Buffalo City Profile

3.1 BUFFALO CITY IDP PLANNING AREA

In March 2000, the Government approved the National Municipal Demarcation Board's proposed new municipal boundaries. The practical effect of the Board's decisions is that the two cities of East London and King William's Town - including certain parts of their respective hinterlands - were amalgamated into one new municipality, called Buffalo City which came into effect as a result of the Municipal Elections, held on December 5, 2000.

The boundary of Buffalo City was established in terms of Provincial Gazette Extraordinary 28 February, Notice 22 of 2000 with subsequent amendments :

- Provincial Gazette 10 March No 29 of 2000
- Provincial Gazette 05 June No 115 of 2000
- Provincial Gazette 20 July No 169 of 2000
- Provincial Gazette 07 August No 194 of 2000

The planning area for the IDP as defined above and which will be subject to development proposals, is shown on the Map B1.

3.2 REGIONAL CONTEXT

3.2.1 GEO-ECONOMIC SETTING IN SOUTH AFRICA AND THE EASTERN CAPE PROVINCE

Within the new political dispensation governing South Africa, each of the nine designated Provinces has identified an urban centre to function as its administrative capital. Historically, the country had a centralised government with Pretoria and Cape Town respectively functioning as the administrative and legislative capitals. Presently, however, the provincial governments are entrusted with more authority than the previous provincial administrations, and with specific executive and delegated powers.

Buffalo City is situated relatively centrally in the Eastern Cape Province, one of South Africa's nine provinces. The Eastern Cape Province is bounded to the south-east by a long coastline along the Indian Ocean. Two of South Africa's major cities, Port Elizabeth and East London, are situated in this province.

The Eastern Cape Province is the second largest province in land area in South Africa, and covers some 169,580 square kilometers, which is 13,9% of South Africa's total land area. The province has the third largest population in South Africa, roughly 6,3 million people, which is 15,5% of South Africa's 40,5 million people.

The province is generally seen as one of the two poorest in South Africa. Unemployment rates are also the highest in South Africa, being 48,5% in comparison to the present average of 33,9% of the country. In broad terms, therefore, the province may be described as economically less prosperous than other provinces in South Africa and wages, salaries and skill levels are generally lower than national averages.

Within the Eastern Cape Province context, the East London – King William's Town – Dimbaza "corridor" is noted as the second most important contributor to the Provincial Gross Geographic Product, after the Port Elizabeth – Uitenhage metropolitan area and, accordingly, has been identified as a Primary Industrial Spatial Development Initiative (ISDI) locality in terms of a National Industrial Development strategy being formulated by national government.

Whilst the implications of this status are not fully clear and detailed proposals in this regard have not yet been finally clarified, it appears possible that the greater East London-King William's Town-Dimbaza area could derive considerable economic benefit from such an initiative.

Within its regional context, the Buffalo City Municipal Area is represented as a grouping of urban areas within a metropolitan corridor which stretches from the port city of East London in the east to Dimbaza in the west. In this context, East London is acknowledged to be the primary regional node and is presently the focus of regional services, commerce and industry. The King William's Town Area is notable as a secondary regional or District service node, comprising the core urban area of King William's Town itself, as well as the functionally differentiated urban areas of Bisho, Dimbaza, Zwelitsha, Tyutyu, Phakamisa, Ilitha, Breidbach and Ginsberg.

The distances to the major cities in South Africa are considerable: Port Elizabeth is some 250 km to the south-west, Durban is 670 km north-east, Johannesburg 960 km north and Cape Town is 1000 km west of the Study Area.

With Bisho/King William's Town being the seat of the provincial government of the Eastern Cape Province, the possibility exists to bring opportunities for a range of socio-economic development initiatives to the King William's Town area.

