

LAND - USE CHANGES IN ESHOWE 1970 - 1990

By

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By

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(ii)

To Celiwe, Sethembiso, Nomcebo, Nomkhuleko, and Khumbulile.

(iii)

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"We have huge areas of countryside which most of us never see. At ground-level we realize little of the country which surrounds us..... It is only from the air that the land-use figures make sense and we realize that 85% of land undeveloped is not merely a figure on paper but miles of green landscape on the ground."

Nan Fairbrother:

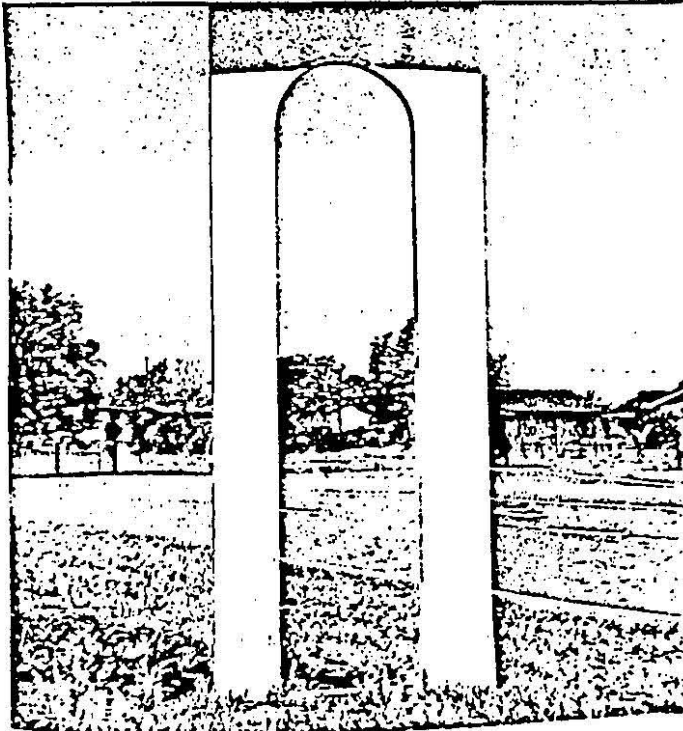
New Lives New Landscape

In Best R.H. (1981).



WELCOME TO  
WELKOM IN  
SIYANIAMUKELA

**ESHOWE**



"The coat of arms"

## LAND - USE CHANGES IN ESHOWE 1970 - 1990

### 1. Orientation to the study.

#### 1.1 Introduction

Land is inconsumably used and abused, but it cannot be destroyed (Johnson; 1970) Furthermore Coleman in Rhind and Hudson (1980) has been quoted as saying that at present, land is being used unnecessarily, wastefully, blindly and much faster than can be realized. The acceleration in development and growth in urban areas through time contribute much to land-use changes.

Land-use is defined as the spatial distribution of city functions, its residential areas, its industrial commercial and retail business districts and space set aside for institutional and leisure-time functions (Chapin, 1970) and according to Best (1981) and Goodall (1987) this deals essentially with the spatial

aspects of all man's activities on land and the way in which the land surface is adapted and could be adapted to serve human needs\*. (\* APPENDIX B)

Different land-uses may be discernible in large cities and towns, but small towns do not have clearly defined land use areas. The intensive use of land in urban areas sometimes spiral into problems such as air pollution and waste disposal.



Changes\* in land use in Eshowe follow the same pattern as in other larger South African towns (\*APPENDIX B), the difference however may be in the rate at which these changes take place. All in all urban land-uses are indeed in continual state of flux. With these aspects in mind, this study attempts to identify and present some reasons for land-use changes in the small-town, Eshowe.

## 1.2 Conceptual and geographical delimitation of the study area.

The longitudinal and latitudinal position of Eshowe is approximately on 28 53'S and 31 28'E. Eshowe has a population of about 10 000 and is situated approximately 150km north of Durban. The relative position of Eshowe in relation to the surrounding area is indicated in figure 1.1.

The motto on the coat of arms "A city set on a hill" is representative of the uniqueness of Eshowe. The town is primarily located in a horse-shoe form around the Dlinza forest, a unique tropical raiforest (Figure 1.2).

There are panoramic views from many parts of the residential areas and the sea is usually visible towards the East direction on a clear day.

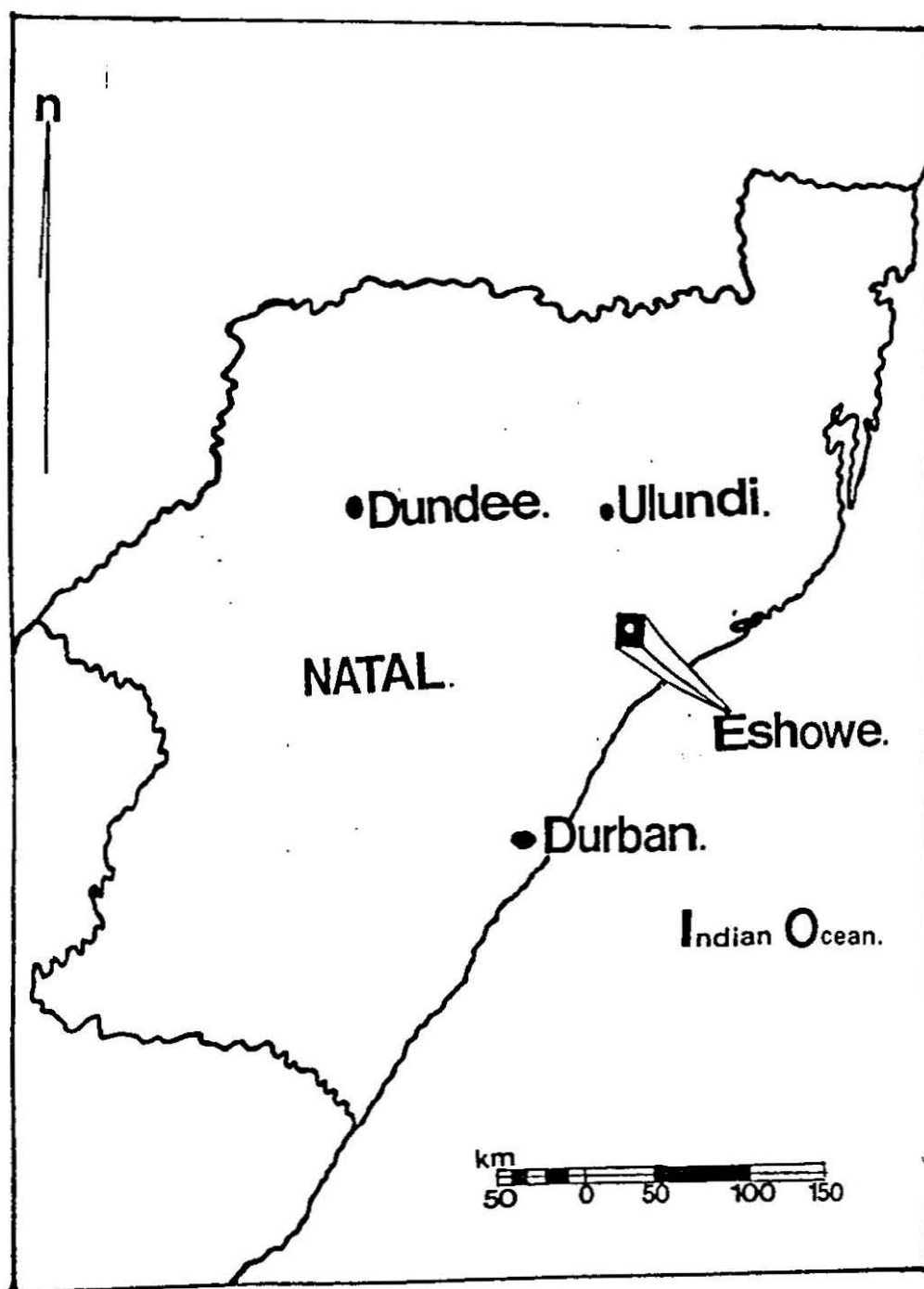
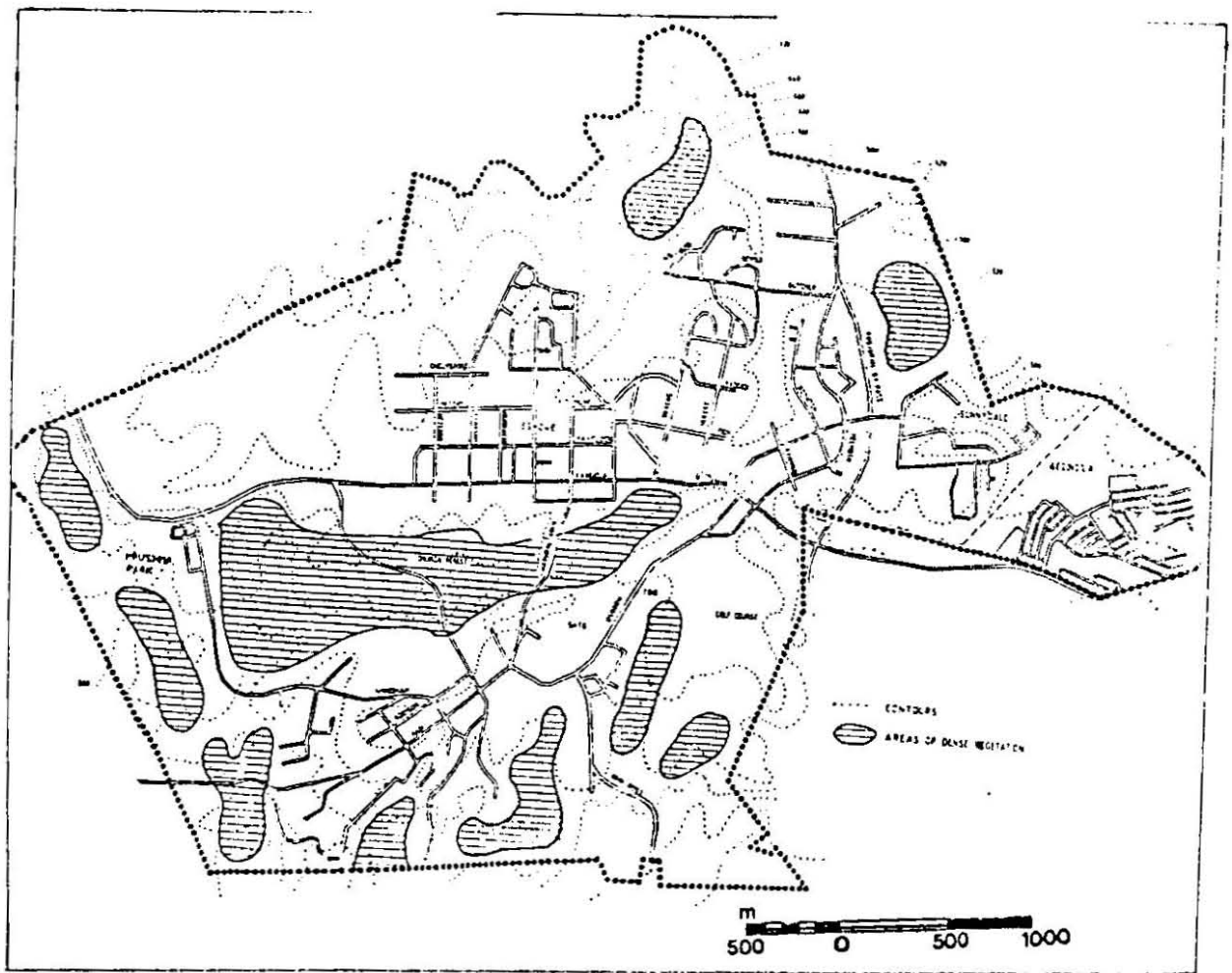


