Society. I merely wish to point out that this work needs rounding off and must be considered incomplete until provision is made for all sections of the population."

Mr. G. C. Olivier, probation officer—Johannesburg, and Mrs. J. M. Murray, the chairwoman, also spoke.

HOUSING AND DISEASE

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At the luncheon given in Pretoria yesterday in honour of Sir Harry Bellman, the visiting authority on the work of building societies, the Minister for Finance indicated that the Government is anxious to improve the existing legislation for the encouragement of housing schemes. This consists mainly in the Housing Act, which has now been in existence for sixteen years, and the Slums Act passed more recently. It does not, in point of fact, affect the kind of housing provided by the building societies—to which South Africa owes an immense debt—so much as the needs of the class of people whom building societies and similar institutions cannot usually assist. The present position has been vigorously criticised both at meetings such as the conference on housing and slum elimination, held at Capetown in January, and in successive annual reports of the Department of Public Health. Some of the comments made in the latter case show plainly that with a few exceptions, including perhaps Johannesburg, which recently spent two millions in this direction and has applied to the Administrator for authority to borrow another half a million, municipalities have been remiss in taking advantage of the facilities for loans under the Housing Act.

The effect of this failure has been unfortunate in many ways, and especially so in regard to a danger upon which the reports of the Secretary for Public Health lay special emphasis. "The tuberculosis problem," writes the Secretary for Public Health in the annual report for 1935 recently issued, "has developed to such an extent that its solution becomes one of the most pressing public health matters." The cases notified during the year totalled 8,896, "which is a striking increase on the number notified last year, namely, 7,663." Indeed, during the past four years there has been a steady increase. In England and Wales the institution of suitable health measures by the authorities has reduced the death-rate from tuberculosis—

the past twenty years. In the Union, over the same period, the European death-rate per 100,000 of the population dropped from 51 in 1913 to 41 in 1933, but it is clear—as we have had occasion to point out before—that if the non-European death-rate could be ascertained, it would show an advance; in fact the prevalence of the disease among coloured people in some of the coastal areas is recognised as particularly grave.

In view of this disquieting condition of affairs, the statement issued last week by the Benoni public health authority on tuberculosis is opportune and welcome. There is much evidence to show that, to quote the Benoni report, "tuberculosis has become a disease of the badly housed non-European," and that the real focus of infection is provided by the native worker who lives in the slums and locations on the outskirts of urban boundaries. It is clear, therefore, that a "clean-up" of native locations must be part—and perhaps the most important feature—of the attack. The chief health officer of the Union has again stressed this aspect of the evil. "A great many towns in the Union," he writes, "have black belts just outside their boundaries, where nothing is done and no sanitary control is instituted, and where the tuberculous goes unchecked." In other ways there has even been deliberate evasion of the regulations governing the housing of non-Europeans. The result has been overcrowding and the

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BOOKING IS TERRIFIC

The Star

JOHANNESBURG, NOV. 12, 1936.

spread of infection. In spite of the warnings given by the Health Department to local authorities to deal with the problem of scattered native settlements on town borders along recognised lines of sanitary control and housing, few public amenities are provided, and nothing is done to cultivate a civic spirit among the natives.

Nor have recent developments in housing schemes brought employers of native labour as a whole to a sense of their obligations. The dwellings provided for Indian and native workers in some parts of the country are described by the chief health officer as "shuttered dens without windows or ventilation." In this latter connection 125 estates and properties were inspected during the year. "Many of these," the report says, "contravened the regulations, particularly in respect of light and ventilation, and sanitation in many instances is crude or absent." The evidence given at the various hearings to report upon the working of the Slums Act continues to reveal "conditions of gross overcrowding." It is nothing exceptional for single rooms to be let to native families at monthly rentals ranging from £1/5/- to £2/10/-, and in one instance rentals totalling £1,800 per annum were collected in respect of a shop and 178 rooms let to natives in which were housed 348 adults and 132 children. While such conditions continue it is impossible to regard the health outlook of the town—which in view of the favourable climate and other conditions is to be very good indeed—as satisfactory.

in other fields.