3.2.2 CURRENT REGIONAL PLANNING, DEVELOPMENT POLICIES AND INITIATIVES

In South Africa a planning system is gradually emerging where policies and general guidelines, developed at national level, are further elaborated upon at the provincial, district and local municipality levels, and subsequently applied in practical planning processes. By doing so, a mechanism is established where the national goals and objectives are adhered to and implemented all the way down to the smallest local community.

Consequently, in the present planning process it has been of great importance to consider the results of the Draft Provincial Spatial Development Plan, the Amatole District Integrated Development Plan, the Amatole District: Central Sub-Region Land Reform and Settlement Plan, the Mdantsane-East London Development (MELD) Corridor Project, and the King William's Town Comprehensive Urban Plan (CUP).

3.2.3 BUFFALO CITY IN ITS REGIONAL SETTING

A central theme in development planning is sustainability. Within this concept, the dependency on local, rather than remote resources is an important aspect. Another one is that all components of the total system, e.g. environmental, economic, social, judicial, and generational, must be seen in their inter-linkages and addressed in a comprehensive and integrated manner. It is therefore imperative that an IDP looks beyond the confines of the administrative boundaries and studies the interdependencies between centre and periphery, striving to provide a balanced and sustainable improvement in living conditions for all, now and in the future.

Buffalo City has multiple hinterlands, reflecting a variety of functions that the municipality provides. The core of the primary hinterland is functionally perceived as the area within which people commute - or are prepared to commute - on a daily basis to East London and King William's Town. The major reasons for commuting are for employment and for access to higher order commercial and social services. However, the hinterlands of service centres frequently overlap, and those of higher order settlements encompass the entire areas of sub-ordinate settlements.

People living in the hinterland turn to either East London or King William's Town for higher order services, while those living in the periphery also may patronise service centres outside the area. Towards the eastern part of the hinterland, the influence of East London increases. Due to the significant two-way travel between the two primary urban nodes, the overlap between King William's Town's and East London's socio-economic catchment areas is a very complex inter-linked hinterland for both cities.

As noted above, the Buffalo City Area plays a very important role as a centre for its densely populated hinterland in terms of trade, provision of services and facilities and job opportunities. Consequently, when planning for the development of Buffalo City per se, the implications of its regional setting will be essential. The interdependency between King William's Town and East London is of particular interest in view of the recent amalgamation of the two areas in the Buffalo City municipality. The issue now at stake is to move from a "competing" attitude of autonomous bordering municipalities, to one of active and complementary contributors to the welfare of the entire new municipality.

The East London - King William's Town Development Corridor is a national initiative aiming at optimising the combined economic potential of the two cities. In that sense, the Corridor concept should be perceived as an attempt to create a common basis for joint development efforts, recognising and capitalising on the differences and varieties of assets and qualities of the various communities along the Corridor.

In 1999, the "Mdantsane - East London Development Corridor Project" report was completed in East London. The Project provides a broad conceptual overview and an integrated planning framework of the corridor from Mdantsane/Fort Jackson to the Central Business District and West Bank on the coastline. The possibility to link-up with ongoing corridor planning and development efforts in both cities appears to be promising.

3.3 NATURAL ELEMENTS

3.3.1 CLIMATE

The following climatic conditions for the Buffalo City area notable:

The climate is moderate and pleasant for most of the year, with hot spells from December to February, particularly in the inland areas.

The prevailing climatic conditions do not inhibit human settlement; microclimatic conditions associated with elevation, aspect and slope of the local topography will, however, have to be considered in each case where settlements and other land uses or activities are to be planned.

Available data on rainfall (quantity and variability) suggests that there is some potential for localised rain-fed agriculture (i.e. activity not supplemented by irrigation). The viability of individual instances would probably need to be determined in greater detail on a project-specific basis. In this regard, the support and supplementary information obtainable from the Department of Agriculture and Land Affairs would be critical.

Some dry-land agricultural activities are possible but are likely to depend on the specific nature of the rainfall pattern during the growing season. Supplementation by irrigation may be necessary for effective cultivation to occur.

