A SOCIAL AND ECONOMIC GEOGRAPHY OF

UMZINTO NORTH

by

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the degree of Master of Arts in the Department of
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D.V. SONI
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S U M M A R Y

An attempt is made in this dissertation to ascertain current land use structure and to analyse the development potential of Umzinto North.

A comprehensive socio-economic and land use survey was undertaken to establish housing needs, to assess the employment potential, to determine the need for urban amenities and services and to investigate additional land requirements. The dissertation also tested land use needs in Umzinto North in respect of the cultural perspectives of the Indian community.

Final analysis revealed a range of land use types. There were, however, certain amenities and services which were lacking in terms of their provision and quality. Recommendations regarding these issues have been made. In respect of the issue of land use and cultural values, it was found that the community in Umzinto North is increasingly becoming westernized in its lifestyle and no special land use needs are required. However, it is suggested that the rigidity in the application of planning regulations must be substituted by a more flexible approach to accommodate the specific requirements of individual households, particularly, in the lower economic strata. It is also strongly recommended that planning authorities encourage public participation in any further planning proposals for the town.

In the final assessment it was found that Umzinto North had very limited potential for growth. Inability to generate employment opportunities could encourage further out - migration which could result in decreased growth rates within the town.

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*"Thy right is to work only,
but never with its fruits;
let not the fruit of action
be thy motive, nor let thy
attachment be to inaction."*

GITA

CHAPTER ONE

1. INTRODUCTION

1.1 AIMS AND SCOPE OF THE STUDY

In terms of the Local Government Ordinance of 1963 the Indian Group Areas of Park Rynie and Umzinto were proclaimed on the 4th and 18th of December 1970 respectively and the Local Affairs Committees for these two areas were subsequently established (Local Government Extension Ordinance 23 of 1963). The prime function of the Local Affairs Committee is to promote the interests and welfare of the inhabitants of its area and to bring matters affecting local government to the notice of the Local Government Authority (Cloete, 1978). Both Umzinto and Park Rynie are situated on the south coast of Natal (Fig. 1). Umzinto is 80km from Durban and Park Rynie, 72km. In 1974 the Town Board of Umzinto North was established and it brought Park Rynie and Umzinto jointly under the same local government authority of Umzinto North. This new status presented Indian administrators and local residents with considerable challenges. For the first time Indians in Umzinto North became fully responsible for the full range of services rendered by local authorities such as the provision and administration of municipal services, planning and provision of housing and recreational facilities and the preparation of physical development programmes to ensure orderly and satisfactory expansion of the town.

LOCATION: UMZINTO NORTH
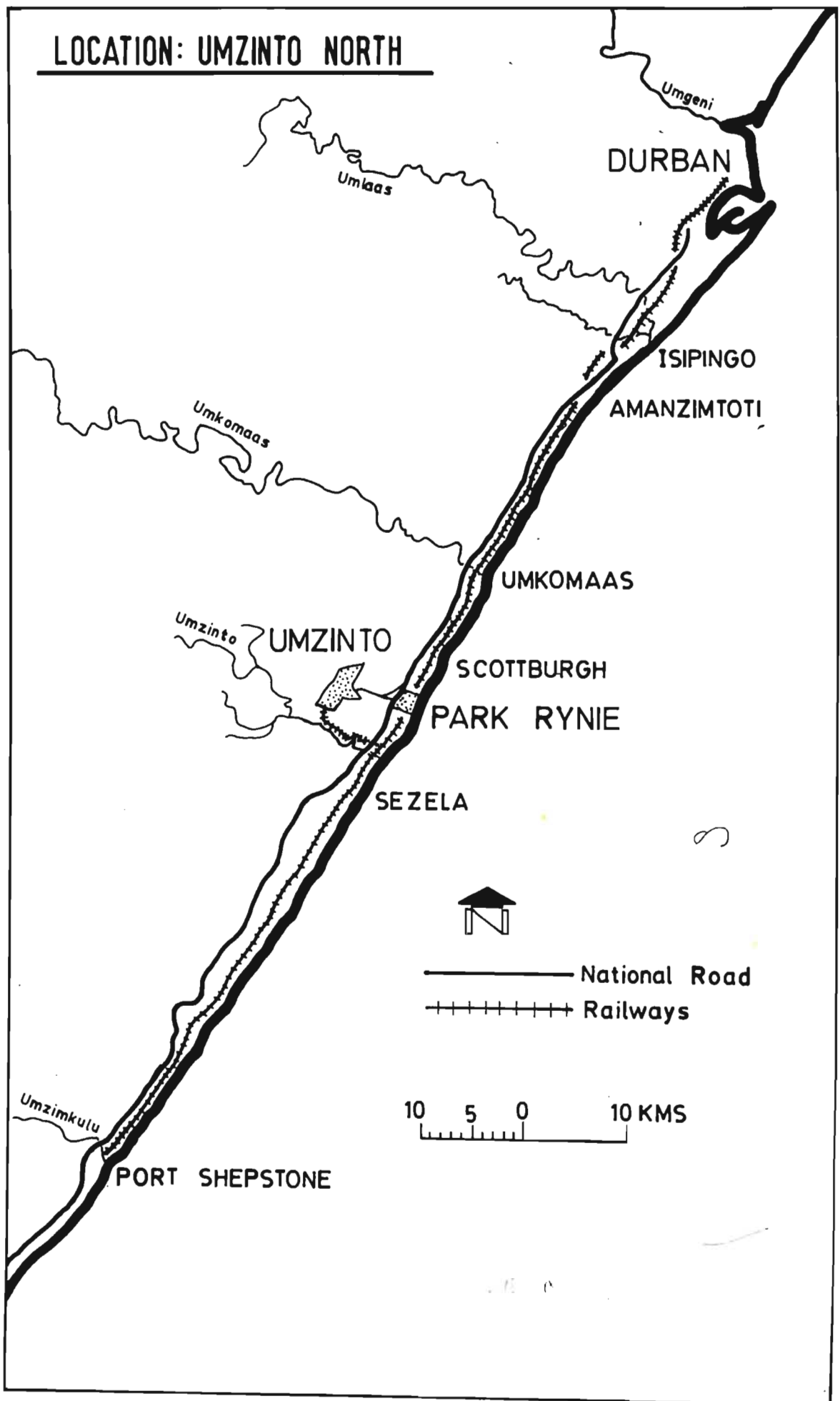
FIGURE 1

Despite an awareness of dissatisfaction with the provision of housing, amenities and recreational facilities among the residents and the desire to improve the well-being of the population, local authorities had to approach their task with caution due to a patchy theoretical knowledge of basic requirements, the complete lack of essential planning data, or a knowledge of the economic characteristics of the town and its planning needs. During its first few years the Town Board identified several major problems in respect of development in Umzinto North. In 1977 the Board decided to call for an intensive survey to collect essential detailed information required for proper planning. An approach was made to the Institute for Social and Economic Research at the University of Durban-Westville for help in this respect. After consultations concerning the scope and nature of the required study, the present author agreed to undertake an investigation for the Town Board. This investigation is now complete and a report entitled 'A Socio-economic and Land-use Survey of Umzinto North' has been presented to the Town Board (Soni, 1980). This dissertation which shares the same data base is however a very different document. The report exists merely to present the findings of the survey. The dissertation attempts to provide an in-depth explanation and interpretation of the findings and to take these to a logical conclusion, makes recommendations which were not called for in the original report.

The primary concern of the Umzinto North Town Board was the acquisition of data which would assist in planning the future development of the town. More specifically these aims were identified as being :

a)   to conduct a complete land use survey of Umzinto
     North in order to ascertain the nature and quantity
     of the different land use categories. Such data
     are essential to any future land use planning;

b)   to measure the socio-economic characteristics
     of the population of Umzinto North;

c)   to assess the attitudes of Umzinto and Park Rynie
     residents to their environs and specifically to the
     level of amenities provided by the Board. Needs
     and desires in respect of amenities were also to
     be queried. As the provision of housing had al-
     ready been identified as a major problem area by
     the Town Board, special attention was to be given
     to this amenity.

Further aims which are specific to this dissertation are :

d)   to test the contention that the needs and desires
     of an Indian community are influenced by that
     community's cultural traits and values.

If the contention proves true then the planning
norms employed by the Natal Town and Regional
Planning Commission would in certain cases be
invalid. If this is indeed the case, then proposals
for new norms would be made where appropriate; and

e)   to make specific recommendations in respect of the
      long range physical development of Umzinto North
      particularly with regard to the spatial organization
      of land use and the provision of housing. Recommen-
      dations will also be made in respect of the provi-
      sion of amenities within the town bearing in mind
      the particular cultural characteristics of Umzinto
      North's population.

1.2   DATA SOURCES AND TECHNIQUES OF INVESTIGATION

Invaluable information relating to the development of
Umzinto North was acquired from records of the Town Board's
offices, the Archives in Pietermaritzburg, the Municipal Year
Books of South Africa and also from formal and informal discussions
with members of the Town Board and senior members of the community.
Detailed information, however, emerged mainly from a land use
mapping exercise and a questionnaire survey intended to ascertain
socio-economic levels and attitudes to amenities. Although it
is normal in such surveys to select a sample population for study,
this was not acceptable to the Umzinto North Town Board.

The total number of dwellings in Umzinto North was known to be approximately 1000 and *the survey involved a complete coverage of all households*. This slightly unusual procedure ensured the highest level of accuracy in the final analysis.

The field survey of land use was augmented by valuation rolls and a plan for Umzinto North prepared by the Natal Town and Regional Planning Commission in 1976. Differences between planned and actual uses were then documented.

In addition to the land use mapping exercise, a comprehensive questionnaire (Appendix 'A') was designed to collect and record vital information on socio-economic indices. The fieldwork commenced in November 1977 and was completed in January 1978. Since the questionnaire survey required the assistance of a team of fieldworkers, senior geography students at the University of Durban-Westville were employed as interviewers. The number of fieldworkers during the survey ranged from 10 to 12 at any one time. In order to ensure a uniform standard and a high level of accuracy, the fieldwork schedules were checked on a daily basis. Visits took place largely during the day as it was considered suitable that a responsible adult, preferably a female, should give relevant data for all members of the family. Where necessary, callbacks were undertaken in the evenings.

There was a reluctance on the part of certain respondents to provide information due to animosity towards the Town Board over the issue of rate increases. Furthermore, questions pertaining to income and other financial matters were poorly answered and the results in this section ought to be treated with caution.

Difficulties were also experienced in obtaining reliable official data regarding population figures. The survey was undertaken in December 1977, seven years after the previous population census. Problems therefore arose concerning estimates of population growth during the seven years, and the establishment of a reasonable population for 1977 on which calculations could be based. In the absence of details on fertility and mortality rates required to prepare estimates on the likely population growth, projections were based on results obtained by Sadie (1973) and Sugden (1978).

On completion of the fieldwork the data collected on interview schedules were coded and transferred to computer cards for tabulation and statistical analysis. Tabulations were obtained through the use of a Sperry Univac 90/30 computer.

1.3 PRESENTATION AND INVENTORY

The contents of this dissertation are presented in one volume.

Following the introduction, chapter two provides an historical background to the establishment and growth of Umzinto North. Such a perspective is essential if planning for the future is to be meaningful. The next chapter affords an assessment of areas allocated for individual land uses and present land use patterns and compares the existing trends in land use with the physical development plan prepared in 1976 by the Natal Town and Regional Planning Commission for Umzinto North. Chapters four and five based on the questionnaire survey illustrate the social and economic characteristics of the population including family size and composition by age and sex and levels of income of adults, families and heads of households. The qualitative and quantitative characteristics of housing stock such as type of tenure and dwellings and quality of dwellings are dealt with in chapter six. Since the provision of housing was identified as a major problem by the Town Board, detailed information on dwelling and room occupancy patterns are provided in chapter seven. Chapter eight, in addition to providing information on commercial activities within the Town Board, deals with the expressed desires and needs of the population with regard to amenities and recreational facilities. The final chapter provides demographic projections which are considered relevant for long term planning proposals, a summary of findings and makes recommendations for the long term development of Umzinto North.

CHAPTER TWO

2. HISTORICAL PERSPECTIVE

2.1 INTRODUCTION

Although existing urban patterns are dynamic in nature
their origins lie in history and an historical perspective is an
essential prerequisite for those who would influence future
urban forms. It is, therefore, the function of this chapter to
briefly describe the circumstances which led to the establishment
of Umzinto and Park Rynie, together with their early functions
and development. Since the Town Board area of Umzinto North is
the product of two separate towns, Umzinto and Park Rynie, it
would seem appropriate, for this chapter, to treat them under
separate headings.

2.2 UMZINTO

Writing a history of Umzinto is difficult for records
are incomplete and dispersed. No single comprehensive history
of the settlement has been traced and the following account is
pieced together from numerous diverse sources.

The town of Umzinto, 72km south of Durban and 8km from
Park Rynie which is on the coast, is the centre of one of the
largest sugar-producing districts in Natal. The name Umzinto
is a combination of three Zulu words, 'Umuzi We Zinto', which
means 'A Village' or 'Important Place of Things', hence the
'Kraal of Achievement' (Stayt, 1971).

According to early records, the first white settlers to arrive in the area around the present site of Umzinto, seem to have been survivors from shipwrecks in the years between 1600 and 1650. While many of them left the area, a few pioneers stayed behind to form the early settlement close to the mouth of the Mzinto River. There is evidence to suggest that some form of White settlement has existed in this area since that time (Bulpin, 1966). During this period agriculture was the main activity. Sugar farming commenced in Umzinto in 1858 and the first sugar company in Natal, the 'Umzinto Sugar Company' obtained a grant of some 3 260 hectares of land along the Mzinto River. In 1861, a sugar mill was established to the south of the present town (Bulpin, 1966). It would seem that the sugar industry contributed significantly to the early growth and development of Umzinto and its surrounding areas. However, communication links, especially transportation, between Umzinto and other regional centres like Durban, were poorly developed. This proved to be a barrier to further expansion and development of Umzinto. During the period from 1866 to the turn of the century, various attempts were made to improve transportation links between Umzinto and Durban. Amongst the many attempts to encourage navigation on rivers of the Natal south coast was the establishment of a port at Umzinto in 1886, but it soon closed down owing to silting up of the river.

In 1865 Umzinto was recognised as the main centre of the Alexandria Magisterial District with the appointment of Mr. Moodie as its first magistrate. The possession of a magisterial seat was a significant step forward in the town's development. The magistrate performed all the essential civic functions, collected taxes and performed marriages so that the populace of the district had no option but to do business in the magisterial town.

Towards the end of the nineteenth century the discovery of gold in the area around Umzinto, encouraged a further influx of people. The gold prospecting industry was however short lived. During the early parts of the present century, Umzinto flourished as a staging post for transport riders on their way to Durban from the Highflats area, on the south coast of Natal.

In 1901 the south coast railway was established linking many of the south coast towns to Durban. Although the railway line by-passed the town, a narrow gauge railway linked Umzinto to the main branch line. With the development of rail transportation Umzinto lost some of its importance as a staging post. However, the branch line boosted the sugar farming industry and resulted in the further expansion of the town during the early part of the century.

In 1933 a Health Committee was appointed to administer the area and in 1950 a White Town Board was appointed by the Provincial Government Authority of Natal (Town and Regional Planning Report, 1960).

In 1970 the northern portion of Umzinto was proclaimed a group area for Indians and in 1974 an Indian Town Board was elected to administer the affairs of the northern portion of Umzinto and the northern portion of Park Rynie under the title of Umzinto North Town Board. The remaining portions of Umzinto and Park Rynie became Development Areas for the White population under the control of the Development and Services Board (Town and Regional Planning Report, 1960).

With regard to the Indian community, it is interesting to note that their arrival in this area coincides with the arrival of Indians in other parts of Natal, i.e. from 1860. The majority of them came to Umzinto as indentured labourers on sugar farms. Five years later, on completion of their contracts, they were offered Crown Lands in lieu of a passage back to India (Fiat Lux, 1974). Many of them became sugar cane farmers while others branched out into commercial and other activities. The area soon attracted other Indians as a suitable place to settle in.

Ideally, population and other statistical data, from carefully kept records, are considered essential in tracing the development of a town. However, in the absence of such information, the use of surrogate data is necessary. The graphic illustrations, constructed with the aid of data extracted from National Census and Municipal Year Book records, in the following section, show the development of Umzinto from 1904 to the present time.

Population characteristics are important and considered a prerequisite in any planning exercise for the future of an urban area. Figures 2 and 3 show the population growth trend for the period 1911 to 1970. In figure 2, the White and Indian population figures are compared with that of the total population. The total population graph shows a typical growth trend except for the period 1911 to 1921 when it dips sharply. This sudden decline may be attributed, to some extent, to the exodus of many people during the period the town lost its importance as a staging post especially with the introduction of the south coast railway which by-passed the town. The graph depicting the Indian population shows a steady increase from 1911 to 1960. However, after 1960 and up to 1970, a sharp increase which coincides with the increase of the total population during the same period, is evident. The White population graph, on the other hand shows a very stable growth trend.

The population for the Umzinto magisterial district has more than doubled itself from about 62 000 in 1921 to 155 000 in 1970 (Figure 3). It is evident also, in the same figure, that the African population has contributed significantly towards the population growth of the district. The Indian population, like-wise, is relatively large especially when it is compared to the total population of the town of Umzinto. Together with the Indian population, the African population forms a large consumer market which augurs well for the economic well-being of Umzinto.

UMZINTO: POPULATION GROWTH 1904-1970
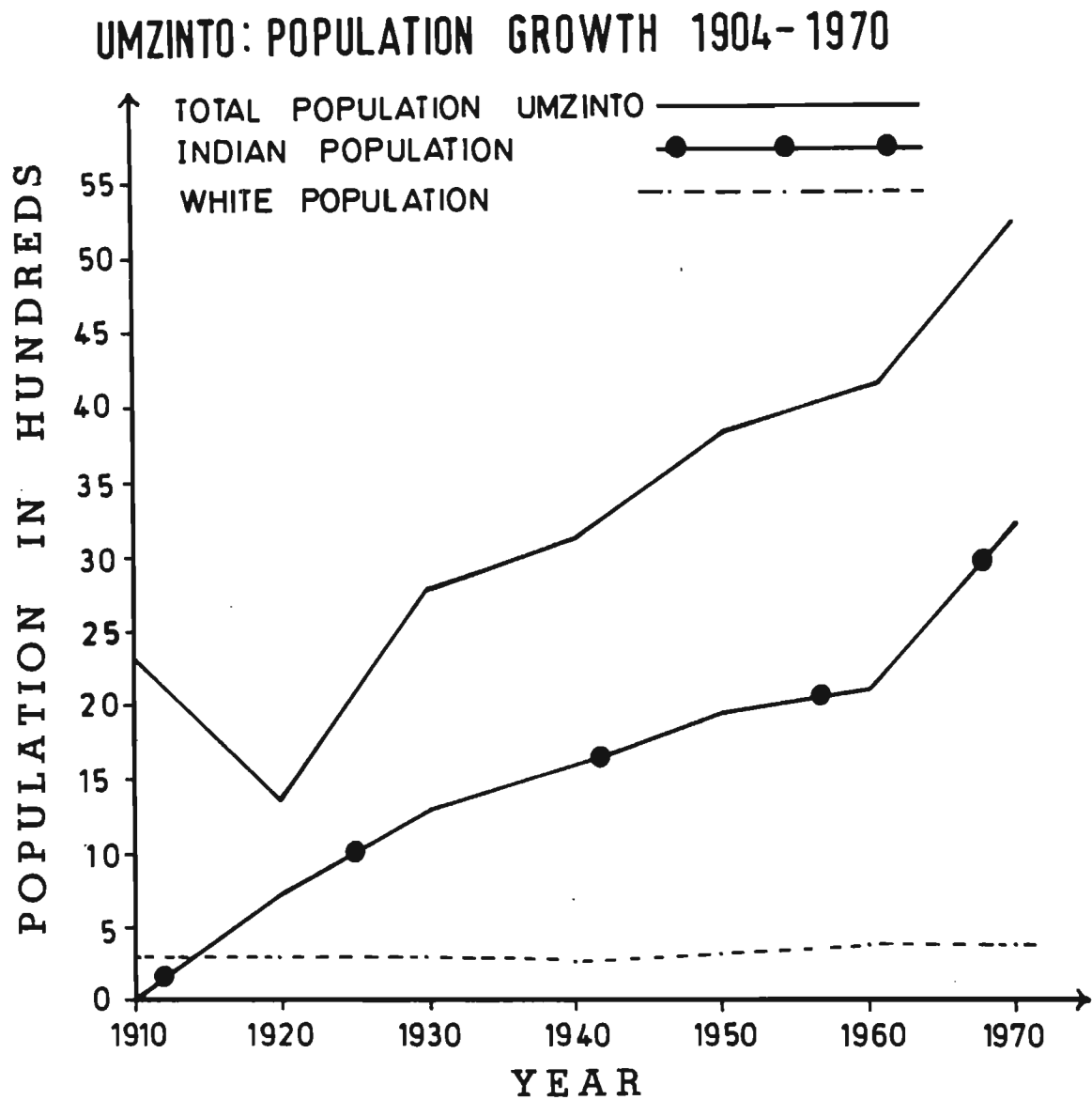
(SOURCE POPULATION CENSUS 1904-1970)

FIGURE 2

UMZINTO DISTRICT AND UMZINTO POPULATION GROWTH
(1921 - 1970)
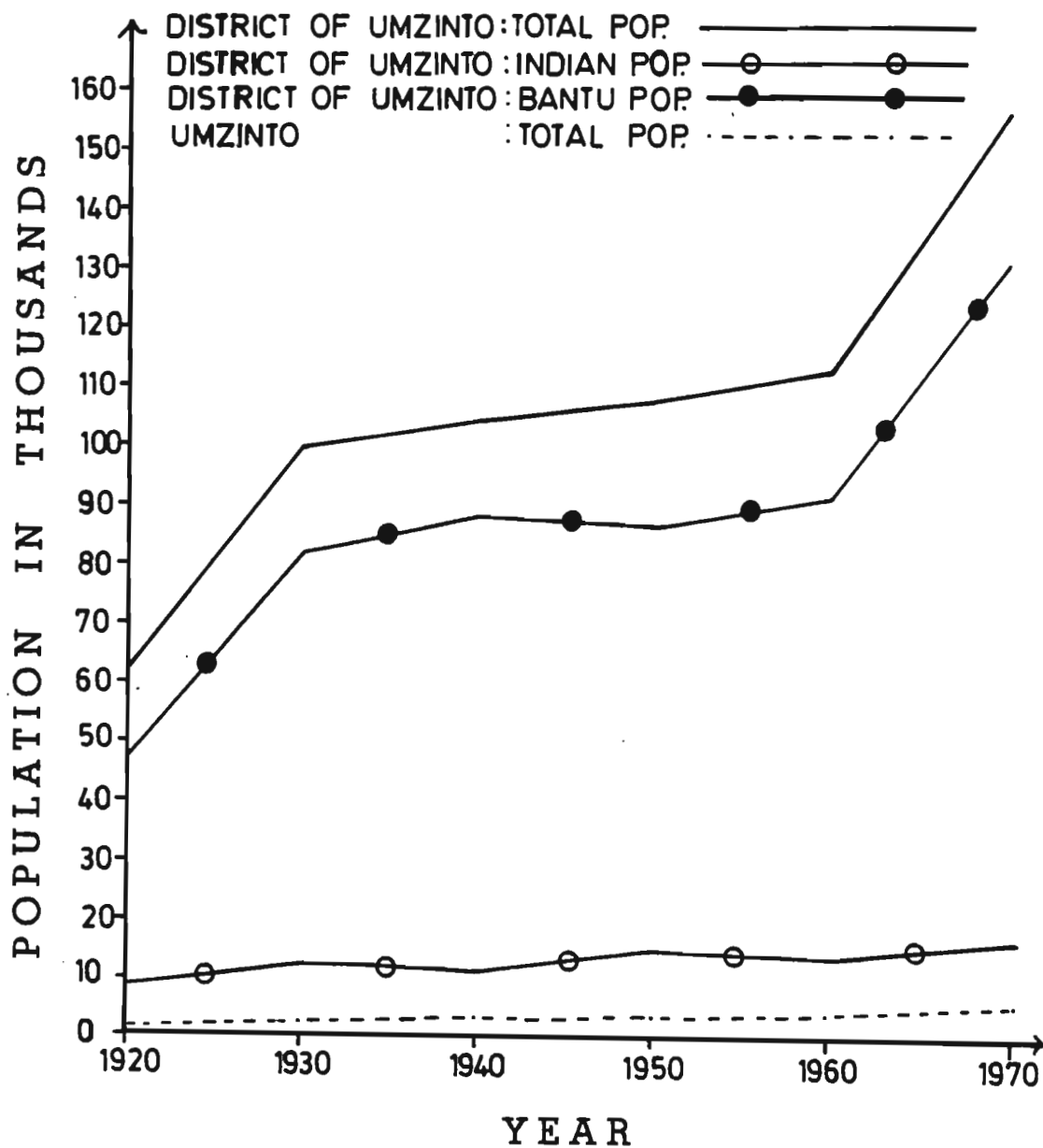
(SOURCE: CENSUS FIGURE 1904 - 1970 - DEPT. OF STATISTICS)

FIGURE   3

The establishment of a public library and the circulation of books, indicates to some extent the growth in population within a community. Figure 4 illustrates the circulation of books in Umzinto from 1930 to 1970. The circulation of books increased from 5000 in 1930 to about 57 000 in the seventies. The graph shows a sharp increase in the circulation of books between the period 1950 to 1960 and this could be attributed to the increase in population of the town during that period or could simply be an indicator of increasing interests in reading.

While properties are revalued at regular intervals for purpose of rates assessment, the exercise does, to a certain extent, indicate the demand for and improvement of land. The rateable value of the town increased from R4 million in the 1950's to R39 million in the 1970's. This phenomenal increase could be attributed to the fact that Umzinto was proclaimed an Indian Group Area in 1970 and acquired Town Board status in 1974. The security of tenure offered by the fact that Umzinto was proclaimed an Indian Group Area caused a movement of Indians to the area, hence the increased demand for land and indirectly the sharp increase in rateable values for the town (figure 5).

2.3   PARK RYNIE

Park Rynie, a portion of the Town Board of Umzinto North, is mainly a residential area situated on the seafront, 64km south of Durban and 8km from Umzinto.