Figure 1.1: Eshowe in relation to the surrounding environment.



**Figure 1.2: Physical layout of Eshowe showing Dlinza forest**

Mpushini Falls is a beautiful spot which serves as a picnic site for both the residents and the visitors who often come to these picturesque falls. The Ocean View Game Park, at the entrance to the town along the John Ross Highway from Durban under the auspices of the Borough of Eshowe, preserves Impalas, Zebras, Wildebeest and many beautiful bird species.

Around the town are vast sugar cane fields which form a very important economical component which maintain the towns livelihood for both Black and White residents because many farm workers buy in

town. It is thought that the town will also be highly influenced by developments in Empangeni-Richards Bay region. The region is concerned with commercial, industrial and other activities so many people from Eshowe will flock to this area in search of job opportunities.

### 1.3 Purpose of the study

The main points underlying the purpose of the study can best be summarized in the following statements:

(a) to appreciate the land-use changes in Eshowe and identify the main zones within the area;

(b) to reveal the extent of development\* which may have occurred within the stipulated time frame (1970 - 1990); (\* APPENDIX B)

(c) to identify the relative areas contributing to the different land uses and the changes that have occurred through time;

(d) to study and disclose how the standard of living has influenced certain land-use changes; and

(e) to show that the character, problems and processes are typical of small town environments.

### 1.4 Statement of the problem

The historical repercussions that once riddled Eshowe many years ago

have not appeared to be contributory to the growth and development of the town, as it ought to have been. In some instances , there have been positive results from the history of the town, for these often accelerate or slow down urban development. For example overseas people with different technological ideas may introduce new activities in that area after the war which may help advertise the area worldwide. Physical conditions must therefore be considered in the expansion of any urban area.

Much land in Eshowe was left unattended to and that which has been utilized is largely characterized by stretches of green belt of sugar cane. The presence of this land as an important part of Eshowe in its residential, commercial, industrial, recreational activities propagation should be investigated. Therefore, investigation into land ownership and its utilization could provide valuable information concerning the decline of the growth rate from 1970-1990. The study will restrict itself to the boundaries of Eshowe. It will undertake to examine land use changes on the whole urban area and will exclude Gezinsila, the Black residential area.

There are some exemptions where the discussion refers to the township indirectly.

### 1.5 Postulation of the research hypotheses

In this study the following hypotheses are to be tested

- (a) There has been a decline in the growth rate of Eshowe since the development of the Empangeni- Richards Bay area.
- (b) There has been a negative growth in the business sector of Eshowe.
- (c) The growth in the residential sector of Eshowe has been very small.

## 2. Historical background of Eshowe

### 2.1 Orientation and early land use

There seem to be some uncertainty about the origin of the name Eshowe. Lugg, a former Chief Native Commissioner asserted Eshowe comes from 'ishoza" or "ishazi" meaning cold wind. (Moberly 1970). Another version is that the Norwegian missionaries misspelled the word "Ekowe" which means large mushroom in Zulu (Morris, 1966). Another explanation is that it comes from a herb growing copiously throughout the area and the Qwabe inhabitants knew it as iTshowe or iShowe.

In 1860 Cetshwayo allocated a piece of land to Rev. Oftebro, thus culminating in the establishment of the mission station, today known as Kwa-Mondi so called by the Blacks after Ommund Oftebro. This station housed the Lutheran Missionary Society sent from abroad to disseminate the word of God. Rev. Oftebro was the first White resident in Eshowe, this was a beginning of the White settlement in Eshowe (Morris 1966; Brookes and Webb, 1967; Moberly, 1970; Child; 1978).

The first permanent buildings to be erected after the Anglo-Zulu war were the residency, (1880), a goal (1899) and a government office. Adam's Camp Store in 1881 was erected for the benefit of soldiers stationed in the town. Brunner's General Dealers followed in 1883 which led to other shopkeepers and tradesmen to supply essential services to the area. The Queen Victoria Hospital was officially opened in 1899 and the Royal Hotel was established in 1886 which still stands up to this day. The first Post Office in Eshowe was built in the 1890's which is presently the site of the charge office after the second post office was built in 1934. The first school for White children was built in 1896 by Natal Administration. The golf club was established during 1917 and in the same year the railway line was completed up to Eshowe.

Eshowe was declared a township in 1891, a local Board in 1915, a Town Board in 1927 and a Borough in 1954. (Shepstone, Shepstone Holland and McHugh ; undated)

The development and growth of this town has not only been attributable to personal contemporary choices, but also to the function of historical factors. Eshowe is still progressing though the pace may seem slow at times. New houses continue to be built and new business ventures keep making their appearances. Osborn Road has developed as the main business and shopping centre of the town. In the industrial area new plots have been declared for development though these are very small.

## 2.2 Literature review related to the study

The growth potential of an urban area is expressed in terms of the population it can be expected to sustain, the size of the population, its composition and characteristics, and its spatial distribution. According to Chapin (1970), mention has been made of the importance of population size which gives an indication of the dimensions of the physical environment and it supplies a basic yardstick for the estimation of spatial needs of the various categories of land-use.

McCarthy and Smit (1984) maintain that social circumstances necessitate the need to explore and to explain the forces shaping the urban world and accompanying imperatives to change that world, in accordance with some principle of social improvement.

The size and composition characteristics are major population parameters in establishing the future needs of people. These parameters assist in estimating residential space requirements for various dwelling types, the amount of space needed for recreation areas, schools and other community facilities for all segments of the population. Population distribution opens up avenues as to how these various land-uses and facilities should be located in the urban area.

The most common element is that the concentration and dispersion of services and population are inseparable, contemporary choices on land are part of the people

This study will concentrate on land-use changes through time of which different categories will form a focus. Various land-use types were



classified as early as the 1950's. This includes the study conducted more than once by Bartholomew (1955), where he was toning down controversies that were rife in America concerning changes in land-use. He compared changes between a 22-city category and a 12-city category over two time periods. Other studies were conducted by Niedercon and Hearle (1964) and Montgomery (1969) in America as stated in Yeats and Garner (1976). Together they supplied land use data on a questionnaire to 63 large American cities of which 52 returned replies.

The Land Utilization Survey of Britain, the first study of its kind, was conducted under the direction of Stamp where he developed formal land use control and other planning in Britain and the second survey was begun in 1958 by Coleman. In 1950 a UNESCO-sponsored World Land Use Survey scheme was established, defining nine categories of land uses. (Rhind and Hudson, 1980).

Studies abroad may have an influence on scientists including urban geographers in South Africa. Davies (1965) like Smout (1967) conducted a study on land use patterns involving the Central Business Districts in Cape Town and Durban. The CBD had been delimited applying different methods of analysis such as CBI; CBHI, the template method, the trade index (Davies; 1965).

Smout (1969) applied his knowledge to the study of the Natal town (eg. Ladysmith, Newcastle, Dundee, Vryheid, Eshowe, Greytown, Empangeni and Port Shepstone). Land-use analysis formed part of his urban survey, he was tracing the amount of land set out to be consumed by commercial, residential, service industrial, transport

and educational activities. The land allocated to a specific land-use in these Natal towns were compared with American towns of similar size (Smout; 1969).

At Empangeni a study was conducted at a behavioral level, it included land-use patterns (Magi, 1974). Another study on the structure of integrated residences and housing at Empangeni was conducted by Enslin in 1978. As far as can be ascertained no research has been done on changes in land use in Eshowe. Nevertheless, it is hoped that as the town is developing and growing slowly, it will stimulate many scientists, urban geographers included, to investigate land-use activities and collate more studies for future references.

### 3\_ Method of Research

#### 3.1 Collection of data

A pilot survey was conducted by the researcher alone on foot, this was done so as to ensure familiarization with the study area and possibly to minimize distortions through subjective judgements on classification of the land-use functions in the study area. A sample transect along Osborn road illustrates the various business activities of large section of the CBD. This diagram was drawn while conducting field survey Fig 3.1 and Appendix D also show Osborn Road as the most busy centre of the town.