3.3.2 TOPOGRAPHY

The following topographical conditions are notable for the Buffalo City area:

Whilst not totally restrictive, the absence of large flat land parcels and variations in slope limit large-scale uniform developments (e.g. low income urban and industrial developments). These are therefore restricted to available flat areas.

In terms of the above, the broken nature of the terrain results in development parcels of limited size with achievable individualistic character (as opposed to large-scale urban uniformity). This has, for instance, allowed for a differential location with respect to income groups and residential grade.

Steeper sloping areas offer opportunities for architectural design expression, variations in urban form and vistas as evidenced in the high-income residential areas with such topographic conditions.

Alternating gulleys and ridges allow for the provision of urban interfaces in the form of natural buffers/barriers.

River valleys and gulleys, where steeply incised or cliffed, represent a constraint to existing and future road connections between both urban components and the sub-region.

Steep slopes and separate catchments within the area serve as a constraint to engineering services (e.g. sewerage), while gulleys and valleys assist the routing of services.

Refer to map B10 – Land Cover

3.3.3 SOILS AND GEOLOGY

Hensley and Laker (Laker, 1978) describe the pedosystems of the former Ciskei, including portions of the study area, in some detail. This report restricts itself to noting only the significant data with regard to agricultural potential of the more densely settled areas. (i.e. parts of the former Ciskei), as this is deemed to be of greatest relevance to the IDP process. Data on pedosystems and soils complement the data on rainfall and underscore the potential for rain-fed agriculture in parts of the municipal area.

3.3.4 VEGETATION

The vegetation of the Study Area can be classified into three types:

VELD TYPES	MAJOR PLANT FORMATIONS
Coastal Forest Types Eastern Province Thornveld	Savanna; Grassland; Forest
Karoo & Karroid Types Valley Bushveld	Savanna; Nama Karoo
Temperate & Transitional Forest and ScrubTypes Highland Sourveld & Dohne Sourveld	Grassland; Macchia; Forest

The grass veld of the municipal area provides particularly good grazing and retains palatability for a large part of the year. There are limited tracts of gently sloping land with high potential soils and the opportunities for irrigation exist in the hinterland more than the coast due to steeper broken terrain in those areas.

3.4 POPULATION OF BUFFALO CITY MUNICIPALITY

3.4.1 TOTAL POPULATION

The estimated total population of Buffalo City for 1999 was 888,000. This is made up of the following:

TABLE 3.1 Population Estimate – 1999 (Buffalo City Estimates, 2001)

AREA	SETPLAN ESTIMATE 1999	STATS SA 1996	BUFFALO CITY ESTIMATE 1999
East London	597,774	357,193	533,164
King Williams Town	174,000	99,509	174,000
Rural	151,645	223,732	180,836
Total	**923,419**	**680,434**	**888,000**

3.4.2 PHYSICAL POPULATION DISTRIBUTION

FIGURE 3.1 Buffalo City Estimated Population 1999

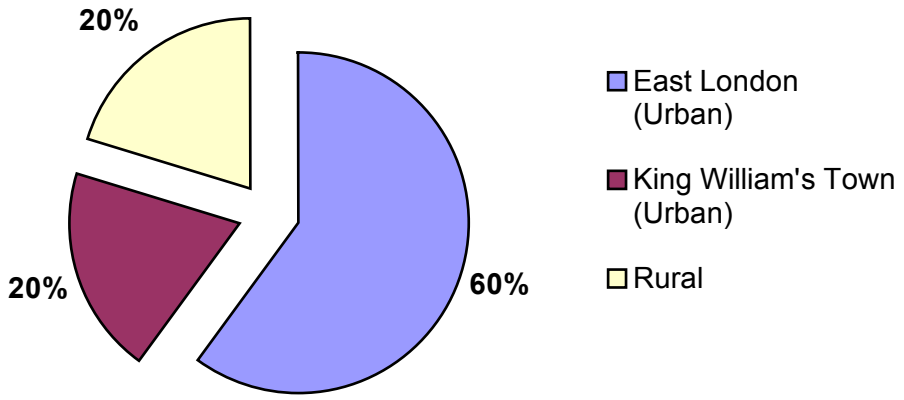


TABLE 3.2. : Population Distribution in Buffalo City
(Buffalo City estimates and PRU Rhodes University, 2000)