UMZINTO: LIBRARY BOOKS IN CIRCULATION 1930'S – 1970'S
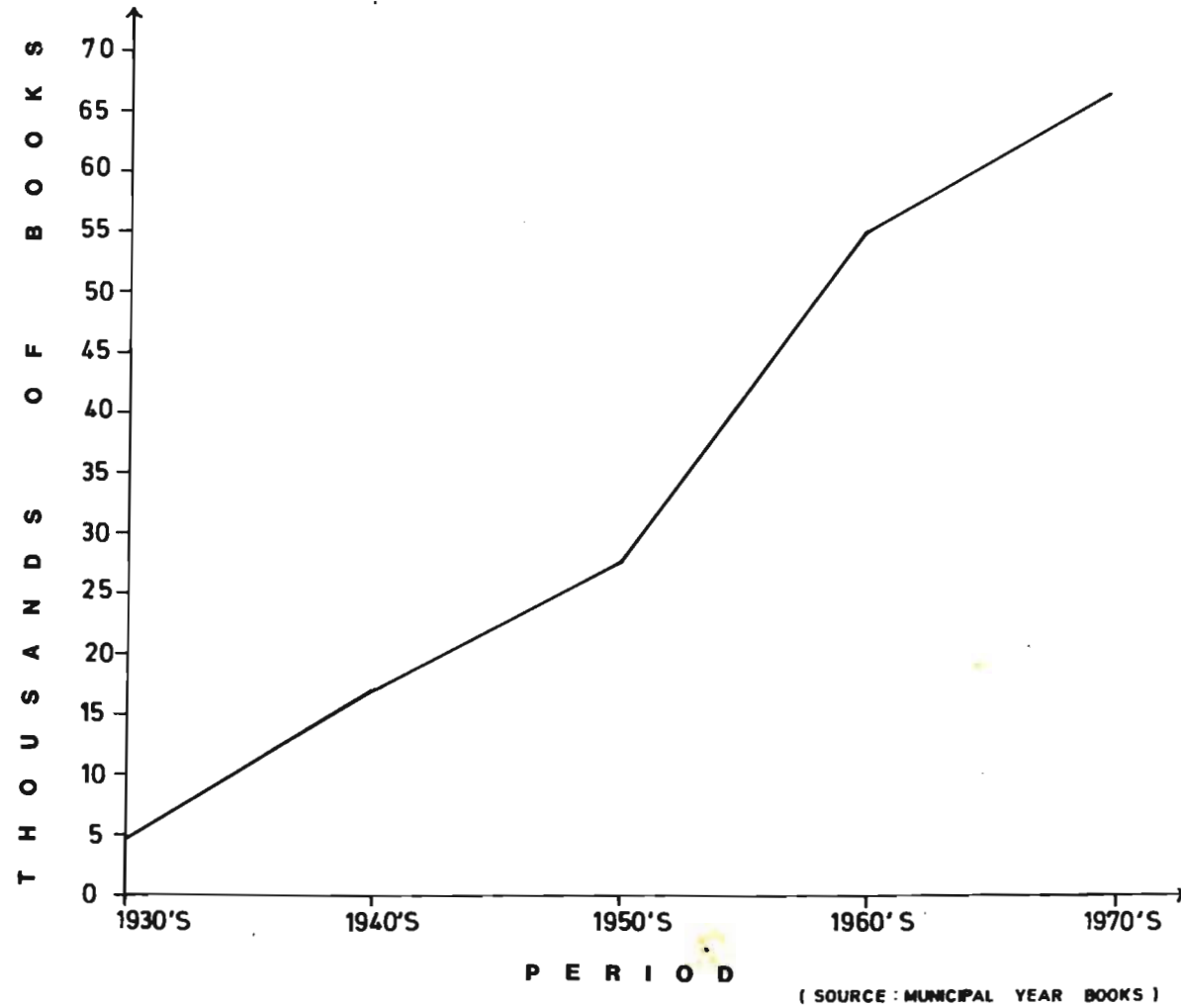
FIGURE 4

UMZINTO : RATEABLE   VALUES : 1950'S – 1970'S

(SOURCE: MUNICIPAL   YEAR   BOOKS)
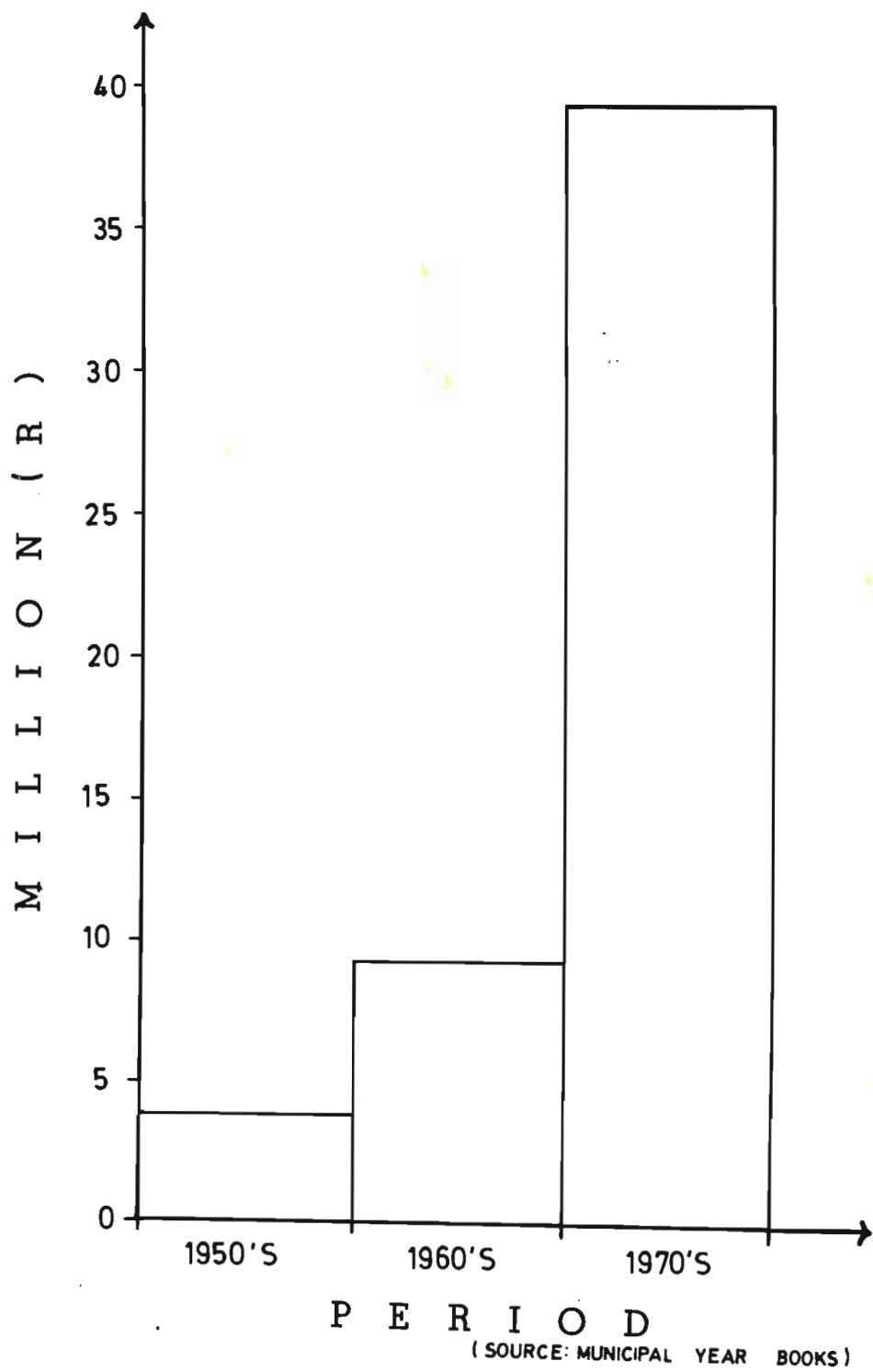
FIGURE   5

The origin of the town can be traced back to the year 1857 when a firm called Norsworthy and Company purchased a farm in the Alexandria District of Natal. The farm was called Park Rynie after the wife of one of the partners whose name was Rynie. As early as 1906 the area acquired the status of a holiday resort. In 1915 a whaling station was established there but it soon closed down owing to competition from the whaling station at Durban (Bulpin, 1966). A Health Committee was established in 1932 to control the affairs of the area but was short-lived. Park Rynie, as a result of the Group Areas Proclamation, was divided into two sections. The area to the north became Indian, and to the south a White Group Area was proclaimed under the control of the Development and Services Board (Town and Regional Planning Commission Report, 1960). The northern portion which is Indian is presently controlled by the Umzinto North Town Board.

The area has about 300 plots, mainly of residential character and has limited possibilities for further development. However, because of its seafront location, it could expand its facilities to become a popular Indian holiday resort.

Figure 6 not only shows the population growth trend of Park Rynie but also shows the area's contribution to the population of the Town Board of Umzinto North. The graph showing the population for Umzinto and Park Rynie rises sharply exemplifying the population growth trend of a young area. The graph also shows that the Indian population has contributed significantly to the total population of Park Rynie.

PARK RYNIE: POPULATION GROWTH 1936-1970
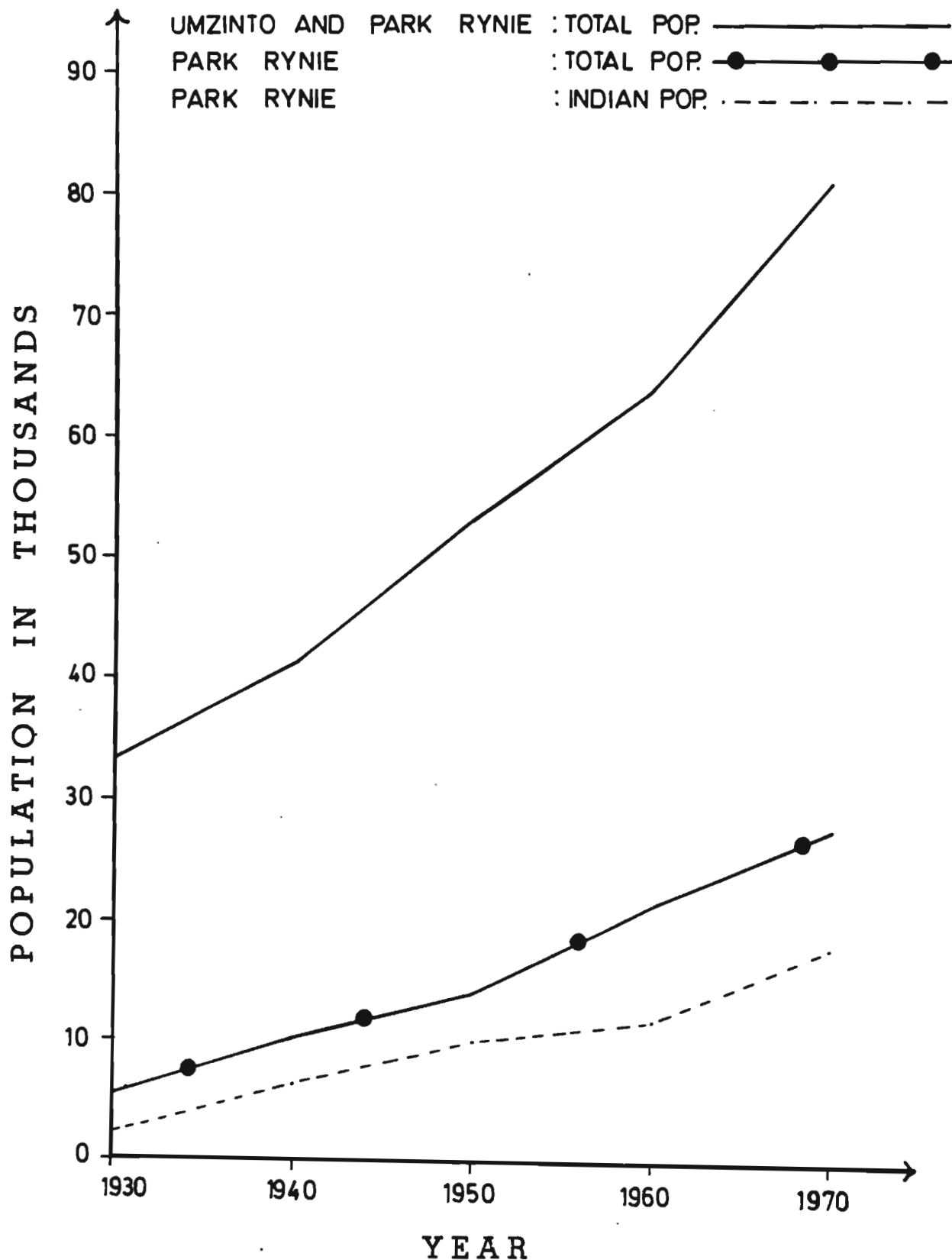
(SOURCE: CENSUS FIGURES - DEPT. OF STATISTICS)

FIGURE 6

In summarising the present chapter it may be seen that both Umzinto and Park Rynie have experienced mixed fortunes in their development. The historical perspective does, however, provide a backdrop for the analysis which follows in future chapters.

C H A P T E R   T H R E E

3. LAND USE

3.1 INTRODUCTION

"Any effective plans for the improvement or rearrangement of the future city must take into account the present pattern of land use within the city, of factors which have produced this pattern, and the facilities required by activities localised within particular districts," (Harris and Ullman, 1959). Bartholomew (1955) is of the opinion that land use in a city is representative of a community's social and economic system. Considering these statements the purpose and scope of this chapter may be outlined as follows :

a)   to provide an explanatory description of land use patterns and proportions;

b)   to compare existing land use patterns and trends with the physical development plan prepared by the Natal Town and Regional Planning Commission in 1976 in order to establish the need for modifications to the latter plan;   and

c)   to investigate land use needs with specific reference to the community's cultural traits and values.

3.2   GENERALISED LAND USE STRUCTURE

3.2.1   UMZINTO

Together with socio-economic and other factors, topography plays a vital role in the structuring of land use patterns within an urban area. The role of topography in the case of Umzinto, cannot be overemphasized. Granite dominates the geology of the area and it has given rise to a hilly broken topography. Generally, the undulating terrain has made it difficult to connect different parts of the town and as a result development is largely fragmented.

The centre of the town is located in a valley which is flanked on either side by hills (figure 7). The main street of the town runs in a north to south direction. The road from Park Rynie intersects the main road roughly at the centre of the town. Generally, apart from the intensive ribbon development along the main road, individual dwellings are widely dispersed within the settlement.

Commerical development is strung along the main road and this gives the town an essentially linear appearance (figure 8). Many of the shops have been developed on narrow plots and as a result small shop frontages are a frequent sight. A common feature in the commercial centre is the development of apartments above shops where shopkeepers and their assistants live.

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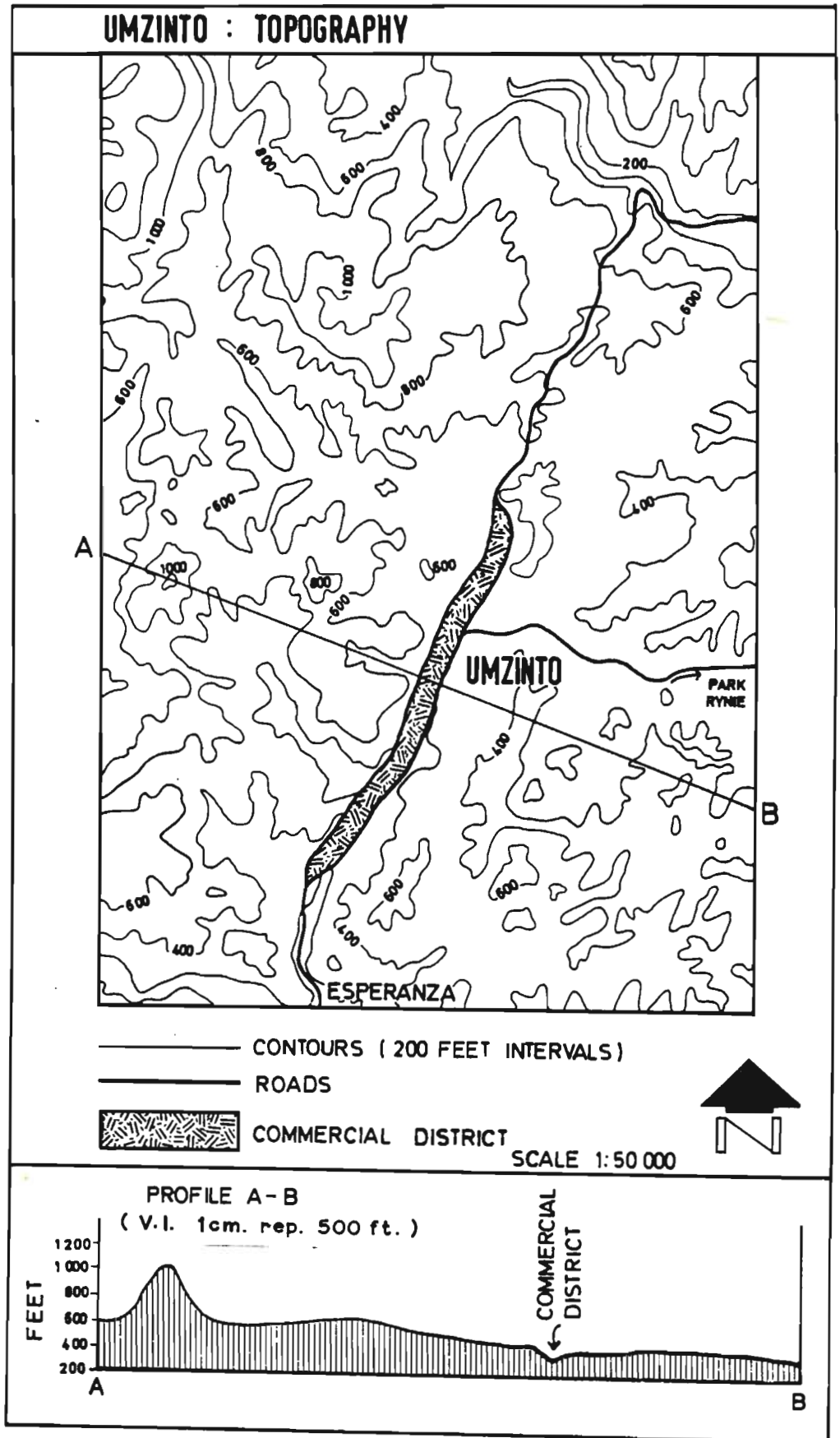
FIGURE 7

Residential development is to be found mainly in the eastern and south western areas of the town (figure 8). The older residential areas are located in close proximity to the commercial core and on larger agricultural plots to the north and west of the town. The relatively new suburbs of Hazelwood and Asoka Heights are situated to the east of the town. Accomodation in the new suburbs consists of single and detached units while in the older residential areas, multi-dwelling (detached) units are not uncommon. Shopping facilities supplying groceries and other commodities of a low order are available in the new residential suburbs.

Although it is unusual for an urban area to contain agricultural plots, a large portion of Umzinto is devoted to agricultural pursuits and this may be attributed to the nature of the settlement's evolution. Consequently agriculture has had a marked effect on the growth of the town as a whole. Agricultural land is located to the north and west of the town (figure 8). Sugar farming is the main activity of the farming community and in addition, market gardening and the growing of sub-tropical fruit is also practised.

Figure 8 shows that land zoned for industrial use is located to the north of the town. The broken topography of the town precludes the provision of rail facilities to this area and has inhibited the development of heavy industry. Light industries have established themselves but progress has been slow and not very encouraging.

UMZINTO : GENERAL LAYOUT OF LAND USE

Agricultural

Industrial

Agricultural

Residential

Residential

Commercial

MAIN ROAD

1 0 1 2 3 4 KMS.
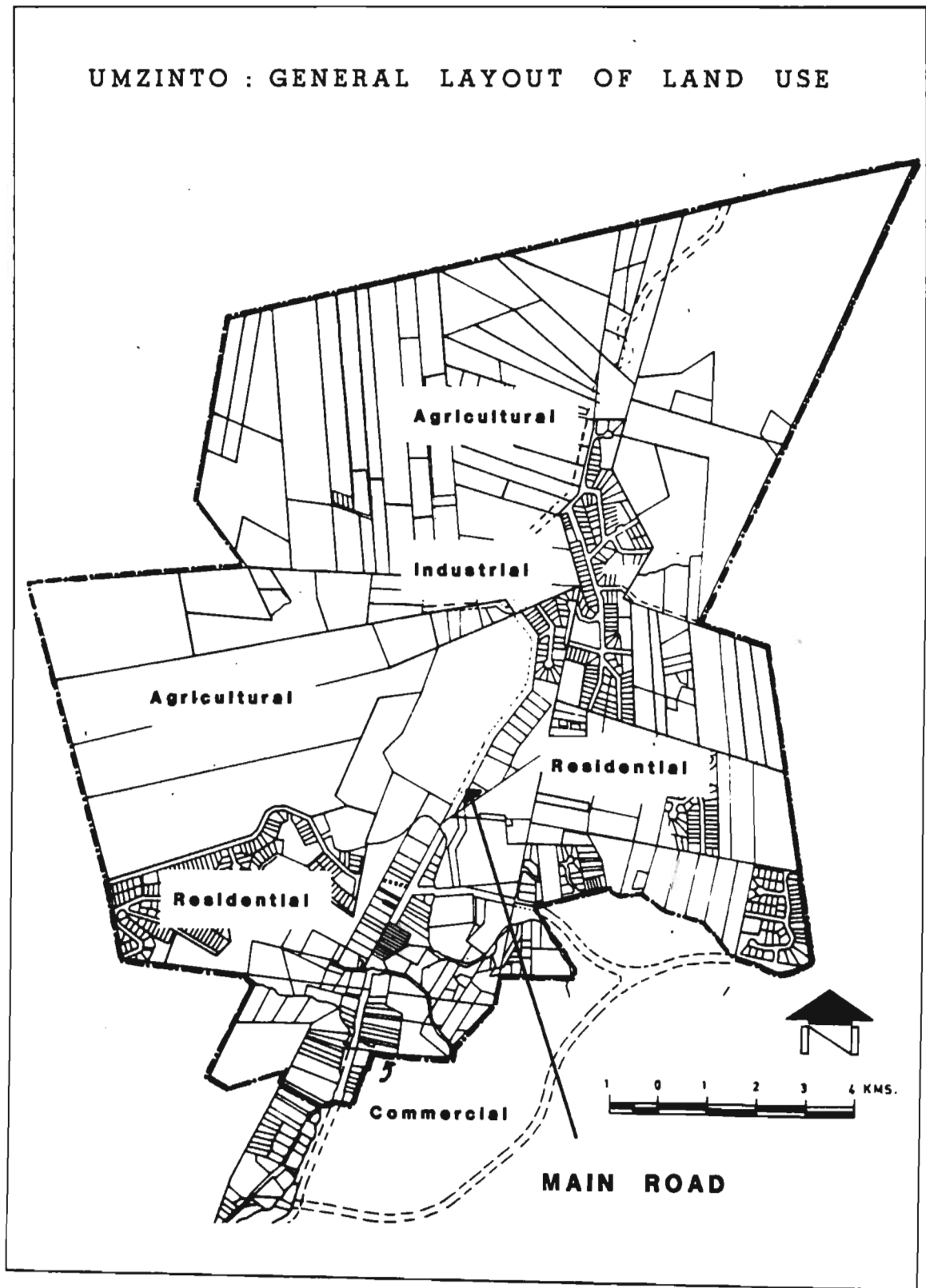
FIGURE 8

The construction of roads also, is severely restricted by the topography. Besides the main road and the road which enters the town from Park Rynie, access to other areas, especially to agricultural holdings, is difficult. Access to most residential areas is available via tarred roads. As far as railway communication is concerned, the main south coast railway line bypasses the town and the feeder service from this main railway line terminates at Esperanza, about a kilometre south of the town.

3.2.2 PARK RYNIE

Since the character of Park Rynie is mainly of a residential nature, it is considered that further discussion is not warranted at this stage except to mention that this portion of the Town Board of Umzinto North is situated on a relatively flat area sloping gently towards the sea and that commercial activities supplying low order retail purchases are scattered throughout the area.

3.3 EXISTING LAND USE AREAS AND PROPORTIONS

The analysis of land use proportions in any urban study is invaluable in that it helps to explain the spatial pattern of a town. In the case of Umzinto North a complete land use analysis was undertaken and the uses of each plot were mapped. Areas for each lot were extracted from the most recent valuation roll available at the time of the study. The categories of land use adopted for the present investigation with a few exceptions are comparable to Smout's study of Natal Towns (Smout, 1969).

Since Umzinto is a small rural town with a population
of about six thousand, a detailed systematic classification as
proposed in studies by Bartholomew (1965), Keeble (1961) and
Chapin (1965) would not be entirely appropriate. The classifica-
tion adopted forms broad but generalised groupings of land use,
namely :

Residential
Commercial
Agricultural
Institutional
Industrial
Recreational

Although streets roads and railway reserves occupy a significant
proportion of land use within a town, they have been ommitted
in the present study because many of the roads in Umzinto traverse
private property and are unregistered.

3.3.1 UMZINTO

Figure 9 and Table 3.1 illustrate the existing land use
proportions in Umzinto. At the time of the survey Umzinto had
422 laid out plots with an area of 559,4 hectares. Physical
improvements on the land included 369 dwelling units, 163 out-
buildings, 171 commercial and other units, 14 blocks of flats
and 7 shacks.

UMZINTO

(PORTION OF TOWNSHIP OF UMZINTO NORTH)

EXISTING LAND USE - 1978
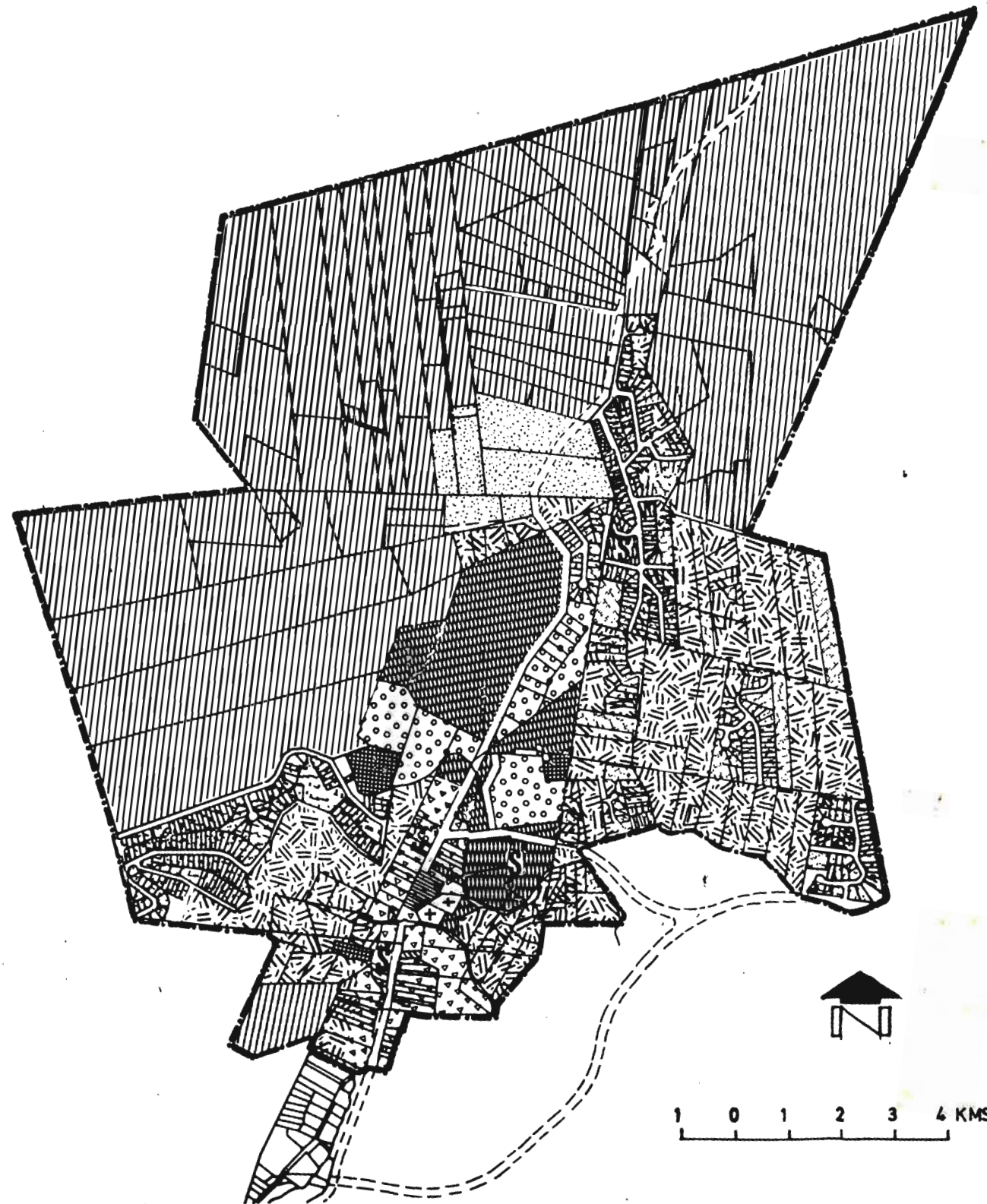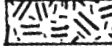
AGRICULTURE

LIGHT INDUSTRIAL

SPECIAL RESIDENTIAL VACANT

SPECIAL RESIDENTIAL DEVELOPED

GENERAL RESIDENTIAL

GENERAL COMMERCIAL

PUBLIC BUILDINGS - DEVELOPED

PUBLIC BUILDINGS VACANT

S   SCHOOL

OPEN SPACE

1 0 1 2 3 4 KMS.

FIGURE 9

TABLE 3.1   UMZINTO : EXISTING LAND USE : AS PERCENTAGE OF TOTAL BUILT UP AREA

LAND USE CATEGORY	NO. OF PLOTS	%	AREA (ha)	%	PHYSICAL IMPROVEMENTS				
					HOUSE	OUT BLDG.	OTHER	BLOCK OF FLATS	SHACKS
AGRICULTURE	55	13.0	295.5639	52.8	60	36	4	0	3
RESIDENTIAL	278	65.9	224.4918	40.1	233	94	27	1	2
INSTITUTIONAL	17	4.0	16.9757	3.0	7	5	18	0	0
COMMERCIAL	65	15.4	12.6788	2.3	63	25	115	13	2
INDUSTRIAL	4	1.0	8.7506	1.6	6	3	4	0	0
OPEN SPACE	3	0.7	0.9511	0.2	0	0	3	0	0
TOTAL	422	100	559.4119	100	369	163	171	14	7

It is evident from Figure 9 and Table 3.1 that
agricultural land use located to the north and west of the town,
occupies a significantly high proportion (52,8%) of the total
laid out area in Umzinto. The reason for this high proportion
maybe attributed to the role of agriculture in the town's economic
growth, as noted earlier. However, agricultural land may be
considered as land in reserve and augurs well for the future
expansion of the town should the occasion arise.

Residential land occupies the second highest proportion
(40,1%) of the laid out area in Umzinto. However, if agricultural
land use is excluded from the analysis (since it is unusual for
agricultural land to be included in any analysis of urban land use
proportions) other land use categories will be significantly
affected. The proportion of residential land, for example, would
then increase to 86,5% which not only is considered extremely high,
but gives Umzinto an essentially dormitory town character. Such a
feature could suggest that the majority of the populace in Umzinto
is employed in Durban or surrounding sugar industrial districts. If
this is indeed the case, then there could be far reaching implications
especially with regard to the future planning of the town.

The distribution of residential land is affected by the
topography and the structure of the commercial centre of the town.
The older residential areas in close proximity to the town centre
are fully developed while the new residential areas away from the
centre of the town have much vacant land evident.

With a few exceptions of multi-dwelling detached units in the older residential areas, single dwelling detached units predominate in the new residential areas. Blocks of flats are concentrated in the area immediately north of the town centre. A number of outbuildings attached to the main dwelling units of residential units are occupied by tenants of a lower economic status and also, in some cases, by members of the registered owner's family.

Institutional land use in the present analysis comprises land used for public and semi-public purposes such as schools, social work offices and the Town Board's offices. This category of land use ranks next highest as a proportion of the total built up area (3%). If agricultural land use was excluded from the analysis, then institutional land uses would account for 6,4% of the total built up land area. Institutional land use is dispersed throughout the town.