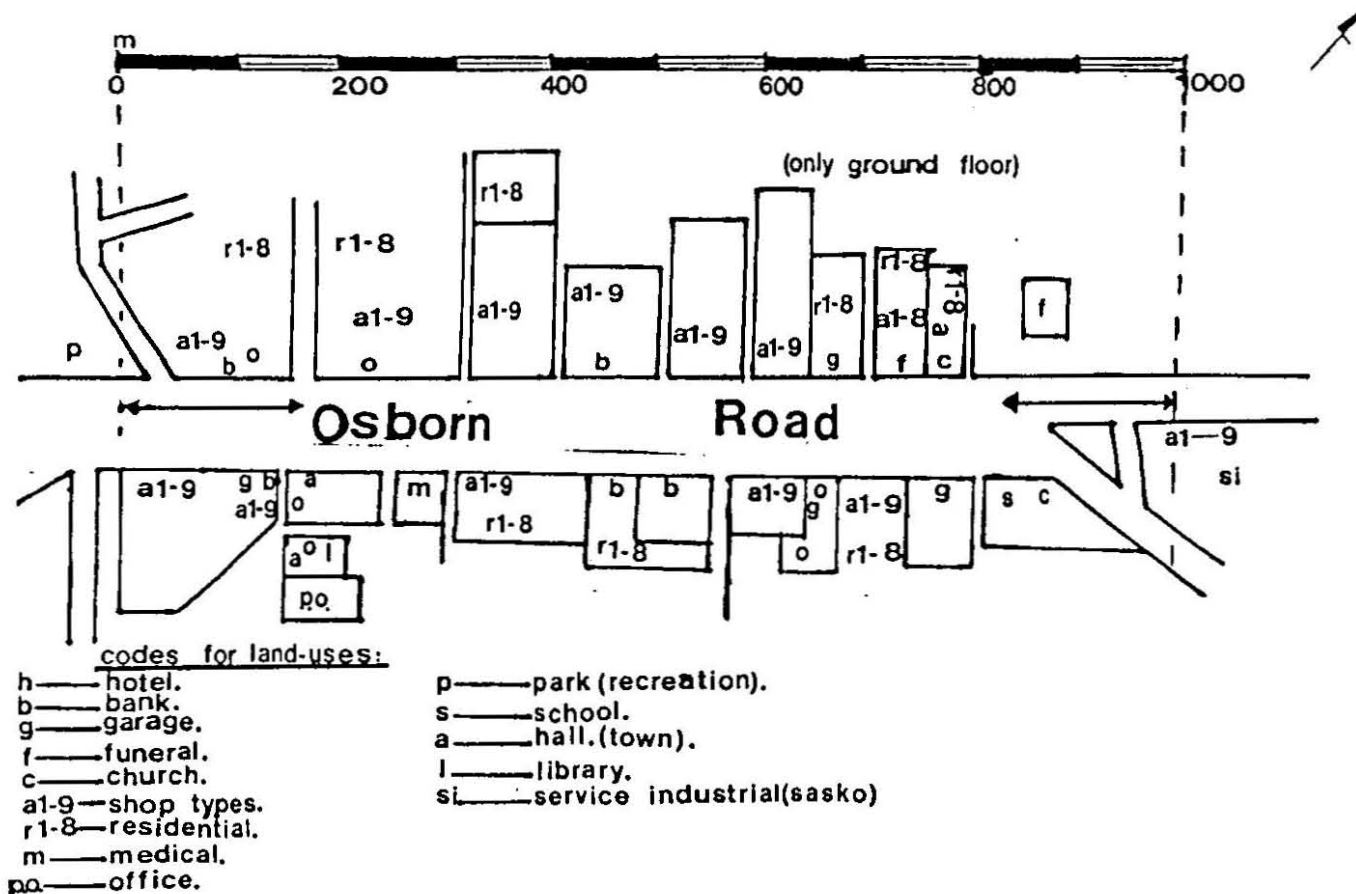


Figure 3.1: Sample transect diagram indicating different land uses.

Numerous additional visits were made subsequently. These visits led the researcher to group the various land use activities into the following five classes: Public/Private services, commercial/financial services, light industries, dealers and Government buildings.

Interviews were conducted with various citizens who have operated businesses in town for at least over twenty years, so as to find out more about recent and historical changes in the structure of the town. It must be noted that the researcher met very few people who have lived in town for over 20 years. Population statistics from the Town Board were also valuable in investigating growth trends through time. This includes those people living in urban area and/or rural areas since 1970.

A number of methods have in the past been applied by Murphy and Vance (1954), and Davies (1965) to delimit the Central Business District (CBD) but they are inappropriate when applying them to this small Natal town (Smout; 1969). Magi (1974) delimited the Empangeni CBD using valuation rolls and this method was applied on Eshowe. Valuation Rolls were obtained from the municipality covering the period from 1970 to 1990. This provided valuable information concerning the total areas and value of the various categories.

The geographic correctness in Eshowe was checked with the aid of a base map whereon the various functions were noted through field identification. A large scale map (1:5000) obtained from the municipality also revealed some aspects concerning the land-use pattern and nature of the terrain (See Appendix A).

Telephone directories (Brabys and Telcom) were used to do individual annual land use surveys. These directories were supplied by various institutions like the local Post Offices, archives, Building Societies, Brabys in Durban and the department of Geography of the Zululand University. The number of institutions in each land-use category were then counted for each year from 1970 through 1990 in order to ascertain any changes over the 20 year period (Appendix C).

### 3.2 Method of analysis

It was a towering achievement in getting access to a spread-sheet program (Lotus 123) found in the University of Zululand (geography department). This was useful in the construction of pie and bar graphs, percentages and tables of data. This program was also

valuable in doing simple calculation and determine standard deviation, the latter is very helpful in the description of the spread of values about the mean.

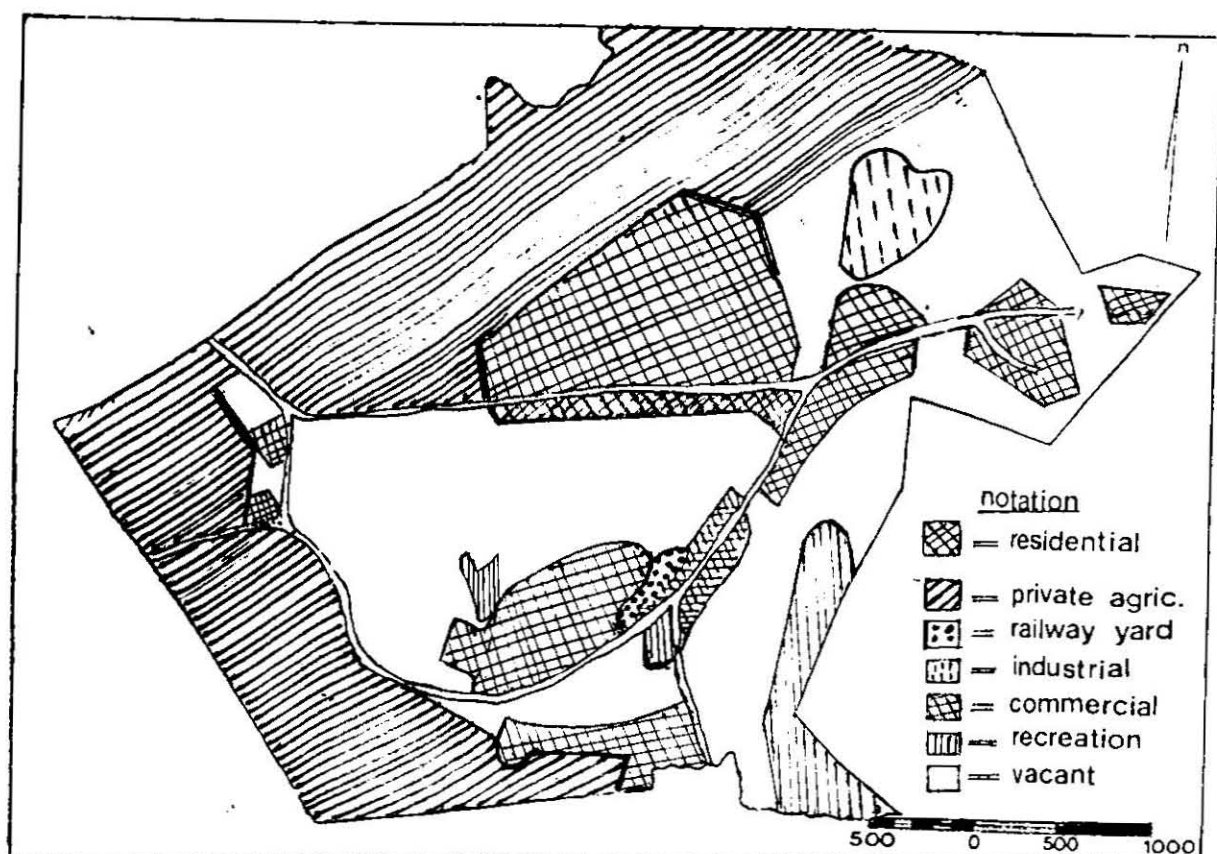
#### 4 Results and discussion

##### 4.1 General changes in the business and private sector

Figure 3.1 clearly indicates that the existing CBD has developed into a ribbon pattern along Osborn road with very few businesses \*

(\*Appendix B). establishments along subsidiary roads. This pattern is affected by topography (Appendix E). Boundary lines were plotted accordingly to determine the land-use activity of each plot and grouped into retail and financial businesses, government and municipal institutions and filling stations. The business area is also flanked by non-central functions such as public and municipal buildings along Osborn Road other than central functions of the commercial area. This method was partly used by Davies (1960) when delimiting some of Natal towns such as Ladysmith, Eshowe, Dundee, Vryheid and Estcourt.

Figure 4.1 indicates the land-use distribution within the town's boundary. The land-use boundaries have remained more or less the same in its broad category, but both physical modification of the buildings and a change in intensity of use have occurred over the twenty year period.