NATIVE HOUSING

Some four months ago the Johannesburg Municipality sought the Administrator's sanction for a £500,000 loan for native housing, and encouraging accounts were published of the intentions of the municipal native affairs department in the matter not only of additional housing, but the provision of amenities which have been conspicuously lacking in most of the native townships. Provision for Johannesburg's huge native population, apart from those in the mine compounds and those employed in domestic service, is dictated not by sentiment, but by general necessity. Public health and public order require that the urban native population shall be able to obtain adequate shelter at rents within their means. All the reputable elements in the European community have become more concerned in recent years with native living conditions, particularly since the promulgation of the Urban Areas Act, and the tendency has been strengthened by intermittent revelations such as that at Benoni, which created something of a sensation two years ago. The Johannesburg municipal native affairs department has displayed commendable activity, but its work must be regulated by the funds available and the condition of Council and public opinion. Amidst the many problems which the phenomenal expansion of the last few years has produced, there was the possibility that the requirements of a considerably increased native population might be thrust into the background. Fortunately, Mr. Ballenden and his staff are alive to present needs and, it may be hoped, to their inevitable growth.

It must be plain to all who study the position that location accommodation must be increased; the safeguarding of the public health of the entire city necessitates adequate water, sewage and rubbish disposal services and medical aid. There is a general hope among instructed opinion that uneconomic and unimaginative housing forms will be replaced by more modern conceptions, making for swifter and cheaper erection, and more proof against dirt and vermin and disease, especially as the building and allied industries have now developed a technique of large-scale production which greatly facilitates this. Provision for sport and recreation presents even less difficulties and is an effective means of preserving the natives from those undesirable influences against which the police and the authorities must wage a constant battle. Nor should humbler needs be neglected. There is no intrinsic reason why native townships should be—as they often are—aesthetically hideous. Some neat marking out of roads, the encouragement of gardens and the discouragement of the ubiquitous, rusty corrugated iron sheeting, can, with the planting of trees, do much to transform them from depressing areas which almost facilitate squalor and disease to something which, if modest, is at least clean and tidy and calculated to promote orderliness and self-respect in the native mind.

NOVEMBER 17th., 1937.

JOHANNESBURG STAR

Notable Progress in Slum Clearance.

NOVEMBER 17, 1937.

NOTABLE PROGRESS IN SLUM CLEARANCE

SIR E. THORNTON PRAISES WORK OF UTILITY COMPANY

Remarkable progress in slum clearance and in housing schemes in Johannesburg and other large cities in the Union was revealed and commented on at the annual meeting last night of the Johannesburg Housing Utility Company.

Sir Edward Thornton, Secretary for Public Health, was present. "In the last 12 months we have allocated £9,150,000 of sub-economic moneys in various large towns in the Union," he said. "We have spent since the Housing Act was passed a sum of nearly £5,500,000 on economic housing, and it really looks as if the housing movement has taken a firm hold of local authorities and the public, who seem determined to back up the movement to rid the Union of its slums."

Sir Edward congratulated the company, chairman and board for the work done in the year. The report of Mr. Lionel Leveson, the chairman, was a wonderful record, considering the at first apparently insuperable difficulties. He himself had thought at the start that Johannesburg had "a soul which was not interested in sub-economic housing."

What had perhaps pleased him most was that the company had accepted the idea of the skilled manageress for its schemes. It was found in England and Scotland that schemes managed by such women had half the arrears of rent of others.

"WONDERFUL START."

After mentioning that in practice the business side of housing had to be concentrated on before the "social uplift" aspect, Sir Edward ended: "I think you have made a wonderful start, and I know I shall express the wish of my Minister in thanking you for the work you have done and hoping that this is but the beginning of a successful career."

In his report, Mr. Leveson recalled the completion of the original scheme, the Octavia Hill Flats; and the inauguration of the Coronation Commemoration Housing Scheme, by which, by the middle of next year, 126 families would be provided for and a "wonderful oasis" of modern flats would be established in "one of the worst slum centres of Fordsburg."

He expressed deep gratitude to the public for its support and the Council for its far-sighted pound-for-pound contribution, and mentioned that the ground had been acquired from Crown Mines, Ltd., at a low figure.

Approximately 10 stands also were bought in the year in Brixton, for the erection of a residential club for girl workers, accommodating at first 150 and later 300 girls.