Commercial land use which comprises mainly retail outlets in the centre of the town, occupies 2,3% of the total built up area. However, this proportion increases to 4,8% if agriculture is excluded from the analysis. The retail outlets, as noted previously, occupy a seemingly endless stream astride the main road of the town. This linear development has prevented the expansion of the commercial area in an east to west direction. Other commercial land use is located in residential areas in the form of neighbourhood shops.

Industrial land use situated to the north of the town comprises 1,6% of the total built up area. A few light industries such as a shoe manufacturing and a clothing factory occupy the area. Open space only occupies 0,2% of the total built up area in Umzinto and takes the form of parks and playlots. There is definite lack of open space in the town.

3.3.2 <u>PARK RYNIE</u>

Figure 10 and Table 3.2 show the existing built up area in Park Rynie. This section of Umzinto North had 130 laid out plots with an area of 23,6 hectares. Physical improvements of the laid out area include 158 dwelling units, 106 outbuildings, 13 commercial or other units and 1 block of flats.

The greater part (86,1%) of the laid out area in Park Rynie is residential in character. Single dwelling detached units comprise the main housing type and are spread over the area. Many holiday cottages are also evident in the area especially closer to the shore. The residential character of the area together with land use zoning precludes the development of high intensity commercial or industrial development. It is assumed that the majority of the working population that is resident in Park Rynie is employed in Umzinto, Scottburgh, or Durban and surrounding districts.

PARK RYNIE

(PORTION OF TOWNSHIP OF UMZINTO NORTH)

EXISTING LAND USE - 1978
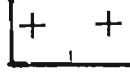
SPECIAL RESIDENTIAL : DEVELOPED

SPECIAL RESIDENTIAL : VACANT

PRIVATE TEMPLE, CHURCH

CEMETERY

GENERAL RESIDENTIAL

PARK

PUBLIC TEMPLE, CHURCH

BOUNDARY

2   0   2KMS.

FIGURE 10

TABLE 3.2   PARK RYNIE : EXISTING LAND USE : AS PERCENTAGE OF TOTAL BUILT UP AREA

| LAND USE CATEGORY | NO. OF PLOTS | % | AREA (ha) | % | PHYSICAL   IMPROVEMENTS | | | | |
					HOUSE	OUT BLDG.	OTHER	BLOCK OF FLATS	SHACKS
RESIDENTIAL	119	91.5	20.2832	86.1	155	103	10	0	0
COMMERCIAL	8	6.2	1.9737	8.4	3	3	2	1	0
OPEN SPACE	3	2.3	1.3012	5.5	0	0	1	0	0
TOTAL	130	100	23.5581	100	158	106	13	1	0

N.B.   *Excluding land for streets and railway reserve*

Although commercial development ranks next highest
(8,4%) in land use, it is not concentrated and is scattered
throughout the area taking the form of retail outlets catering
for basic household commodities. Since the area is basically
residential in nature no planned commercial centre is available.

Open space comprises 5,5% of the total laid out area.
Considering the residential character of the area it would seem
that open space is not adequately catered for in Park Rynie.
However, with a beautiful stretch of beach nearby, open space
is not urgently required. A park has been recently developed for
the recreational needs of the resident population.

3.4   LAND USE PATTERNS : A THEORETICAL PERSPECTIVE

Various influences affect the location of land use and
the resultant patterns within an urban area and an understanding
of these influences is considered necessary for appraising the
arrangement of land uses in Umzinto North. While it is acknow-
ledged that land use patterns within an urban area result from
both internal and external forces, the purpose of the following
discussion is to concentrate on localised or intra urban forces.
Attention is briefly focused on three main approaches which have
contributed to the understanding of land use patterns. They
include, firstly, the classical approaches, secondly, the economic
theories, and finally, the socially oriented determinants of
land use. The final analysis in this section attempts to demon-
strate how the theoretical perspectives may contribute to a study
of land use in Umzinto North.

3.4.1 <u>THE CLASSICAL APPROACHES TO LAND USE</u>

Attention in this section is briefly focused on the following three approaches to land use appraisal :

      i)   Concentric zone theory

     ii)   Sector Theory

    iii)   Multiple-nuclei theory

i)   *<u>The Concentric zone theory</u>* *(Figure 11 a)*

This theory was developed by Burgess et al (1925) and was based on empirical studies of urban growth in Chicago. Burgess's observations led him to suggest that the city's spatial structure could be viewed as a set of concentric zones centred on the city's central business district. Changes occurred as activities in an inner zone gradually invaded the adjacent outer zone and eventually replaced the activities located there. Burgess met with severe criticisms for his model which was believed to be generalisation related to evidence based on Chicago. The model was further criticised for its simplicity and its limited application in understanding the historical and cultural perspectives of land use patterns. Carter (1977) is of the opinion that the model remains useful as a first approximation and pedagogic device and is no longer a spring-board for research. Since topography and the historical perspective have played vital roles in the town's spatial development, Burgess's theory cannot be truly applied in the understanding of land use patterns in Umzinto North.

CLASSICAL MODELS OF URBAN SPATIAL STRUCTURE

(adopted from : Carter, H. (1977).

THREE GENERALISATIONS OF THE
INTERNAL STRUCTURE OF CITIES

DISTRICT

1. Central business district
2. Wholesale light manufacturing
3. Low class residential
4. Medium class residential
5. High class residential
6. Heavy manufacturing
7. Outlying business district
8. Residential suburb
9. Industrial suburb
10. Commuter's zone
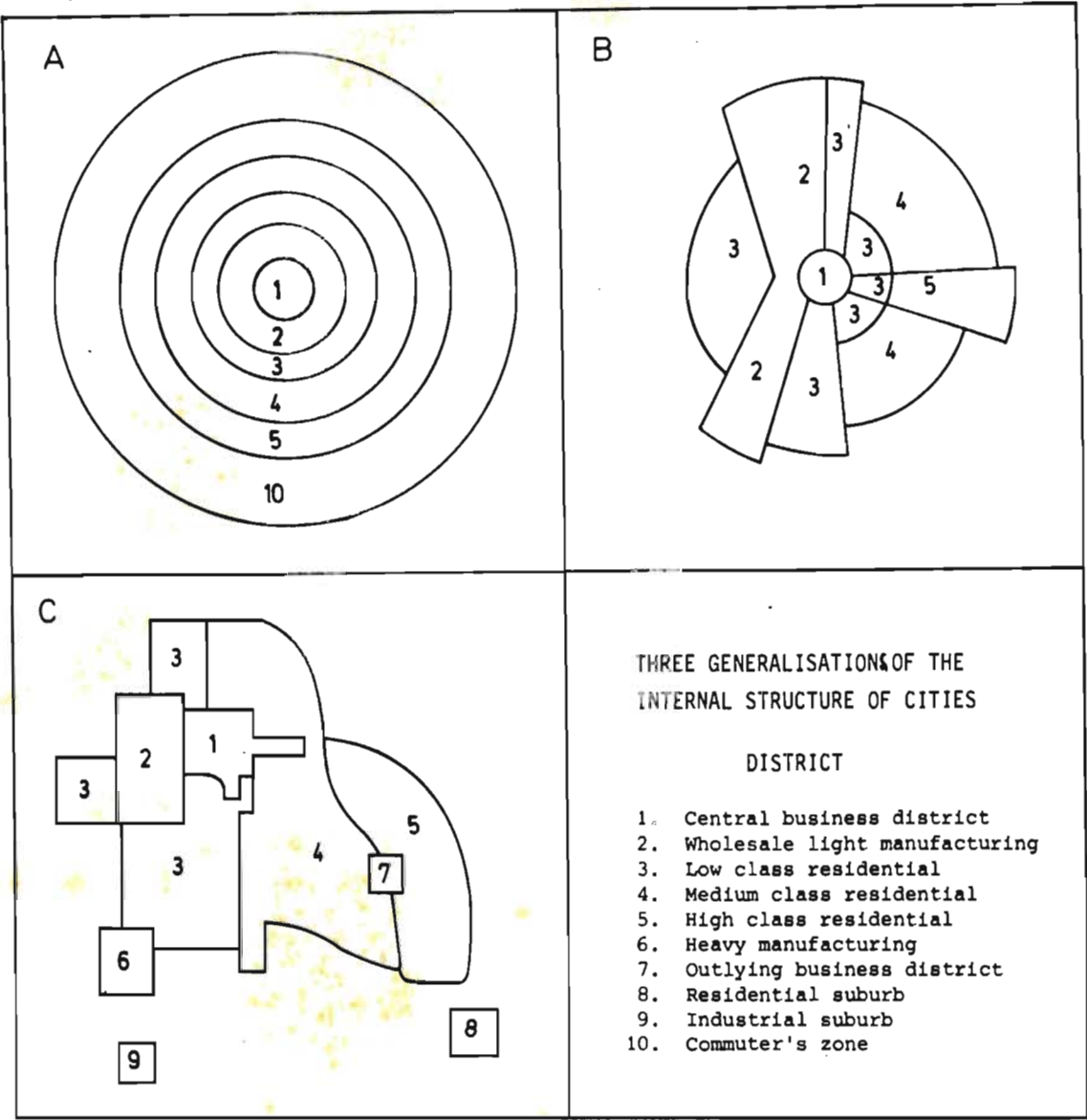
A : THE CONCENTRIC MODEL OF URBAN STRUCTURE
B : THE SECTOR MODEL OF URBAN STRUCTURE
C : THE MULTIPLE-NUCLEI MODEL OF URBAN STRUCTURE

FIGURE 11

ii)   *The Sector Theory* (Figure 11 b)

In contrast to Burgess's concentric zone theory, where business and light manufacturing land use were considered, Hoyt's (1939) sector theory deals only with residential land use. His theory holds that residential land uses tend to be arranged in sectors radiating from the centre of the city along important lines of transportation. Hoyt's theory did not go unchallenged. Firey (1947) criticised the theory and stressed the location of cities, the carto-graphic approach in land use theories and the absence of cultural and social systems in considering land use. The sector theory may be applied in assessing the land use pattern in Umzinto. In the case of Umzinto major land use categories are definitely aligned to the main road. The new residential areas, though not immediately tied to the main road, have developed where access to the town centre is readily available.

iii)   *The Multiple-nuclei theory* (Figure 11 c)

This model had its origins in the works of Mackenzie (1933) although it was formally set out by Harris and Ullman (1945). The model rejects the notion that urban growth is unicentred as formulated in the two earlier models. They suggest that frequently land use patterns within a city are built around several discrete nuclei rather than a single centre.

The effect of topography and the relatively young stage of development of Umzinto, however, preclude the application of the multiple-nuclei theory within the town.

Generally all three classical models have been criticised for their descriptive nature. What is lacking in all three models is a precise statement of the processes that underlie the observed patterns in the real world. Although they are susceptible to various criticisms, the models can provide a basis for an understanding in land use.

3.4.2 ECONOMIC THEORIES OF LAND USE

According to Chapin (1965) the land economist views land use in terms of economic theory. Urban land is viewed as a commodity traded in the urban land market subject to the forces of supply and demand. Economic land use theories, however, date back to Ricardo and Von Thunen. Their ideas on land use came to be applied first by Hurd (1903) and later by Haig (1926). Two concepts which feature prominently in their formulations are those of urban land rent and transportation costs and accessibility. Abler, Adams and Gould (1971) expand on the view when they state that '... a tract of urban land ends up supporting the activity that will pay the highest rental at that tract. If no user comes along, the highest rental is zero and the tract remains vacant. If several potential users are interested in the tract, the one who is willing to pay the highest rental will get the tract and put it to what is called the tract's highest and best use'.

The term used in reference to this economic policy is 'bid-rent', meaning the amount of capital one is willing to bid or offer for the use of a specific land parcel. The bid-rent concept results in the most intensely used land parcels and the most costly being located at or near the centre of activity of the city. By contrast, less intensely used and lower value lands are located at some distance from the centre, with variations of function of distance from the centre (figure 12).

It can, however, be argued that the bid-rent concept holds true for young cities and not for cities which have matured. The argument is based on the fact that better transportation systems in the mature city have allowed formerly isolated sub-urban areas to support residential and non-residential activities and to compete with less useful areas near the centre of the city. As a result activity levels have dropped sharply in the areas immediately surrounding the centre of the town.

In the case of Umzinto, suitable land for commercial, industrial and residential use is at a premium due basically to the broken topography. In this respect the prevailing economic models of land use may be used in assessing the land use in Umzinto. Rental values for land tends to be highest at the commercial centre and decrease proportionally with distance from the centre. In this respect the bid-rent concept is relevant to the understanding of land use in Umzinto.

Commercial;
high
density

A A'   Land values
brc 1   Bid rent curve ; commercial   high density
brc 2   Bid rent curve ; commercial low density
        and / or multifamily   residential.
brc 3   Bid rent curve ; single family residential

A

Commercial ; low
density and / or
multifamily residential

brc 2

brc 3

Single family residential

Urban fringe

Indifference curve

brc 1

A'

LAND VALUE

DISTANCE FROM CITY CENTRE

42

BID RENT CURVES FOR SELECTED URBAN LAND   USES

(Adopted from : Northam, R.M. (1975)

FIGURE   12

3.4.3 SOCIALLY ORIENTED THEORIES OF LAND USE

Another set of processes affecting the location and arrangement of land use within a city are those which are socially oriented. Firey (1947) criticised the economically biased implications of the earlier models of land use. From his study of Boston he was able to conclude that space is not only a production unit but also a symbol and that people and groups choose locations not only in response to market factors but also societal values. He further postulated that economic determinants of land use are contingent upon a particular culture-bound value system and the cultural components are central to locational processes. It is not the intention of the current discussion to review all these theories based on social factors as they may easily be read in any text on urban geography. However, they will be briefly mentioned and their relevance to Umzinto will be discussed.

The Ecological view stresses the view that urban communities affect land use within a city through the process of mobility. The theory asserts the view that man adapts to his urban environment and thus develops specific patterns of land use. According to the Ecological theory, time and space are important prerequisites for the ecological patterns to develop and since Umzinto is a relatively young town, particularly in respect to growth, the relevance of the theory cannot truly be assessed at this point and time.

Social Area Analysis as developed by Shevky and Williams (1949) and Bell (1955), is a model largely dependent on sociological processes and considers only residential location in the urban area. The theory maintains that social differentiation and stratification in western society can be summarised into basic indexes which help to suggest particular land use patterns. With reference to Umzinto North, the same criticism as advanced for the Ecological School may be applied to Social Area Theory.

The theory of Factorial Ecology, propounded by Berry and Horton (1970) uses the multivariate techniques of factor analysis to dimension a large group of socio-economic characteristics of population over an urban area, thus producing indexes similar to the social area analysis.

The approach via activity systems can be defined as 'behaviour patterns of individuals, institutions and firms which occur in spatial patterns', (Chapin 1965). Figure 13 illustrates the sequence of events which help provide a framework for understanding urban land use via values, needs, goals, and decision making processes. The behaviour patterns can be interpreted as consisting of systems of activity and this is equally applicable to the firm or the individual.

SEQUENCE OF ACTIVITY SYSTEMS

URBAN

LAND USE

PATTERN

VALUES

ECONOMIC ENDS / SOCIAL ENDS

DECIDING AND ACTING

EXPERIENCING NEEDS & WANTS

CYCLE OF HUMAN BEHAVIOR

PLANNING ALTERNATIVES

DEFINING GOALS
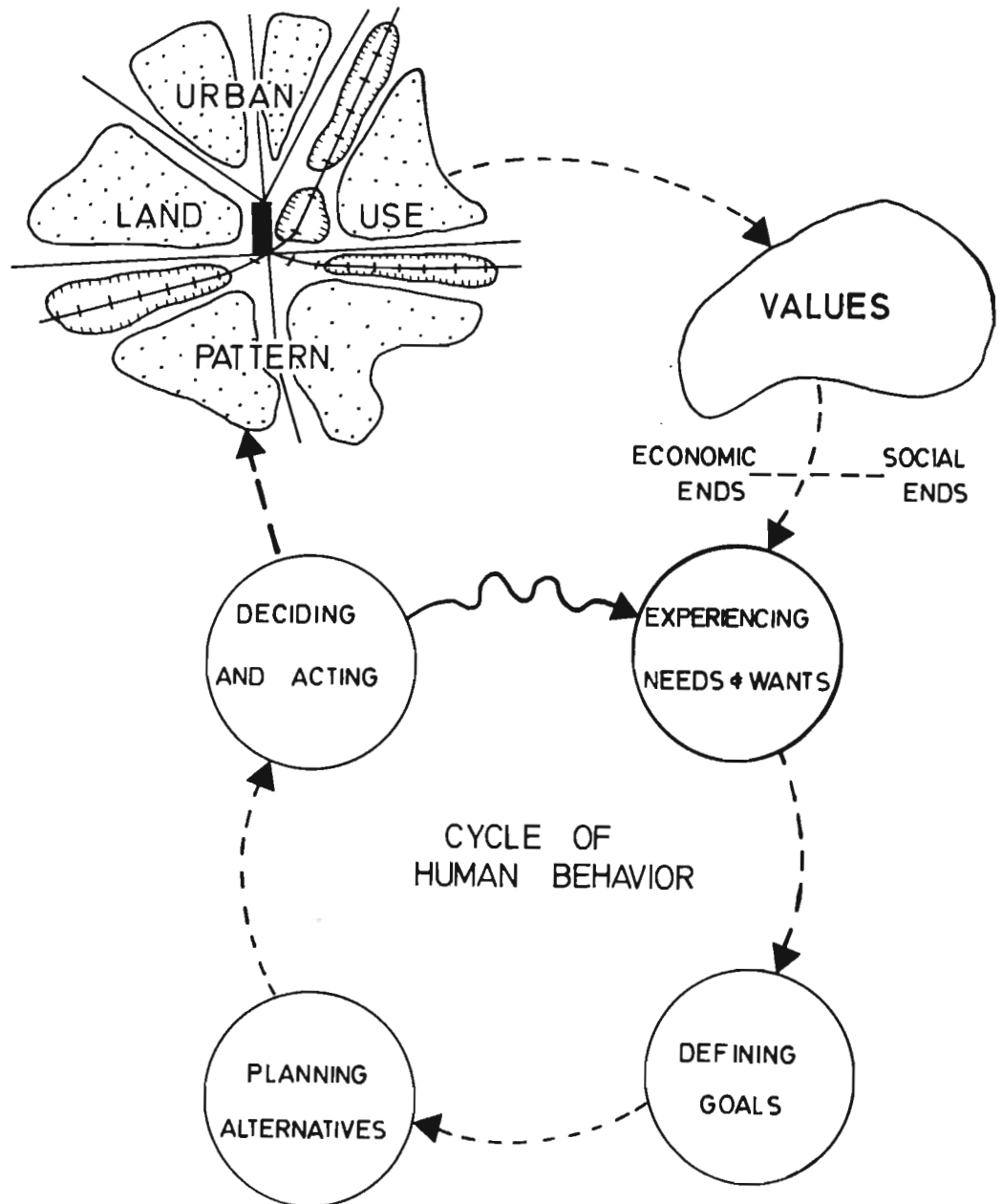
SOURCE : CHAPIN F.S. (1965)

FIGURE 13

While it is unquestionably acknowledged that socially
oriented theories are relevant to the understanding of land use
patterns in the urban area, it is also necessary to concede that
land use is a result of composite factors.

With reference to the ecological theory, it is important
to note that as a concept it is a descriptive device which
portrays mass tendencies resulting from group decisions and does
not allow for the individual decision making process in land use.
Social area analysis has been mainly applied in developed
societies and as a result may be irrelevant to cities in develop-
ing societies on account that they do not meet the criteria for
industrialised societies. Factorial ecology on the other hand is
basically a data reduction technique and may be used as a tool in
identifying the complexity of the urban ecological field. The
activity systems approach is restricted in the sense that 'it
examines the micro detail of the urban scene and then builds up
details of larger segments of the area', (Carter, 1977).

3.5   A COMPARISON OF EXISTING LAND USE WITH THE PHYSICAL
       DEVELOPMENT PLAN

The present discussion and analysis has been structured
to compare existing development patterns and trends in land use
with the physical development plan prepared for the Town Board
of Umzinto North in 1976 by the Natal Town and Regional Planning
Commission. The plan is still used as a blueprint for the
physical development of Umzinto (figure 14) and Park Rynie
(figure 15).

PARK RYNIE

(PORTION OF TOWNSHIP OF UMZINTO NORTH)

PHYSICAL DEVELOPMENT PLAN - 1976
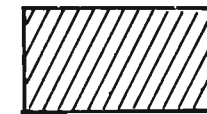
SPECIAL RESIDENTIAL

PUBLIC OPEN SPACE
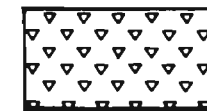
GENERAL COMMERCIAL
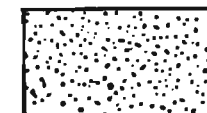
GENERAL RESIDENTIAL

PRIVATE OPEN SPACE

BOUNDARY

2   0   2KMS.

FIGURE 15

UMZINTO

(PORTION OF TOWNSHIP OF UMZINTO NORTH)

PHYSICAL DEVELOPMENT PLAN -1976

SPECIAL RESIDENTIAL

GENERAL RESIDENTIAL

SPECIAL ZONE

ADMINISTRATION + PUBLIC BLDGS.

S EDUCATION

COMMERICAL

AGRICULTURAL

PUBLIC OPEN SPACE

PRIVATE OPEN SPACE

LIGHT INDUSTRIAL

1   0   1   2   3   4 KMS
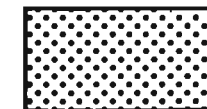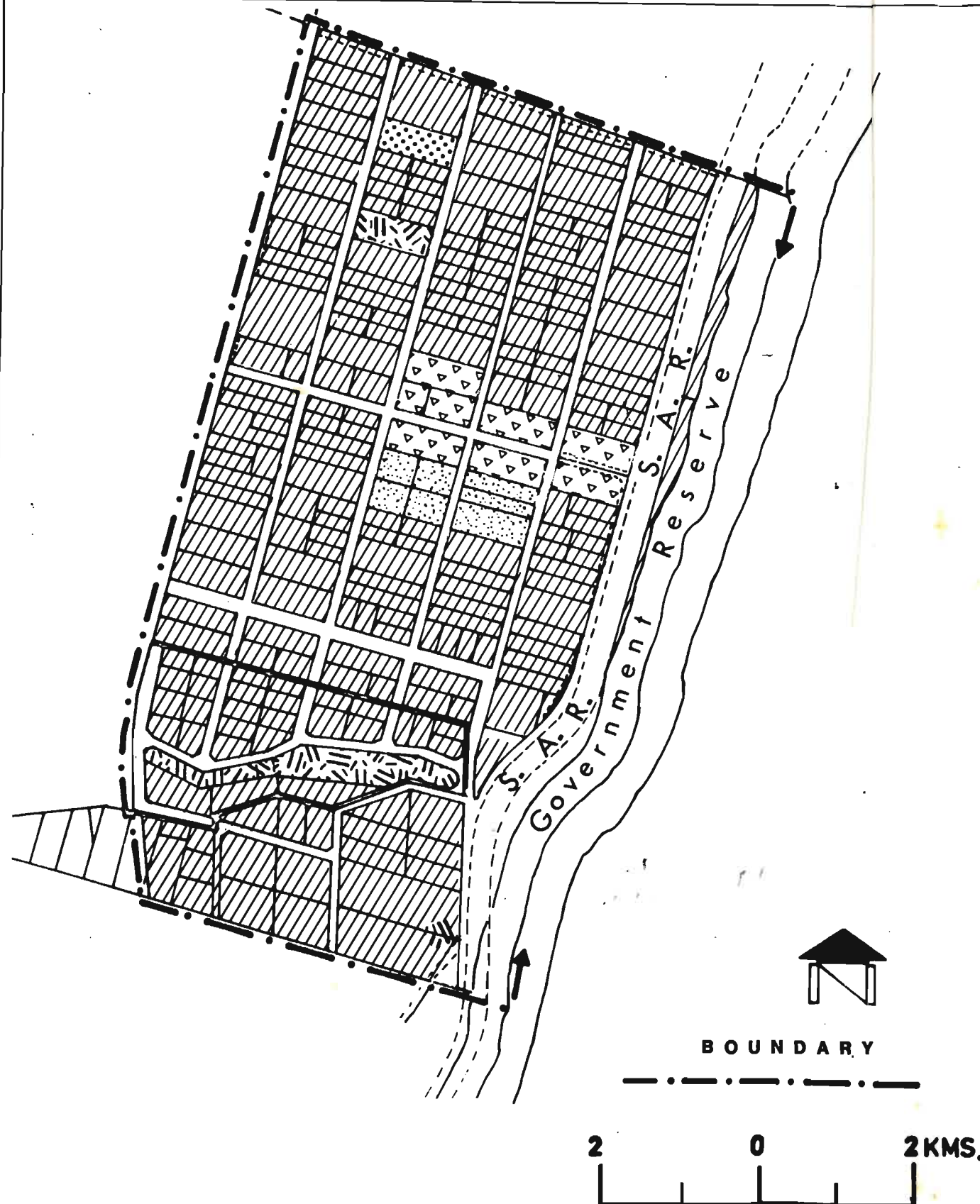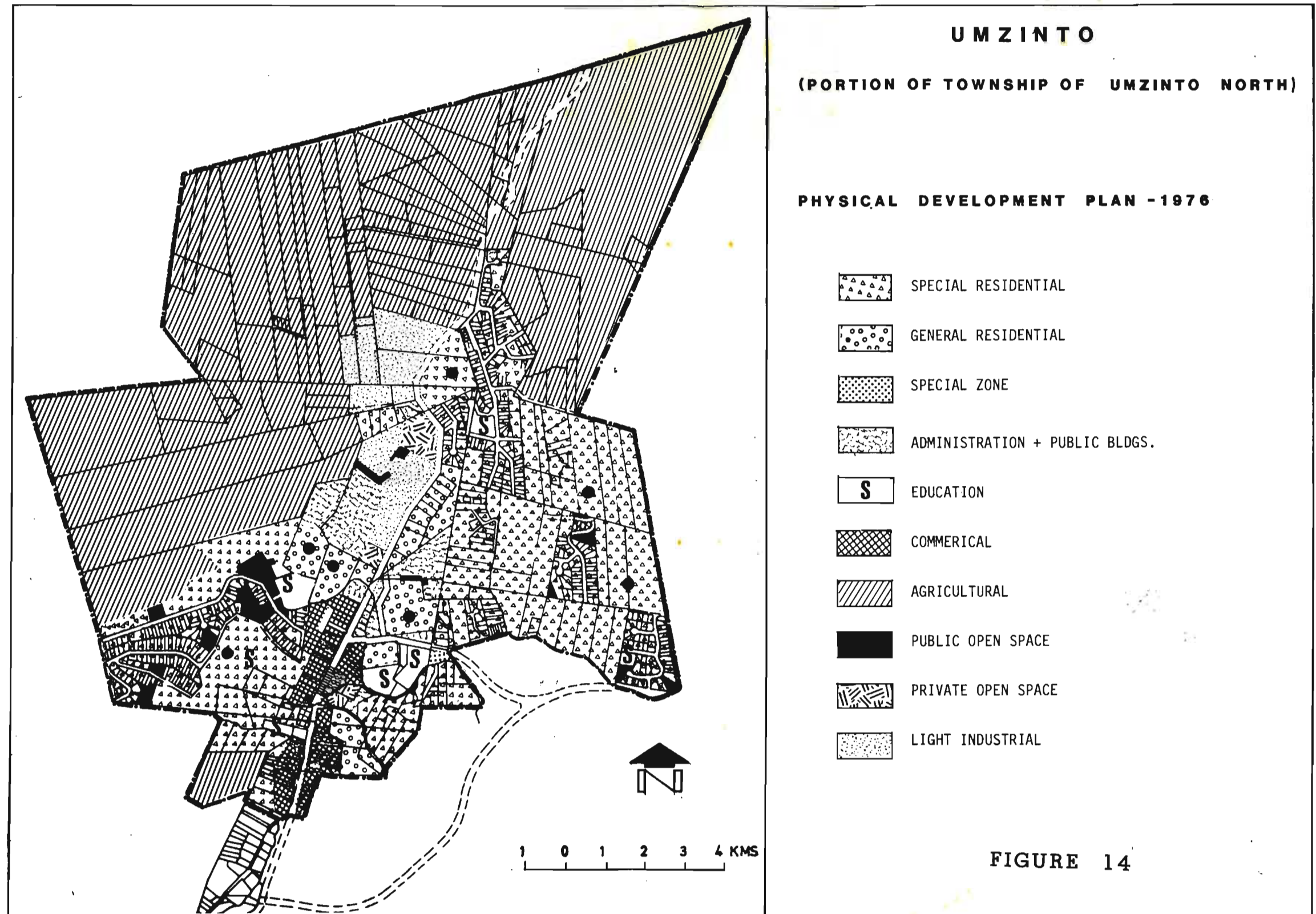
FIGURE 14

Tables 3.3 and 3.4 indicate the planned use for Umzinto and Park Rynie, respectively. According to the physical development plan, Umzinto North has a total of 805 plots with an area of 824.7226 hectares and a rateable value of R10 873 723.

Of the total for Umzinto North, Umzinto (Table 3.3) has 574 plots with an area of 777.0787 hectares. It is interesting to note that while residential plots accounted for the majority (67.9%) of the 574 plots, agriculture occupied 52.3% of the total laid out land.

Park Rynie (Table 3.4) comprises 231 plots with an area of 47.6436 hectares. The majority of plots (94.8%) are occupied by residential land use which also accounted for 92.3% of the total laid out land.