**Figure 4.1: Land use distribution within the boundary of Eshowe**

It can be seen that there is still abundant vacant land within the municipal boundaries which can be used for residential purposes. This vacant lands belong to the Borough and the State but it has been leased to the local farmers to grow sugar-cane. In the south of the town the area is occupied by White residents. The Asians have established their own residential zone, Mpushini Park towards the West direction (fig 4.2). Near Mpushini Park, the Borough extended the area to include low-cost housing for all races.

Sunnydale in the East was developed mainly for the Coloured community of the town. Population figures show clearly that by 1970's there were few coloureds but spatial need arose as the number thereof escalated towards the 1980's.

Older residential areas had developed near the railway station. (fig 4.2), because its proximity was considered an advantage when the quality of the road transport was poor. Since then the better quality residences were built much further away in the Eastern section. Since the closure of the railway line in 1975 the older section has become very dilapidated. The outstanding feature of the residential zone is that there is a high density of population in the North East of this town, all are apparently engaged in primary or secondary and/or tertiary activities. This is further amplified by the presence of multi-dwelling complex in the residential area.

**PLATE 1 : Duplex development in Eshowe**





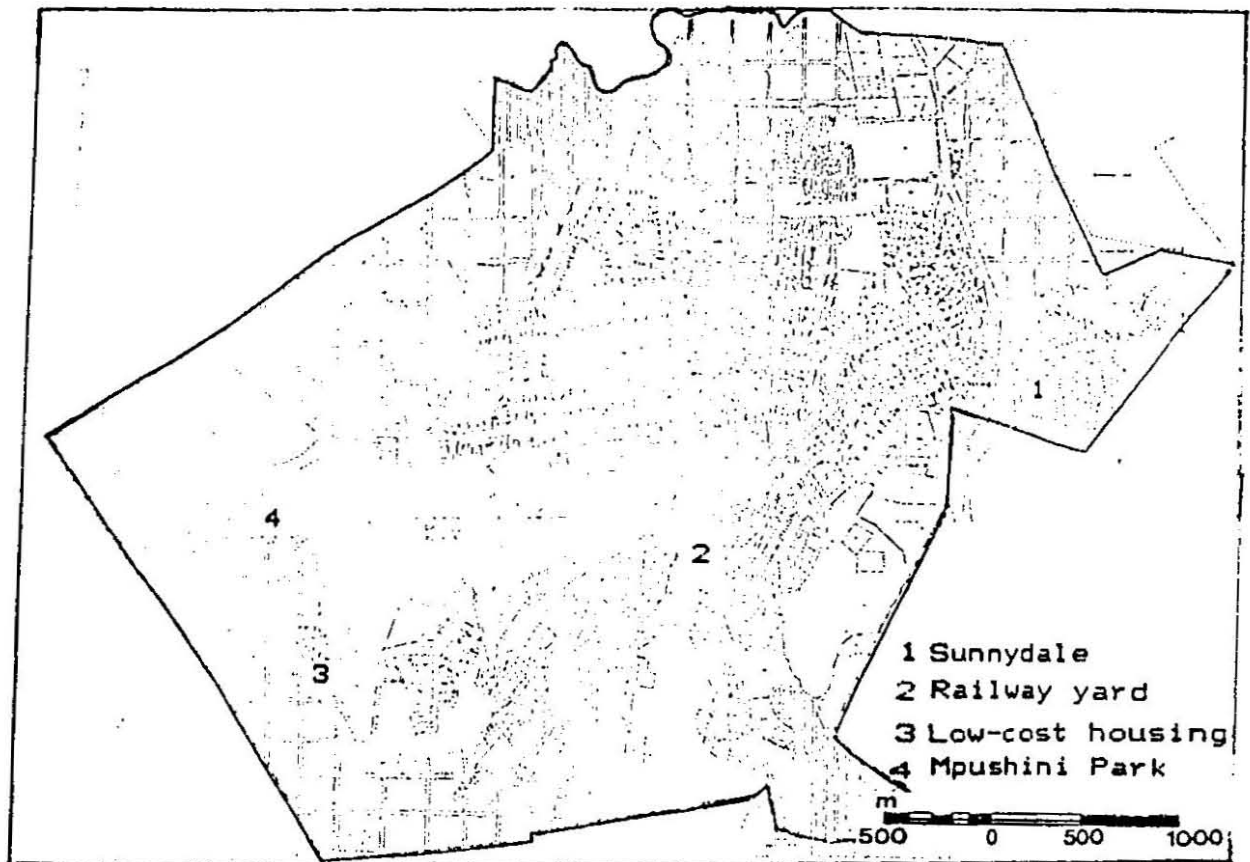


Figure 4.2: Distribution of residential areas in Eshowe

Eshowe apparently reveals residential pattern characteristic of the Chicago multiple nuclei in North America conducted by Harris and Ullman in 1945, (in Yeates and Garner 1976). The town has clearly defined and segregated functions which form a coherent pattern (figure 4.1).

Furthermore apart from the importance of accessibility to work place, such a pattern in residential land-use has also been effected by factors such as social desire to be in proximity to people of their particular kind. Another factor causing social segregated areas is the Group Areas Act of the South African Government and the town has also existed partly as a result of historical legacy and partly as a result of contemporary choices.



Since the government scrapped legislation restricting trade measures by the end of the nineteen eighties and the CBD was declared free trading area, a large number of small business started to develop. The CBD exerts much of the centripetal force which is responsible for the creation and maintenance of towns (Robson,1969). Improvement in the centre of town over the 20 year period are indicated in figure 4.3. and are discussed in the following paragraphs:

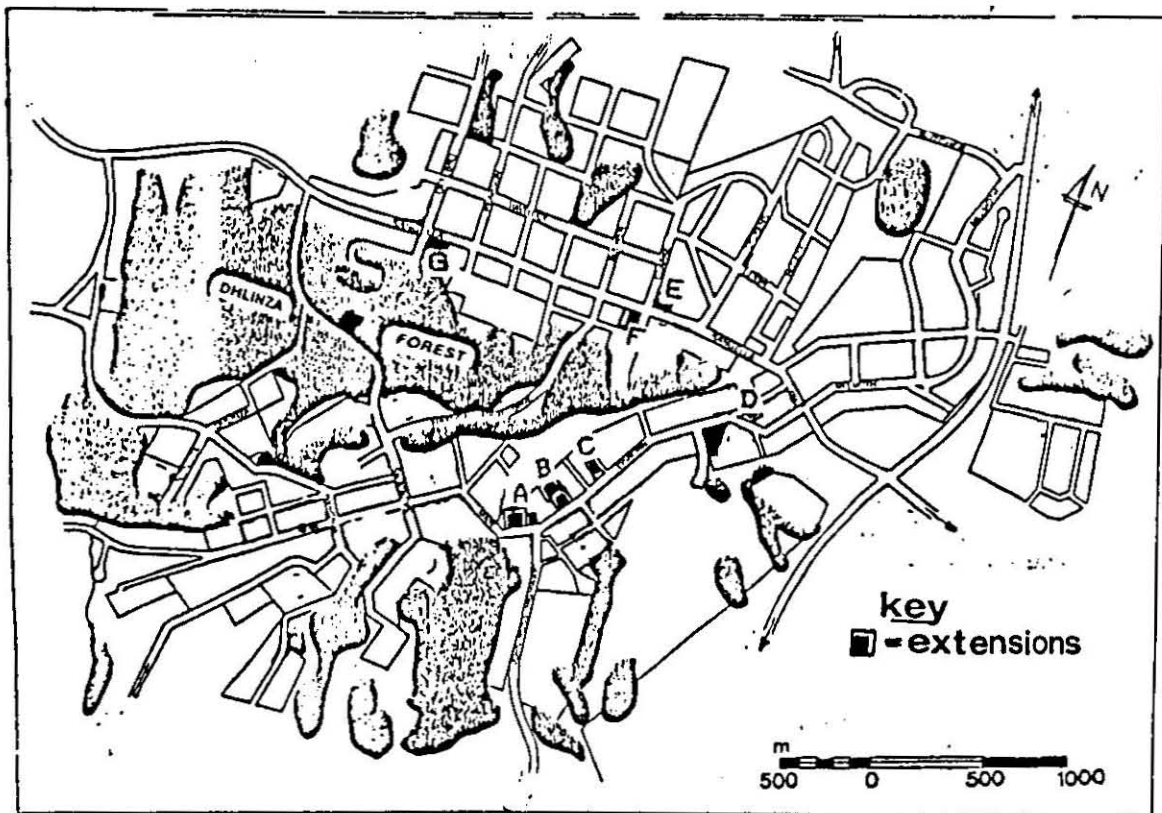


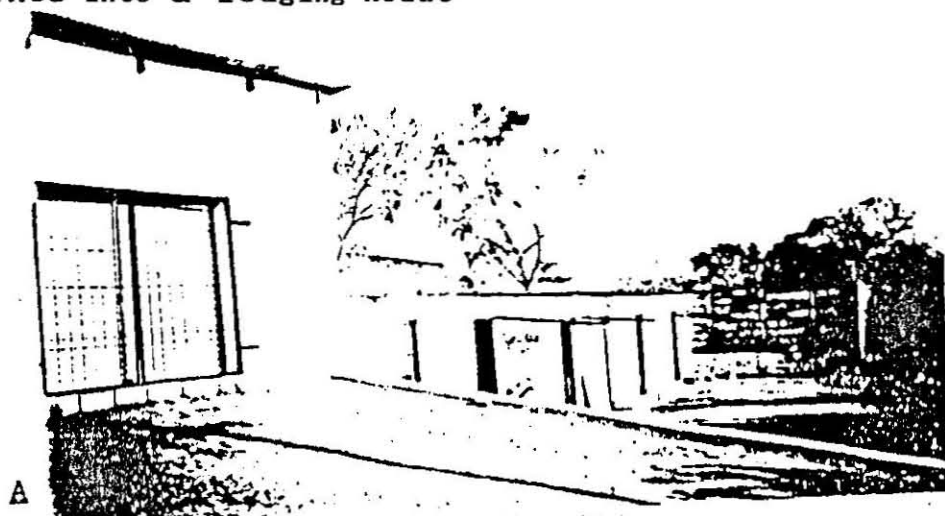
Figure 4.3: Commercial changes in the CBD and access routes in Eshowe

At the intersection of Main Street and Osborn Road which used to be the hub of the town, the Adams Centre (A) stands now. There are shops such as for building material yards, consulting rooms, eating houses, Chicken Licken, furniture shops, record bars.