"This question of girls' hostels is one of the most serious in this housing

problem," Mr. Leveson said. Girls preferred to be decent, but unfortunately many working girls did not have the chance; and decent accommodation at a reasonable figure was essential. The Government was achieving almost miracles in the matter, but even these facilities were not sufficient.

"However, we are hopeful of getting assistance from the employers' unions concerned."

Summarising the utility company's activities, Mr. Leveson pointed out that, whereas at the last annual meeting building activities involved £16,000, the sum now, not including £200,000 which the possible building scheme at Turffontein would involve, was £134,000. He thanked not only his colleagues, but the citizens of Johannesburg, as well as the City Council, "not only for the great support they have given to our company, but also for the enormous amount of work they have done during the past year in the cause of slum clearance and rehousing."

After presenting his report, Mr. Leveson said he feared sometimes that large sections of the public of Johannesburg regarded housing as "a new, fashionable toy." It would be tragic if this were the attitude, for housing, a vital question anywhere, was more important in South Africa than in any other country.

THE WORST SLUMS.

"I say this because I have learnt one thing rather surprising in this slum clearance and housing work, something which makes me feel sympathetic with our Afrikaner friends in their cultural ambitions. When any section loses its race pride and its race identity, it sinks to the lowest levels. One finds the foulest of foul slums are those inhabited by a heterogeneous mass of humanity, of all classes, creeds and colours."

In South Africa especially there was this mingling of classes and colours, and if it was allowed to go on conditions in the "hybrid states of Southern America" would be pleasant in comparison.

Mr. Leveson appealed to the public for continued support, "in the first place to make Johannesburg a happy city and secondly to make Johannesburg a model to the Union."

In seconding the adoption of the report, Mrs. Bertha Solomon gave instances of the appreciation the flat dwellers had for their new homes.

Mr. Leveson and Mr. N. E. Coaker were re-elected chairman and vice-chairman respectively. New members of the board elected were Mrs. Pratt Nichol (Dean of the women of the University of the Witwatersrand), Mr. Edward Read, Mr. A. S. Holland (councillor) and Professor Gray (Witwatersrand University).

The Star
28/11/38

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HOUSING OF I
NATIVES
BIG REASON FOR
IMPROVEMENT
WAY TO SOLVE
PROBLEMS

That the better housing of urban natives tends towards the diminution of crime and an increase in general security and health was shown by Mr. J P. McNamee, municipal superintendent of natives at Port Elizabeth, at a recent meeting of the Ward Electors' Association there.

The subject, he said, was of vital importance to every European living in the towns and cities of the Union.

The native, said Mr. McNamee, did not become a town-dweller by choice, but, first, because we needed his labour to build up our cities and we needed his womenfolk as domestic servants; and, secondly, because of economic stress in the native territories.

"I have yet to meet the native who, by choice, deliberately forsook his easy-going tribal life to become a town-dweller. Admittedly, many who came to the cities, in the first instance through force of circumstances, acquire a liking for town life and thereafter have no desire to return to tribal conditions. This should be remembered."

Usually, an area of land adjacent to the town was demarcated and labelled "the location," where the native could lease a plot, for which he paid a small rental, and on which he was permitted to build his house. As he was penniless and his earnings meagre, the policy of allocating him a piece of land and expecting him to erect unaided a dwelling could have but one result: these locations became collections of hovels constructed of anything and everything unsightly, verminous and unhygienic in the extreme. The wages paid to these location dwellers barely permitted them to keep body and soul together; they certainly could not afford to pay for public health measures, and the adjacent thousands of pounds on

...rely saw fit to spend anything on its location.

INFLUENZA EPIDEMIC

A belated awakening of the public conscience came, however, with the Spanish influenza epidemic of 1918, when Europeans in large numbers nobly went into the locations to assist the native sick and dying and gained some knowledge of the conditions under which these people were living.

They were amazed and shocked at what they saw, and the Natives (Urban Areas) Act No. 21 of 1923 emerged. This Act, the principle of which was "segregation within the urban area," placed on the local authority the responsibility of providing accommodation for the natives ordinarily resident or employed within the urban area. It gave the local authority the choice of the following three methods of providing that accommodation:—

- (1) The leasing of a plot of ground on which the native could build unaided his own dwelling. This method was the one generally adopted in the past with unsatisfactory results.
- (2) The leasing of a plot of land on which the native could, with the assistance of the local authority, build his own house. This was known as an assisted housing scheme and had been adopted by some of the Orange Free State towns.
- (3) The provision of houses by the local authority to be let to natives at approved rentals. This was simply a municipal housing scheme.