When Figures 9 and 10 showing the physical development plans for Umzinto and Park Rynie and Figures 14 and 15 portraying existing land use are compared, differences between planned and actual use and emerging shortages are evident. In Umzinto there are a total of 152 vacant plots with an area of 217.7 hectares and in Park Rynie there are 101 vacant plots with an area of 24 hectares.

TABLE 3.3   UMZINTO : PLANNED LAND USE

LAND USE CATEGORY	PLOTS	%	AREA	%
AGRICULTURAL	72	12.5	406.4449	52.3
RESIDENTIAL	390	67.9	320.4155	41.2
INSTITUTIONAL	25	4.4	21.4780	2.8
COMMERCIAL	79	13.8	18.6339	2.4
INDUSTRIAL	5	0.9	9.1553	1.2
OPEN SPACE	3	0.5	0.9511	0.1
TOTAL	574	100	777.0787	100

TABLE 3.4   PARK RYNIE : PLANNED LAND USE

LAND USE CATEGORY	PLOTS	%	AREA	%
RESIDENTIAL	219	94.8	43.964	92.3
COMMERCIAL	8	3.5	1.9737	4.1
OPEN SPACE	4	1.7	1.7059	3.6
TOTAL	231	100	47.6436	100

It is evident from Tables 3.5 and 3.6 that a strong demand exists for land in certain categories. For example in Umzinto land for open space is fully utilized, while varying number of plots were vacant for agricultural (17), residential 112), institutional (8), commercial (14) and industrial (1) land use. In Park Rynie the demand seems to be for commercial land since all available plots are utilized. Residential plots, however, account for 100 of the 101 vacant plots.

From the foregoing analysis it is quite obvious that Umzinto is well-catered for in almost all categories of land use excepting open space. It is also of special significance to the study to note that Umzinto has a considerably large proportion of land devoted to agriculture (52,3%) and residential use (41.2%). In Park Rynie land for commercial development is fully utilized and in addition limited land was available for open space development. The fact that 92.3% of the total laid out land is devoted to residential use indicates that this portion of Umzinto North is basically a residential area with limited scope for further development. As a result future residential and commercial expansion will have to be directed towards Umzinto.

Considering the present population figures and the fact that vacant land existed in majority of land use categories it is expected that Umzinto North would be well catered for as far as future physical expansion is concerned.

TABLE 3.5   DIFFERENCES BETWEEN PLANNED AND EXISTING LAND USE IN UMZINTO

LAND USE CATEGORY	PLOTS			AREA (ha)		
	PLANNED	EXISTING	DIFFERENCE	PLANNED	EXISTING	DIFFERENCE
AGRICULTURAL	72	55	� 17	406.5	295.6	� 110.9
RESIDENTIAL	390	278	� 112	320.4	224.5	� 95.9
INSTITUTIONAL	25	17	� 8	21.5	16.9	� 4.6
COMMERCIAL	79	65	� 14	18.6	12.7	� 5.9
INDUSTRIAL	5	4	� 1	9.2	8.8	� 0.4
OPEN SPACE	3	3	� 0	0.9	0.9	0
TOTAL	574	422	� 152	777.1	559.4	� 217.7

�   *represents excess planned*

52

TABLE 3.6   DIFFERENCES BETWEEN PLANNED AND EXISTING LAND USE IN PARK RYNIE

LAND USE CATEGORY	P L O T S			A R E A (ha)		
	PLANNED	EXISTING	DIFFERENCE	PLANNED	EXISTING	DIFFERENCE
RESIDENTIAL	219	119	✱ 100	43.9	20.3	✱ 23.6
COMMERCIAL	8	8	0	1.9	1.9	0
OPEN SPACE	4	3	✱ 1	1.7	1.3	✱ 0.4
TOTAL	231	130	✱ 101	47.6	23.5	✱ 24.0

✱   represents excess planned

53

According to Table 3.7 which illustrates a comparison of land use areas in Natal Towns and Umzinto North as a percentage of the total laid out land, Umzinto North has 49,3% of land devoted to agriculture, 44.2% to residential use, 2.6% to institutional use, 2.5% to commercial use, 1.1% to industrial use and the remainder (0.3%) to recreational use.

Smout (1969) in his study of Natal Towns of similar population size to Umzinto North, found the following averages for individual uses as indicated in Table 3.7. It is evident from the tabulation that Umzinto North differs markedly from the pattern applicable to other towns in the province. Umzinto North, for example, has 49,3% of land devoted to agriculture and this affects, considerably, the proportions of land use in the other categories. If, however, agriculture is excluded from the analysis, then Umzinto North has 87.1% of total laid out land devoted to residential use, 5.1% to institutional use, 4.9% for commercial purposes, 2.2% for industrial use and the remainder (0.7%) for recreational purposes. The fact that 87.1% of total laid out land in Umzinto North is devoted to residential indicates, to a certain extent, that the town has typical characteristics of a dormitory area. Land for commercial and institutional development is higher than the averages for the provinces while land for industrial and recreational purposes is less.

TABLE 3.7   LAND USE AREA FOR NATAL TOWNS AND UMZINTO
NORTH AS PERCENTAGE OF TOTAL LAID OUT AREA

LAND USE CATEGORY	AVERAGE OF NATAL TOWNS	UMZINTO NORTH	
		INCLUDING AGRICULTURE	EXCLUDING AGRICULTURE
AGRICULTURE	-	49,3	-
RESIDENTIAL	29,94	44,2	87,1
INSTITUTIONAL	10,52	2,6	5,1
COMMERCIAL	3,08	2,5	4,9
INDUSTRIAL	4,74	1,1	2,2
RECREATIONAL	1,75	0,3	0,7
TRANSPORT	27,94	-	-
VACANT	22,03	-	-

SOURCE :   *A Land Use Analysis of Selected Natal Towns M.A.H. Smout (1969).*

In an overall assessment it would appear that future planning in Umzinto North will have to cater for recreational and industrial development.

3.6   THE RELATIONSHIP OF LAND USE PATTERNS TO CULTURAL ISSUES

The previous discussion based on the theoretical explanations of land use revealed that the classical ecological and economic models contribute only partially towards the understanding of land use patterns within an urban area. The present section which reflects the major contention of the thesis, is devoted to the effects of culture on the patterns of land use.

Prior to any further discussion, it is necessary at this stage to define the concept of culture. According to Hurst (1974), "culture shapes man's ways of thinking,his behaviour, and his activities via a set of transmitted symbols. These symbolic components contain sets of information which govern, for example, restrictions on particular occupations, and other organizational impediments or enhancements." He further asserts that "value systems become functions of culture by way of groups and classes and thus, for example economic behaviour always has a social context that constantly alters economic realities." Based on his argument, it is assumed that other rational determinants of land use are indeed in themselves contingent upon a particular culture bound value system and that the cultural component is central to the locational process.

In this respect Chapin (1965), accepts Firey's view that values which arise from cultural patterns and patterns of behaviour lead to those activities in the urban setting which are determinants of land use.

As mentioned previously the majority of the population in Umzinto is made up of the Indian race group and a brief description of the salient characteristics of their cultural system is essential.

Although it is now over 120 years since the Indians first arrived in South Africa, they have been able to retain their culture to a remarkably high degree. However due to the process of enculturation, Indians have assimilated elements of western culture. This is clearly evident in urban societies where the aspirations regarding social and economic advancements are similar to those of western societies.

One of the salient features of the Indian cultural system is the family unit. The Indian family unit has strong ties to a larger or extended family system. The emphasis is based on a household which is occupied by more than one family which is related patrilineally. Kuper (1960), is of the view that the joint family system amongst the Indians is one of the most conspicuous differences in cultural differences between Indians and other racial groups in South Africa.

The extended family system commonly referred to as the 'Kutum' normally comprises a male head of household, his wife, both married and unmarried children, brothers and sisters of the head and children of the married members of the family. The Kutum developed in an agricultural society in response to a restricted earning capacity.

Accordingly, it is the duty of each male adult member to contribute to the economic functioning of the joint household. Aspirations towards western standards of living and economic independence however, are rapidly leading to the disintegration of the joint family system. In urbanised areas because of limited space and consequently smaller dwelling units, the joint family system is losing its footing fast. However, traces of the system do occur in agricultural societies and where pressures of urban living are less evident.

In Umzinto North, very few large dwellings were evident. Rather residential lots with single dwelling units were more of a rule than the exception. It is quite obvious then that the community in Umzinto North has adopted cultural habits of other westernised urban areas. Based on this, it is not expected that special residential land use needs will have to be catered for in Umzinto North, in the future.

However, the utilization or development of individual
plots will have to cater for certain cultural habits of the
Indian community. In Umzinto, for example, it was a common
sight to see apartments above commercial outlets. In residential
areas many plots were occupied by the main dwelling and an out-
building which was used as a dwelling unit. On other residential
plots commercial activities were evident although under the
present planning ordinances they are considered illegal. Never-
theless, the collection of renumeration from occupation of out-
buildings and other economic activity is a way to augment the
income of the household. While town planning schemes are meant
to exercise control over development, it is suggested that
allowance should be made in these schemes to guide rather than
be dogmatic in the approach towards development.

C H A P T E R   F O U R

4. SOCIAL CHARACTERISTICS OF THE POPULATION

4.1 INTRODUCTION

According to Bartholomew (1955) urban communities have developed as part of our social and economic system. Cherry (1973), likewise makes a similar point when he says, '.. the city is a social system in action'. A social and economic survey of the population of Umzinto North was considered essential to the planning and development of the town. This chapter provides a quantitative analysis of the social characteristics of the community at Umzinto North.

The historical development of the community has been dealt with in some detail in a previous chapter and suffice it to say that it should be considered in close association with the present chapter. Although a cultural perspective of the Indian community was provided in the previous chapter, the present analysis will add further insight to the community's cultural characteristics.

4.2 ANALYSIS OF SOCIAL CHARACTERISTICS

Detailed information on the social characteristics of the population was acquired by means of a questionnaire survey. A total of 1094 households were interviewed as per the suggestion of the Town Board of Umzinto North to interview all households.

The data thus acquired and analysed in the following sections
reflects a total coverage of the Umzinto North population and
provides data of a high level of accuracy on which to base future
planning proposals.

4.2.1   SEX AND AGE STRUCTURE OF THE POPULATION

The sex and age structure of Umzinto and Park Rynie's
population are illustrated separately in Tables 4.1 and 4.2 and
in Figures 16 and 17 respectively while Table 4.3 and Figure 18
show the sex and age structure of the total population i.e.
Umzinto North.

Of Umzinto North's total population, 47,1% was under
20 years of age. The sex-age structure as presented in Table 4.3
indicates that 47,3% of males and 46,9% females were under 19 years
of age. Young adults (20 to 39 years) accounted for 34,3% of the
total population. Males within this age group accounted for 33,1% of
all males and females for 35,5% of the total female population.
Older adults (40 to 60 years) and elderly people (70 years and
over) represented 18,1% of the total population. Males within
these age groups accounted for 19,2% and females for 17% of the
total population.

TABLE 4.1   UMZINTO : SEX AND AGE STRUCTURE

AGE STRUCTURE	MALE	%	FEMALE	%	TOTAL	%
Non Response	5	0.3	11	0.6	16	0.4
0 - 9 years	475	26.7	443	23.8	918	25.2
10 - 19	391	21.9	464	24.8	854	23.4
20 - 29	306	17.2	375	20.1	681	18.7
30 - 39	268	15.0	262	14.0	530	14.5
40 - 49	166	9.3	138	7.4	304	8.3
50 - 59	83	4.7	96	5.2	179	4.9
60 - 69	71	3.9	53	2.8	124	3.4
70 +	19	1.0	24	1.3	43	1.2
TOTAL	1784	100	1865	100	3649	100

TABLE 4.2   PARK RYNIE : SEX AND AGE STRUCTURE

AGE STRUCTURE	MALE	%	FEMALE	%	TOTAL	%
Non Response	4	0.6	5	0.8	9	0.7
0 - 9 year	152	23.1	144	21.8	296	22.5
10 - 19	135	20.5	141	21.3	276	20.9
20 - 29	140	21.3	162	24.5	302	22.9
30 - 39	96	14.6	91	13.7	187	14.2
40 - 49	61	9.3	54	8.2	115	8.7
50 - 59	41	6.2	46	6.9	87	6.6
60 - 69	23	3.5	15	2.3	38	2.8
70 +	5	0.8	4	0.5	9	0.7
TOTAL	657	100	662	100	1319	100

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UMZINTO : SEX AND AGE STRUCTURE
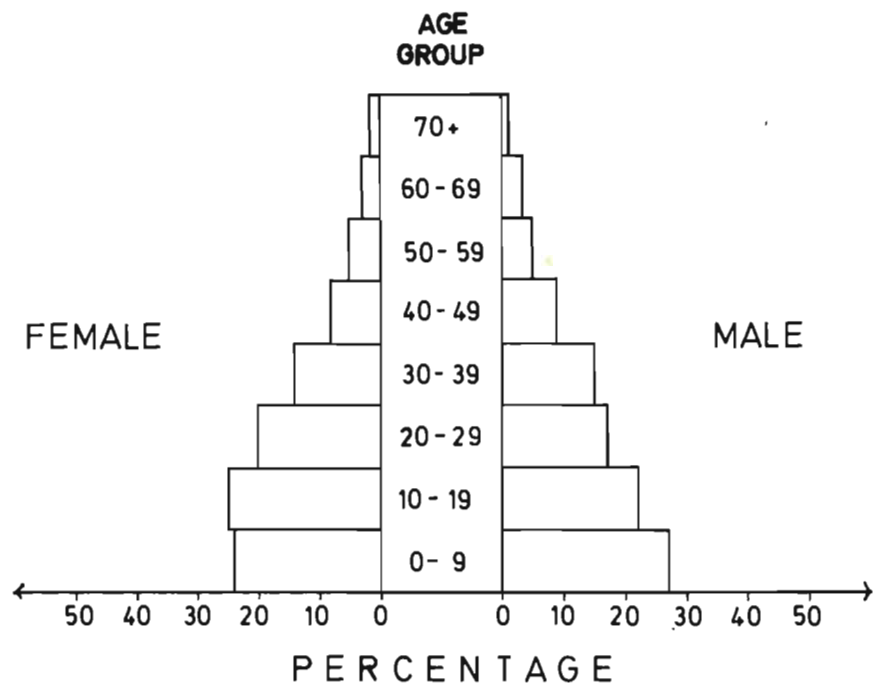
FIGURE 16

PARK RYNIE : SEX AND AGE STRUCTURE
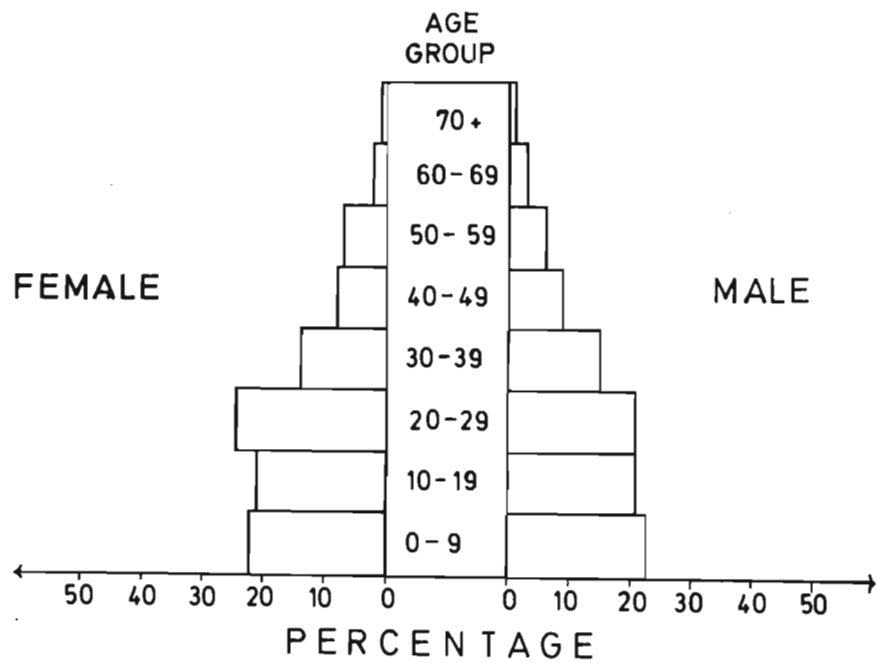
FIGURE 17

TABLE 4.3   UMZINTO NORTH : SEX AND AGE STRUCTURE

AGE STRUCTURE	MALE	%	FEMALE	%	TOTAL	%
Non Response	10	0.4	16	0.6	26	0.5
0 - 9	627	25.6	587	23.3	1214	24.4
10 - 19	531	21.7	596	23.6	1127	22.7
20 - 29	446	18.2	537	21.3	983	19.8
30 - 39	364	14.9	355	14.2	719	14.5
40 - 49	227	9.3	192	7.6	419	8.4
50 - 59	124	5.1	142	5.6	266	5.4
60 - 69	94	3.8	68	2.1	162	3.3
70 +	24	1.0	28	1.1	52	1.0
TOTAL	2447	100	2521	100	4968	100

UMZINTO NORTH: SEX AND AGE STRUCTURE
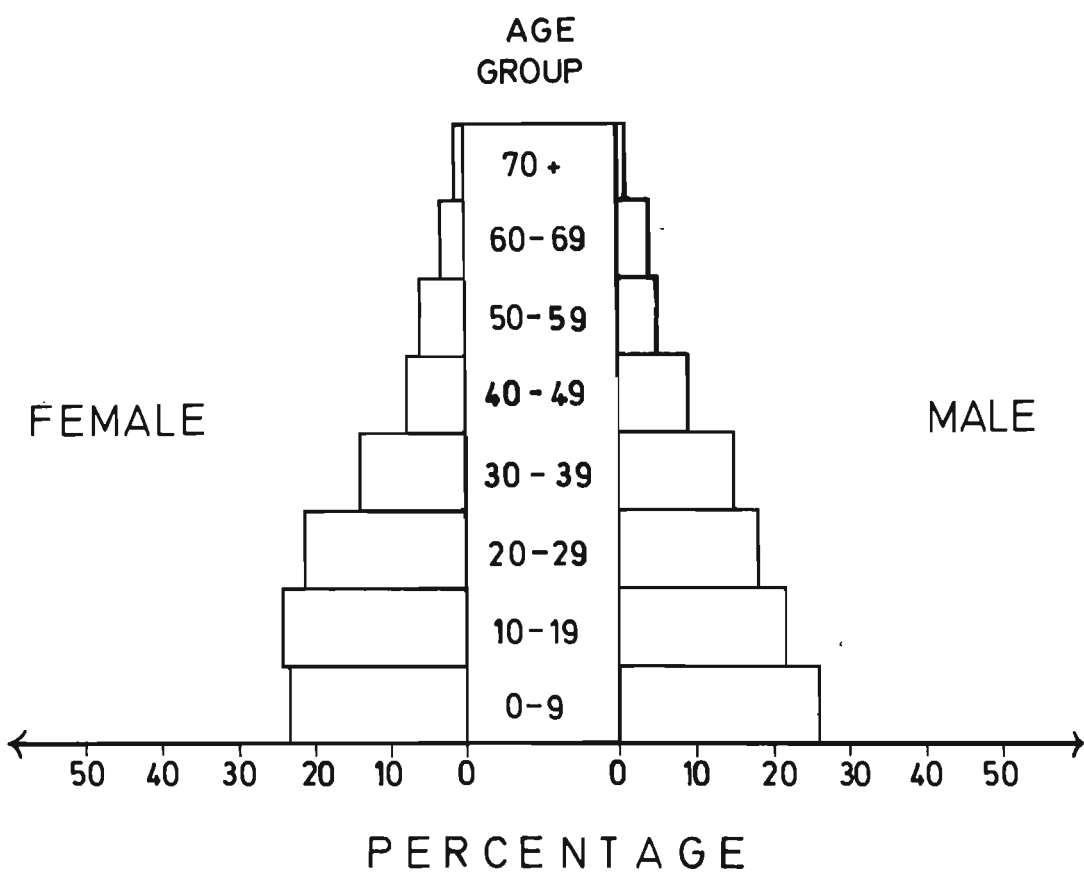
FIGURE 18

The sex and age structure of Umzinto is almost similar to that of Umzinto North. The young age group (under 19 years) accounted for 48.6%, the young adult group (20 to 39 years) for 33.2% and the older adult and elderly group for 17.8% of the total population.

Park Rynie has 43.4% of its population in the young age group, 37.1% in the young adult age group and the remainder (18.8%) in the older adult and elderly age group.

The percentage male/female ratios for Umzinto and Park Rynie which do not differ significantly from those of Umzinto North, are represented in Table 4.1 and 4.2, respectively.

A characteristic of the South African Indian population according to the 1970 census results (Table 4.4) is its youthfulness. The young age group (0 to 19 years) accounted for 52.3% of the total Indian population of South Africa. The distribution for the same age group in Umzinto North (47.1%) differs slightly from the census figures. In the young adult age group (20 to 39 years), Umzinto North's percentage (34.3%) is slightly higher than the census figure of 31.2%. The old adult age group (40 to 59 years) is almost the same as that of the census figure and the elderly age group is slightly higher than that of the census results.

TABLE 4.4　PERCENTAGE COMPARISON OF AGE-SEX STRUCTURE
OF THE SOUTH AFRICAN AND UMZINTO NORTH
INDIAN COMMUNITY

AGE GROUP (YEARS)	% MALE		% FEMALE		% TOTAL	
	UMZINTO NORTH '78	SOUTH AFRICA '70	UMZINTO NORTH '78	SOUTH AFRICA '70	UMZINTO NORTH '78	SOUTH AFRICA '70
0 - 9	25.6	25.1	23.3	27.3	24.4	27.3
10 - 19	21.7	25.8	23.6	24.9	22.7	25.0
20 - 29	18.2	18.4	21.3	19.7	19.8	19.0
30 - 39	14.9	16.7	14.2	12.4	14.5	12.2
40 - 49	9.3	7.1	7.6	7.9	8.4	8.2
50 - 59	5.1	4.8	5.6	4.7	5.4	5.0
60 +	4.8	3.6	3.8	3.1	4.3	3.4

SOURCE : *SURVEY RESULTS*

1970 CENSUS PUBLICATIONS

The overall male/female ratio for Umzinto North (97 : 100) is, likewise, almost similar to the male/female ratio for the South African Indian population (99.2 : 100).

4.2.2 HOUSEHOLD SIZE AND COMPOSITION

A household may be composed of a single or basic family consisting of father, mother and minor children or it may be enlarged to include more than one married family (e.g. parents and one or more married sons or daughters), other relatives (married or single brothers, sisters, parents, uncles, aunts) or non related persons or lodgers.

Household size ranged from one to eleven individuals with an average of 5 persons. Table 4.5 and Figure 19 show the households with 4 and 5 members account for 31,9% of the 1094 households interviewed. It is evident from the same table that 77,4% of the households (247) or 22,6% of the total households have 7 or more members.

The high percentage of small households in the study area is interesting and contrary to expectations. However these findings are similar to those found by Sugden (1978) for the Indian population in the Durban-Pietermaritzburg region. The average family or household size according to the 1970 census for Whites is 3,7, for Coloureds 5,2 and for Asians 5,0.

TABLE 4.5   HOUSEHOLD   SIZE

	UMZINTO		PARK RYNIE		TOTAL		CUMULATIVE %
		%		%		%	
Non Responses: unknown	149	18.6	46	15.7	195	17.82	17.82
1 Member	3	0.37	2	0.68	5	0.46	18.28
2 Members	32	4.00	19	6.48	51	4.66	22.94
3 Members	81	10.11	34	11.6	115	10.51	33.45
4 Members	110	13.73	52	17.75	162	14.81	48.26
5 Members	144	17.98	43	14.68	187	17.09	65.35
6 Members	99	12.36	33	11.26	132	12.07	77.42
7 Members	80	9.99	24	8.19	104	9.50	86.92
8 Members	55	6.87	13	4.44	68	6.22	93.14
9 Members	32	4.00	16	5.46	48	4.39	97.53
10 Members	11	1.37	7	2.39	18	1.65	99.18
11+ Members	5	0.62	4	1.37	9	0.82	100.0
TOTAL	801 % 73.22	100	293 % 26.78	100	1094 % 100	100	

HOUSEHOLD SIZE IN UMZINTO AND PARK RYNIE
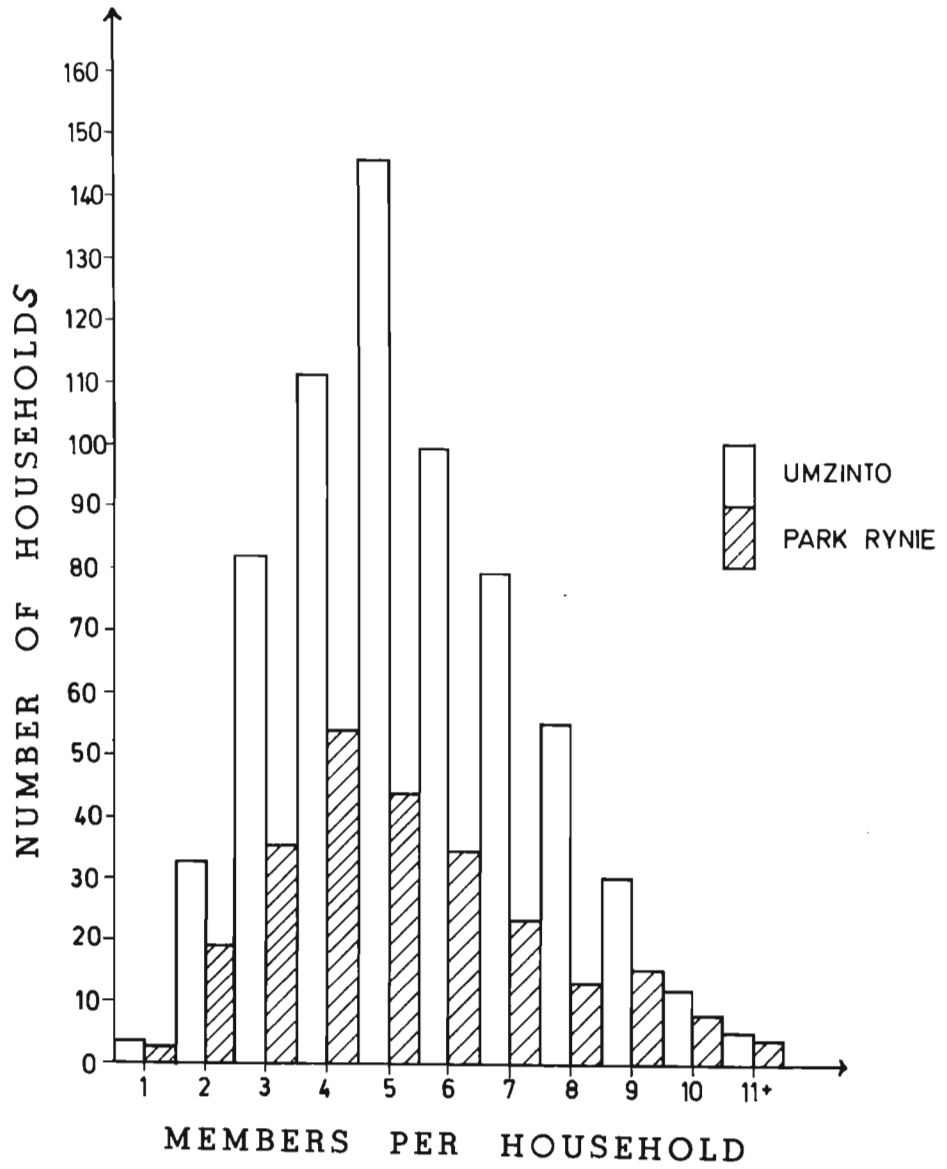
FIGURE 19

The average household size in Umzinto North is 5
people which consisted of between 1 to 5 children and 3 to 5
adults (Table 4,6). The tabulation is further indicative of the
fact that 1,73 adults per household were economically active
yielding a dependency ratio of 2,9 persons per worker.

Of the 1573 adults, heads of households accounted for a
majority of 69,5% and sons and daughters for 23,8%. The remaining
6,7% was comprised of other relatives. Among the 1574 inactive
adults wives accounted for 57,9% and sons and daughters jointly
for 36%. The remainder of 6% was largely composed of grandparents
and other relatives.

The overall household composition indicates that 93,7%
of the household comprises the immediate family, i.e. the father,
mother, dependent and non-dependent means someone who is not
economically dependent on the parents for a livelihood. The
remainder was comprised of other relatives.

It is apparent from the foregoing discussion that the joint
family system is breaking down in Umzinto North. The new trend
could be attributed to various reasons. One of these, as mentioned
earlier, is the lack of larger dwelling units due to smaller plot
sizes. Another, could be the fact that Umzinto North has a youthful
population and it may be their desire to adopt western standards
of living, thus smaller families.