	SECTOR	POPULATION (1999)	%
1.	EAST LONDON (Urban)	**(533 164)**	
	East London Central	8 417	1.0
	East London North East	30 859	3.6
	East London North West	37 906	4.3
	Reeston	26 903	3.0
	West Bank	18 641	2.1
	Quenera	37 933	4.3
	Duncan Village & Buffalo Flats	136 407	15.4
	Mdantsane/Potsdam	233 420	26.3
	Berlin	2 678	0.3
2.	RURAL	**180 836**	20.4
3.	KING WILLIAMS TOWN (Urban)	**(174 000)**	
	KWT / Sweetwaters	24 400	2.4
	Ginsberg	15 700	1.9
	Breidbach	8 700	1.0
	Bisho	10 400	1.2
	Tyutyu	5 200	0.6
	Zwelitsha	45 200	5.1
	Phakamisa	13 900	1.6
	Ilitha	12 200	1.4
	Dimbaza	38 300	4.3
	TOTAL:	**888 000**	**100.0**

Refer to map B2 – Population Density.

3.4.3 DEMOGRAPHIC INDICATORS

The figures provided for this section are deemed to be illustrative of the prevailing position with regards to the following demographic indicators :

- Gender Split
- Age Structure
- Race

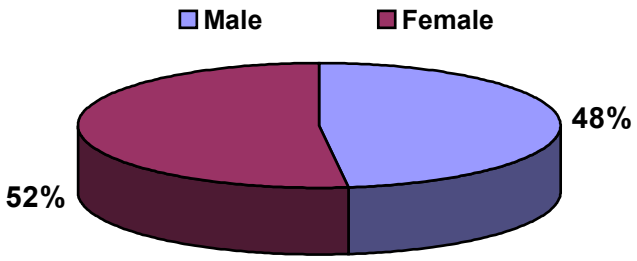
3.4.3.1 Gender Split

The sex ratio is calculated for each age group in order to study how the ratio varies with age. Discrepancies will appear in this profile, since males tend to be more mobile and migratory than females.

TABLE 3.3: Sex Ratios (Males per 100 Females) & Percentage Distribution of Population, By Sex and Age (PRU Rhodes University, 2000)

AGE	SEX RATIOS	1996			SEX RATIOS	2021		
		TOTAL	MALE	FEMALE		TOTAL	MALE	FEMALE
TOTAL	**89.21**	**100.00**	**47.15**	**52.85**	**93.26**	**100.00**	**48.26**	**51.74**
80+	51.39	0.84	0.28	0.55	47.15	0.55	0.18	0.37
75-79	59.51	1.19	0.44	0.75	60.89	0.64	0.24	0.40
70-74	69.95	1.34	0.55	0.79	66.82	1.27	0.51	0.76
65-69	67.98	2.06	0.83	1.22	66.60	2.30	0.92	1.38
60-64	58.58	2.40	0.89	1.51	69.55	3.43	1.41	2.03
55-59	75.57	3.16	1.36	1.80	74.74	4.35	1.86	2.49
50-54	87.79	3.26	1.52	1.73	82.78	5.43	2.46	2.97
45-49	91.14	4.26	2.03	2.23	92.88	6.99	3.37	3.63
40-44	84.31	5.83	2.67	3.16	99.28	8.41	4.19	4.22
35-39	82.45	7.16	3.24	3.92	100.54	9.25	4.64	4.61
30-34	83.63	7.71	3.51	4.20	101.36	8.95	4.51	4.45
25-29	87.25	8.50	3.96	4.54	100.60	8.12	4.07	4.05
20-24	91.25	9.87	4.71	5.16	97.80	10.60	5.24	5.36
15-19	95.97	10.91	5.34	5.57	97.04	10.11	4.98	5.13
10-14	98.87	11.62	5.78	5.84	97.45	7.77	3.84	3.94
5-9	100.67	10.68	5.36	5.32	97.79	6.27	3.10	3.17
0-4	102.83	9.22	4.67	4.54	98.33	5.55	2.75	2.80