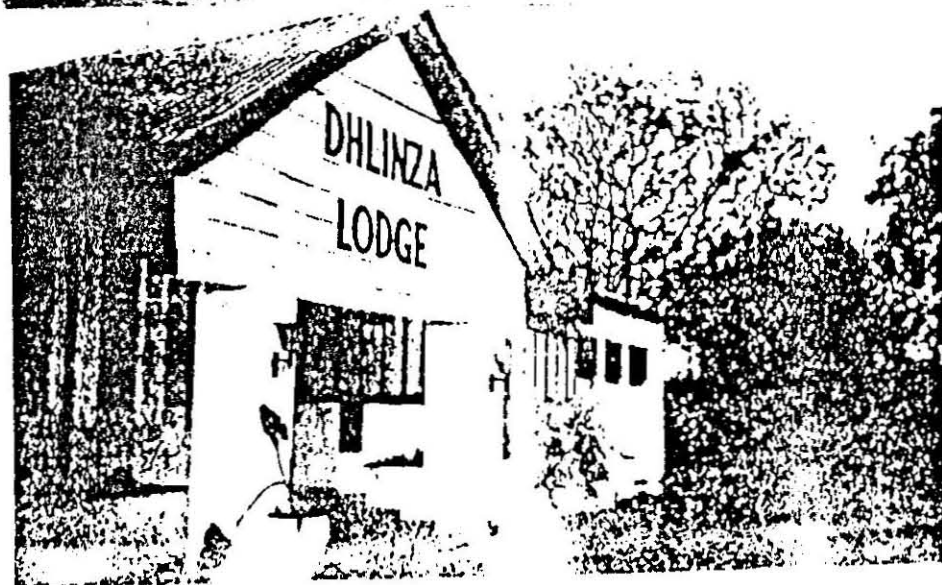
The Adams Centre used to be a parking zone for busses and taxis, which has since then been moved to the old Railway Yards.

The first floor of the Royal Hotel (B) has been converted to an area for small businesses such as dress shops, consulting rooms, boutiques, handicrafts and salons. Behind the hotel towards the railway grounds, small enterprises with low rentals, ranging between R180 - R300, have mushroomed in the form of hairdressers, dry cleaning depots, a building material centre, herbalists, general dealers, second hand clothing shops and curios.

PLATE 2A : Small businesses behind the Royal Hotel. PLATE 2B : George Hotel turned into a lodging house



A

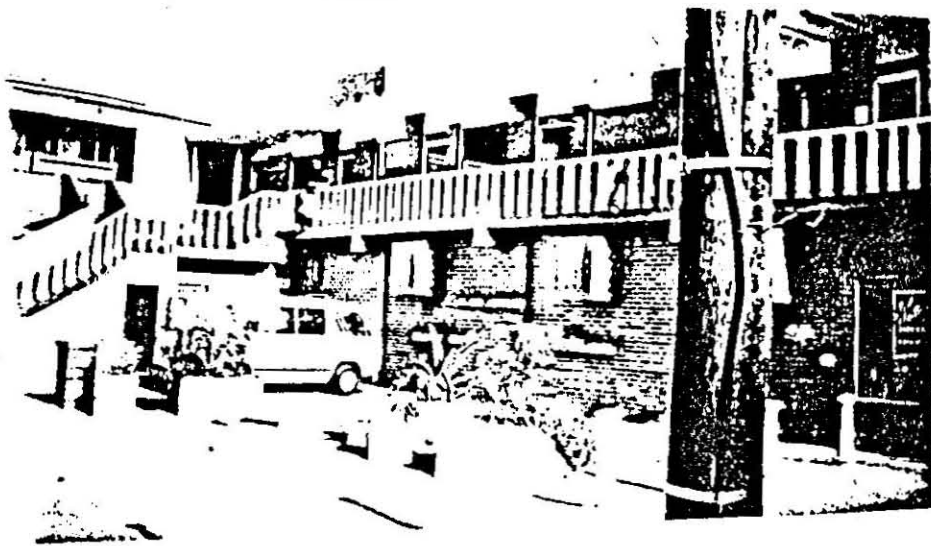


B

PLATE 2A shows the back yard of the Royal hotel where small businesses have been opened. Along Main street the George Hotel has been turned into a logging house rather than a hotel as it used to be in late 1980's (PLATE 2B)

Behind the Wanda (Frazers) Furnishers building (C) along Os-born Road, a wide variety of services are offered, such as curios, fruitier, herbalists, salons, take-away foods, building material and radio-repair shops. This centre gains support from an increasing number of people of all races who patronize the town and it acts as a commercial functional magnet attracting people from the adjacent rural and ur-ban areas, especially Gezinsila Township.

PLATE 3 : Double Storey Rates for small business in the CBD



Further along Osborn Road an old residential house (D) has been re-zoned to accommodate the SASKO Bakery. At the Intersection of Clark and Kangela Streets (E) a general dealer, butchery, funeral parlour and a cafe were established to cater for the needs of the residents in the surrounding locality and by-passing public in this access route.

Opposite the corner of Clarke and Kangela Streets there, a general dealer (F) was established in an outbuilding which was used as a shelter for workers (General residential).

Small scale light industries occur on the Northern fringes of the town. Generally, in many cases in towns and cities this sector occupies an area between the CBD and the transition zone. In Eshowe, like in most South African towns, it occupies the fringes of the town, forming a buffer between predominantly White suburbs and a rural or peri-urban areas occupied by Blacks. (Fig 4.1)

Another note worthy change during the 1980's was the construction of the Melmoth-Durban Bypass Road. Originally the motorist travelled along Osborn Road through the center of the town and causing high traffic volumes. On the other hand this may have had a negative effect on the local businesses and other activities in town which would have been patronized for the benefit of the entrepreneurs.

#### **4.2 Population distribution & growth analysis : Periods 1970-1990**

For discussion for population changes the time period 1970-1985 was chosen from the central population services

From 1970 through 1985 the increase was 5.50 % in 1970, 21.45 % in 1980 and in 1985 there was 47.48 % for all population groups in the urban area, whereas the rural population was witnessed by a gradual, proportionate decrease of 94.50 % in 1970, 78.55 % in 1980 and 52.51 %.

TABLE 1 : Eshowe Population Urban and Non-Urban 1970 - 1985

POPULATION GROUPS		CENSUS YEAR					
		1970		1980		1985	
			%		%		%
BLACKS	U	2134	2.80	1914	8.25	1945	26.10
	N	73964	97.20	21276	91.75	5506	73.90
	T	76098	100.0	23190	100.0	7451	100.0
ASIANS	U	3	0.63	44	98.35	99	19.14
	N	477	99.37	483	1.65	400	80.16
	T	480	100.0	527	100.0	499	100.0
WHITES	U	1781	73.17	3090	85.05	2697	82.81
	N	653	26.83	543	14.95	260	17.19
	T	2434	100.0	3633	100.0	3257	100.0
COLOUREDS	U	457	91.58	1052	96.78	1139	96.94
	N	42	8.42	35	3.22	36	3.06
	T	499	100.0	1087	100.0	1175	100.0
TOTAL	U	4375	5.50	6100	21.45	5880	47.49
	N	75131	94.50	22337	78.55	6502	52.51
	T	79506	100.0	28437	100.0	12382	100.0
SOURCE : CENTRAL STATS SERVICES - REPORT NO:02-85-01							
CENSUS : 1985							
KEY				U=URBAN N=NON-URBAN T=TOTAL			

These contrasts between rural and urban areas show that there has been migration to urban areas, thus the social environments in the urban area is affected and land use boundaries must also be adjusted to meet this demand (Chorley & Haggett, 1970)

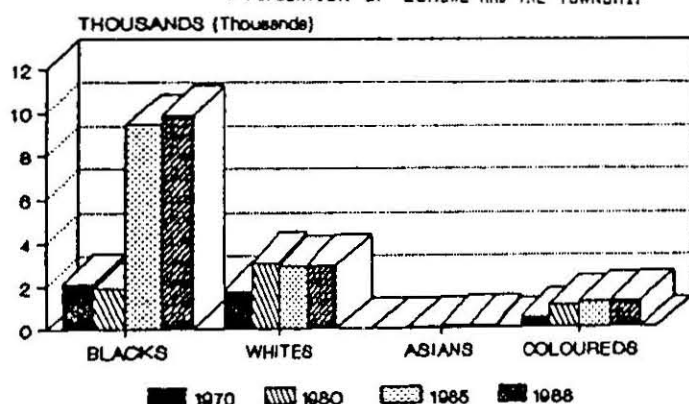
Table 2 shows population changes in all groups in Eshowe as projected trends , calculated from table 1. It is noted that the Black population has a steep increase in 1986 and 1988 because this figure included the population of Eshowe and the Township. (Fig 4.4)

The Blacks in the urban area consisted mainly of domestic workers before the 1980's , but after this period the town was declared a free trading zone thus promoting more Blacks to settle there

**TABLE 2** ESHOWE POPULATION - URBAN 1970 -1988

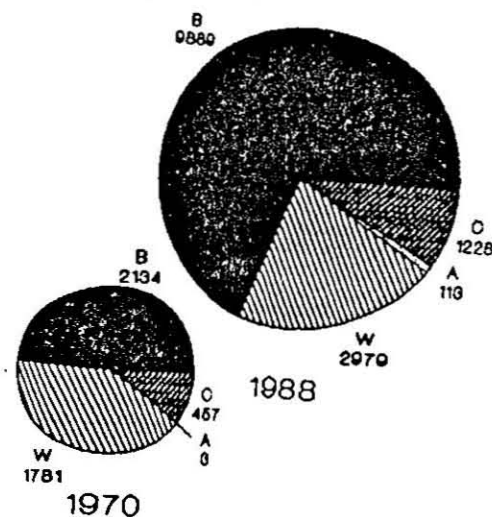
POP GROUP	1970	1980	1985	1986	1988
BLACKS	2134	1914	1945	9480 †	9889 †
WHITES	1781	3090	2697	2941	2979
ASIANS	3	44	99	107	113
COLOREDS	457	1052	1139	1189	1228

† POPULATION OF ESHOWE AND THE TOWNSHIP



Source: CBD Structure Plan of Eshowe

**Fig 4.4** Eshowe urban population (1970 - 1988)



**Fig 4.5**

Eshowe population  
urban 1970-1988

The urban population change is clearly illustrated in figure 4.5. In 1970 there was almost no Asian population group as compared to the other racial groups whereas in 1988 the Asians are shown by a very small sector confirming that there is an in migration in the small town. This pattern of population growth , fluctuation and decline paints not only a picture of the changing social, political and economic fortune of the town but also of the whole country.