It was held, however, in the higher courts that if the local authority wished to cause the removal of a native family from the town proper to the location, the authority must provide a house in the location, the provision of a plot not being sufficient.

HIGH RENTS

Some of the larger cities then embarked on purely municipal housing schemes, and endeavoured to provide neat, well-built two and three-roomed brick dwellings. Highly-skilled civilised labour was generally employed in the building of these houses, which were to be occupied by poorly-paid natives, and it was quickly found that rents must be reduced to sub-economic levels. The general rate funds had to bear the brunt. Over a period of four years Capetown contributed about £48,000, East London £16,000, Kimberley £16,000. Johannesburg's losses, said Mr. McNamee, were particularly heavy.

Mr. McNamee went on to discuss the position in Port Elizabeth, which, he said had several native locations at various points 30 or 40 years ago, when suddenly bubonic plague made its appearance. The Government established New Brighton location, about five miles away, and wood-and-iron houses were erected. Thereafter for 20 years Port Elizabeth had no native locations. During the next 20 years the growth of the city was phenomenal and before very many years had elapsed Korsten was accommodating more than 50 per cent. of the native workers of the city and their families.

Slum conditions of the very worst type were a natural consequence of a policy of this kind. We have been told time and again by medical authorities that the death rate due to the conditions in this area was far too high. In other words, many human beings who, but for these conditions would have been alive and well, were being buried each year.

How often, asked Mr. McNamee, have we heard judicial officers declaim against the lawlessness of this particular area? Remember, the Bantu is not by nature lawless. Given half a chance, he will be found to be very law abiding. Quite recently Mr. Justice Lansdowne, when trying a murder case in Port Elizabeth and after an inspection on the spot, said it was not surprising that criminals were bred in such surroundings—or words to that effect. It is a damnable indictment against those responsible. It is not the Government that is responsible. The Government has never accepted the responsibility of housing the natives working in the towns. The electors alone are responsible for these conditions; the electors, who, through apathy, permitted their representatives to allow this festering sore to grow.

Turning to what he described as a more pleasing side of the picture, Mr. McNamee said that about 15 years ago the Government induced the muni-

ality of Port Elizabeth to take over New Brighton location, handing over about 2,400 morgen of valuable ground and over 1,000 wood-and-iron dwellings without charge. The services were bad; water supply was inadequate; there were no constructed roads or street lighting. The City Council set out to remedy this state of affairs, but found it impossible to obtain an economic rent for dwellings which cost so much to erect.

Then, a couple of years ago, when the coffers of the Union were found to be overflowing, the Government decided that it was time to begin a campaign against slums. A fund was created from which local authorities could obtain money at a very low rate of interest for the purpose of abolishing slums. The opportunity was seized to arrange a loan from this Government fund for the purpose of clearing all the slums of Port Elizabeth, occupied by white, black and brown, provision being made to erect 3,000 houses at New Brighton to accommodate natives. Immediately houses are completed, slum dwellings at Korsten are vacated and the occupants removed to New Brighton. At the moment about 600 houses have been completed and about 2,000 persons brought over.

LESS CRIME

Knowing the remarks made by magistrates and others regarding the lawlessness and prevalence of crime in the Korsten area, it would be natural to assume, Mr. McNamee went on, that the introduction of these 2,000 persons would have a pronounced and marked effect upon the standard of law and order in New Brighton—a standard which has been recognised in the past as extremely good.

"But it has not. There has been no noticeable effect. The area occupied by these 2,000 newcomers has been quiet and orderly and, in this respect, compares very favourably with any area situated in the old-established portion of the village. So we can assume that there is going to be a higher standard of law and order, less murder, less candidates for our gaols, less criminals roaming about the city streets—surely a very real benefit both to the European section and the Bantu section."