FIGURE 3.2: Estimated Gender Split (1999) – Buffalo City
(PRU Rhodes University, 2000)



Generally informal settlements in the city indicate that woman outnumber men as a portion of the total population. The greatest sex ratio imbalance is in the 20 - 30 year age grouping, which is dominated by women.

In Duncan Village, however, detailed analysis shows that there are more males in Duncan Village (mostly migrant workers and job seekers). There are more females than normal in Beacon Bay and Gonubie, supporting the findings that the majority of residents in Nompumelelo and MzaMomhle are women in domestic employment in these suburban areas.

It should be noted that 41% of the population of Buffalo City is 19 years of age and younger. 52% of the population is aged between 20 and 59 years and 7% is aged between 60 and 80+ years. (PRU, Rhodes University, 2000).

3.4.3.2 Age Structure

TABLE 3.4 : Age by Gender (Buffalo City - 2000)
(PRU Rhodes University, 2000)

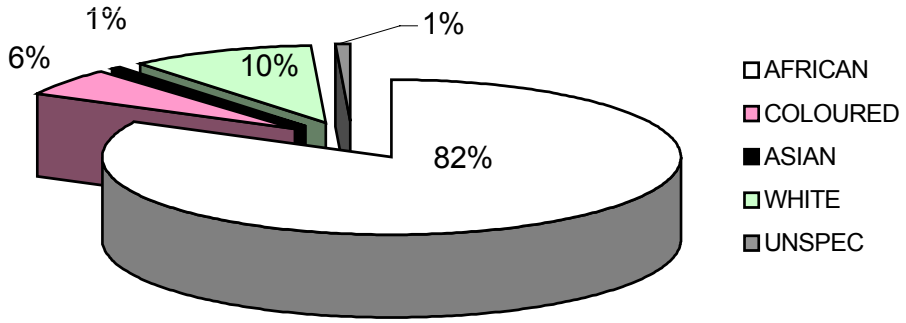
Age	Male	Female	Total
0-4	48 000	48 000	96 000
5-9	40 000	40 000	80 000
10-14	46 000	47 000	93 000
15-19	48 000	50 000	98 000
20-24	45 000	47 000	92 000
25-29	39 000	42 000	81 000
30-34	32 000	36 000	68 000
35-39	28 000	34 000	62 000
40-44	25 000	30 000	55 000
45-49	19 000	23 000	42 000
50-54	14 000	16 000	30 000
55-59	11 000	14 000	25 000
60-64	9 000	13 000	22 000

65-69	6 000	10 000	16 000
70-74	5 000	7 000	12 000
75-79	3 000	5 000	8 000
80+	3 000	5 000	8 000
TOTAL	**421 000**	**465 000**	**888 000**

3.4.3.3 Race

The distribution of the population by race for the Buffalo City area is illustrated in Figure 3.3 below.

FIGURE 3.3: Race-Buffalo City (Source: Stats SA 1996)



3.4.4 ESTIMATED POPULATION GROWTH 1999 – 2021

Given the inaccuracy of previous population estimates and censuses held in the period 1970 – 1996, the difficulty of calculating average annual growth rates is clear. However, for planning purposes the 1996 Census (SSA 1998) which was further elaborated on by the Population Research Unit of Rhodes University, East London, 2000 has been used for the estimated population growth for Buffalo City.