Between 1970-1980 the Black population group reflects a decrease possibly as result of social and political problems in 1976 in relation to the Whites, Asians and Coloreds who rapidly increased in number within the same period.



Factors contributing to such changes in this town can be listed as

1. The opening up of new residential areas for Asians and Coloreds,
2. Commercial facilities that are offered in town
3. Increase in road transport as opposed to the Rail transport which closed down in 1975 and,
4. The status that was given to Richards Bay - Empangeni as one of the biggest growth poles in Zululand.

#### 4.3 : The variation in land use, conducted by means of a telephone subscription surveys and valuation rolls from 1970-1990

Residential areas formed the pivotal part of the town because it is one sector which caters for the residence and workers in town.

According to the study conducted in America by Bartholomew in 1955 and Smout in 1967 it was observed that American municipal lands are very small because much of the land is used for urban expansion whereas in the Natal towns this is quite impractical in the manner that they have surplus of land for development with urban expansion.

Fig 4.6 was constructed from the values obtained from the Brabys and Telcom directories (Appendix C). But the data is accountable to those activities that show changes during 1972 and 1988 and public open spaces and buildings and government institutions were excluded for they had no observed changes within the same time frame.

For the cafe's , bars and tearooms (A&B in Fig 4.6) there was a gradual increase from 1972 -1988 , with exceptions of this activity in (B) in 1976 and 1984 where there was no change, these can be attributed to nationwide social and economic stasis of 1976. The recognition and recognition of Richards Bay and Empangeni as the

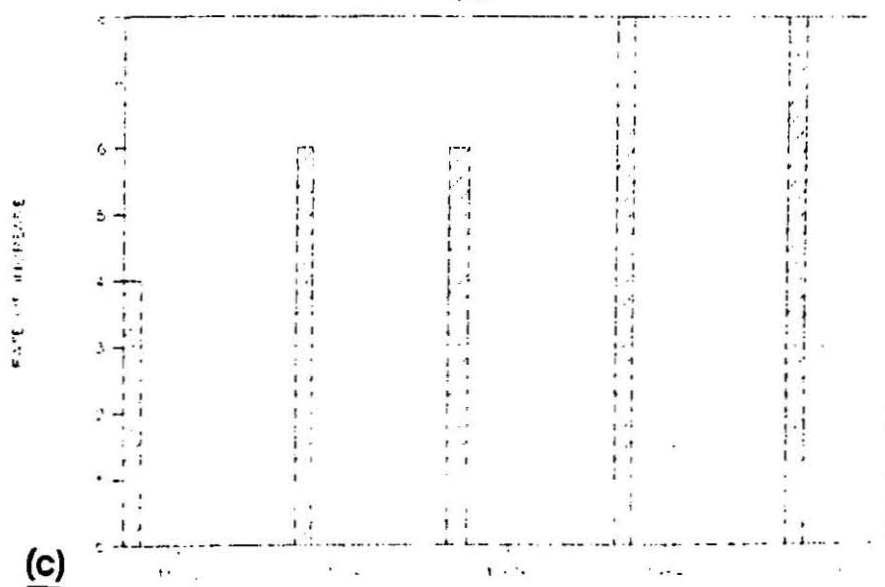
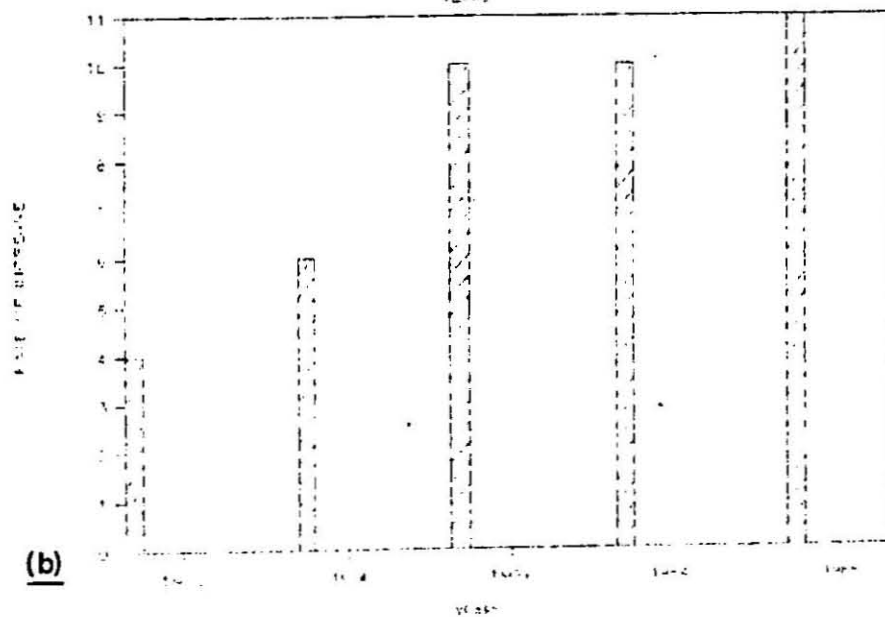
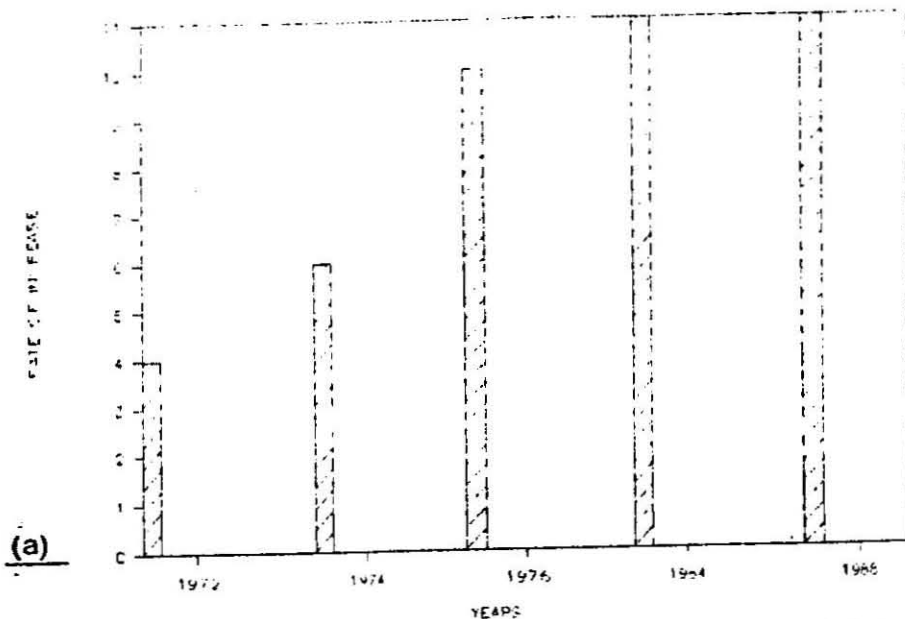


FIG 4.6 : A. Growth rate of (A) cafes, bars, tea-rooms (Brabys )  
 B. cafes, bars, tea-rooms (Telcom)  
 C. Estate Agents (Brabys & Telcom Directories)



main bussiness centre for Zululand may also have affected this growth rate of cafe's , bars and tea rooms in Eshowe. in (C) the Estate agents increased from 4% to 8% with equal rates in 1974 - 1976 and 1984-1988.

This in fact confirms that there are changes in land use in one sector or another.

On the whole fig 4.7 (A&B) illustrated a summary of functions in Eshowe.

In 1972 the dealers (cafe's , bars and tea-rooms) had only increased by 35% this function shot up in 1976 to about 57% and slightly dropped in 1988 to approximately 50%

There has been a very slight changes in public services since this flattened at almost 4% from 1972-1976 and increased to 8% in 1984 and 1988. For financial activities a downward curve showing a decrease is observed. From 1972 this activity dropped from 11% to 4% in 1984 and became active again in 1988 with only 5%.