The transferred slum-dwellers are showing a surprising interest in their new homes. There are exceptions, of course, but generally they are endeavouring to keep the houses clean and are attempting to make their little gardens attractive. Surely people living under these conditions must be healthier, less disease-ridden; children born and reared under these conditions must be stronger, healthier. There must be less danger of disease being introduced into the homes of the masters and mistresses whom these people serve; perhaps a child's grave or two less in the cemetery.

Again, the labour one can expect from persons living in clean and healthy surroundings must be more valuable to industry than the labour to be expected from persons living in slums.

"Some little time ago I received a request from an engineer who required a large number of native labourers. He laid down the condition that they were to be recruited at New Brighton, as labour from there had been found to be more efficient."

TOWN OF THEIR OWN FOR NON-EUROPEANS

SCHEME TO CLEAR CITY'S WESTERN SUBURBS

A plan to build a big town entirely for natives and other non-Europeans round Orlando, to settle there natives at present living in townships in the heart of the western suburbs of Johannesburg and at Alexandra and so to clear the western suburbs for wholly European settlement will be submitted to the Minister of Native Affairs, Mr. H. A. Fagan, at Cape Town on March 2 by representatives of the areas affected.

Mr. S. J. Tighy, who will lead the deputation, will ask the Minister to appoint a special commission to report on the whole question of non-European townships in the western suburbs and on a policy of segregation of non-Europeans in their own areas, entirely separated from European residential areas, in the big towns of the Union.

It is maintained that this will be in the interests of both Europeans and non-Europeans, who will both be able to develop along their own lines without hindrance or interference from each other.

A memorandum drawn up by the deputation urges that existing non-European townships in the west are a big bar to the natural expansion of the European suburbs, and that the creation of more non-European townships as proposed by the Johannesburg City Council will only aggravate the problem.

TEMPTATIONS

The western European suburbs are mainly occupied by Afrikaans workers and their families, and compulsory contiguity with non-Europeans is resented and deplored. Temptations of illicit liquor selling and other bad practices are placed before the poorest European section, while more well-to-do families see their properties, in which the small savings of a lifetime are invested, depreciate in value.

The roads of the area are made unsafe for European working girls returning home at night from factories by the presence of bands of non-European hooligans.

With the influx of European workers and the natural increase of population expansion is imperative. The areas can only develop westwards, and this would be stopped if further non-European townships were established.

PRESERVATION OF ORDER

The deputation maintains that living conditions for natives would be improved if they were concentrated in a big town of their own, with its own essential services, transport and recreation facilities, all of which could be provided more cheaply in such a town than in a number of scattered townships. Administration and the preservation of law and order would be made much easier and more effective.

Provision could be made in industrial areas for housing unmarried natives in hostels near their work.

The deputation will submit that if evacuated areas in the west were properly laid out and parks, playgrounds and sports grounds were provided, revenue from the sale of land to European families, together with the sale of land round Orlando to non-Europeans, would balance the cost of compensating the non-Europeans for removing them from their old homes. The scheme would thus not cost the municipality or the State very much.

"THE STAR"

- (i) Segregated Townships 17th March, 1939.
- (ii) Non-European Townships Council to discuss removal.
- (iii) Non-European Townships ... Petition To The Minister.
- (iv) Threats to City Councillor. (Rand Daily Mail) 3/4/39²

Star
3/7/39

SEGREGATED TOWNSHIPS

PLAN FOR CITY COUNCIL

EIGHT POINTS OUTLINED

MAYOR ASKED TO CALL MEETING

Seven councillors have signed a requisition asking the Mayor of Johannesburg, Mr. J. J. Page, to call a special meeting of the City Council as soon as possible to consider an eight-point proposal for the establishment of separate townships for non-Europeans away from European townships and the removal of existing non-European townships which adjoin European suburbs.

The proposal is that the Council appoint a special committee consisting of five members to consider and report at the earliest possible date on the general question of European and non-European areas, with particular reference to:—

(a) Parallel development in separate areas, in order to give non-Europeans an opportunity to develop along their own lines without hindrance to Europeans and with as little interference as possible by Europeans.

GRADUAL REMOVAL

(b) The concentration of all non-Europeans in the vicinity of the established township of Orlando, and the gradual removal of non-Europeans living in and near European townships.

(c) Provision being made in non-European areas for such amenities as water, light, parks and playgrounds.