3.4.4.1 Methodology for Calculating Growth Rate

There are two methods of calculating the population growth rate.

The Mathematical Method
This involves the application of some mathematical formula directly to the total population from one or more censuses, to derive projections for future populations.

The Component Method
This involves the discrete projection of three factors – fertility, Mortality *and i*n-migration – for each 5 year cohort component.

Specifically, one starts with the population distributed by five-year age and sex cohorts at the base date and applies assumed survival rates and age-specific fertility rates or birth probabilities and also makes allowance for in-migration for each cohort.

i Fertility

The Total fertility rate (TFR) refers to the number of live births in a particular year by an average woman in a particular age or age group. There are indications that the general fertility rates are declining, but it is equally evident they are declining at different rates among various population groups and for different reasons. However, after mortality has stabilized, fertility rates rarely go up.

Birthrates and Fertility Rates

Nationally, the crude birth rate (CBR) is estimated at 31.2 per 1000 in the 1985 - 1990 period, down from 37.2 per 1000 in the 1970 - 75 period. The total fertility rate is estimated to range between 3.0 and 3.2 as reported in the 1996 Census.

TABLE 3.5: Total Fertility Rates (TFR) for Buffalo City
(PRU Rhodes University, 2000)

PERIODS	TOTAL FERTILITY RATE
1996-2001	3.21
2001-2006	2.83
2006-2011	2.04
2011-2016	1.7
2016-2021	1.5

ii Mortality

Mortality is the second necessary component of the population projection calculation. Mortality refers to deaths that occur in the population, and there are various measures of mortality.

Data on mortality and morbidity in South Africa are inadequate. The absence of a comprehensive national health information system, coupled with inadequate reporting of even notifiable diseases, poses problems for an analysis of the mortality and health status of different groups according to province, age and sex and most importantly, income. Nevertheless, the available data provide sufficient evidence of the inequalities between different economic strata and of the disadvantaged situation of many African children, especially poor rural African children.

Life Expectancy

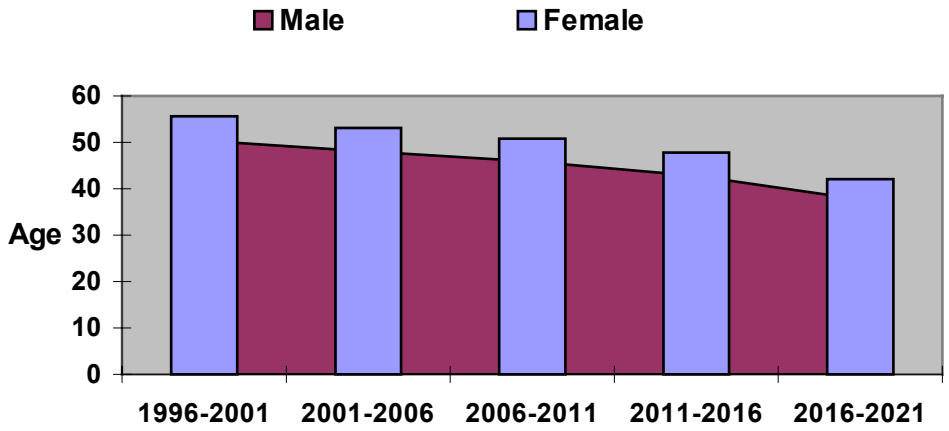
Unlike fertility, the mortality rate for South Africa has been increasing over time, leading to a decrease in the expectation of life at birth. The average figure for estimated life expectancy at birth for Buffalo City is presented in table 3.6.

TABLE 3.6 : Expectation of Life at Birth for Buffalo City Area
(PRU Rhodes University, 2000)

YEAR	MALE	FEMALE	TOTAL
1996-2001	50.39	55.59	52.84
2001-2006	48.08	53.08	50.53
2006-2011	45.82	50.82	48.27
2011-2016	42.78	47.78	45.23
2016-2021	37.67	42.67	40.12

The decline in life expectancy at birth is influenced by the HIV / AIDS and other factors such as poverty and poor living conditions.