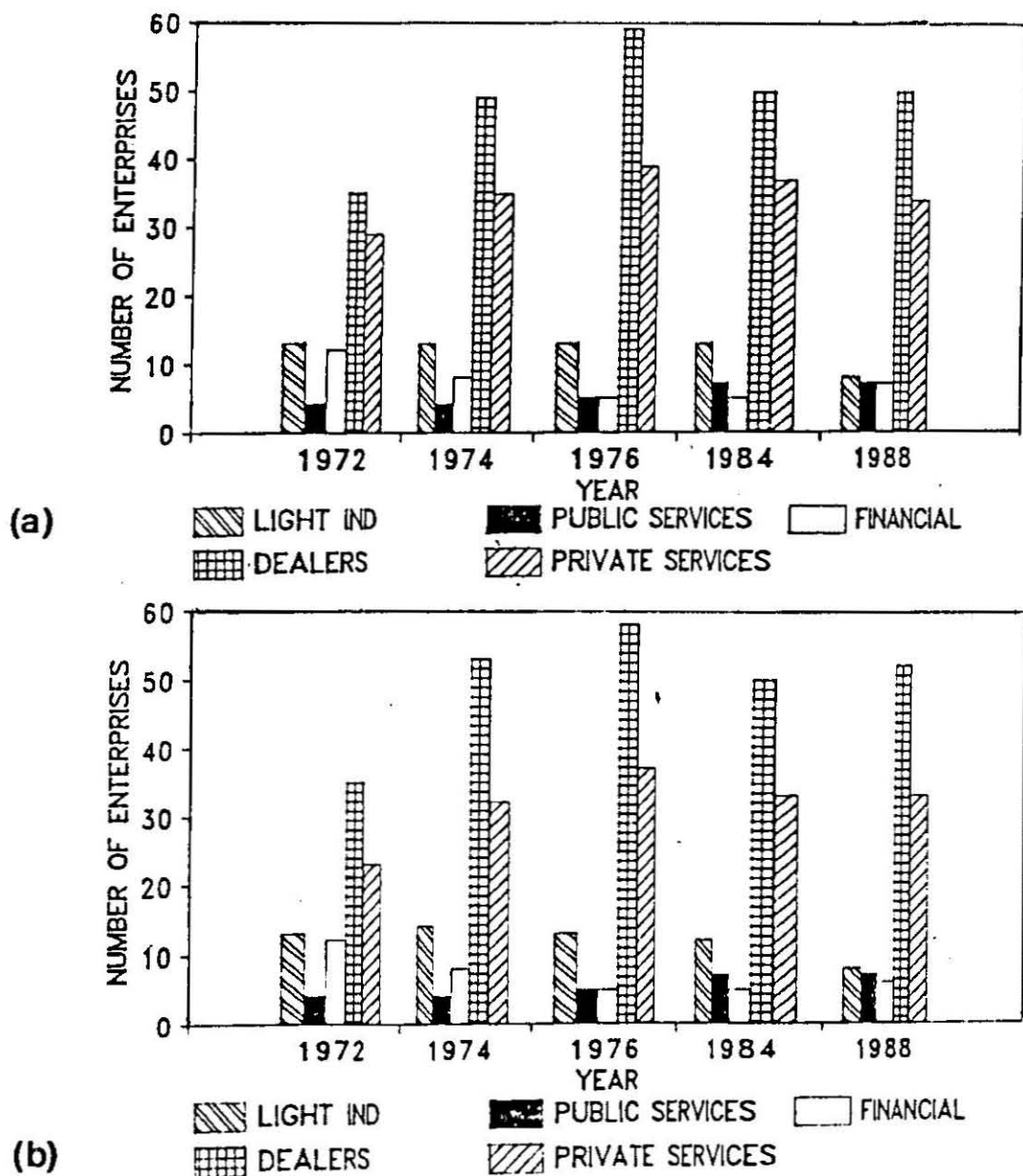


FIG 4.7 : a summary of growths of different activities according to (A) Dabaye and (B) Telecom directories.

TABLE 3 : Land use changes in Eshowe 1975 -1988

LAND-USES	1975	1984	1988	std. deviation
Spec. Res	1708573	1833649	1802762	790790
Gen.Res.	218650	190449	253202	
Bor./State	17239051	16304022	16172021	474957
Gen.Commercial	24268	215765	143660	78969
Light Ind	75910	82361	82361	3041
SAR/H	270132	233347	119598	64077
State Property	400638	631451	40384	243223
Churches	94147	72144	39211	22575
Priv.Owned land	509579	191707	221545	143332
Old Aged	2721	4308	8005	2214
Ser.Ind.	0	26820	102359	43337

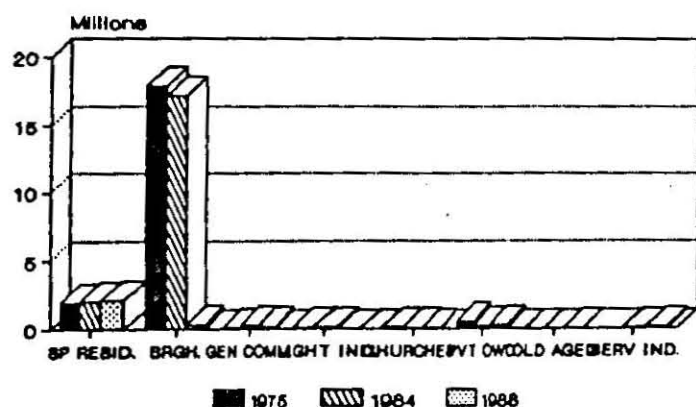


Fig 4.8 : Land use changes in Eshowe 1975-1988

On the other hand residential, commercial, industrial and service industrial industries in fig 4.9 shows an overall slight increase in urban land use.

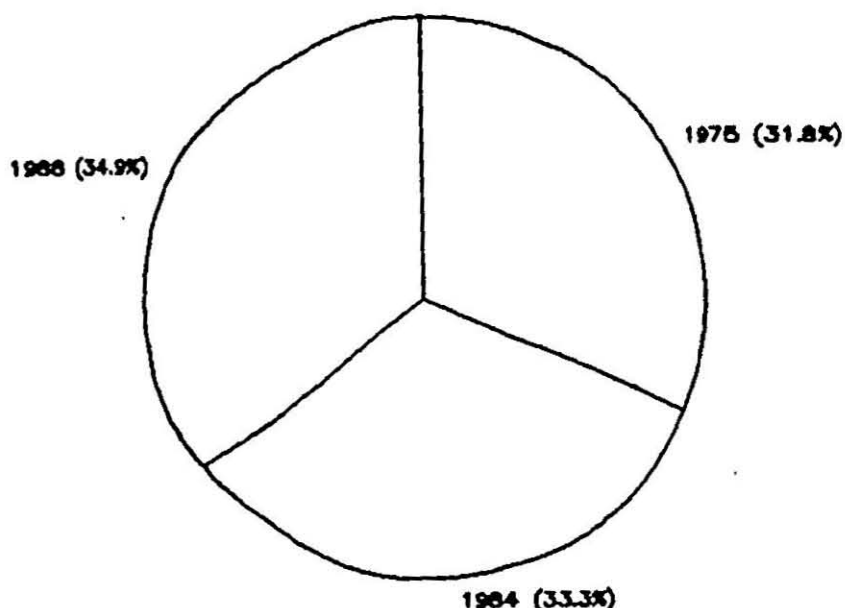


Fig 4.9 : Percentage changes in land use in Eshowe 1975-1988

In 1975 31,8% of land was used for different purposes contributing to changes in land use, for this falls within the towns boundaries. The may be establishment outside the towns boundaries but they could not be considered urban and part of the urban area of Eshowe.

In 1984 33,3% of land was used and in 1988, 34,9% of land was out for land use consumption. The standard deviation as in table 3 clearly illustrates the point that residential sector ranks high in the order of functions in Eshowe. The Borough and the State lands have such a standard deviations because of large vast lands unoccupied around the town but this is gradually decreasing as residential sectors increase

Churches have some section of lands leased to local farmers to grow sugar cane and other portions of land has been separated and left aside for construction of houses and accommodation.

Old aged homes are getting increases in land slicing because this is state funded. More land is used for different activities as a way of keeping the funds to keep this institution progressing.

SAR/H , state property and private owned lands are also decreasing showing that some sections of land are being set aside for development in other sectors.

## 5 Conclusions and recommendations

Changes in land use depend upon many factors that accelerate or decelerate the rate of development and growth such as incentives in the industrial sector , spatial demands of functions as a result of population changes and these choices which are advantageous when locating in the CBD. Changes are multi-faceted processes that do not occur overnight.

Like many other towns. Eshowe is slowly undergoing changes. It has been determined that great changes have occurred in the residential sector which has made large contributions to the towns development. the commercial sector is the next part of the urban area to have shown many changes during the years 1970 -1990. The growth of these two sectors and others such as industrial and public services have given this area a status of being recognized as a major town in the Eshowe district.

Decline has set in since 1970 in Eshowe. The development of the Emapangeni - Richards Bay area has attracted many people in Zululand other than Eshowe. This is shown by the population trends and other services for example, light industrial that there has been ongoing

processes such as migration between Eshowe and Industrial area in Empangeni. This then confirms the first hypothesis in this document that there has been a decline in Eshowe of the growth rate in general. As far as the business sector in Eshowe is concerned there has been a positive rather than negative growth as in the second hypotheses. It is this sector which has given Eshowe a status of being one of the major towns in the district though the rate is very slow. This town almost caters for all the basic commercial needs of the local people.

Changes in the bussiness sector are evidence of the positive growth in town and not a negative growth as in the second hypothesis.

Residential sector is the first order of activity in Eshowe.

There are enormous changes in the residential sector.

This sector is accelerated by both special and general residential which consume large portions of land. The standard deviation shows this in table 3 from 1975-1988 there have been large increases in residential sector, so its growth is great as opposed to the third hypotheses . It is worth noting that redevelopment of residential sector has led to a renewal of prosperity in different town centres which were previously responsive to be decaying. This is true of Eshowe.

This has been an attempt at looking into the changes in land use that may have been accelerated by development and growth through time but there are many factors contributing to land use changes which must be considered in order to arrive at a more reliable conclusions about land use changes . It is therefore recommended that more research

studies of this nature must be conducted and are still required in this small town for future references.

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UNIZUL

The Natal Mercury 24 July 1987 :

Valuation Rolls 1975/1976 , 1984/1985 , 1988,1989 Borough of Eshowe

Zululand Observer 1988.