(d) The payment of compensation to non-Europeans for removal from such townships as Martindale, Sophiatown, Alexandra Township Newclare and other non-European areas, and the granting of facilities in the non-European areas to be established.

(e) The possibility of converting the areas vacated by non-Europeans to areas for settlement by Europeans, and the provision of parks and playgrounds and other amenities for Europeans in such areas.

COST OF PROPOSALS

(f) The reconsideration of the Council's existing policy regarding Coronation and Claremont townships

(g) Inviting the assistance and cooperation of the Government, the Provincial Council and other bodies interested in these proposals.

(h) The cost of the proposals and the possibility of obtaining financial assistance from the Government and the Provincial Council.

The requisition was signed by Mr. S. J. Tighy, Mr. A. R. Bloch, Mr. J. J. O'Connor, Mr. J. Mincer, Mr. E. Boylan, M.P.C., Mr. A. S. Kotze and Mr. J. J. de Jager.

Stokes and F. A.

NON-EUROPEAN TOWNSHIPS

COUNCIL TO DISCUSS REMOVAL

The special meeting of the Johannesburg City Council requested by seven councillors, will be held on Thursday afternoon to discuss proposals for a committee to inquire into the possibility of removing all non-European townships from predominantly European areas in the city and concentrating them round Orlando. The requisition was signed by Messrs. S. J. Tighy, A. R. Bloch, E. Boylan, M.P.C., J. J. O'Connor, J. Mincer, A. S. Kotze and J. J. de Jager.

At the end of the meeting the Council will go into committee to decide the future of the north-western areas transport scheme, which has hung fire for 18 months because of technical and financial aspects of the proposed change-over from tram to trolley bus system.

NON-EUROPEAN TOWNSHIPS

PETITION TO THE MINISTER

A petition in favour of removing non-European townships from the European areas of Johannesburg and providing for parallel development of Europeans and non-Europeans in separate areas will be submitted to the public of Johannesburg for signatures on Wednesday. Copies of the petition will be available in the central area and suburbs and the sponsors, including Mr. S. J. Tighy, hope to get anything up to 30,000 signatures.

When the lists are closed, the petition will be sent to the Minister of Native Affairs, Mr. H. A. Fagan, with a request to institute a commission to inquire into the proposal as it affects Johannesburg, principally the western areas, and also the areas adjoining Alexandra and the eastern native township.

Meetings are also being called to support the petition. The first will be held outside the old post office, Newlands, at 8 p.m. on April 6, and another in the H.O.D. Hall in the central area. Representatives of all vigilance and ratepayer associations, with other public organisations, have been invited to attend. One of the principal speakers will be Mr. Tighy.

and discharged.

THREATS TO CITY COUNCILLOR

3/4/39

A police guard was maintained throughout the week-end over the house of Mr. S. J. Tighy, City Councillor for Newlands, as a result of two letters, threatening his life, received by Mr. Tighy on Saturday morning.

The letters warned Mr. Tighy to discontinue his campaign to have the coloured people removed from the city to separate townships.

"THE STAR"

"Removal Of Townships - Concentration At Orlando....."
23rd March, 1939.

**REMOVAL OF
TOWNSHIPS
CONCENTRATION
AT ORLANDO
PLAN PUT TO
COUNCIL
ESTIMATION OF
COST**

A plan to remove all non-European townships from Johannesburg and establish the inhabitants in a new "sub-town" with Orlando as a nucleus, where they could develop along their own lines without hindrance to or from Europeans, was laid before the Johannesburg City Council at a special meeting in the new library this afternoon.

The meeting, which was called at the request of seven councillors headed by Mr. S. J. Tighy, was asked to appoint a special sub-committee to inquire into the plan, which envisages compensation for all non-European householders removed, and the provision of essential services, parks, sports and playgrounds for non-Europeans in the new sub-town.

The townships affected are Alexandra, Eastern and Western Native Townships, Sophiatown, Martindale and Newclare.

Mr. Tighy said there were vast numbers of European householders who objected most strongly to being forced to live in close proximity to a large non-European population.

CRIME CENTRES

It had been the accepted policy of all towns in the Union in the early stages to allow for the development of the non-European in separate areas. These areas, generally called old locations, had been neglected in many towns, and crime, immorality, drunkenness and disease had found a breeding place in them. It was now becoming the policy of many towns, especially along the Reef, to clean up old locations, as at Benoni and Germiston, and to plan model separate towns on the most hygienic and social lines for the non-European. Johannesburg had half accepted that policy in the creation of Orlando, but had not gone far enough.