TABLE 4.6   RELATIONSHIP TO HEAD OF HOUSEHOLD (BY SEX)

RELATIONSHIP TO HEAD	UMZINTO				PARK RYNIE				TOTAL			
	M	F	T	%	M	F	T	%	M	F	T	%
Unknown	0	1	1	0,04	0	0	0	0	0	1	1	0,03
Head	700	101	801	35,53	265	28	293	32,92	965	129	1094	34,8
Wife	0	659	659	29,23	0	253	253	28,43	0	912	912	29,01
Dep. son	166	0	166	7,36	80	0	80	8,99	246	0	246	7,82
Non dep. son	163	0	163	7,24	78	0	78	8,76	241	0	241	7,67
Dep. daughter	0	241	241	10,69	0	78	78	8,76	0	319	319	10,15
Non dep. daughter	0	94	94	4,18	0	40	40	4,49	0	134	134	4,26
Dep. son-in-law	0	0	0	0	0	0	0	0	0	0	0	0
Non dep. son-in-law	0	0	0	0	0	0	0	0	0	0	0	0
Dep. daughter-in-law	0	2	2	0,09	0	0	0	0	0	2	2	0,06
Non. dep. daughter-in-law	0	1	1	0,04	0	1	1	0,12	0	2	2	0,06
Dep. granny/mother/father	0	14	14	0,62	1	2	3	0,34	1	16	17	0,54
Non dep. granny/mother/father	2	18	20	0,89	0	5	5	0,56	2	23	25	0,08
Dep. grandchild	0	2	2	0,09	0	1	1	0,12	0	3	3	0,1
Non dep. grandchild	1	1	2	0,09	0	0	0	0	1	1	2	0,06
Dep. other relative	14	29	43	1,92	10	20	30	3,37	24	49	73	2,32
Non dep. other relative	26	28	54	1,95	8	16	24	2,7	34	34	68	2,16
Dep. non relative	0	0	0	0	0	2	2	0,22	0	2	2	0,06
Non dep. non relative	1	0	1	0,04	0	2	2	0,22	1	2	3	0,1
TOTAL	1073	1191	2264	100	442	448	890	100	1515	1629	3144	100
	% 47,65	% 52,35	% 100		% 40,55	% 50,45	% 100		% 18,10	% 51,81	% 100	

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Present building regulations, likewise, also affect the area one can build on over a particular plot. This restriction indirectly affects family size.

4.2.3   MARITAL STATUS OF TOTAL POPULATION

Of the adult population of 3144, 60,2% was married 33,8% was single (never married), 0,4% constituted divorced persons and the remaining 4,8% was widowed (Table 4.7).

In Umzinto North female heads of households constituted a very small proportion of 1,9% of all heads in comparison with the 1970 census figures for other Indian areas such as Verulam (15%), Inanda (10,2%) and Lower Tugela (10%). Of the total adult population in Umzinto North 10,2% was divorced or separated.

4.2.4   EDUCATION AND LANGUAGE

Table 4.8 shows that of 3144 adults, 8,1% had never received any formal education. Of the 2889 adults (91,9%) who had received formal education, 52% had attended school up to standard 6, 22.4% to standard 7 or 8 and the remainder (25,6%) had completed standard 9 or obtained a higher qualification.

TABLE 4.7   MARITAL STATUS OF TOTAL ADULT POPULATION IN
UMZINTO NORTH (BY SEX)

MARITAL STATUS	UMZINTO			PARK RYNIE			TOTAL			
	M	F	T	M	F	T	M	F	T	
Non response	8	13	21	0	0	0	5	13	21	0,6
Single	369	371	740	170	156	326	539	527	1056	33,8
Married	682	687	1369	263	260	523	945	947	1892	60,2
Widowed	16	95	111	5	31	36	21	126	147	4,8
Divorced	0	10	10	1	0	1	1	10	11	0,4
Separated	0	4	4	1	2	3	1	6	7	0,2
Living together	0	0	0	0	0	0	0	0	0	0
TOTAL	1075	1180	2255	441	449	889	1515	1629	3144	

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Variations occurred by age and sex. Almost 2% of the males and 6,4% of the females had received no formal education. In both cases education standards decreased with increasing age (Table 4.8). Only 5 males over the age of 50 years had completed matriculation, while 25 adults over the age of 50 years (18 males and 7 females) passed standard 7 or 8. About 6% of the adults (including the 25 adults above) managed to complete their education up to standard 6, giving a ratio of 2.6 males for every 1 female with a similar education. By contrast the young adult age group (15 to 34 years) had the highest number of matriculants, accounting for 84,5% out of 456; older adults (35 to 49 years) with matric represented 14,6% of the total and the balance (0,9%) were elderly people.

Survey results also showed that no adults received vernacular education. This could probably be attributed to the fact that vernacular schools did not exist and do not exist even today.

According to Table 4.9, 84% of the 3144 adults had no post school training and of the remainder (16%) about 1% did not respond to the question. Of the 8% that received post school training, University trained graduates accounted for 25% those with a Diploma or Technical college education represented 15,2%, those with incomplete training 6,3% and S.A.P. or other qualifications accounted for 6,3%. The balance of 42% consisted of secretaries or persons who completed apprenticeships.

TABLE 4.8   SCHOOL EDUCATION OF ALL ADULTS IN UMZINTO NORTH (BY SEX)

A G E   G R O U P S

School Education	Non Response			15 - 34			35 - 49			50+			Total			%
	M	F	T	M	F	T	M	F	T	M	F	T	M	F	T	%
Non response	12	14	26	22	46	68	26	52	78	38	77	110	98	184	282	9
Vernacular schooling	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sickly/Mental Condition	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
No education	0	1	1	3	34	37	6	57	63	44	110	154	53	202	255	8,1
Class 1 to Std. 1	0	0	0	3	15	18	8	25	33	21	11	32	32	51	83	2,6
Std. 2 to 4	0	0	0	59	184	243	53	88	141	54	26	80	166	298	464	14,8
Std. 5 to 6	1	0	1	264	348	612	170	96	266	58	15	73	493	463	956	30,4
Std. 7 to 8	1	0	1	294	244	538	70	18	88	18	7	25	383	265	648	20,6
Std. 9 to 10	2	2	4	223	158	381	57	9	66	4	1	5	286	170	456	14,5
TOTAL	16	17	33	868	1029	1897	390	345	735	237	242	479	1511	1633	3144	100

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Differences in the level of post school education occur
when age and sex of the population are considered. Of the
2642 adults who had no post school education, males accounted
for 37,3% and females for 62,7%. It was found that the number
with post school education was dominated by males. For example,
amongst the 82 adults with teacher training college qualifica-
tions the ratio of males to females was 1.7 to 1 and for the
48 University trained graduates the ratio was 4.3 to 1.

The young adult group (15 - 34 years) accounted for 60%
of the 82 adults who had received teacher training college
education and the middle-age group (35 - 49 years) accounted
for 34%. The older age group (50 years and over) accounted
for 60% of the 48 adults with the University education, the
middle age group for 27% while 13% was accounted for by the
older age group.

It is quite obvious from the foregoing that educational
attainment decreased with age. This is mainly attributed to
the fact that the older generation did not have the facilities
that are offered to the younger generation. The standard of
education in Umzinto North compared favourably with that in the
Republic. With an increase in recent years of the number of
schools, the younger generation of Indians is improving its
educational standards.

TABLE 4.9   POST SCHOOL EDUCATION OF ALL ADULTS IN UMZINTO NORTH (BY SEX)

A G E   G R O U P S

POST SCHOOL EDUCATION	Non Response			15 – 34			35 – 49			50 +			Total			%
	M	F	T	M	F	T	M	F	T	M	F	T	M	F	T	
Non Response	2	2	5	81	82	163	41	36	77	19	40	59	141	161	302	9,61
No such training	4	10	14	710	837	1607	309	303	612	215	194	409	1238	1404	2642	84,0
University Degree/ Diploma/Cert.	2	1	3	21	8	29	13	0	13	3	0	3	39	9	48	1,53
Nursing/Other/Diploma Technical College	0	0	0	22	7	29	6	1	7	2	0	2	21	8	29	0,92
Training College Teacher	0	0	0	25	24	49	24	4	28	3	2	5	52	30	82	2,61
Apprenticeship/ Learner	0	0	0	1	0	1	0	0	0	0	0	0	1	0	1	0,03
Secretary	0	0	0	2	0	2	0	0	0	0	0	0	2	0	2	0,06
Incomplete Training	0	0	0	3	9	12	0	0	0	0	0	0	3	9	12	0,4
Teacher/Priest/ Vernacular	0	0	0	1	0	1	0	3	3	0	1	1	1	4	5	0,2
S.A.P./Other	0	0	0	5	3	8	2	0	2	1	1	2	8	4	12	0,4
TOTAL	8	14	22	871	1030	1091	395	347	742	243	238	481	1515	1629	3144	100

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The introduction of free education in 1967, and the effect of regulations making attendance compulsory up to the end of the 15th year of a child's life (for enrolments after 1973), can be expected to improve the overall standards of education amongst adults in future years. However, the improving qualifications in education has serious implications for Umzinto North. With suitable employment opportunities lacking and the standard of education improving, it is expected that the younger generation, out of frustration, will either seek jobs elsewhere or emigrate from Umzinto North.

4.2.4.2 <u>LANGUAGE</u>

Tamil is the most common home language accounting for 33,7% of 1094 heads of households. English ranked second with 23,1% followed by Hindi with 16,5%. Of the remainder 9% is Urdu speaking while Gujerati and Telegu jointly accounted for 5,5% in Umzinto North (Table 4.10).

Variations, however, occurred in Umzinto and Park Rynie. While English ranked second highest in Umzinto, Hindi ranked second highest in Park Rynie (27,7%). There were fewer Gujerati and Urdu speaking people in Park Rynie than in Umzinto.

TABLE 4.10   LANGUAGE OF HEADS OF HOUSEHOLDS IN
UMZINTO NORTH

LANGUAGE	UMZINTO (%)	PARK RYNIE (%)	TOTAL (%)
Non Response	12.23	11.50	12.16
Tamil	30.46	42.66	33.73
English	27.09	12.29	23.13
Hindi	12.48	27.65	16.54
Urdu	11.49	2.05	8.96
Gujerati	5.24	1.70	4.3
Telegu	1.01	1.70	1.18
Other	0	0	0
TOTAL	100	100	100

4.2.5 <u>RELIGIOUS AFFILIATION OF HEADS OF HOUSEHOLDS</u>

A household's religious affiliation is most frequently determined by the head. Therefore the analysis did not consider the religious affiliations of children, lodgers and other relatives living with the family. Table 4.11 indicates that of the total of 1094 heads of households, 130 did not respond to this question. Of the remaining 960 heads, Hindus accounted for a majority of 75% while Muslims represented 15% and Christians 10%. The 1970 census results for the Indian population in South Africa gave a ratio of 66% Hindu, 20% Muslim and 12% Christian. Comparing census figures for South Africa, it would seem that Umzinto North had a higher percentage of Hindus and fewer Muslims and Christians. The figures for the different faiths obtained in Umzinto North, however, correspond roughly with those found by Sugden (1978) in the study of the Indian population in the Durban-Pietermaritzburg region, namely, Hindus 75%, Muslims 16% and Christrians 9%.

4.2.6 <u>RESIDENTIAL STABILITY</u>

According to Table 4.12, 41% of the heads of households were born in Umzinto North.

TABLE 4.11   RELIGIOUS AFFILIATION OF HEADS OF HOUSEHOLDS
IN UMZINTO NORTH

RELIGION	UMZINTO		PARK RYNIE		TOTAL	
	No.	%	No.	%	No.	%
Non response	95	11,86	35	11,75	130	11,38
Hindu	503	62,8	225	76,64	726	66,36
Muslim	132	16,48	11	3,55	143	13,08
Christian	71	8,86	24	8,06	95	8,68
Other	0	0	0	0	0	0
TOTAL	801	100	293	100	1094	100
	% 73,22		% 26,78		% 100	

TABLE 4.12   MOBILITY : PERIOD RESIDENT IN TOWN : HEADS OF
              HOUSEHOLDS

PERIOD RESIDENT IN TOWN	UMZINTO		PARK RYNIE		TOTAL	
	No.	%	No.	%	No.	%
Non response N/A	57	7,1	49	16,7	106	9,7
Less than 1 year	36	4,5	15	5,2	51	4,7
1 - 4 years	83	10,3	18	6,1	101	9,2
5 - 9 years	64	8,0	31	10,6	95	8,7
10 - 14 years	47	5,9	19	6,5	66	6,0
15 - 19 years	37	4,6	14	4,8	51	4,7
20+ years	96	12,0	76	25,9	172	15,7
Born here	381	47,6	71	24,2	454	41,3
TOTAL	801	100	293	100	1094	100

A majority of 32% of the remaining 536 heads resided in the municipal area for a period of 20 years or longer, 10% were resident for periods of 15 to 19 years, 12,3% for periods of 10 to 14 years, 18% for 5 to 9 years 18.7% for 1 to 4 years and the remainder for less than one year. Survey results indicate that Umzinto North has a stable population, due probably to the rural character of the town and partially also to the lack of other opportunities.

In summarising the present chapter it is evident that Umzinto North has a youthful population which has serious implications for the future of the town. Of immediate interest is the availability of education facilities, job opportunities and accomodation. It is also evident that with increasing adoption of western standards of living, the joint family system is breaking down in Umzinto North. The reasons for this phenomenon has been discussed already. With regard to education it can be seen that education is improving amongst the youth. This could be attributed to the fact that the Indian population was not entitled to a free education until 1967. However, with the introduction of free and compulsory education it is expected that the educational standards will improve. It is also apparent that the home language is also changing. English for example is now fast becoming the common home language of many households.

The fact that Umzinto North has a diversity of religious affilia-
tions also has serious implications, especially in the provision
of places of worship and burial facilities. The Hindus, for
example prefer to be cremated and the nearest such facility is
in Durban. Finally it can be stated that as far as residential
stability is considered, Umzinto North has a stable population
with very little migration in the past few years.

C H A P T E R   F I V E

5.   ECONOMIC CHARACTERISTICS

5.1   INTRODUCTION

Information on the economic characteristics of the
population is also essential to local administrators and
planners. The average incomes and range of incomes of the
town's residents gives a measure of the dependency of individual
households upon public housing in the study area, the rent-
paying ability of households and whether amenities dependent
upon financial support by local residents would be economically
viable.

In an attempt to satisfy these interests this chapter
is designed to illustrate :

     i)   employment patterns according to type of
           occupation and period and place of employment;

    ii)   levels of income of individuals and households;

   iii)   expenditure such as cost of accomodation; and

    iv)   dependency ratios.

5.2   EMPLOYMENT

        In this section the occupation patterns of the potential
and active labour force are discussed. The economically active
labour force includes all those persons who earn wages or salaries
and the potential labour force includes those persons who are
between the age of 15 to 65 years, unemployed but available for
work such as housewives and those youngsters seeking their first
job after completing schooling.

5.2.1   LABOUR AND OCCUPATION PATTERNS

        Survey results presented in Table 5.1 show that the
potential labour force in Umzinto North is young with the 15 - 34
years age group accounting for 62% of the total, the 35 - 49 years
age group for 23% and the older age group (50 years and older)
accounting for 15%. Among young adults (15 - 34 years), females
dominated with a 47 : 53 male/female ratio while males dominated
in the middle adult group (35 - 49 years) with a 53 : 47 male/
female ratio. In the older adult group (50 years and older) the
number of male and female workers were roughly equal.

        Further scrutiny of the same tabulation indicates that
only 40,3% of the potential labour force was employed at the time
of the survey.

TABLE 5.1   PRESENT OCCUPATION BY SEX AND AGE OF TOTAL ADULT
POPULATION IN UMZINTO NORTH

PRESENT OCCUPATION	Non Response			15 – 34			35 – 49			50 +			Total			%
	M	F	T	M	F	T	M	F	T	M	F	T	M	F	T	
Non Response	4	4	8	22	19	41	9	7	16	3	3	4	38	33	71	2,3
Professional/Technical	2	2	4	43	21	64	38	8	45	8	0	8	90	31	121	3,9
Managerial/Supervisory	0	0	0	25	2	27	22	1	3	8	0	8	55	3	58	1,9
Clerical	0	0	0	92	44	136	20	2	22	6	0	6	118	46	164	5,2
Sales	0	1	1	68	58	126	41	5	46	20	3	23	129	67	196	6,2
Craftsmen/Artisan	0	0	0	175	41	214	82	11	93	24	0	24	281	53	334	10,6
Operatives	1	0	1	44	1	45	42	0	42	13	0	13	100	1	101	3,2
Services	0	0	0	45	8	53	46	2	48	15	0	15	106	10	116	3,7
Manual/Labourers	0	0	0	11	9	20	1	0	1	3	0	3	15	8	24	0,8
Domestic	0	0	0	0	10	10	1	2	4	1	0	1	2	13	15	0,4
Student	0	0	0	172	167	339	0	0	0	0	0	0	172	167	339	10,8
Pre-school	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Staying at home/ housewife	0	8	8	2	633	635	2	295	297	6	203	209	10	1139	1149	36,6
Retired	0	0	0	10	2	12	15	5	20	97	27	124	122	34	156	4,9
Unemployed	1	0	1	75	13	88	22	0	22	12	0	12	110	13	123	3,9
Agricultural	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Self-employed	1	0	1	64	2	66	54	4	58	26	2	28	145	8	153	4,9
Never worked	0	0	0	21	1	22	1	0	1	0	0	0	22	1	23	0,7
Part-time	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	9	15	24	930	1032	1962	395	344	739	242	238	480	1515	1629	3144	100
P E R C E N T A G E				62			23			15			100			

M = Male
F = Female
T = Total

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The professional category accounted for 3,9% of those actively employed, managerial for 1,9%, clerical for 5,2%, sales for 6,2%, craftsmen for 10,6%, operatives for 3,2%, services for 3,7%, labourers for 0,8%, and self-employed for 4,9%. Of the total number actively employed (1267) 82% was male and 18% female (Table 5.1).

It was also interesting to note that of the total potential labour force (3144) i.e. between the age group of 15 to 65 years, only 41% was actively employed at the time of the survey. Of these (1282) males accounted for some 81% and females for 19%. Of those unemployed (1862) females accounted for 76% and males for 24%.

A probable explanation for such a large proportion of the potential labour force not being employed at the time of the survey may be attributed to a lack of employment opportunities in Umzinto North.

There was a wide range in the period of employment since starting the first job. According to Table 5.2, 71,5% of the adult population was either unable to state the period of employment or was employed for less than one year. Considering the youthful nature of the potential labour force it was not surprising to find that only 8,5% worked for a period of 20 years or longer while 5,9% worked for a period between 11 and 19 years, 14,1% for a period between 1 and 10 years.

TABLE 5.2   PERIOD SINCE STARTED FIRST JOB   (BY SEX)

PERIOD SINCE STARTED WORK	UMZINTO			PARK RYNIE			TOTAL			% OF TOTAL
	M	F	T	M	F	T	M	F	T	%
Non Response/Less than one year Not Working	536	1087	1623	232	394	626	768	1481	2249	71,5
1 - 2 years	29	35	64	13	15	28	42	50	92	2,9
3 - 4 years	51	18	69	19	16	35	70	34	104	3,3
5 - 6 years	41	16	57	25	10	35	66	26	92	2,9
7 - 8 years	28	9	37	9	3	12	47	12	59	2,0
9 - 10 years	59	7	66	22	7	29	81	14	95	3,0
11 - 14 years	59	3	62	23	3	26	82	6	88	2,8
15 - 19 years	67	1	68	3	0	3	95	2	97	3,1
20 + years	194	4	198	70	0	70	264	4	268	8,5
TOTAL	1024	1180	2254	441	449	890	1515	1629	3144	100

M = Male
F = Female
T = Total

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It is evident from the preceeding discussion that commercial and industrial expansion in Umzinto North has just not been adequate enough or rapid enough to be able to employ much more then than a third of the potential labour force domiciled there. Considering the youthful nature of the population, in addition to the fact that the number of work seekers will increase considerably each year, it is expected that unemployment and associated hardships could become a real problem for the town and its residents.

5.2.2 EDUCATION AND OCCUPATION PATTERNS

Relating levels of school education and post-school education to occupation patterns (Tables 5.3 and 5.4 respectively) it can be shown that the majority of workers in white collar jobs attained qualifications ranging from standard six to matric. For example, in the professional category 66% attained qualifications ranging from standard six to matric, in the managerial, clerical and sales positions 65,5%, 65%, and 64% respectively, attained similar educational qualifications. It was interesting to find that 65% of those unemployed at the time of the survey attained similar qualifications as those in white collar jobs. This could possibly suggest that because of a lack of suitable employment opportunities, skilled labour is being wasted in Umzinto North.

TABLE 5.3   PRESENT OCCUPATION BY SCHOOL EDUCATION OF TOTAL ADULT
POPULATION IN UMZINTO NORTH

Present Occupation	SCHOOL EDUCATION										
	Non Response	Vernacular Schooling	Sickly/ Mental Condition	No Education	Class I to Std 1	Std 2 to Std 4	Std 5 to Std 6	Std 7 to Std 8	Std 9 to Std 10	Total	%
Non Response	6	0	0	5	2	11	23	14	10	71	2,3
Professional/Technical	11	0	0	9	3	18	39	24	17	121	3,9
Managerial/Supervisory	5	0	0	4	2	9	19	11	8	58	1,9
Clerical	15	0	0	13	5	24	52	32	23	164	5,2
Sales	19	0	0	15	6	29	62	38	27	196	6,2
Craftsman/Artisan	32	0	0	26	10	49	105	65	47	334	10,6
Operatives	9	0	0	8	3	15	32.	20	14	101	3,2
Services	11	0	0	9	3	17	37	23	16	116	3,7
Manual/Labourer	2	0	0	2	1	4	8	5	3	24	0,8
Domestic	1	0	0	1	1	2	4	3	3	15	0,4
Student	31	0	0	27	10	50	107	66	48	339	10,8
Pre-school	0	0	0	0	0	0	0	0	0	0	0
Staying at home/ Housewife	107	0	0	91	33	169	363	225	161	1149	36,6
Retired	14	0	0	12	5	23	49	31	22	156	4,9
Unemployed	11	0	0	10	4	18	39	24	17	123	3,9
Agricultural	0	0	0	0	0	0	0	0	0	0	0
Self-employed	14	0	0	12	5	23	49	31	22	153	4,9
Never worked	3	0	0	2	1	3	7	4	3	23	0,7
Part-time Work	0	0	0	0	0	0	0	0	0	0	0
TOTAL	290	0	0	249	92	462	995	616	440	3144	100
%	9,3	0	0	7,9	2,9	14,7	31,6	19,6	14	100	

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TABLE 5.4   OCCUPATION BY POST SCHOOL EDUCATION OF TOTAL ADULT POPULATION IN UMZINTO NORTH

Present Occupation	Non Response	No such training	University Deg/Dip Cert	Nursing/Other/Dip/Tech College	Training College Teacher	Apprenticeship/Learner	Secretary	Incomplete training	Teacher/Priest Vernacular	S A P/Other	Total	%
Non Response	7	61	1	0	2	0	0	0	0	0	71	2,3
Professional/Technical	11	103	2	1	4	0	0	0	0	0	121	3,9
Managerial/Supervisory	7	50	1	0	0	0	0	0	0	0	58	1,9
Clerical	20	137	3	2	0	0	0	0	0	0	163	5,2
Sales	26	164	3	2	0	0	0	1	0	0	196	6,2
Craftsman/Artisan	44	280	6	3	0	0	0	1	0	0	334	10,6
Operatives	12	86	2	1	0	0	0	0	0	0	101	3,2
Services	15	98	2	1	0	0	0	0	0	0	116	3,7
Manual/Labourer	3	21	0	0	0	0	0	0	0	0	24	0,8
Domestic	4	11	0	0	0	0	0	0	0	0	15	0,4
Student	32	285	6	3	10	0	2	1	1	1	339	10,8
Pre-school	0	0	0	0	0	0	0	0	0	0	0	0
Staying at home/Housewife	141	967	20	11	4	0	1	3	2	0	1149	36,6
Retired	14	129	3	2	5	0	0	1	1	1	156	4,9
Unemployed	16	103	2	1	0	0	0	0	0	0	122	3,9
Agricultural	0	0	0	0	0	0	0	0	0	0	0	0
Self-employed	17	129	3	2	2	0	0	0	0	0	153	4,9
Never Worked	4	19	0	0	0	0	0	0	0	0	23	0,7
Part-time work	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	373	2643	54	29	27	0	3	9	4	2	3144	100
%	11,9	84,0	1,7	1,0	0,9	0	0,1	0,2	0,1	0,1	100	

Of the potential labour force, only 4.1% received post-school education including 1,7% with a University Diploma or Degree, 1% with diplomas obtained at a Nursing or Technical Institution, 0,9% with diplomas obtained at a Teacher Training College and 0,3% with Secretarial or other qualifications.

By relating the potential labour force with levels of education it is quite clear that Umzinto North has a high proportion of skilled and semi-skilled labour which is largely unused. With increasing levels of educational attainment especially amongst the young adult group and children it is expected that the situation will be aggravated in the future. Future expansion in the direction of commerce and industries will have to be geared to cater for the ever increasing skilled and semi-skilled labour force. Further educational training however will only lead to frustration in the absence of suitable job opportunities in Umzinto North and may force highly qualified persons to emigrate from the town and seek greener pastures elsewhere.

5.2.3 PLACE OF EMPLOYMENT

For reasons unknown to the author, 33,4% did not respond to the question relating to the place of employment. Of the remainder, 97,6% is employed in the southern districts of Natal including areas like Scottburgh, Port Shepstone, Margate, Amanzimtoti, Isipingo, Durban, Umzinto and Park Rynie.

TABLE 5.5   PLACE OF EMPLOYMENT

PLACE OF EMPLOYMENT	UMZINTO	PARK RYNIE	TOTAL	%
NATAL : SOUTHERN DISTRICTS	1472	572	2044	65,0
NATAL : NORTHERN DISTRICTS	43	13	47	1,5
CAPE PROVINCE	2	1	3	0,1
TRANSVAAL	0	0	0	0
OTHER	0	0	0	0
NON RESPONSE	756	294	1050	33,4
TOTAL	2254	890	3144	100
%	72%	28%	100	

The remainder (24%) is employed in the northern and north western districts of Natal including places such as Richards Bay and Pietermaritzburg (Table 5.5). It is evident from the previous discussion that because of a lack of suitable job opportunities in Umzinto North, residents have accepted commuting as a fact of life. The need for commuting long distances to places of employment does impose on and affect one's overall income.

5.3   INCOME PATTERNS

5.3.1   SOURCES OF INCOME

Table 5.7 clearly indicates that of the total adult population (3144) about 84% had only one source of income, while 5% had two sources and 11% did not respond or state the number of sources of income.

The major source of income was as wage earners, accounting for 34% of all adults. Only 4,7% was self-employed and 8,2% depended upon grants or pensions, 0,4% on savings, 0,3% each on family business and leasing of land or rooms, 0,1% on market gardening and the remainder did not disclose information regarding their sources of income. The majority of the males (81,6%) were, however, dependent upon wages and salaries while females were largely dependent upon grants or pensions (Table 5.6).

TABLE 5.6   ALL ADULTS (UMZINTO NORTH) : MAJOR SOURCE OF INCOME (BY SEX)

MAJOR SOURCE OF INCOME	UMZINTO			PARK RYNIE			TOTAL			% OF TOTAL
	M	F	T	M	F	T	M	F	T	%
Non Response/Not Applicable	241	908	1149	89	346	435	330	1253	1583	50,3
No Stated Source	14	8	22	27	1	28	41	9	50	1,6
Self Employment	115	15	130	18	1	19	133	16	149	4,7
Employment (Job)	599	129	728	273	68	341	872	197	1069	34,0
Market/Gardening/Farming	1	1	2	1	0	1	2	1	3	0,1
Leasing out Lands/Rooms	3	3	6	1	1	2	4	4	8	0,3
Pensions or Grants	88	108	196	30	31	61	118	139	257	8,2
Maintenance	1	1	2	0	0	0	1	1	2	0,1
Employment in Family Business	8	1	9	1	0	1	9	1	10	0,3
Other (Savings)	4	8	10	1	1	2	5	7	12	0,4
TOTAL	1074	1180	2254	441	449	890	1515	1629	3144	100

M = Male
F = Female
T = Total

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TABLE 5.7 NUMBER OF SOURCES OF INCOME BY SEX FOR THE ADULT POPULATION IN UMZINTO
NORTH

NO. OF SOURCES	UMZINTO			PARK RYNIE			TOTAL			%
	M	F	T	M	F	T	M	F	T	
Non Response, N/A	75	81	156	30	31	61	105	112	217	6,9
No Stated Source	45	48	93	18	18	36	63	66	129	4,1
One Source	912	989	1901	366	374	740	1278	1363	2641	84,0
Two Sources	52	57	109	21	21	42	73	78	151	4,8
Three Sources	2	2	4	1	1	2	3	3	6	0,2
Four Sources	0	0	0	0	0	0	0	0	0	0
Five Sources	0	0	0	0	0	0	0	0	0	0
Six Sources	0	0	0	0	0	0	0	0	0	0
TOTAL	1074	1180	2254	441	449	890	1515	1629	3144	100
%			72%			28%			100	

TABLE 5.8   NUMBER OF EARNERS IN FAMILY

NUMBER OF EARNERS	UMZINTO	PARK RYNIE	TOTAL	%
Unknown	36	13	49	4,5
One	515	179	694	63,4
Two	155	62	217	19,8
Three	63	27	90	8,2
Four	17	7	24	2,2
Five	7	4	11	1,0
Six	3	1	4	0,4
Seven	2	0	2	0,2
Eight	2	0	2	0,2
Nine +	1	0	1	0,1
TOTAL	801	293	1094	100

$$\frac{49}{1094} \times 100 = 4,47 \sim 4.5$$

Although the average number of earners per family is 1,97 (Table 5.8), a majority of 63,4% of all households has one earner, 19,8% have 2 earners, 12,3% have between 3 and 9 earners and 4,5% did not disclose the number of earners.