Interviews

[1] Assistant Town Clerk (Eshowe ) Mr N Williams

[2] Town Treasurer (Eshowe) Mr J A v/d Walt

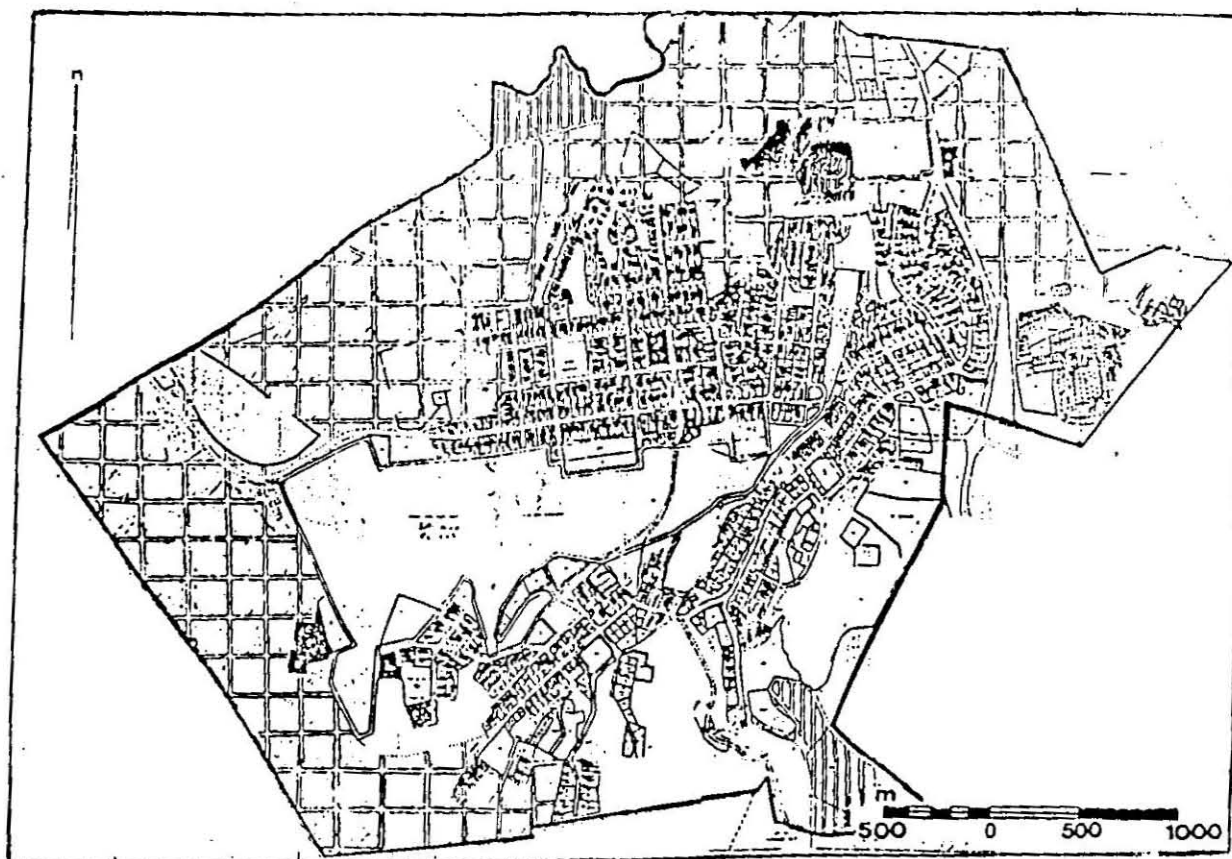
[3] RAD (Eshowe) Mr A. Eckert

[4] Curator (Eshowe) Lyne Oakley.

7 Addenda

Appendix A

Distribution of land-use in Eshowe



## Appendix B

### Definition of Terms

The following terms will be operational in this study unless there is a contradiction of terms.

Seeking relevance in studying land-use Davies(1960) applied "Business" throughout to refer to retail service, financial and office functions and not in any special planning sense in his urban studies in Cape Town;

Change according to Bourne (1971) is defined as to include all new construction, demolitions or major structural adjustments in the building stock;

Development means an estate (tract of land) developed as a unit, a new factor or situation. In a wide sense or meaning it is a process of becoming larger or more mature or better organized (Goodall, 1987);

it is used, however, in an economic and social context to describe the state of nations and the historical process of change experienced by them.

Land-use means the spatial distribution of city functions, its residential areas, its industrial, commercial and retail business districts and space set aside for institutional and leisure-time

functions (Chapin,1970) and according to Best(1981) and Goodall (1987) this deals essentially with the spatial aspects of all man's activities on land and the way in which the land surface is adapted and could be adapted to serve human needs,

Labour intensive - a form of production in which a high proportion of labour is used relative to the amount of land or capital employed (Goodall,1987)

Urban Area is here referred to the built-up area (Rhind and Hudson, 1980)

Urban space as a concept will designate and include the land area of the town (any ground, soil or earth dimensional space above the surface of the ground will be excluded herein (Notham,1975).

# Appendix C

Data based on Braby's and Telcom directories

## BRABYS DIRECTORIES

## TELCOM

### LIGHT INDUSTRY

	1972	1974	1976	1984	1988
WAGON WORKS	1	2	2	1	1
ENGINEERING	7	6	5	5	3
AGRIC/SEEDS/	5	11	10	8	4
BAKERIES	2	2	1	1	1
ELECTRICAL APPL	3	6	6	6	8
TYRES	2	2	2	2	2
ABETTERS	1	1	2	2	2

	1972	1974	1976	1984	1988
WAGON WORKS	1	2	2	1	1
ENGINEERING	7	6	5	5	3
AGRIC/SEEDS/	5	8	10	8	3
BAKERIES	2	2	1	1	1
ELECTRICAL APPL	3	6	6	6	8
TYRES	2	2	2	2	2
ABETTERS	1	1	2	2	2

### COMMERCIAL

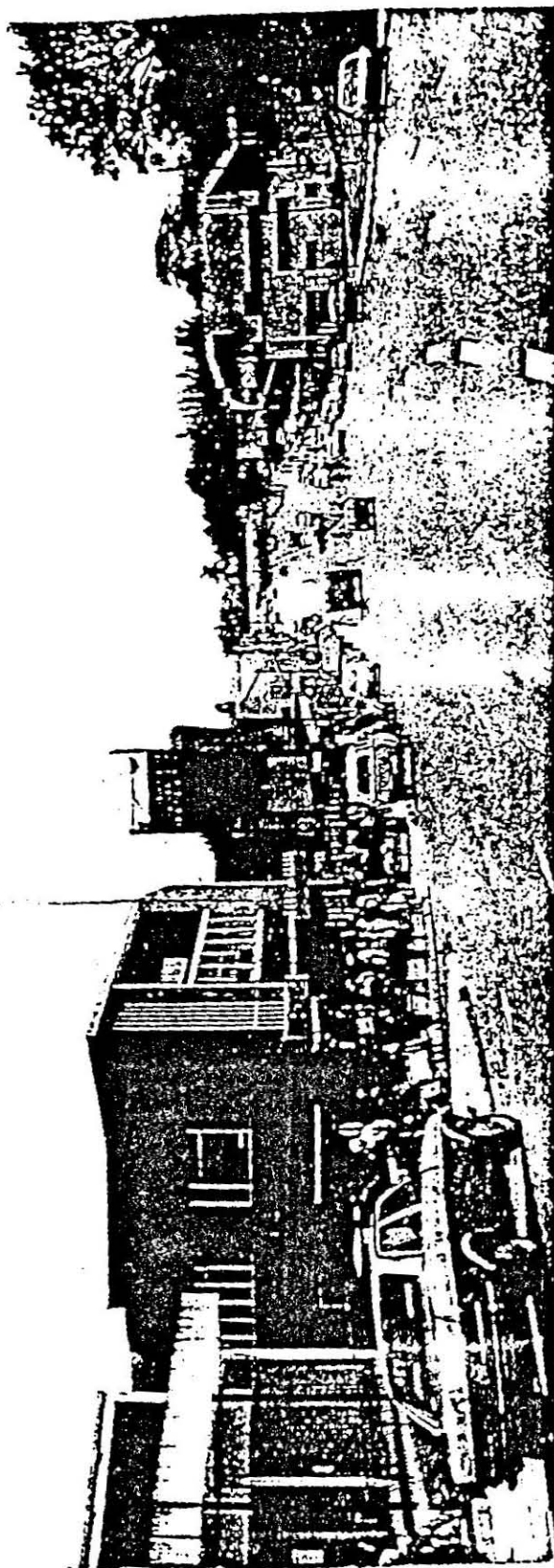
BANKS	2	2	2	2	2
BUILDING SOC	8	5	2	2	3
INSURANCE BROKERS	2	1	1	1	1
ESTATE AGENTS	4	6	6	8	8
CAFE/BAR/TEA-ROOMS	4	6	10	10	11
BUTCHERY	7	7	7	2	4
GARAGES/SALES/SERVICE	8	11	13	13	8
WHOLESALEERS	1	4	4	3	3

BANKS	2	2	2	2	2
BUILDING SOC	8	5	2	2	3
INSURANCE BROKERS	2	1	1	1	1
ESTATE AGENTS	4	6	6	8	8
CAFE/BAR/TEA-ROOMS	4	6	10	10	11
BUTCHERY	7	7	7	2	4
GARAGES/SALES/SERVICE	8	11	13	13	9
WHOLESALEERS	1	4	4	3	3

NOTE [Government\Public Services were excluded for they showed no changes]

Appendix D

A section along Osborn Road





# Appendix E

## Land-use changes in Eshowe 1975-1988

### LAND USE CHANGES IN ESHOWE 1975/1984/1988

LAND USE	1975 AREA S/■	1984 AREA S/■	1988 AREA S/■
SPECIAL RES	1708573	1833649	1862762
GEN RES	218653	180449	253282
TOTAL	1927226	2014098	2116044
BOROUGH/STATE	17239051	16304022	119598
SAR/H	270132	233347	40384
STATE PROPERTY	400638	631451	143660
TOTAL	17909821	17168820	303642
GEN COMMERCIAL	24268	215765	143660
TOTAL	24268	215765	143660
LIGHT IND	75910	82361	2361
TOTAL	75910	82361	2361
CHURCHES	94147	72144	39211
TOTAL	94147	72144	39211
PVT OWNED LANDS	509579	191707	221545
TOTAL	509579	191707	221545
OLD AGED HOMES	2721	4308	8005
TOTAL	2721	4308	8005
SERVICE IND	0	26820	80091
TOTAL	0	26820	80091