To-day the western area of Johannesburg was thickly populated. It was the area where townships for the European working people were expanding. Further expansion might be

anticipated, but if that room was used for more non-European townships, the European community would have no space to expand. Only if existing non-European townships were removed would space be provided for European expansion to the west.

SAFEGUARDS

Mr. Tighy said the proposers had not the slightest intention of harming non-European interests. If non-European householders were compensated and proper services and recreational facilities were provided in new townships round Orlando, they would have better chances of developing on their own lines with reduced costs through centralisation, than in "islands" in the European areas.

The policy was in line with the policy the Government was evolving.

Mr. Tighy estimated the cost of expropriating the non-European townships, including Alexandra, at £2,191,110, and revenue from re-selling to Europeans after the areas had been cleared at £1,360,848, leaving a loss of £830,262.

Including the cost of putting up new houses round Orlando to be bought by non-Europeans, the scheme, he estimated, would cost the city £1,777,850. This might be spread over 30 years. The expenditure would be fully justified by the results both for the non-European and European community. As it was, the Council was going to spend over £1,138,000 on the Claremont-Coronation housing schemes, which would provide accommodation for 900 coloured and about 400 Indian families alone.

Mr. A. R. Bloch supported the proposed appointment of a committee to investigate and report. He thought that Alexandra Township should be included in the terms of reference.

As recently as last Christmas, he said, he had seen young European girls coming hand-in-hand out of back yards in company with half-drunk coloured persons. He did not want to see Europeans mingling with non-Europeans.

Mr. J. J. O'Connor associated himself with Mr. Bloch in congratulating Mr. Tighy on the presentation of his case. He urged that the suggested special committee be appointed to consider the question, whatever its findings might be.

RAND DAILY MAIL, FRIDAY, MARCH 24, 1939.

Segregation Scheme Defeated in Council

An Impractical Ideal

—MR. M. FREEMAN

A SCHEME to remove all non-European townships from Johannesburg and concentrate the inhabitants in and around Orlando was rejected by 16 votes to 11 at a special meeting of the Johannesburg City Council yesterday afternoon.

Mr. S. J. Tighy declared that the proposal was the most important in the history of Johannesburg, and affected not only the interests of Europeans but the future of the non-Europeans in Johannesburg.

The meeting was called on a petition signed by Messrs. S. J. Tighy, A. R. Bloch, E. Boylan, J. J. O'Connor, J. Mincer, M. M. de Jager and A. S. Kotze, who asked that a special committee consisting of five members be appointed to consider and report at the earliest possible date on the general question of European and non-European areas, with particular reference to the western areas and Alexandra township. The townships affected were Alexandra, Eastern and Western native townships, Sophiatown, Martindale and Newclare. The scheme made provision for the compensation of all non-European householders removed.

Mr. Tighy said that the proposals affected the interests of the Europeans in the western, north-western, north-eastern and southern districts of Johannesburg.

"I feel that the Council must take into consideration that thousands of Europeans in these districts object most strongly to having to live next door to non-Europeans," said Mr. Tighy. "The Europeans would like to have the same privileges as people living in Parktown, Dunkeld and other suburbs of purely European residence. From the aspect of good will between the Europeans and non-Europeans, I maintain that it is essential that both be given the opportunity to live and develop on parallel lines without hindrance in separate areas."

Mr. Tighy contended that the proposals were in no way hostile to the non-Europeans, and were not intended as such.

COST OF PURCHASE

Mr. Tighy estimated the cost of the scheme to the city at £1,777,850, which included the purchase of Sophiatown, Martindale, Newclare and Alexandra Township and the rehousing of these families. The cost of the Council's Claremont Coronation scheme was £1,138,874, but what would they get for that? They would house 900 coloured families and about 400 Indian families, not even sufficient to relieve the congestion in the Malay location, Sophiatown and Martindale.

Mr. H. R. Bloch, seconding the motion, said that this inquiry overdue and the Ratepayer should not put obstacles in the way.