It is evident that the majority of households have one wage earner and this corresponds with the fact that the majority of households in the study area are single family units with one head of household.

5.3.2 LEVELS OF INCOME

There is a trend to slightly under estimate income and not to mention casual earnings from occasional employment or hawking. The reason for this could not be ascertained. It is probable, however, that this trend could be attributed to a natural wish for privacy.

The average income per month of all adults who were gainfully occupied, at the time the survey was conducted, is R378,49. Of the 1041 males who were gainfully occupied, the average income is R376.16 and of the 240 females the average is R393,99 per month. Considering the wage differentials between male and female salaries in South Africa, the average difference in salaries for males and females is quite unusual in Umzinto North. This is partially attributed to the fact that there are more males in the active labour force than there are females, and also, to the fact that there were more males occupied in 'blue collar' and menial jobs, thus earning lower salaries.

TABLE 5.9   PERSONAL INCOME OF ALL ADULTS (BY AGE AND SEX)
(1978)

INCOME (per month)	Non Response			15 - 34 years			35 - 49 years			50 + years			Total			%
	M	F	T	M	F	T	M	F	T	M	F	T	M	F	T	
Non Response/Unemployed	5	12	17	301	837	1138	50	307	357	118	231	349	474	1387	1861	59,0
Up to R29,99	0	0	0	2	1	3	1	1	2	1	0	1	4	2	6	0,2
R30 - R59,99	0	0	0	109	40	149	77	9	86	2	0	2	188	49	237	7,5
R60 - R89,99	0	0	0	80	25	105	39	4	43	10	1	11	129	30	159	5,1
R90 - R119,99	2	0	2	92	35	127	54	6	60	8	1	9	154	42	198	6,3
R120- R149,99	0	0	0	86	26	112	46	4	50	8	1	9	140	31	171	5,4
R150- R179,99	0	0	0	74	23	97	21	2	23	7	1	8	102	26	128	4,1
R180- R209,99	0	0	0	50	12	62	28	3	31	9	1	10	87	16	103	3,3
R210- R239,99	0	1	1	8	2	10	5	1	6	2	0	2	50	4	19	0,6
R240- R269,99	0	0	0	33	8	41	18	2	20	6	1	7	57	11	68	2,2
R270- R299,99	0	0	0	10	3	13	5	1	6	2	0	2	17	4	21	0,7
R300- R359,99	0	2	2	20	6	26	13	1	14	4	0	4	37	9	46	1,5
R360- 419,99	0	0	0	22	5	27	13	1	14	4	0	4	39	6	45	1,4
R420- R479,99	1	0	1	19	4	23	12	1	13	3	0	3	35	5	40	1,3
R480- R539,99	0	0	0	14	3	17	8	1	9	2	0	2	24	4	28	0,9
R540- R599,99	1	0	1	4	0	4	3	0	3	1	0	1	9	0	9	0,3
R600 +	0	0	0	2	1	3	2	0	2	0	0	0	4	1	5	0,2
TOTAL	9	15	24	929	1028	1957	395	344	739	187	237	424	1515	1629	3144	100

Averages are however misleading in that they mask the details of the wide range in incomes. Survey results (Table 5.9) show for example, that of the active labour force, some 90% earned less than the average monthly salary for Umzinto North.

According to data presented in Table 5.10 the average monthly income of heads of households is R181,48 but actual incomes vary widely. Almost 45% of heads of households earned up to R149,99 while 34,6% earned between R150 and R539,99 and 3,8% earned R540 or more per month and 17% did not respond to this question.

Total household incomes averaged R247,92 per month (Table 5.11). There was, however, a wide range in income levels for example, of all households who stated incomes (821) about 83% earned less than R240, 25,4% between R240 and R599 and 5,2% earned R600 and over per month. About 25% did not respond or state their incomes.

According to the above discussions, it would seem that some 45% of heads of households earn less than R150 per month. This has serious implications for the provision of state sub-sidised housing. According to the Department of Community Development persons earning less than R150 per month can qualify for sub-economic housing.

TABLE 5.10   TOTAL PERSONAL INCOME OF HEADS OF
HOUSEHOLD

TOTAL PERSONAL INCOME	UMZINTO	PARK RYNIE	TOTAL	%
Non Response/N/A/ Unemployed/ No Income	130	26	156	14,3
Not Stated	15	14	29	2,7
Up to R29,99 p.m.	2	2	4	0,4
R30 - R59,99 p.m.	107	43	150	13,7
R60 - R89,99	72	29	101	9,2
R90 - R119,99	92	33	125	11,4
R120 - R149,99	69	39	108	9,9
R150 - R179,99	73	30	103	9,4
R180 - R209,99	62	25	87	7,8
R210 - R239,99	3	7	10	0,9
R240 - R269,99	33	10	43	3,9
R270 - R299,99	12	1	13	1,2
R300 - R359,99	45	16	61	5,6
R360 - R419,99	31	8	39	3,6
R420 - R479,99	3	3	6	0,5
R480 - R539,99	14	4	18	1,6
R540 - R599,99	2	1	3	0,3
R600 +	36	2	38	3,5
TOTAL	801	293	1094	100

Average = R181,48

TABLE 5.11   TOTAL OF INCOME OF HOUSEHOLD

TOTAL INCOME OF HOUSEHOLD	UMZINTO	PARK RYNIE	TOTAL	%
Non Response, N/A	196	52	248	22,7
Unemployed and no income but supported by family, not stated	20	5	25	2,3
Up to R29,99	1	0	1	0,1
R30 - R59,99	19	15	34	3,1
R60 - R89,99	42	16	58	5,3
R90 - R119,99	70	27	97	8,9
R120 - R149,49	69	30	99	9,0
R150 - R179,49	65	21	86	7,9
R180 - R209,99	55	27	82	7,5
R210 - R239,99	17	11	28	2,6
R240 - R269,99	39	18	57	5,2
R270 - R299,99	24	9	33	3,0
R300 - R359,99	57	18	75	6,9
R360 - R419,99	39	8	47	4,3
R420 - R479,99	10	12	22	2,0
R480 - R539,99	14	6	20	1,8
R540 - R599,99	19	5	24	2,2
R600 +	45	13	58	5,2
TOTAL	801	293	1094	100

Average = R247,92

5.4   DEPENDENCY RATIOS

At the time of the survey 57% of the adults were not
employed. However, if we add the population figures for children
the percentage rises to 73% yielding a dependency ratio of
1 : 2,68. The dependency ratio is very similar to that found in
western societies which normally have small families i.e. 1 head
of household, the wife and probably 2 or 3 children.

5.5   PRESENT COST OF ACCOMODATION AND RENT PAYING ABILITY

An attempt was made to gauge the 1978 accomodation costs
in Umzinto North in order to assess the rent paying ability of
the populace. Such data is necessary in respect of the future
provision of housing.

In this regard, survey results (Table 7.5) provides
information on actual amounts paid for present accomodation. The
average rent paid per month for accomodation was R29,48 per
household. Sixty one percent of all households paid more than
R80 per month for accomodation. Of this number, those occupying
houses accounted for 77%, flats for 21% and outbuildings for 5%.
The fact that 61% of households were paying more than R80 per
month for accomodation in flats and outbuildings in a rural town
like Umzinto North suggests that shortage of space results in
exploitation. While it may be argued that rent must relate to
space and quality it must be said that the quality and limited
space of some of the dwelling units do not warrant such exorbitant
rents.

The data presented in Table 5.10 is necessary to gauge the rent paying ability of heads of households in Umzinto North. Since it is advised that only 25% of an individual's salary should be used for rentals, the following categories of rent paying ability emerge (Table 5.12) :

TABLE 5.12   RENT PAYING ABILITY OF HEADS OF
HOUSEHOLDS IN UMZINTO NORTH

RENT PAYING ABILITY (monthly)	PERCENTAGE OF TOTAL (1094)
Less than R15	14
R15 to R30	20,6
R30 to R45	19,3
R45 to R60	8,9
R60 to R75	5,1
R75 to R105	9,0
R105 to R135	2,2
R135 to R150	0,3
More than R150	3,5
Non Response	17,1
TOTAL	100,0

When one compares the actual cost of accomodation paid per month with the rent paying ability of the population it is quite clear that many of the residents are paying rents which they cannot really afford. For example it can be concluded that 67,9% of heads of households can only pay up to R75 per month for accomodation and if this is compared to the actual income levels of heads of households in Table 5.10 it may be established that 44,4% of households qualify for sub-economic housing because they earn less than R150 per month. Based on this there is an immediate shortage of 486 housing units to accomodate low income families.

In concluding, it can be stated that the community at Umzinto North represents a cross section of occupational categories. The income levels, however, were generally low. Of particular significance to the study is the low level of employment of females. It would seem that the majority of females in Umzinto North remain at home. Whether this was due to lack of employment opportunities or to some cultural trait cannot be established conclusively. Another factor of concern is the youthful nature of the structure of the population. It is expected that in the absence of proper employment opportunities and the ever increasing improvement in educational qualifications, the town will experience serious shortfalls in employing these people. Already a large proportion of the active labour force has to seek employment outside of Umzinto North and this is an added financial burden when it involves commuting long distances daily.

CHAPTER SIX

6. EXISTING HOUSING STOCK

6.1 INTRODUCTION

No matter how prosperous a country may be, there will always be a certain section of the community which does not earn sufficient to provide for its housing needs and must therefore rely on some form of assistance. In South Africa the provision of subsidised housing for low-income groups has been almost the sole responsibility of the central government. Despite considerable efforts to satisfy housing needs many areas have a shortfall in both quantity and quality of housing and in this respect Umzinto North is no exception. One of the main aims of this chapter is to provide an accurate assessment of the housing stock of Umzinto North so that the present and future needs can be accurately assessed.

With regard to the South African Indian population, the Group Areas Act (Act No. 36 of 1966) has had a serious effect on their spatial distribution. Stander (1968), Greyling (1969) and Le Roux (1971) have shown this prohibitive legislation has placed legal restrictions on interprovincial migration of Indians and this has resulted in an uneven spatial distribution of the community at large. The major spatial cluster of the Indian population occurs in Natal. The general effect of confining the majority of Indian population to Natal has seriously affected the availability of land.

Residential land, for example, is at a premium. In addition to this, the Group Areas Act has uprooted some Indian communities and relocated them in areas specifically demarcated for their sole occupation. A shortage of suitable land and the fear of further upheaval has tended to increase the need for security of tenure amongst the South African Indian population.

The situation in Umzinto North reflects the dilemma of the South African Indian population especially with regard to accomodation. Consequently, in accordance with one of the prime aims of this dissertation (to measure the level of socio-economic well-being of the community at Umzinto North) the present chapter and the next provide details on the existing housing stock and other relevant/related variables.

6.2   HOUSING STOCK ANALYSIS

Information relating to the existing housing stock was acquired by field investigation and the questionnaire technique (Appendix 'A'). Questions relating to plot ownership, type of tenure, dwelling characteristics and types and number of rooms were included in the questionnaire. Analysis of the data obtained from the survey revealed the following information :

6.2.1 PLOT OWNERSHIP

Table 6.1 shows that of the total of 766 plots surveyed, a majority of 73% was owned by Indians, 0,9% was White - owned, 0,2% was owned by companies, and about 25% was owned either by the Town Board or others.

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TABLE 6.1   PLOT   OWNERSHIP

TYPE OF PLOT	UMZINTO	PARK RYNIE	TOTAL	%
PRIVATE (INDIAN)	319	183	562	73,4
PRIVATE (WHITE)	2	5	7	1,0
COMPANY	2	0	2	0,2
TOWN BOARD/OTHER	182	13	195	25,4
TOTAL	565	201	766	100

TABLE 6.2   TYPE   OF   TENURE

TYPE OF TENURE	UMZINTO	PARK RYNIE	TOTAL	%
NON RESPONSE	16	1	17	2,1
OWNED	234	76	310	40,5
RENTED	263	103	366	47,8
BOARDER/LODGER	35	13	48	6,3
OTHER	17	8	25	3,3
TOTAL	565	201	766	100

The fact that a majority of the plots in Umzinto North were owned by Indians does help to show that security of tenure rates high amongst the community's priorities. It must also be remembered that the town was once controlled by a White Local Authority and as a result a few plots are still owned by Whites. However since the proclamation of Umzinto North as an Indian Group area in 1974 Whites have been forced to sell and move.

6.2.2 TYPE OF TENURE

The data presented in Table 6.2 indicates that 47,5% of the interviewers rented their property, 40,6% owned their property. If the figures for boarders and lodgers were added then the figure for rented goes up to 54,1%. The fact that such a significant percent had to rent their property may be attributed to a shortage of adequate dwelling units to accomodate single families separately. It may also be due to the fact that many people were unable to finance their own homes.

6.2.3 TYPE OF DWELLING UNITS

According to Table 6.3 about 57% of dwelling units are houses. Of these, 364 are single unit detached houses, 28 double storey detached houses and 43 are single storey semi-detached houses. Of the 132 flats in the town, 83% are owned and rented to tenants by the Town Board and the remainder (17%) are privately owned. A common feature of the Indian residential areas is the use of outbuildings as dwellings.

TABLE 6.3   TYPE AND DESCRIPTION OF DWELLING

TYPE AND DESCRIPTION OF DWELLING	UMZINTO	PARK RYNIE	TOTAL	%
HOUSE :				
SINGLE-DETACHED	252	112	364	47,5
DOUBLE STOREY : DETACHED	23	5	28	3,7
SEMI-DETACHED	24	19	43	5,6
FLATS - HOUSING				
SCHEME	108	1	109	14,2
PRIVATE	22	1	23	3,0
SHACKS	9	2	11	1,4
OUTBUILDINGS	109	59	168	22,0
OTHER	18	2	20	2,6
TOTAL	565	201	766	100

This reflects the overall shortage of accomodation and also the inability of many people to finance their own homes. Some such outbuildings are little more than shacks providing sub-standard living conditions while many have been built to similar standards as the main house and offer good accomodation with all essential services. These units comprising 22% of the total of dwelling units in Umzinto North were normally occupied by tenants or members of the extended family. The outbuilding was normally made up of one or two bedrooms, a kitchen, bathroom and a toilet. Variations from this form however occurred. Shacks contributed 1,4% towards the total number of dwelling units in the town. From personal field observations it was found that many of these dwelling units lacked proper ventilation and ablution facilities and thus constitute a health hazard.

6.2.4 QUALITY AND AGE OF DWELLING

In an effort to assess the quality and age of dwelling units in Umzinto North information regarding the construction materials, age and quality of dwelling units was acquired by means of the questionnaire and informal discussions. Table 6.4 and graphic representations (Figure 20 and 21) reveal the following:

TABLE 6.4   CONSTRUCTION MATERIAL OF DWELLING

CONSTRUCTION MATERIAL	UMZINTO	PARK RYNIE	TOTAL	%
BRICK/TILE	134	56	190	24,8
BRICK/ASBESTOS	245	119	364	47,5
BRICK/IRON	36	9	45	5,9
WOOD/IRON	65	3	68	8,9
OTHER	85	14	99	12,9
TOTAL	565	201	766	100

a)   Table 6.4 shows that 72% of the 766 dwelling units
     surveyed are constructed of brick under tile or
     brick under asbestos. About 15% is either made up
     of brick and iron or wood and iron. The remaining
     12,9% was made up of various combinations of
     building material.

b)   About 30% of the interviewees did not know the age
     of their dwellings. Inquiries revealed that 35,7%
     was built during the period 1951 to 1975. Older
     dwelling units, i.e. those built between 1875 and
     1925, accounted for 0,5% of the total number of
     dwelling units (Figure 20). Many of those buildings
     built at the beginning of the present century are
     now deteriorating and their general appearance is
     shabby. It is obvious that they will either have to
     be renovated, or replaced in the near future which
     could add to the present shortage of accomodation
     in Umzinto North.

c)   Assessments of the quality of dwelling units were
     based on a five point scale, where units were rated
     from superlative (5) to slum (1). Dwelling units
     with swimming pools and/or tennis courts were
     judged to be of a superlative nature.

AGE OF DWELLING
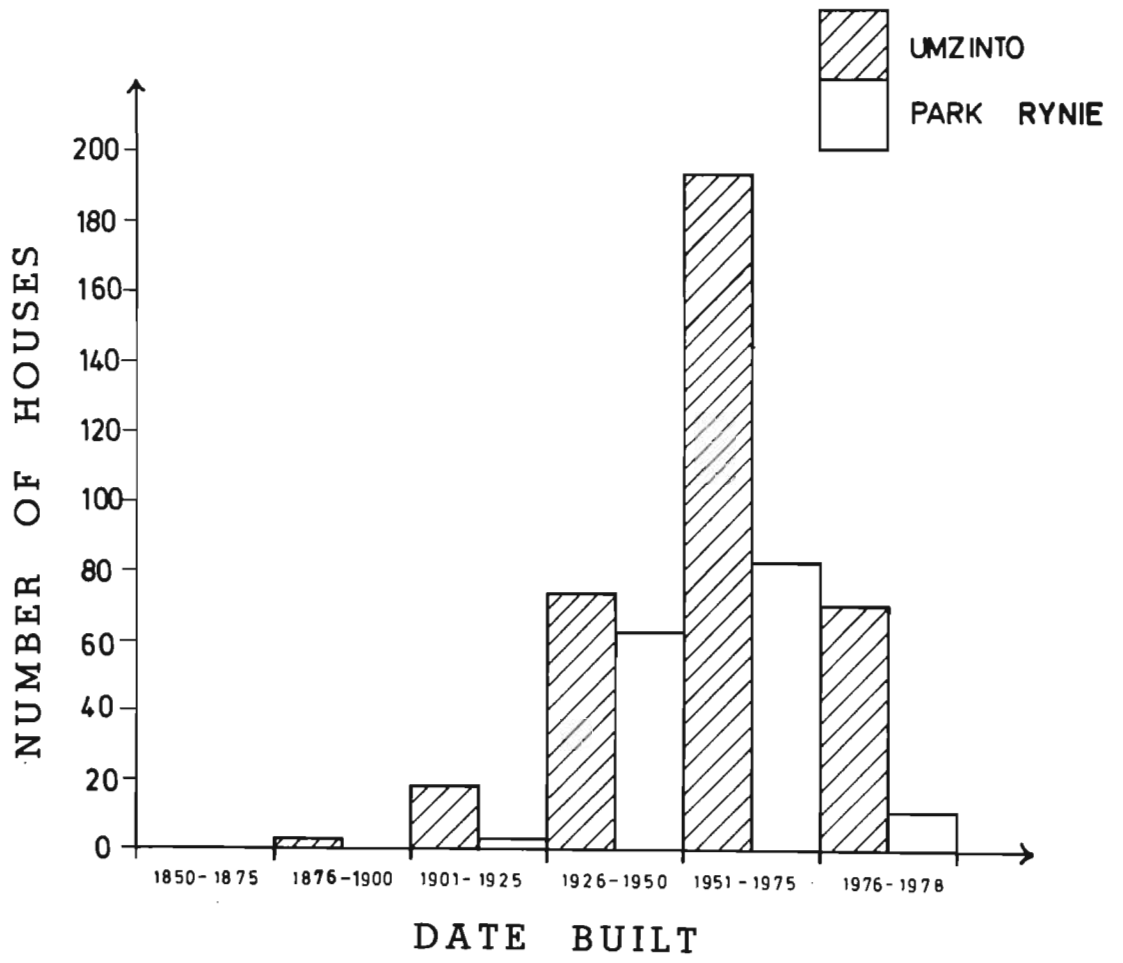
FIGURE 20

Those constructed of wood and iron and without
basic ablution facilities were rated as slums. In
addition to the above criteria, the scale also
considered such details as the number of sleeping
rooms available, the degree of overcrowding and
the general appearance of the dwelling units.

Analysis of the results obtained from the assess-
ments (Figure 21) revealed that a small percentage
(1,3%) of dwelling units were of superlative nature,
14,5% of high quality, 62% as average, 19% of low
quality and only 3% as slum, from which one may
conclude that the quality of housing is generally
of a satisfactory nature. However, a small percentage
(22%) of dwelling units were of low quality or of
slum condition and would have to be considered when
planning for future housing needs.

6.2.5 NUMBER AND TYPE OF ROOMS PER DWELLING

In a further attempt to assess the quality of accomodation
in Umzinto North, the analysis also considered the number and
type of rooms per dwelling unit. For the purpose of this dis-
cussion the term 'room' refers to all rooms within the confines
of a dwelling unit. This includes sleeping rooms, kitchens,
lounges, dining rooms, bathrooms, toilets, laundry rooms, play
rooms and any other type of room.

QUALITY OF DWELLING UNITS IN UMZINTO NORTH
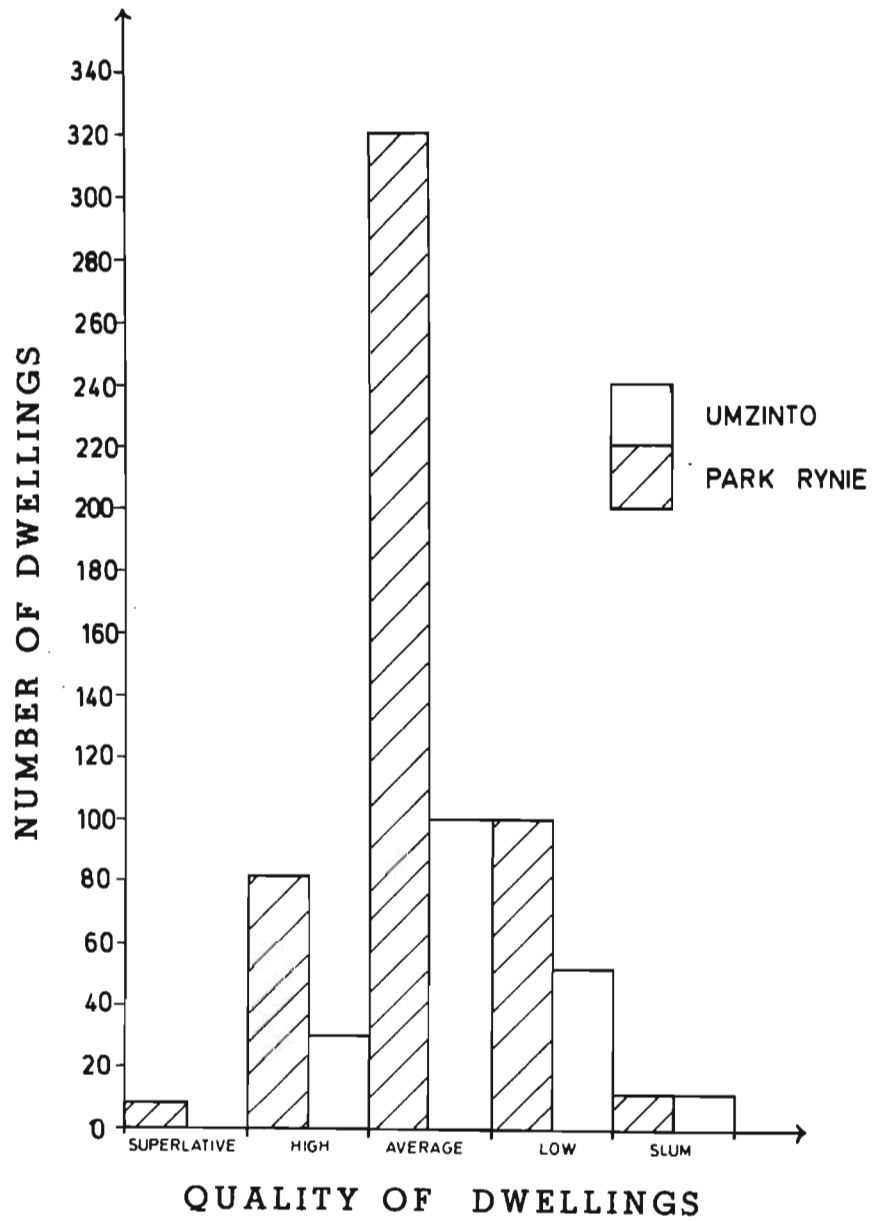
FIGURE 21

Individual dwellings had an average of 7 rooms. According to survey results 62% of the dwellings had between 5 and 8 rooms while 25% had nine rooms or more (Figure 22). In addition to the wide range in the total number of rooms per dwelling (from 1 to 9) the number of specific types of rooms varied. Of particular significance to the study is the following survey results :

a) The average number of sleeping rooms per dwelling was 3.3. Although 63% of the total number of dwelling units had between 2 and 3 bedrooms it must be pointed out that the number of persons per dwelling ranged from 1 to 11. While this may not suggest clearly that overcrowding conditions exist in the town, the idea cannot be completely ruled out, especially, if one considers the fact that 11,5% of dwelling units had only 1 sleeping room (Table 6.5).

b) Almost 79% of the dwellings had a single kitchen while 10,4% had between 2 and 3 kitchens each (Table 6.6). According to western standards the availability of more than one kitchen in a dwelling is not normal. However, in the Indian joint family system this is a common feature. In such a family system two or more families live together sharing the other rooms but not the kitchen. Each family cooks separately.

TABLE 6.5   NUMBER OF SLEEPING ROOMS PER DWELLING

NO. OF SLEEPING ROOMS	UMZINTO	PARK RYNIE	TOTAL	%
UNKNOWN/NONE	2	4	6	0,8
1	60	28	88	11,5
2	237	60	297	38,8
3	132	55	187	24,4
4	70	29	99	12,9
5	33	18	51	6,6
6	18	4	22	2,9
7	9	2	11	1,4
8	1	1	2	0,3
9 OR MORE	3	0	3	0,4
TOTAL	565	201	766	100

Average = 3,3

TABLE 6.6   NUMBER OF KITCHENS IN DWELLING

NO. OF KITCHENS	UMZINTO	PARK RYNIE	TOTAL	%
UNKNOWN/NONE	68	10	78	10,2
1	446	162	608	79,4
2	50	22	72	9,4
3 OR MORE	1	7	8	1,0
TOTAL	565	201	766	100

NUMBER OF ROOMS PER DWELLING
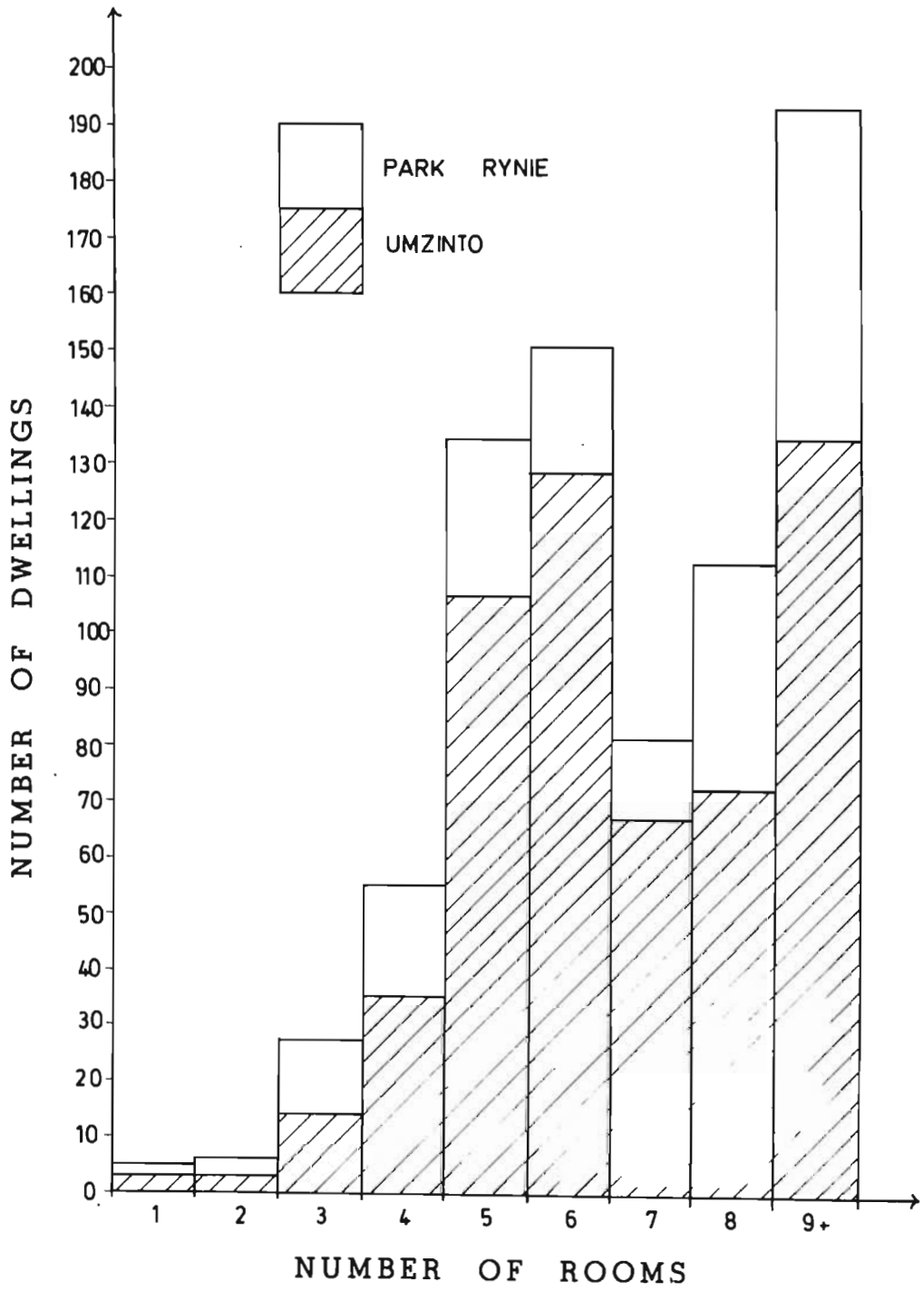
FIGURE 22

It is normal practise for the Indian housewife
to stay at home and cook for her husband and family.
The practise is adopted to prevent friction which
may arise out of different eating habits and tastes.

c)   According to Table 6.7, a total of 657 dwellings
(86%) had 1 bathroom each while 59 (8%) had 2
bathrooms and 1% had three bathrooms per dwelling.
Only one dwelling in Umzinto North had more than
4 bathrooms. About 6% either did not respond to the
question or stated that they did not have any
bathrooms.

