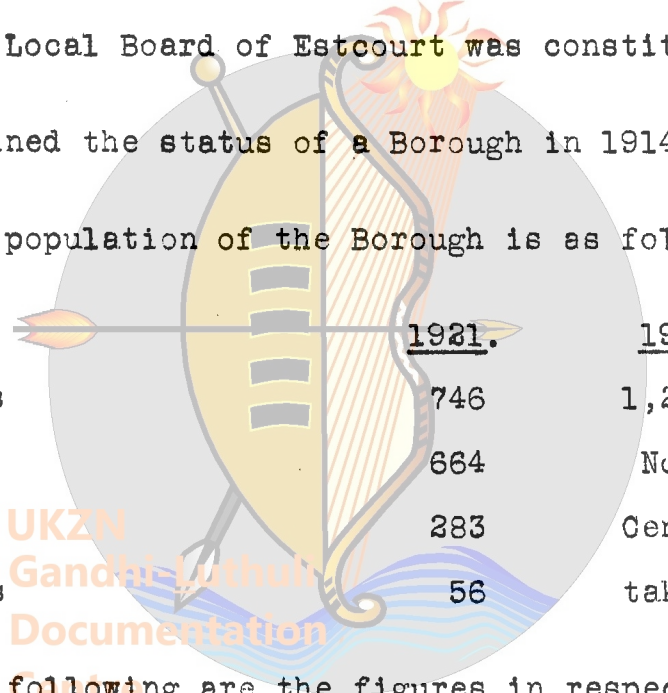


ESTCOURT

Estcourt is on the main line to Johannesburg and is the principal town in the Weenen County. It is the centre of a great agricultural District and the Town itself has two major industries, the Nestles Factory and the Farmers' Co-operative Bacon Factory Ltd.

The Local Board of Estcourt was constituted in 1906 and attained the status of a Borough in 1914.

The population of the Borough is as follows :-



	<u>1921.</u>	<u>1931.</u>	<u>1936.</u>
Europeans	746	1,259	1,180
Natives	664	No	1,178
Asiatics	283	Census	302
Coloureds	56	taken	16

The following are the figures in respect of Municipal votes.

	<u>1924/25.</u>	<u>1927/28.</u>	<u>1940/41.</u>
Europeans.	313	573	563
Indians	11	8	3

The total value of the properties in the Borough as given by the Council is as follows :-

Land/....

	<u>Land.</u>	<u>Building.</u>	<u>Total.</u>
1926/27	61,375	191,213	252,593
1939/1940	82,680	302,220	385,900

The total value of Indian holdings in the Borough of Estcourt as at 1927 and 1940 was £27,710 and £56,820 respectively.

In Annexure A 6 which we put in at the hearing, we analysed the acquisitions as at 1927 and 1940. Of the 45 properties totalling 16½ acres in extent owned by Indians, 17 were occupied by Indians, 18 by Europeans and 10 were vacant land. Since 1st January 1927 a further 27½ acres were acquired by Indians comprising 43 lots. Of these 19 are occupied by Indians, 10 by Europeans and 14 lots are vacant land.

The Council complained of 43 purchases which in point of fact were only 25 separate acquisitions. The Council conceded that Lots 3, 4, 25 of Block H, Lot 8 of Block H and Lots 9 and 10 of Block H were not in an area which is European.

Lots 1 and 2 of Block O are owned by an Indian. There is a building on one Lot which is occupied by a European/....

European and the adjoining lot is used by European tenant as a garden. The Lots are also contiguous to Lot 6 of Block O, which was a prior acquisition and which was occupied by Indians on 1st January 1927. On Lots 9 and 10 there existed an Indian Hospital and an Indian lived as a tenant of the Hospital.

Lots 3 and 8 of Block L are contiguous to Lots 1, 2, 6 and 7 on Block L.

Lots 7(a), 3, 6 and 9 of Block N are contiguous to Lots 4 and 10 of Block N.

With regard to the acquisitions in Block F comprising

1 A and 1 Ai of F

1 A and ii of F

2 of F

5B of F

7, 8 and 9 of F and

10A of F

it was elicited in evidence (vide Page 1717) that the Lots 1,2,3,4 and 5 of Block F fronting Albert Street are Indian business areas and moreover in the same block there is a Mosque. The owners of shops fronting Albert Street in Block F have their residences fronting Alexandra Street.

Lots/ . . .

Lots 9 and 10 of Block I have been purchased by an Indian on which he erected six new cottages and there are four old cottages which have been renovated. Eight of these cottages are occupied by Europeans and two by Indians.

Lot 7 of Block E is an acquisition by an Indian and is occupied by a European.

Lots 15 and 16 of Block Q are acquisitions by an Indian but occupied by Europeans, and in regard to Lot 9 of Q, which is also an Indian acquisition, a native Minister was in occupation of the premises on the 1st January, 1927.

At the present the Indian owner is in occupation of the building.

Block R was a "mixed" locality (vide page 1719) and in consequence Lot 2 of Block R cannot be termed as an acquisition.

In Block S, of the three acquisitions, Lots 2, 3, and 4, are owned by Indians and occupied by Europeans today.

We claim that the following acquisitions do not fall within the Terms of Reference for the reasons we set out under each of these sub paragraphs :-

(a) Acquisition/....

- (a) Acquisition 1 in our Annexure A5 Rem. 14 of Block D is adjacent to Block H, which has been agreed to by the Council as being not in a European area.
- (b) Acquisitions Nos. 2, 3, 4 are not in a "European area" as aforesaid.
- (c) Acquisition No. 5 is in a "mixed" locality.
- (d) Acquisitions 12, 13, 14, 15, 16 and 17. These properties are situate in an Indian business and commercial centre, and it is not likely that Europeans would ever have been attracted to Block F.
- (e) Acquisitions 21 and 22 were occupied by Non-Europeans as at 1st January 1941.

The Council claimed the whole of Estcourt as being predominantly European and evidence showed that the Indians' first settlement in Estcourt was 1884.

The Council admitted that except for three houses, it had not embarked upon any Housing Scheme either for Europeans or Indians, although the European population had increased from 746 in 1921 ^{to} and 1180 in 1936.

Two interesting facts had been elicited from the

evidence /

evidence. One is that vacant lands had been purchased and built upon and the other is that old dilapidated buildings had been purchased and repairs and renovations had been effected. A preponderating ~~number~~ number of these dwelling are occupied by Europeans - and it was admitted that Indians by building or making houses habitable by repairs and reconstruction, the pressing need due to shortage of houses for Europeans which was neglected by the Borough, ~~was~~ ^{was} met.

Mr. Widdcombe admitted (vide page 1726) that scarcity of houses in Estcourt was a contributing factor to Europeans occupying Indian owned properties.

These acquisitions have been made by Indians as the best means of investment to which we have already referred elsewhere in this Memorandum.

We have also shown that there is a tendency for Indians to live decently in detached cottages. The effect of this is also marked amongst the Indians in Estcourt.

We / ...

We submit that the acquisitions Nos. 6, 7, 8, 9, 10, 11, 18, 19, 20, 23, 24 and 25 reflected in our Annexure A5 fall under three headings :-

- (a) Acquisition for purposes of investment.
- (b) Acquisition in contiguous areas made by Indians because the Council failed to provide housing for the Indian inhabitants of the Borough.
- (c) isolated purchase of properties made by Indians for their personal occupation.

We feel that the only acquisitions of properties that the Council complain of are isolated ^{Cases} ~~cases~~ and in respect of (a) and (b) there is ample justification for the purchase.

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