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RESEARCH COMMITTEE ON MINIMUM STANDARDS OF ACCOMMODATIONSUB-COMMITTEE 3(a).

Minutes of the Sixth Meeting of the Joint Advisory Committee on Native Housing, held at the Institute of Race Relations, Stiemens Street, Johannesburg, on Wednesday, 23rd June at 4.p.m.

Present:

Mr. P.H. Connell (Chairman).
 Dr. E. Hellman - Institute of Race Relations.
 Rev. O. Clark - Catholic Presbytery.
 Mr. J.D. Rheinallt-Jones - Institute of Race Relations.
 Ds. G.C. Olivier - Sendeling, N.H. of G. Kerk.
 Mr. Quintin Whyte - Institute of Race Relations.
 Mr. A.J. Cutten - Institute of Race Relations.

Apologies:

Mrs. A.G. Hoernle.
 Mr. W. van Beijma.
 Mr. G.I. Nel.
 Miss J.I. Marshall.

In attendance:

Mr. J.P.F. Delport.

1. CONFIRMATION OF MINUTES.(a) Page 2, paragraph 3:

Agreed to substitute the word "single" where it appears in this paragraph with the word "unmarried". The Minutes were then confirmed and signed by the Chairman.

(b) Matters Arising out of Minutes:

These were largely dealt with under item 2.

2. DISCUSSION OF REMAINING HEADINGS.

Dr. Hellman said that on a previous occasion the Joint Council had appointed a Sub-Committee to consider the question of buying houses on an instalment system; emanating from their discussions was the fact that it would cost the borrower at least £4.10.0 per month including services and allowing for a redemption of the loan (+ £700) at the rate of £1.10.0 per month. It was further felt that only families with an income of £20 per month or more would be able to afford this. Dr. Hellman promised to obtain a copy of this Committee's Draft Report.

Mr. Cutten on the other hand, felt that minimum

Instalments/.....

instalments payable on a small "economic" house costing £500, plus £200 for the land and services, assuming a 3 $\frac{1}{2}$ % loan, would amount to about £6 per month. Ownership, therefore, would seem to be limited to relatively few. The Committee felt, however, that the main problem would be the control of owner-built houses since there appears to be a dearth of building inspectors even for European housing needs. The question of allowing Natives freehold tenure was then discussed and it was felt that if this was permitted, adequate steps would have to be taken to prevent this privilege being exploited by speculators. An example of this type of harmful speculation could be seen at Nancefield.

Dr. Hellman said that it would serve a very useful purpose if Non-Europeans were allowed to buy their own stands and build their own houses. The feeling of the Committee generally was that, although the cost would be high, Natives who could afford it should be allowed to have their own houses built. This would create a Native elite section which could lead and control the rest.

Agreed that this Sub-Committee considers it necessary that provision be made for Natives to purchase their own land and buildings or build their own dwellings on land obtained on long leases but that if this was allowed it would be imperative to provide adequate supervision of the building work to ensure proper standards.

At this stage Mr. Rheinallt-Jones tabled plans for a Native Township comprising of 500 families which the Anglo-American Gold Mining Company intended to have erected near Welkom. He also tabled a plan for a Native dwelling having two bedrooms, living room, kitchen, storage space, corrugated asbestos roofing, &c. The estimated cost was £375 with an additional £125 for services, which was low considering that many materials cost more than three times as much at Odendaalsrust as in Johannesburg. The houses, which are 500 sq. ft. in area would be paid for on an economic basis by the mines.

In this connection Mr. Connell advised Mr. Rheinallt-Jones of the National Building Research Institute's work on planning analysis, and suggested that he might care to make use of the research facilities available there.

Mr. Rheinallt-Jones said that the building of fifty experimental houses was anticipated, and added that from his experience so far he found that both men and women disliked living in living-kitchens; the men felt embarrassed to have the women cooking in their presence, and the women likewise felt embarrassed to have to do the cooking in the presence of the men. The Committee agreed that the living-kitchen fell short of the ideal arrangement for day-living space.

At this stage Father Clark proposed a vote of appreciation of the fine work done by Mr. Rheinallt-Jones and the conclusion to which he had brought this very important matter. This vote was carried unanimously.

The Committee then discussed the various amenities which should be provided, additional to the houses, in housing estates. The following recommendations were made:-

- (i) it was felt imperative that Native townships should have both clinics and crèches;
- (ii) it was considered highly desirable for Native

townships/.....

townships to have:

- (a) a hall with at least two smaller rooms attached for Committee work and adult education purposes;
- (b) recreation facilities separately for adults and children, properly fenced in or otherwise defined. In this connection the Committee considered that recreation should be organised.
- (c) In the case of coloureds it was felt that it would be desirable to provide tennis courts.
- (d) Native townships should be kept away from sewage farms, and as close as possible to places of employment. Ample provision should be made in the plan for cemeteries.

Agreed that Mr. Connell draft a summary of the Committee's conclusions to be circularised to all members for consideration at the next meeting.

Single Native Quarters.

At this stage Mr. Rheinallt-Jones said that he felt the time had come to lay down certain minimum requirements for single native quarters such as minimum cubic feet of space per person.

Mr. Connell advised him that the work of the Legislation Committee had revealed considerable inconsistency on this point, figures quoted in the various Acts ranging from 200 to 400 cu. ft. per person. It would be recommended that the whole question be reviewed and fresh research carried out on this point.

Agreed that this Committee recommends that the minimum requirements for industrial single quarters be investigated, bearing in mind the need for space to sit and for storage of personal effects, &c., as well as the minimum space for sleeping. The question of having a common recreation room should be considered as well as that of reducing the distance between the sleeping rooms and the ablution and toilet rooms. The Committee felt that the maximum number of persons per room should not exceed eight of the same sex, and that it was necessary that single quarters be provided with a lock-up locker for each person.

Administration of Native Villages.

Mr. Connell asked the Committee for comments on the administrative side of Native townships and the view was put forward that the community centres should be divorced from European supervision and from the administrative building such as the Pass Office and Police Station. In locations generally, the Europeans should be separated from Natives and stationed near the gate-ways. It was furthermore felt that provision should be made for a Beer Hall in the centre of the location.

3. DISCUSSION OF MR. CUTTEN'S PAPER: "THE PLANNING OF NATIVE TOWNSHIPS AND LOCATIONS".

Page 3: Residential Areas.

It was pointed out that if hot water was laid on in houses, one ablution block at which hot water is provided for from 100 to 150 houses would be sufficient, to be used primarily for laundry purposes. As a result of the discussion, Mr. Cutten undertook to redraft his report to include the following: water

supply/.....

supply, provision for cemeteries, and shelters at assembly points of buses.

4. GENERAL.

No date was fixed for the next meeting but it was agreed that it should take place soon after the circulation of Mr. Connell's draft.

The meeting terminated at 6 p.m.

Confirmed,

C H A I R M A N.

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