It is quite evident from the tabulation that the
majority of dwellings have one bathroom which may
indicate a trend away from the joint family system
where more than one bathroom is a common requirement.

6.3   CONCLUSION

In an assessment of the existing housing stock in Umzinto
North, it is evident that there is a shortage of housing in the
town. This fact is borne out by the fact 22% of all dwelling units
in the town comprised of outbuildings which are constructed in
response to the current market trend for accommodation in the town.

TABLE 6.7   NUMBER OF BATHROOMS PER DWELLING

NO. OF BATHROOMS	UMZINTO	PARK RYNIE	TOTAL	%
UNKNOWN/NONE	37	5	42	5,5
1	484	173	657	86,8
2	40	19	59	7,7
3	3	4	7	0,9
4 +	1	0	1	0,1
TOTAL	565	201	766	100

In the absence of proper accommodation people have to live in make-shift premises until they can afford their own properties. In some cases families live in outbuildings or shacks for more than a generation or a family-cycle. In the planning for accommodation in Umzinto North the Board will do well if it considers those people of the lower socio-economic status who are presently accommodated in shacks and outbuildings. In this respect more sub-economic flats, similar to those already in existence, should be constructed.

Generally the quality of dwelling units in Umzinto North is of a satisfactory nature. Traces of the joint-family system are still evident in the town. However from evidence regarding the number of bathrooms and kitchens it can be seen that western standards of living are being adopted by the community. In dwellings which house a joint family it is normal to find more than one kitchen and/or bathroom. The extended family may stay together under one roof but each basic family needs its own kitchen partly to cater for the family's tastes and partly to prevent friction between the daughters-in-law. However this could be due to the smallness of plot sizes which prevent larger homes from being built.

Finally, this chapter must not be considered in isolation but in conjunction with the next which deals with room occupancy patterns in dwelling units.

CHAPTER SEVEN

7.   DWELLING AND ROOM OCCUPANCY PATTERNS

7.1   INTRODUCTION

Detailed information on dwelling and room occupancy patterns was considered necessary to measure the degree of overcrowding in order to establish the need for additional dwelling units in Umzinto North. The data obtained through the questionnaire and the subsequent analysis which follows provide details on variables such as the number of households per dwelling, number of rooms occupied by individual households, the number of persons sleeping per room by age, sex and marital status.

7.2   DWELLING OCCUPANCY PATTERNS

As mentioned previously, the traditional joint family system amongst the Indian population in South Africa encourages the sharing of a single dwelling unit by a number of households who are part of a larger family system called the 'Kutum'. In addition to the cultural and social reasons, economic issues also play an important part in this sharing process.

In the case of Umzinto North, while the number of house-
holds per dwelling unit ranged from 1 to 5, about 63% of the
units were occupied by single households. Of the remainder,
16% were occupied by 2 households, 6,4% by 3 households and 1%
by between 4 and 5 households (Table 7.1). Relating household
composition to type of dwelling shows that 57% of single house-
holds occupied houses, 20% were resident in flats, 19% in out-
buildings and 2% in shacks. Of households consisting of two
families, 75% occupied houses, 24% outbuildings and 1% shacks.
Households comprised of three families mainly stayed in houses
(91%).

The high frequency with which dwelling units were occupied
by single households is interesting as it is contrary to the
traditional practise of the joint family system. While it may
suggest a move towards western standards and practises, it is not
possible to establish this beyond doubt since traces of the
traditional system still persist. An alternative or additional
suggestion could be that the population is fairly youthful and
the extended family system could emerge with the ageing of the
heads of present households. It is also evident that those who
can build large houses to accomodate two or more nuclear families
have a tendency to do so.

TABLE 7.1   NUMBER OF HOUSEHOLDS PER DWELLING BY TYPE OF DWELLING

| TYPE OF DWELLING | NUMBER OF HOUSEHOLDS | | | | | | | | | | | | | | | | | | | | | % |
| | Non-response | | | 1 | | | 2 | | | 3 | | | 4 | | | 5 | | | TOTAL | | | |
	UMZ	P/R	T	UMZ	P/R	T	UMZ	P/R	T	UMZ	P/R	T	UMZ	P/R	T	UMZ	P/R	T	UMZ	P/R	T	
Unknown	96	49	145	7	2	9	1	0	1	0	0	0	0	0	0	0	0	0	104	49	155	14,2
House	0	0	0	290	103	393	97	38	135	30	34	64	4	1	5	6	0	6	427	176	603	55,00
Flat	0	0	0	135	0	135	0	0	0	3	0	3	0	0	0	0	0	0	138	0	138	12,6
Shack	0	0	0	12	3	15	1	0	1	0	0	0	0	0	0	0	0	0	13	3	16	1,5
Out Building	0	0	0	87	47	134	30	12	42	0	3	3	0	0	0	0	0	0	117	62	179	16,4
Other	0	0	0	2	1	3	0	0	0	0	0	0	0	0	0	0	0	0	2	1	3	0,3
TOTAL	96	49	145	533	156	689	129	50	179	33	37	70	4	1	5	6	0	6	801	293	1094	100
%	13,3			63,0			16,3			6,4			0,5			0,5			100			

UMZ = UMZINTO   P/R = PARK RYNIE   T = TOTAL

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The fact that 195 households were housed in outbuildings and shacks and that two or more households could occupy one such building may serve to emphasise the need for additional housing in Umzinto North.

7.3   ROOM OCCUPANCY PATTERNS

The section which follows attempts to assess the level of room occupancy patterns and the degree of overcrowding in dwellings in Umzinto North. The term 'overcrowding' could mean the use of one bedroom by more than two persons or it could also suggest that in the absence of suitable sleeping rooms, other rooms, such as lounges, dining rooms and kitchens are used for sleeping purposes or it could also refer to a dwelling which has limited rooms (one bedroom) and is occupied by a whole family. During field investigations it was noted that some garages had been converted into dwellings and accomodated a whole family. The space was used as a bedroom, lounge, dining room and a kitchen.

Survey results revealed the following information :

a)   *Number of rooms used for household*

The average number of rooms used per individual household was 6 (Table 7.2). The term room is the same as defined previously. Almost 24% of the households used 1 to 4 rooms and 60% used between 5 and 8 rooms per dwelling.

TABLE 7.2   NUMBER OF ROOMS USED PER HOUSEHOLD BY DWELLING TYPE

TYPE OF DWELLING	Non Response			NUMBER OF ROOMS USED BY HOUSEHOLD 1			2			3			4			5			6			7			8+			Not separate Accommodation			Total			%
	U	P/R	T	U	P/R	T	U	P/R	T	U	P/R	T	U	P/R	T	U	P/R	T	U	P/R	T	U	P/R	T	U	P/R	T	U	P/R	T	U	P/R	T	
Non Response	5	9	14	0	0	0	1	0	1	0	0	0	1	2	3	0	1	1	1	0	1	0	0	0	0	2	2	89	29	118	97	43	140	12,8
House	0	2	2	19	9	28	18	18	36	23	11	34	37	20	57	33	20	53	63	21	84	56	18	74	125	50	175	58	15	73	434	182	616	56,3
Flat	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	56	0	56	75	0	75	3	0	3	2	0	2	1	0	1	138	0	138	12,6
Shack	0	0	0	2	1	3	1	0	1	1	0	1	3	1	4	2	1	3	2	0	2	1	0	1	0	0	0	1	1	2	13	4	17	1,5
Out Building	0	1	1	6	3	9	11	7	18	15	12	27	26	14	40	29	12	41	10	6	16	6	1	7	8	6	14	8	1	7	117	63	180	16,5
Other	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2	1	3	0,3
TOTAL	5	12	17	27	13	40	31	25	56	39	24	83	68	37	105	122	34	154	151	27	178	68	19	87	135	58	193	155	46	201	801	293	1094	100

U = Umzinto   P/R = Park Rynie   T = Total

The number of rooms used per individual household in Umzinto North is considered low especially when one considers that an average cottage consists of about 8 rooms comprised of 3 bedrooms, a lounge, a diningroom, a kitchen and bathroom and toilet.

b)   *Number of rooms used for sleeping per individual household*

Although the number of rooms used for sleeping per individual household ranged from between 1 and 8, some 51% of households used between 1 and 2 bedrooms for sleeping, 26,9% between 3 and 4, 3,6% between 5 and 6 rooms and 0,4% between 7 and 8 rooms (Table 7.3).

c)   *Average number of persons per sleeping room*

According to information presented in Table 7.4, 59,8% of the 1094 households had between 2 and 3 persons sleeping per room. This would be considered average as per the definition of overcrowding recorded earlier in the same chapter. However, 9,2% of households had an average of 4 persons per sleeping room, 5,2% of households had 5 to 8 individuals sharing the same bedroom. The fact that 14,4% of the total number of households had 4 to 8 persons sharing one bedroom does indicate that some dwellings are seriously overcrowded in Umzinto North.

TABLE 7.3 NUMBER OF ROOMS USED FOR SLEEPING PER HOUSEHOLD BY DWELLING TYPE

TYPE OF DWELLING	NUMBER OF ROOMS USED FOR SLEEPING BY HOUSEHOLD																																	Not separate Accommodation			Total			%
	Non Response			1			2			3			4			5			6			7			8+									
	U	P/R	T	U	P/R	T	U	P/R	T	U	P/R	T	U	P/R	T	U	P/R	T	U	P/R	T	U	P/R	T	U	P/R	T	U	P/R	T	U	P/R	T	U	P/R	T
Non Response	10	7	17	1	1	1	0	2	2	1	1	2	2	1	2	0	1	1	0	0	0	0	0	0	0	0	0	83	31	114	97	43	140	12,8
House	0	1	1	59	33	92	121	64	185	127	43	170	55	19	74	15	11	26	8	0	8	1	1	2	1	1	2	47	9	56	434	182	616	58,3
Flat	0	0	0	6	0	6	121	0	121	10	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	138	0	138	12,6
Shack	0	0	0	6	2	8	4	1	5	2	0	2	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	13	4	17	1,5
Out Building	0	0	0	43	31	74	44	20	64	17	10	27	6	0	6	3	1	4	0	0	0	0	0	0	0	0	0	4	1	5	117	63	180	16,5
Other	0	0	0	2	1	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	1	3	0,3
TOTAL	10	8	18	117	88	185	290	87	377	157	54	211	64	19	83	17	13	31	8	0	8	1	1	2	1	1	2	135	42	177	801	293	1094	100

U = Umzinto   P/R = Park Rynie   T= Total

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TABLE 7.4 AVERAGE NUMBER OF PERSONS SLEEPING PER ROOM BY

DWELLING TYPE

TYPE OF DWELLING	AVERAGE NUMBER OF PERSONS SLEEPING PER ROOM																																	Total			%
	Non Response			1			2			3			4			5			6			7			8			Not separate Accommodation			Total			
	U	P/R	T	U	P/R	T	U	P/R	T	U	P/R	T	U	P/R	T	U	P/R	T	U	P/R	T	U	P/R	T	U	P/R	T	U	P/R	T	U	P/R	T	
Non Response	15	6	21	2	1	3	2	4	6	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	0	0	0	77	32	109	97	43	40	12,6
House	1	1	2	42	22	64	173	73	206	128	41	169	29	26	55	12	6	18	2	3	5	1	3	4	0	0	0	46	7	53	434	182	616	56,3
Flat	10	0	10	3	0	3	38	0	38	65	0	65	28	0	28	3	0	3	0	0	0	0	0	0	0	0	0	1	0	1	138	0	138	12,8
Shack	0	0	0	0	0	0	6	0	8	3	2	5	0	1	1	2	0	2	0	0	0	2	0	2	0	0	0	0	1	1	13	4	17	1,5
Out Building	0	0	0	9	0	9	34	21	55	39	24	63	19	10	29	6	5	11	3	0	3	1	2	3	2	0	2	4	1	5	117	63	180	16,5
Other	0	0	0	0	0	0	0	1	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	2	1	3	0,3
TOTAL	26	7	33	56	23	79	253	99	352	236	67	303	66	35	101	23	11	36	5	3	8	5	5	10	3	0	3	128	41	169	801	293	1094	100

U = Umzinto   P/R = Park Rynie   T = Total

TABLE 7.5   MONTHLY REPAYMENTS ON ACCOMMODATION BY DWELLING TYPE

TYPE OF DWELLING	Non Response			L R9.99			R10-R19.99			R20-R29.99			R30-R39.99			R40-R49.99			R50-R59.99			R60-R69.99			R70-R79.99			R80+			Total (R)			%
	U	P/R	T	U	P/R	T	U	P/R	T	U	P/R	T	U	P/R	T	U	P/R	T	U	P/R	T	U	P/R	T	U	P/R	T	U	P/R	T	U	P/R	T	
Non Response	90	34	124	1	3	4	0	1	1	3	1	4	0	1	1	0	1	1	0	0	0	0	0	0	1	0	1	2	2	4	97	43	140	12,8
House	178	26	204	113	51	164	19	17	36	26	21	47	19	21	40	24	6	30	16	10	26	10	4	14	3	5	8	28	19	47	434	182	616	56,3
Flat	5	0	5	7	0	7	0	0	0	102	0	102	0	0	0	2	0	2	1	0	1	1	0	1	8	0	8	13	0	13	138	0	138	12,8
Shack	3	1	4	3	3	6	3	0	3	3	0	3	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	4	17	1,5
Out Building	24	4	28	14	8	22	13	9	22	18	18	36	14	8	22	10	6	16	16	4	20	4	2	8	3	2	5	1	2	3	117	63	180	16,5
Other	0	1	1	0	0	0	0	0	0	1	0	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	1	3	0,3
TOTAL	298	68	366	138	65	203	35	27	62	154	50	204	35	30	65	36	13	49	33	14	47	15	6	21	1	7	20	38	23	61	801	293	1094	100

U = Umzinto   P/R = Park Rynie   T = Total

Although overcrowding of sleeping rooms occurred in all types of dwelling units, it was more common in houses and outbuildings. Survey results show for example that houses accounted for 49% of all dwellings where 4 to 8 persons shared one sleeping room.

The present analysis serves to show that Umzinto North does have an accommodation problem especially amongst the lower income groups who are forced to live in overcrowded conditions. In this respect state subsidised housing should be considered.

7.4 CONCLUSION

Finally, it may be established from the foregoing discussions that there is a significant amount of overcrowding in Umzinto North due mainly to the shortage of accommodation and the low incomes received by many heads of households, which prevent them from renting suitable dwellings. It is also probable that the joint family system in Umzinto North is slowly breaking down due partly to the lack of proper accommodation for the system and partly because many young people seek the independence of their own homes.

TABLE 7.6   INCOME OF HEADS OF HOUSEHOLDS BY DWELLING TYPE

TYPE OF DWELLING	TOTAL PERSONAL INCOME OF HEADS OF HOUSEHOLDS																			
	Non Response	Unemployed	RL 29	R30-R59	R60-R89	R90-R119	R120-R149	R150-R179	R180-R209	R210-R239	R240-R269	R270-R299	R300-R359	R360-R419	R420-R479	R480-R539	R540-R599	R600+	TOTAL (R)	%
Non Response	28	4	2	22	13	14	16	11	10	1	2	1	8	5	0	2	0	3	142	12,9
Home	73	19	1	85	43	61	51	54	60	5	34	11	45	21	4	12	3	32	614	56,2
Flat	24	0	0	15	17	24	18	20	5	2	3	0	0	4	1	2	0	3	138	12,6
Shack	4	0	0	2	4	4	0	0	0	0	0	0	1	0	0	0	0	0	17	1,6
Out Building	27	6	1	26	34	21	21	18	12	2	3	1	7	9	1	1	0	0	180	16,5
Other	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	2	0,2
TOTAL	156	29	4	150	101	125	108	103	87	10	43	13	61	39	6	18	3	38	1094	100

It can also be established that because of a shortage of accommodation in the town many of the residents especially those earning low incomes are forced to seek accommodation in dwelling units which are sub-standard. The shortage of accommodation also results in exploitation through the charging of unjustifiably high rents.

Finally, it may be mentioned that the provision of council financed housing should be a top priority in the planning of basic amenities in Umzinto North.

C H A P T E R   E I G H T

8. SERVICES AND AMENITIES

8.1 INTRODUCTION

In order to satisfy the basic needs of a community, satisfactory housing, adequate employment opportunities and sufficient income are essential requirements. In addition to this, the quality of life and easy access to a wide range of services and amenities are also vitally important. This chapter, therefore, aims to evaluate the availability of, and the need for, services and amenities, in Umzinto North. During the survey one section of the questionnaire was designed to collect information on the use being made of existing services in Umzinto North and elsewhere, to assess the efficiency and adequacy of existing services, to determine essential needs not catered for and to collect data required to gauge whether additional services and amenities are likely to be viable if provided. Analysis of the data revealed the following information :

8.2 COMMERCIAL SERVICES

Umzinto North is a second order shopping centre catering not only for its resident population but also for the immediate surrounding rural areas. The services provided by the commercial hub of the town ranged from the sale of basic goods like bread and butter lines to the sale of high order goods such as motor vehicles or building material.

In addition to the wide range of goods provided the town also
catered for professional and technical services, such as medical
and mechanical services. Although the information presented in
Tables 8.1 and 8.2 is easy to interpret, it is, nevertheless
deemed necessary to highlight some views of residents on
commercial services in the town. Before any discussion can
proceed it is necessary at this stage to define a few terms in
Table 8.1 The term 'minor goods' refers to those convenience
goods such as bread and butter lines that one requires for daily
consumption. The term 'major goods' refers to those commodities
which one acquires on a monthly basis or bi-monthly basis. These
goods could be groceries such as oil, flour and spices. In
addition to these definitions two broad categories of clothing
have also been suggested. Minor clothing refers to basic cloth-
ing for the everyday life, such as underwear, shirts, pants, skirts
and blouses. Major clothing refers to suits for ladies and men
and also saries and bridal wear for weddings.

It is obvious from Table 8.1 that Durban, Scottburgh and
Port Shepstone are the main competitive centres to Umzinto North.
It is also evident from the same tabulation that Umzinto North itself
is adequately catered for in almost all categories of goods apart
from   major clothing. In this regard many residents come to
Durban for buying major clothing especially for auspicious
occassions like weddings. Residents felt that besides a wider
variety of goods in this category Durban offered competitive
buying.

TABLE 8.1   COMMERCIAL ACTIVITY :   GOODS

TYPE OF GOODS	P U R C H A S E D F R O M					
	Umzinto North	Scottburgh	Durban	Port Shepstone	Other	Non Response
Minor Goods	785	14	8	0	0	287
Major Goods	682	24	123	0	3	262
Minor Clothing	604	27	263	0	4	196
Major Clothing	441	19	475	0	0	159
Furniture	578	11	255	0	15	235
Electrical Equipment	485	31	166	0	2	410
Farming Equipment	218	4	58	0	0	814
Vehicles	286	55	153	6	12	582
Building Materials	257	14	106	2	3	712
Other	18	3	1	0	0	1 074

Total number of households = 1094

What is also evident from Table 8.1 is the fact that Durban is the main competitive centre to Umzinto North on all the categories of goods.

From Table 8.2 it is evident that the situation is quite different especially in the provision of services in Umzinto North. It is obvious that Umzinto North lacks in certain services such as hospitals, dentists and veterinary surgeons. Scottburgh emerges as the main competitive centre for many of the services which are not available in Umzinto North.

It is quite clear from the discussions that Umzinto North is well-catered for in almost all categories of goods and services. It is also surprising to note that the town which is considered small by population standards has such a wide variety of goods and services available in its commercial centre. This could probably be due to the fact the many of its clientele is from the adjoining African rural areas. If this is indeed the case then there is need for commercial activities to be further improved so as to capture a larger consumer market.

8.3 AMENITIES

The term 'amenity', in the context of this chapter, refers to those facilities which are normally provided by the local authority for the town's populace. The provision of such facilities helps to improve the quality of life in any urban environment. Included in this category are those items which relate to environmental and socio-cultural facilities and also recreational facilities.

TABLE 8.2 COMMERCIAL ACTIVITY : SERVICES

TYPE OF SERVICES	ACQUIRED FROM					
	Umzinto North	Scottburgh	Durban	Port Shepstone	Other	Non Response
Doctor	749	80	54	1	23	187
Clinical	611	45	60	0	18	360
Hospital	21	327	142	1	346	257
Pharmaceutical	551	210	34	0	0	299
Dentist	226	457	92	2	10	307
Legal	511	156	59	1	4	363
Architectural /Draughting	314	49	58	0	10	663
Plumbing	505	39	24	1	13	512
Building Contractor	322	37	39	1	15	680
Electrical	405	37	50	1	5	596
Accountant	276	33	52	1	0	732
Veterinary Surgeon	106	203	15	0	4	766
Social Worker	326	151	3	0	4	610

According to survey results presented, the following findings are of interest :

8.3.1 ENVIRONMENTAL AMENITIES

According to Table 8.3 the residents of Umzinto North rated the need for pavements highest on their list for the improvement in the quality of environmental amenities. It would seem of the total of 1094 households in the town, 643 considered the need for pavements an urgent priority. About 249 residents confirmed that the amenity was not available near their homes and 216 said the existing facility was unsatisfactory or inadequate.

Bus stop shelters ranked next highest on the priority list with 593 households. Three hundred and six households considered the amenity non existent.

Third highest on the priority rating was the desire for telephone booths. About 200 households felt that the existing facilities are inadequate and 144 said the facility was not available.

Although a small number of households (73) said the street lighting was not available, a significantly large number of residents were dissatisfied with the existing facility and only 226 residents felt that the facility was urgently required.

TABLE 8.3   ENVIRONMENTAL AMENITIES :   ACCESS AND AVAILABILITY

| ENVIRONMENTAL AMENITIES | HOUSEHOLDS' RESPONSE | | | | | | | | |
| | Not Available | | | Unsatisfactory/Inadequate | | | Urgently Required | | |
	Umzinto	Park Rynie	Total	Umzinto	Park Rynie	Total	Umzinto	Park Rynie	Total
Street Lighting	68	5	73	321	56	377	200	26	226
Telephone Booths	101	43	144	166	34	200	319	138	457
Pavements	184	65	249	189	27	216	472	171	643
Police Patrols	40	12	52	367	56	423	119	92	211
Bus Stop Shelters	220	86	306	86	20	106	397	196	593
Other	0	3	3	0	0	0	97	9	106

Total number of Households interviewed = 1 094

In view of the fact that many of the abovementioned amenities are essential for the well-being of the population of Umzinto North, it is suggested that attention be given to the matter by the Town Board.

8.3.2 SOCIO-CULTURAL AMENITIES

The order of presentation of socio-cultural amenities is based on the ranking of expressed needs for particular facilities. Despite the fact that information relating to these amenities is easy to interpret, a few of them will be highlighted from Table 8.4

The need for an Indian Affairs Branch Office received a high priority ranking because the nearest offices are in Durban. Such an office is an integral part of the daily life of the Indian community in South Africa. The office deals with the registration of births and deaths and also the issue of pensions and other important documents. Of the 1094 households about 50% felt that it was needed and 18% complained about the absence of it. In view of the importance of such an office in the lives of the Indian community, it is suggested that the Town Board make representations to the central government for the establishment of a branch office in Umzinto North. The establishment of an Indian Affair's office will not only make the amenity easily accessible to the population of Umzinto North but also to the surrounding Indian population and furthermore it will help cut down on travel costs to Durban.

TABLE 8.4   SOCIO-CULTURAL AMENITIES : ACCESS AND AVAILABILITY

| AMENITIES | RESPONSE OF HOUSEHOLDS | | | | | | | | | | | | | | |
| | Use Existing Facilities | | | Use Facilities Elsewhere | | | Do not use Existing Facilities | | | Facility Not Available | | | Needed | | |
	Umzinto	Park Rynie	Total	Umzinto	Park Rynie	Total	Umzinto	Park Rynie	Total	Umzinto	Park Rynie	Total	Umzinto	Park Rynie	Total
Library	511	64	575	0	17	17	53	42	95	0	47	49	49	55	104
Crèche	0	0	0	0	0	0	0	0	0	244	96	340	341	61	402
Old Age Home	0	0	0	0	2	2	0	0	0	266	96	362	406	92	498
Holiday Home	0	0	0	2	1	3	0	0	0	198	79	277	135	46	181
Crematorium	0	0	0	8	50	58	0	0	0	206	87	293	362	101	463
Technical College	0	0	0	34	32	66	0	0	0	195	89	284	159	62	221
IAD Branch Office	0	0	0	150	81	231	0	0	0	112	84	196	457	91	548
Other	0	4	4	0	2	2	0	0	0	10	6	16	34	17	51

Total number of households interviewed = 1 094

Forty five percent of the 1094 households considered that an Old Age Home was needed. While only 0,2% used the facility elsewhere the percentage is likely to increase with satisfactory services in close proximity. Considering that Umzinto North is experiencing a housing shortage, a reasonable number could possibly be interested in a facility geared to cater for their needs. Besides, many of the young married couples, as mentioned previously, tend to seek the independence of their own homes and may consider keeping their parents an added economic burden. In this respect it is sugggested that a feasibility study be undertaken by the Town Board.

The establishment of a creche ranked next highest. A creche may be defined as a nursery for looking after pre-school children in the absence of their parents. With increasing western standards of living adopted by many of the young married couples together with increasing costs of living, it is now normal practise for both parents to seek employment and the desire for a creche is significant. While 402 of the total number of households in Umzinto North indicated the need for this amenity, the economic feasibility of establishing one is not known. It is once again suggested that a feasibility study be undertaken.

Since the majority of the population in Umzinto is
Hindu, the need for a crematorium was also ranked highly.
Amongst Hindus, it is normal practise to cremate the dead. At
the present time the nearest crematorium is situated in Durban.
Considering the cultural background of the community in Umzinto
North, it is suggested that representations be made to the
Provincial Government for the establishment of a crematorium
either in Umzinto or some surrounding urban centre such as Port
Shepstone. The amenity would then serve not only the Hindu
community of Umzinto North but a greater part of the south coast
of Natal.

8.3.4 <u>RECREATIONAL AMENITIES</u>

The section on recreational amenities is divided into
two sections, namely, active and passive recreation. Information
relating to active recreation is presented in Table 8.5 and
information relating to passive recreation in Table 8.6.

The following important facts are illustrated by
information presented in Table 8.5 :

Soccer seems to be the most popular sport in Umzinto
North. While only 16,6% of the 1094 respondents used existing
facilities and 3,7% used those elsewhere, 37,4% of the respondents
expressed a need for additional soccer facilities.

TABLE 8.5   RECREATIONAL FACILITIES : ACCESS AND AVAILABILITY

R E S P O N S E   O F   H O U S E H O L D S

ACTIVE RECREATION FACILITY	No. of households using existing facility			Frequency of use by household per month							No. of households using facility elsewhere			Frequency of use by household per month elsewhere							Need		
	Umzinto	Park Rynie	Total	Not Specified	1 Time	2 Times	3 Times	4 Times	5 Times	6+ Times	Umzinto	Park Rynie	Total	Not Specified	1 Time	2 Times	3 Times	4 Times	5 Times	6+ Times	Umzinto	Park Rynie	Total
Swimming	322	234	556	422	34	31	2	52	1	14	102	7	109	60	11	5	2	2	27	2	326	47	373
Soccer	109	73	182	102	19	9	1	28	5	18	16	25	41	16	4	5	2	14	1	1	329	80	409
Cricket	23	19	42	16	6	5	1	10	2	2	4	9	13	8	0	1	1	3	0	0	216	55	271
Netball	19	24	43	26	4	1	0	11	0	1	25	10	35	24	2	3	1	3	1	1	157	39	196
Tennisette	11	22	33	22	3	2	1	5	0	0	0	7	7	0	1	3	0	5	0	0	232	30	262
Tennis	34	10	44	23	4	2	1	14	0	0	19	10	29	16	0	1	1	7	1	3	234	39	273
Badminton	5	16	21	17	2	0	0	2	0	0	0	5	5	2	0	1	1	1	0	0	119	20	139
Athletics	4	12	16	9	3	1	0	0	1	2	30	7	37	28	2	3	0	3	0	1	159	14	173
Hockey	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	69	9	78
Golf	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	76	15	91
Squash	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	60	8	71
Table Tennis	2	4	6	2	1	0	0	3	0	1	23	4	27	23	0	1	0	1	0	2	289	17	306
Bowling	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	80	3	83
Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Although 102 of the 1094 households did not specify the frequency with which existing facilities were used, 4 times per month appears to be the average. This could possibly be due to the fact that soccer is mainly a week-end sport. At the moment soccer is played on a ground loaned from the Convent in the town of Umzinto. The playing surface leaves much to be desired. It is therefore suggested that efforts be made to establish a proper playing field which could not only be used for soccer but also for other active sports.