Mr. A. Immink declared the Council's scheme had taken the

to evolve. The scheme was to appropriate Albertsville for European settlement, establish non-European townships on part of Claremont and provide perpetual buffer strips between these and Newlands-Maraisburg.

Mr. Tighy was on the same platform when the scheme was explained and he did not hear a word of opposition. Evidently he had changed his mind now.

When the deputation from the Johannesburg City Council visited Capetown recently to interview the Minister, the Minister said to them: "Go slow on housing. You already have a third of the money allocated to the whole of South Africa."

When Orlando was completed they would have 80,000 natives in that area. Now the suggestion was made that they put 45,000 more natives there.

Mr. M. Freeman declared that it was impossible to have complete segregation of white and black. It was an ideal which he had supported but it was not practical to have native townships 25 to 30 miles from the city.

After Mr. Tighy had replied to the debate the motion was put and lost by 16 votes to 11.

- i. Housing For Natives - City to build four more hostels.
- ii. Native Hostel Site Opposed 7th April, 1939.

HOUSING FOR NATIVES

CITY TO BUILD FOUR MORE HOSTELS

Owing to an increase of 10,000 in the native population of Johannesburg last year and the shortage of municipal compound accommodation—although 80,000 natives are already housed by the City Council—the municipality is proceeding with plans and negotiations to erect another four hostels in different parts of the city, three for men and one for women, to accommodate between 6,000 and 8,000 natives.

Until these are ready for occupation, the problem that has arisen through the desire of numerous flat dwellers to keep private native servants, who have to be housed on the premises, will probably remain.

A representative of The Star was informed at the municipal Native Affairs Department to-day that when tenants of large blocks of flats wished to keep additional natives on the premises, a licence had to be obtained, and municipal officials conducted inspections to ensure that certain amenities were available.

Each case was dealt with on its merits, and if it was found essential to have natives on the premises, for the reason that they could not find accommodation in the compounds or through some other cause, no objection was raised.

For some while the department had suggested that native quarters in blocks of flats should be situated on the roofs, except where there were aesthetic or other reasons. This was not a hard and fast rule, but it was pointed out that native quarters on roofs were under better control than those in backyards.

Mr. N. T. Cowin, vice-chairman of the Town Planning Committee, told a representative of The Star to-day that complaints had been received from residents in the suburbs about the congregation of natives employed in flats, together with their friends, on pavements at week-ends. These natives made a great deal of noise and disturbance and played musical instruments to the annoyance of people in the vicinity.

Flat dwellers frequently employed a native man and woman and sometimes a native chauffeur, and these lived on the premises. It was believed that if these extra natives were accommodated on the roofs of buildings, higher than two storeys, it would, to a great extent, prevent the gathering of groups in the streets and the week-end nuisance.

NATIVE HOSTEL SITE OPPOSED

7/4/39
STRONG CRITICISM

AT MEETING

The Star
The reported plan of the City Council to establish a native hostel and brewery on a site just beyond the bridge in Eloff Street Extension came in for severe criticism at a crowded meeting of the Turfontein Ratepayers Association last night. One speaker vehemently declared that if the plan was carried out on that site it would spell the end of the Ratepayers regime in the Council.

Eventually a resolution condemning the plan was unanimously carried, and the chairman announced that a mammoth meeting of residents in the southern suburbs would be called shortly to combat any scheme to erect a native hostel on the site.

Messrs. A S Kotze, J W Watt, E. Boylan and F. C. Beckett spoke at the meeting. Their addresses were constantly interrupted by speakers from the floor.

Mr. Kotze, whose remarks were cheered, said that the plan to erect a native hostel on the site was "steam-rollered" through the Council. The Council had bought the site for £32,000. He was opposed to the present plan, and wished to see complete segregation of natives in Orlando Township.

Mr Watt, who attempted to explain the Council's attitude, said that for the past 18 months the Native Affairs Department of the Council had tried to find a solution to the problem created by the illegal harbouring of thousands of natives in the backyards of houses in the southern suburbs. The aim of the Council was to place stray natives under control somewhere. The Council had agreed to build an 8ft. wall round the hostel.

Speakers from the floor indicated that their opposition was not to the principle of having a hostel for natives living in the district, but to having a hostel and a brewery built on the main road leading to the southern suburbs.

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