Fifty percent of the 1094 households used swimming facilities elsewhere. Not unexpectedly, a larger number of residents in Park Rynie listed participation than in Umzinto. Survey results show that of the 801 households in Umzinto and the 293 in Park Rynie, 40% and 80% respectively used existing swimming facilities. Considering that Park Rynie is situated in close proximity to the sea it is obvious that residents will use the swimming facilities which are well catered for by the sea and a pool. The frequency with which 52 of the 80 households used existing facilities suggests that it is largely limited to week-ends. Eighty seven percent of the households who needed swimming facilities are resident in Umzinto whose nearest facilities are those in Park Rynie. In this regard it is suggested that the Town Board seriously consider the erection of a swimming pool in Umzinto to cater for the needs of its population. The erection of a pool will also help to cut down on transport costs to Park Rynie and back.

According to Table 8.6, 38,5% of the respondents expressed a need for a community centre. At present some 200 of the 1094 households use makeshift premises as a meeting place for groups of people. It is however an essential amenity, and the Town Board should seriously consider the erection of a community centre to cultivate and encourage a community spirit. In addition, it could be used for weddings, concerts and many of the indoor sports which are presently being played at school premises or in private homes.

The establishment of Parks for the recreational benefit of the community is also ranked high. At the moment there are two parks in the town. Three hundred respondents felt that there was a need for the amenity. While 363 used existing facilities, the establishment of more parks could increase the number of users. Presently only those with cars are able to use the existing facilities which are situated quite a distance from the town centre.

8.4 CONCLUSION

There is a definite need for certain amenities in the town to be improved and for others to be established. These amenities, besides being essential for the well-being of the community, could in time generate income for the Town Board. Besides, with increasing affluence in the community, spare time for recreational needs will definitely increase and recreational amenities will be an urgent priority.

TABLE 8.6   RECREATIONAL FACILITIES : ACCESS AND AVAILABILITY

PASSIVE RECREATIONAL FACILITY	R E S P O N S E O F H O U S E H O L D S																							
	No. of households using existing facility			Frequency of use by household per month							No. of households using facility elsewhere			Frequency of use by household per month elsewhere							Need		
	Umzinto	Park Rynie	Total	Not Specified	1 Time	2 Times	3 Times	4 Times	5 Times	6+ Times	Umzinto	Park Rynie	Total	Not Specified	1 Time	2 Times	3 Times	4 Times	5 Times	6+ Times	Umzinto	Park Rynie	Total
Cinema	682	252	934	391	196	122	18	177	1	29	63	187	250	203	16	7	3	19	1	1	137	78	215
Theatre	0	0	0	0	0	0	0	0	0	0	9	20	29	23	6	0	0	0	0	0	137	24	161
Park	148	215	363	287	25	4	8	31	1	7	0	21	21	15	4	1	1	0	0	0	268	32	300
Hiking	0	0	0	0	0	0	0	0	0	0	0	43	43	43	0	0	0	0	0	0	44	11	55
Museum	0	0	0	0	0	0	0	0	0	0	0	33	33	33	0	0	0	0	0	0	65	28	93
Community Centre	179	21	200	150	28	12	3	6	1	0	0	103	103	96	5	0	1	2	0	0	325	96	421
Religious	618	141	759	578	75	18	4	70	1	13	0	3	3	1	1	0	1	1	0	0	105	91	196
Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

As suggested previously the economic viability of establishing many of these amenities is not known and in this respect it is suggested that the Town Board undertake feasibility studies for the respective amenities.

C H A P T E R   N I N E

9.   CONCLUSION AND RECOMMENDATION

9.1   INTRODUCTION

The survey results presented in preceding chapters permit partial assessments of a wide range of problem areas of concern to the Town Board of Umzinto North. The fact that problems are viewed within the context of the local town board imposes, however, a serious constraint upon devising suitable measures to solve existing or emerging development problems. A proper long-term solution to the full range of problems requires that Umzinto North be viewed in a regional or sub-regional context. The reason is that several problems such as inadequate employment opportunities, limited potential for industrial growth and in-sufficient support for some services and facilities must be considered on a wider scale in order to find a satisfactory solution. In view of this situation, a limited number of measures at the micro level are suggested for consideration by local authorities.

Planning proposals must be based on the existing population and its likely future growth. Considering that information thus far presented was exclusively concerned with the existing situation, it is of vital importance to prepare estimates on the population that Umzinto North is likely to accommodate in future before medium or long-term planning proposals could be submitted.

9.2   EXPECTED POPULATION GROWTH

The growth rate of a population is dependent upon birth and mortality rates and migration. A detailed demographic study falls, however, outside the scope of the present survey. Population projections are therefore based on information from available sources. The most recent information on these variables is that obtained by Sugden (1978) for the Pietermaritzburg-Durban region which relates to over 80% of the South African Indian population. It was therefore decided to use these results in the preparation of population estimates.

The results obtained by Sugden (1978) are shown in Tables 9.1 and 9.2

It may be worked out from the information presented in the Tables that the overall average annual rate of increase is 2,56 per cent, with a decrease from 2,64 percent for the period 1974 - 1989 to 2,32 per cent for the period 1994 - 1999. The decrease in growth rate may be attributed to an increase in the age of females at birth of the first child and an increase in the use of birth control measures. While attitudes towards family planning and birth control in Umzinto North are unknown, they are unlikely to differ notably from those in the Pietermaritzburg-Durban region where socio-economic characteristics of the population are very similar to those in the study area.

TABLE 9.1   AGE-SPECIFIC FERTILITY RATES ADOPTED FOR
            PROJECTION PURPOSES IN THE PIETERMARITZBURG-
            DURBAN REGION

AGE GROUP	NUMBER OF BIRTHS PER 1 000 WOMEN	
	1970	1974/75
15 - 19	57,2	66,6
20 - 24	222,1	208,4
25 - 29	106,9	199,6
30 - 34	138,8	138,0
35 - 39	77,4	65,1
40 - 44	27,8	25,7
45 - 49	6,3	5,9

After Sugden (1978)

TABLE 9.2   AGE-SPECIFIC MORTALITY RATES BY SEX ADOPTED FOR
PROJECTION PURPOSES IN THE PIETERMARITZBURG-
DURBAN REGION

AGE GROUP IN YEARS	MORTALITY RATE PER 1 000 POPULATION			
	MALE		FEMALE	
	1970	1974	1970	1974
0	39,1	34,7	31,3	29,4
1 - 4	2,5	2,5	2,8	2,6
5 - 9	0,8	0,8	0.9	0,7
10 - 14	0,7	0,7	0,5	0,4
15 - 19	1,3	1,1	1,0	0,9
20 - 24	1,9	1,5	1,1	1,1
25 - 29	1,6	1,6	1,7	1,5
30 - 34	3,3	2,9	2,0	1,9
35 - 39	6,4	5,9	3,4	2,8
40 - 44	8,4	8,4	5,5	4,8
45 - 49	14,6	14,2	9,0	8,2
50 - 54	22,5	22,4	18,0	16,3
55 - 59	33,0	31,1	23,9	22,8
60 - 64	49,0	48,5	39,3	39,3
65 - 69	67,8	63,6	67,4	67,3
70 - 74	101,8	98,8	105,9	104,9
75 - 79	180,8	170,8	76,4	76,3
80 - 84	85,1	77,8	151,1	121,8
85 +	145,7	132,8	139,4	111,9

After Sugden (1978)

Based on these assumptions and results obtained by Sugden, the estimates of the expected population growth shown in Table 9.3 were prepared with the aid of the following formula

$$FP = P + (1 + r)^t$$

where : FP = future population
         P = present population
         r = rate of growth
         t = time

TABLE 9.3

FUTURE EXPECTED POPULATION OF UMZINTO NORTH

YEAR	POPULATION NUMBERS
1978	4 986
1983	5 658
1988	6 420
1993	7 285
1998	8 266
2003	9 379

Assuming that the bulk of the future population will continue to reside in the study area, the population of Umzinto North is expected to double itself by the turn of the century from 4 986 to 9 379 persons.

9.3 IDENTIFICATION OF FUTURE NEEDS

The following information may serve to guide planners on existing and likely future needs to be provided for :

9.3.1 HOUSING

At the time the survey was conducted, there were 195 households housed in outbuildings and shacks. While all these households do not necessarily demand separate dwelling units the data may serve to illustrate the existing housing shortage. Crude estimates of the number of households likely to require housing units in future could be obtained by dividing the projected population by the average number of persons per household. According to Table 7.1 the average number of persons per household is 5. Results obtained are presented in Table 9.4.

TABLE 9.4

FUTURE EXPECTED HOUSING NEEDS

YEAR	POPULATION NUMBERS	EXPECTED POPULATION INCREASES	DWELLING UNIT SHORTAGE	ACCUMULATIVE SHORTAGE OF DWELLING UNITS
1978	4 986	–	195	195
1983	5 658	672	134	329
1988	6 420	762	152	481
1993	7 285	865	173	654
1998	8 266	981	196	850
2003	9 379	1 113	223	1 073

According to Table 9.4 a total of 1073 additional dwelling units will be required to accommodate a population increase of 4 393 persons between 1978 and 2003. However, many of these homes will have to cater for the lower socio-economic group. In this respect, council homes or flats partially subsidised by the government are suggested.

The Umzinto North Town Board is well aware of the demand for housing especially among low income groups earning less than R150 per month. To this end, the Town Board is planning the second phase of its housing scheme to accommodate 300 families whose heads qualify for sub-economic units. This would decrease the existing backlog. The Town Board also intends to buy additional land for private development.

9.3.2 EMPLOYMENT

Provision for employment opportunities should be aimed at the absorption of a maximum number of persons of working age and an increase in levels of income.

Survey results reveal that unemployed adults and children represented 74% of the total population (4 986), yielding dependency ratios of 1 : 2.68. Results also revealed that persons of working age i.e. between 15 to 65 years comprised 63% of the total population. Projections of the expected future labour force presented in Table 9.5 were based upon the assumptions that :

a)   the activity rates of Indian females will increase
     from 1,2% *to* 10%. (After Sugden 1978)

b)   the activity rates of Indian males will increase
     from 20,4% to 25%. (After Sugden 1978)

TABLE 9.5

EXPECTED FUTURE LABOUR FORCE 1983 - 2003

YEAR	MALE	FEMALE	TOTAL
1983	1 154	565	1 719
1988	1 310	642	1 952
1993	1 486	729	2 215
1998	1 686	826	2 512
2003	1 913	938	2 851

According to these crude estimates the expected future
labour force could increase from 1 075 to 2 851 by the turn of
the century, thus almost doubling itself. Considering the current
unemployment rate in Umzinto North and the expected future growth,
effective steps are required to increase employment opportunities
for local residents.

Estimates, however, only reflect the total number of jobs
required irrespective of the education or training which individuals
are likely to receive which would introduce further complications
in the provision of adequate suitable employment opportunities.

Survey data revealed that 91,9% of the existing potential labour force (3 144) received formal education. About 52% attended school up to Standard six, 22,4% to Standard seven or eight and the remainder completed Standard nine or matric. Eighty four per cent of the labour force received no post-school education. With the introduction of compulsory education for Indians since 1973, the labour force will increasingly improve in its level of education.

Umzinto North and surrounding rural areas have limited potential for industrial growth.

Considering the above, it is dubious whether the demand for jobs could be met at local levels. Hence it is strongly recommended that Umzinto North be declared an Indian growth point within the framework of the existing National Physical Development Plan. The likely advantages of such a situation could include :

a) an increased potential for industrial growth;

b) the need to provide the necessary additional services and amenities would further generate employment opportunities; and

c) the capacity to absorb a proportion of the surplus population of surrounding small urban areas.

In addition to the above many facilities, such as a hospital, could be established in Umzinto North and could be shared by other Indian urban areas on the South Coast of Natal.

9.3.3 INDUSTRIAL GROWTH

It has already been mentioned that Umzinto North has limited potential for industrial growth. It is suggested that industries of a light nature be encouraged within the local authority and to this end the following factors maybe of an advantage.

a)   *Labour*

Umzinto North has a surplus of unskilled labour which could be advantageous in the establishment of light industries. Attempts should also be made to accommodate the likely growth in the number of female work seekers. How this could be done is, however, difficult to determine at this stage. However, it is suggested that industries of a light nature such as textile industries, be established to accommodate the likely growth in the number of female work seekers.

b)   *Land*

A total area of 40 hectares has been zoned for industrial use. At present there is a textile factory, a tyre retreading establishment, a clothing factory and a footwear manufacturing concern in the town, occupying an area of 9,1553 hectares representing 22,8% of all land zoned for this purpose.

Based on current rates of industrial development it
is expected that the balance of 77% of industrial
land (30,8447 hectares) would be sufficient for
future light industrial development up to the year
2003.

c)   *Capital*

Towards the end of 1970's shortage of capital due to
the economic recession inhibited progress. Recent
measures taken by the South African Government to
encourage economic growth stimulated industrial
development and indications are that this upswing
is likely to continue for some time. In addition,
the Indian Development Corporation offers a vital
service to prospective Indian industrialists with
adequate capital. Private entrepreneurs could
make a valuable contribution to alleviate existing
conditions of unemployment. In this respect it is
suggested that the Town Board make serious efforts
to take the opportunities offered and encourage
industrialists to the town.

d)   *Transport*

Umzinto North is well served by national road and railway. Easy access is available to the Durban regional centre especially by means of the national road and railway, factors which are important in the flow of raw materials to the town and finished products to regional markets.

9.3.4 AMENITIES AND SERVICES

The quality of life in any urban environment depends to a large extent upon the availability and easy access to a wide range of amenities and services. Analysis of survey data suggested a need for some amenities and services and improvement of existing ones.

These include :

a)   *Commercial Services* : are well catered for in Umzinto North. In fact it was surprising to note .that the town which is considered small by population standards has such a wide variety of goods and services available in its commercial centre. This, as suggested in a previous chapter maybe due to the large African hintenland trade. If this is indeed the case then it is suggested that Umzinto North exploit the situation and compete for a larger consumer market.

There were a few services such as dental, veterinary and hospital which were lacking in Umzinto North. The Board should encourage dental surgeons to the town. With respect to veterinary and hospital services it is not known whether they will be economically feasible. However, it is suggested, the Town Board make representations to the Provincial Government in this regard.

b) In respect of environmental amenities the need for, and improvement in the following facilities were highlighted :

> (i)   pavements
> (ii)   bus-stop shelters
> (iii) telephone-booths
> (iv)   street lighting

In view of the fact that all of the abovementioned amenities are essential for the well-being of the population, it is suggested that the Town Board give the matter consideration.

c)   The establishment of a crêche is recommended especially after considering the youthfulness of the present population. Considering that about 10% of the present population is of pre-school age and that 37% of households expressed a need for a crêche, it is recommended that one be established to serve the local population. It is, however, necessary to establish whether local residents would be able to meet the financial implications.

d)   At the time the survey was conducted there were 472 persons over the age of 65 years living with their children and their attitude towards an <u>old age home</u> was not tested. The establishment of an old age home would, nevertheless, marginally alleviate the accommodation problem in Umzinto North. It is also possible that with easy access to a satisfactory service, the number of "users" is likely to increase over time. A feasibility study is, however, again recommended.

e) Considering the fact that the community of Umzinto
    North is presently using makeshift premises like
    cinemas and a religious centre for its social
    functions, and 38,5% of respondents expressed a
    need for a community centre, the Town Board should
    attempt to raise capital through the Department of
    Community Development to provide one. A facility
    of this nature is an indispensable requirement to
    cultivate a healthy community spirit.

f) The need for an Indian Affairs Branch Office
    received a high priority ranking. As mentioned
    previously such an office is an integral part of
    the daily life of the Indian Community in South
    Africa. In view of this it is suggested that
    representations are made to the Central Government
    for the establishment of an Indian Affairs Office
    in Umzinto North. The amenity would not only serve
    the local population but also the surrounding
    Indian population.

g) Since the majority of the population in Umzinto North is of the Hindu faith, the demand for a crematorium ranked highly. At the moment all cremations are directed to Durban. Considering the cultural background of the majority of the population, it is suggested the establishment of a crematorium either in Umzinto or in another urban centre in the south coast such as Port Sheptstone be considered. In this respect the Board should make representations to the Provincial Government.

h) *Public swimming facilities* should be catered for in Umzinto since it accommodates all households in the study area who needed swimming facilities. Provided adequate funds are available or could be raised, it is suggested that the erection of a public swimming pool receive consideration.

9.4 LAND USE

The analysis in Chapter 3 was designed to establish the need for modifications to the existing physical development plan and to suggest adequate provision for future expansion in Umzinto North. Since Umzinto and Park Rynie are different in character and function and are physically separated, conclusions and recommendations will be presented separately.

9.4.1 PARK RYNIE

Park Rynie is basically a residential area situated on the sea front which gives it an added characteristic, namely, that of a holiday resort. The area contains 231 plots with a total area of 47,6436 hectares. A majority of 92% of the 231 plots are zoned for special residential use and the balance includes land for general residential, general commercial and public open space.

It is quite obvious that the demand for land in Park Rynie is for special residential use. At the time of the survey 93 of the 213 residential plots were vacant. Considering the expected limited increase in population, the vacant plots could possibly cater adequately for any demand in special residential land use until the end of the projection period (i.e. 2003). Even if it proves to be inadequate the future demand could be directed to Umzinto.

Since Park Rynie is the only Indian seaside holiday resort in the area, it is suggested that the provision of suitable facilities for boarding, hotel and camping be encouraged. In this way the Town Board could render a valuable service to the community at large and also help to generate income for the local authority and residents.

As far as general commercial land use is concerned, 8 plots are alloted, 4 of which are developed. The area is adequately catered for in essential services such as local corner shops, general dealer shops and a garage cum service station.

Although 4 plots are designated for park development only one was developed at the time of the survey. The area is adequately catered for as far as open space is concerned.

9.4.2   UMZINTO

Unlike Park Rynie, Umzinto serves largely as a commercial centre for the magisterial district of Umzinto and the township of Umzinto North. Umzinto has an overall total of 574 plots with a total area of 777,079 hectares. About 355 of the 574 plots have some sort of improvement.

a)   *Residential Land*

Residential plots account for a majority of 67% of the 574 plots in Umzinto. Of the 387 residential plots, 94,5% are zoned for residential purposes and 5,5% for general residential. About 48% of the special residential plots are vacant compared to general residential plots where only 14% are vacant.

The area devoted to residential land use varies from city to city. In a survey of 54 American cities with population sizes ranging from 50 to 250 thousand, Bartholomew (1955) found an average of 22,12 per cent of the total area to be devoted to residential land use. Johnson (1971) found that an average of 42,6% of many English cities with population figures above 10 000 was given over to residential needs. In a similar survey of Natal towns, Smout (1969), found 29,94% of the total area devoted to residences. At Umzinto residential land occupies 37% of the total land area of the town which is higher than the averages of the above mentioned survey findings. It is obvious that more land has been taken up for residential use in Umzinto than is necessary. Considering that above facts that 178 residential plots are vacant and that Umzinto has a low population density, it is suggested that residential expansion be contained within the existing boundaries.

b)   *Commercial Land*

In respect of commercial land, the suggested South
African standard is 6,6 units per 1000 residents
with a unit comprising 200 sq metres (Shah, 1974).
Working on 200 sq metres of floor space per 1 000
of the population (approximately 10 000 for the
projection period), 20 hectares of commercial space
is required while the existing total commercial
floor space in Umzinto is approximately 50 hectares.
A shortfall is therefore unlikely over the next
25 years.

c)   *Industrial Land*

Of the 40 hectares designated for industrial deve-
lopment, 9,1553 hectares is developed. The demand
for industrial land in a town is generally determined
by a national or regional plan and therefore it is
difficult to state whether 40 hectares which is
approximately 5% of the total area of the town *is*
sufficient to meet the future needs. Keeble (1961)
in his theoretical town plan considered 13% of the
town's area for industry, whilst Smout (1969) in a
survey of Natal towns found an average of 4,74%
of the town's area devoted to industries.

Chapin (1965) states that in order to assess the
space requirements for industries one must take
into account the industrial density i.e. the
number of manufacturing employees per gross indus-
trially used hectare. However, the low industrial
development of the town excludes this method.
Considering the above, it is suggested that the
present land allocation of 40 hectares for industrial
development would be adequate to meet the demand for
the projection period i.e. between 1978 and 2003.

d) *Agricultural Land*

Agricultural land accounts for 52% of the total
urban area. Sugar cane and tropical crops are the
mainstay of the agricultural revenue. Although all
agricultural land is privately owned, the Umzinto
North Town Board may consider agricultural land as
"reserve land" for future expansion of the town,
should the need arise.

9.4.3 LAND USE AND CULTURAL NEEDS

It is evident from a discussion in a previous chapter
that the community in Umzinto North has adopted cultural habits
similar to those in westernized urban societies. Based on this it
was concluded that no special residential land use needs will have
to be catered for in Umzinto North.

However, the utilization and/or development of individual plots will have to cater for certain cultural habits of the Indian community. In Umzinto North, for example it was normal to find a mixture of different uses on residential land. Under present planning ordinances this situation is not tolerable and considered illegal.

The differential land use on residential plots is in response to current economic market trends, for example many households augmented their incomes by subletting their out-buildings or garages.

While town planning schemes are meant to exercise control over development, it is suggested that allowance should be made in these schemes to guide rather than be dogmatic in approach. Furthermore, it is suggested that the community be consulted whenever a new plan is being prepared or revised, for in the end process we are planning for people and not inanimate objects.

9.5   FINAL ASSESSMENT

In a final assessment it is evident therefore that under existing conditions, Umzinto's potential for growth is very limited and it is unlikely that land shortages would occur before the turn of the century. Inability to generate employment opportunities could encourage outmigration resulting in decreased growth rates. Even the surplus population of Park Rynie would prefer a more favourable area to reside in than Umzinto.

It is, however, suggested that these crude estimates on likely future growth rates be revised at 5 year intervals in order to identify new or emerging trends upon which planning could be based.

In conclusion, the present study has attempted to provide some explanations in respect of the development potential for Umzinto North. While survey results indicate a bleak future, all is not lost. The will to live and survive within man can turn deserts to green pastures. It is in this spirit that the dissertation has been written and it is towards this end that the Indian community in Umzinto North should work.

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APPENDIX 'A'

CONFIDENTIAL

UMZINTO   HOUSING   AND   LAND-USE   SURVEY

INTERVIEWER ....

DATE ....

CALL BACKS ....

P L O T   D A T A

(One to be completed for each Plot)

1. ADDRESS : ....

    ....

2. PLOT OWNERSHIP (MARK WITH AN X)

    PRIVATE (WHITE)

    PRIVATE (INDIAN)

    COMPANY

    HOUSING SCHEME

    OTHER (SPECIFY)

3. DOES THE OWNER LIVE ON THIS PLOT?

    YES

    NO

    NOT APPLICABLE

4. NUMBER OF BUILDINGS BY TYPE OF BUILDING ON THIS PLOT

T Y P E	NO
HOUSE	
BUSINESS	
FLAT	
SHACK	
OUTBUILDING (STOREHOUSE, SERVANT'S QUARTERS, GARAGE, ETC.)	
OTHER (SPECIFY	

5. PROVIDE THE FOLLOWING INFORMATION FOR THIS PLOT ON PEOPLE AND HOUSEHOLDS

DWELLING REFERENCE	TYPE OF BUILDING (SEE Q. 4	NO. OF HOUSEHOLDS	NO. OF PEOPLE

CONFIDENTIAL

UMZINTO HOUSING AND LAND-USE SURVEY

INTERVIEWER ....

DATE ....

CALL BACKS ....

DWELLING DATA

(One to be completed for each Dwelling)

1. ADDRESS : ....

   ....

2. DWELLING NUMBER (SEE Q5 ON PAGE 1)   ☐

3. TYPE OF DWELLING MARK WITH AN X
   - HOUSE
     - SINGLE   ☐
     - SEMI-DETACHED   ☐
     - DOUBLE STOREY   ☐
   - FLAT
     - HOUSING SCHEME   ☐
     - PRIVATE   ☐
   - SHACK   ☐
   - OUTBUILDING (GARAGE), STOREHOUSE, SERVANT'S QUARTERS, ETC.)   ☐
   - OTHER (SPECIFY)

4. CONSTRUCTION MATERIAL OF DWELLING (MARK WITH AN X)
   - BRICK/TILE   ☐
   - BRICK/ASBESTOS   ☐
   - BRICK/IRON   ☐
   - WOOD/IRON   ☐
   - OTHER (SPECIFY)   ☐

5. AGE OF DWELLING
   - STATE YEAR WHEN DWELLING BUILT   ☐

6. QUALITY OF DWELLING (MARK WITH AN X)
   1. SUPERLATIVE   ☐
   2. HIGH   ☐
   3. AVERAGE   ☐
   4. LOW   ☐
   5. SLUM   ☐

7. NUMBER OF ROOMS IN DWELLING BY TYPE OF ROOM
   - KITCHEN   ☐
   - BATHROOM   ☐
   - TOILET   ☐
   - BATHROOM/TOILET   ☐
   - LOUNGE   ☐
   - DININGROOM   ☐
   - LOUNGE/DININGROOM   ☐
   - MULTIFUNCTIONAL ROOM (USED FOR ANY TWO OR MORE PURPOSES)   ☐
   - OTHER (SPECIFY)

8. FILL IN THE FOLLOWING DETAILS ON PEOPLE OCCUPYING THIS DWELLING

	H/HOLD 1	H/HOLD 2	H/HOLD 3	H/HOLD 4	H/HOLD 5	TOTAL FOR DWELLING
NO. OF ROOMS FOR EXCLUSIVE USE OF HOUSEHOLD						
NO. OF ROOMS SHARED WITH OTHER HOUSEHOLD						
NO. OF PERSONS IN BASIC HOUSEHOLD (I.E. PARENTS AND CHILDREN						
NO. OF OTHER RELATIVES STAYING WITH HOUSEHOLD						
NO. OF NON-RELATIVES STAYING WITH HOUSEHOLD						
TOTAL NUMBER OF PEOPLE						

10. AMENITIES

PROVIDE DETAILS ON THE NEED FOR AND USE OF THE FOLLOWING FACILITIES :
(ONE RESPONDENT PER HOUSEHOLD)

(i) SOCIO-CULTURAL

	USE EXISTING FACILITIES	USE FACILITIES ELSEWHERE	DO NOT USE EXISTING FACILITIES	NOT AVAILABLE	NEEDED	NO. OF PERSONS LIKELY TO USE	WILL NOT USE
CLINICAL							
HOSPITAL							
LIBRARY							
CRECHE/DAY CARE CENTRE							
OLD AGE HOME							
HOLIDAY HOMES							
NURSERY HOME							
CREMATORIUM							
CAMPING FACILITIES							
TECHNICAL COLLEGE							
MINI-MARKET							
BRANCH OFFICE - IAD							
OTHER (SPECIFY)							

(ii) ENVIRONMENTAL

	NOT AVAILABLE	UNSATISFACTORY/ INADEQUATE	URGENTLY REQUIRED	DESIRABLE BUT NOT ESSENTIAL	UNDECIDED
BUS SERVICE					
STREET LIGHTS					
TELEPHONE BOOTHS					
PAVEMENTS					
POLICE PATROL					
BUS STOP SHELTERS					
OTHER (SPECIFY)					

(iii) RECREATIONAL

PROVIDE INFORMATION ON THE FOLLOWING RECREATIONAL FACILITIES

	NO. OF PERSONS USING FACILITY	F/M	NO. OF PERSONS USING FACILITY ELSEWHERE	F/M	ADEQUACY	NEED	NO. OF PERSONS USING FACILITY
ACTIVE :							
SWIMMING							
SOCCER							
CRICKET							
NETBALL							
TENNISETTE							
TENNIS							
BADMINTON							
ATHLETICS							
HOCKEY							
GOLF							
SQUASH							
TABLE TENNIS							
BOWLING							
OTHER (SPECIFY)							
PASSIVE :							
CINEMA							
THEATRE							
PARK							
HIKING							
MUSEUM							
COMMUNITY CENTRE							
RELIGIOUS							
OTHER (SPECIFY)							

11. CONSUMER BEHAVIOUR

GOODS :

WHERE DO YOU MAKE THE FOLLOWING PURCHASES? - (MARK WITH AN X)

	UMZINTO	SCOTTS=BURGH	DURBAN	PORT SHEPSTONE	OTHER
MINOR GOODS (DAILY NEEDS E.G. MILK BREAD, EGGS, ETC.					
MAJOR GOODS (GROCERY, HOUSEHOLD GOODS, ETC.)					
MINOR CLOTHING ITEMS (SOCKS, SHIRT, TIE, ETC.					
MAJOR CLOTHING ITEMS (SUIT, OUTFIT, ETC.					
FURNITURE					
ELECTRICAL EQUIPMENT					
FARMING EQUIPMENT					
VEHICLES					
BUILDING MATERIAL (BRICKS, TIMBER, ETC.					
OTHER (SPECIFY)					

SERVICES :

WHERE DO YOU ACQUIRE THE FOLLOWING SERVICES (SENIOR MEMBER)? - (MARK WITH AN X)

	UMZINTO	SCOTTS=BURGH	DURBAN	PORT SHEPSTONE	OTHER
MEDICAL : DOCTOR					
CLINICAL					
HOSPITAL					
PHARMACEUTICAL					
DENTIST					
LEGAL (ATTORNEY)					
ARCHITECTURAL/DRAUGHTING					
PLUMBING					
BUILDING CONTRACTOR					
ELECTRICAL					
ACCOUNTANT					
PLUMBER					
ELECTRICIAN					
VETERINARY SURGEON					
SOCIAL WORKER					