FIGURE 3.4 : Expectation of Life at Birth for Buffalo City Area
(PRU Rhodes University, 2000)



Infant Mortality

Nationally, six diseases account for the majority of the known causes of death in the first year of life. It was found that three quarters of deaths among African infants were due to perinatal causes, among them diarrhoea and respiratory diseases.

The estimates of mortality under the age of five years are unreliable in South Africa as data were not historically routinely collected from all ethnic groups and the homelands were excluded.

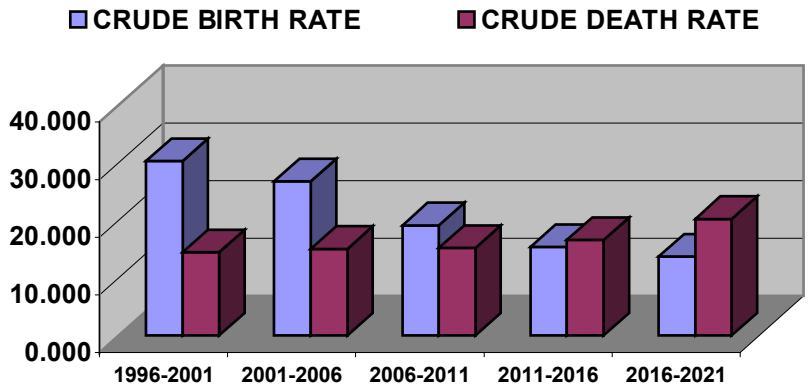
Other leading notifiable causes of child mortality in South Africa are malaria, viral hepatitis, typhoid fever (which is strongly associated with contaminated drinking water, poor sanitation, and overcrowding), meningococcal disease and cholera. All

these diseases are linked to poverty, poor living conditions and the failure of basic health care to reach the population.

TABLE 3.7 : Projected Crude Birth & Death Rates (per 1000)
(PRU Rhodes University, 2000)

PERIOD	CRUDE BIRTH	CRUDE DEATH
1996-2001	30.24	14.46
2001-2006	26.77	15.04
2006-2011	19.13	15.19
2011-2016	15.37	16.58
2016-2021	13.73	20.23

FIGURE 3.5 : Projected Crude Birth and Death Rates (per 1000)
(PRU Rhodes University, 2000)



iii Migration

Buffalo City is to expect a major influx of job seekers estimated at 400,000 migrants over the next twenty years, from the heavily underemployed population of the Eastern Cape, in search of any possible formal or informal employment. Estimates for the King William's Town area are 150,000 migrants of the 400,000 in-migrants, over the following 20 years. The 1996 census indicates that 55.4% of the population is urbanised at present.

TABLE 3.8 : Births and Deaths & Migrants for Buffalo City
(PRU Rhodes University, 2000)

PERIOD	ESTIMATED NUMBERS OF (THOUSANDS)		NET MIGRANTS TOTAL ('000)	MIGRANT RATE ('000)
	Births	Deaths		
1996-2001	132.37	63.31	100	22.85
2001-2006	138.58	77.87	90	17.39
2006-2011	111.12	88.26	80	13.77
2011-2016	95.66	103.19	70	11.25
2016-2021	88.24	129.96	60	9.34

Causes of death amongst adults

HIV and AIDS

The Department of Health estimated that 22% of the sexually active population in 1998 was infected by the human immunodeficiency virus (HIV) which is spreading rapidly in South Africa. This means that approximately 700 people are becoming infected each day with the rate of new infections doubling every 15 months. There is a rapid increase of HIV infection amongst young women, which reflects their vulnerability in sexual relationships.

The peak ages of HIV infection are 17 to 25 and the peak ages of AIDS death are five to ten years later.

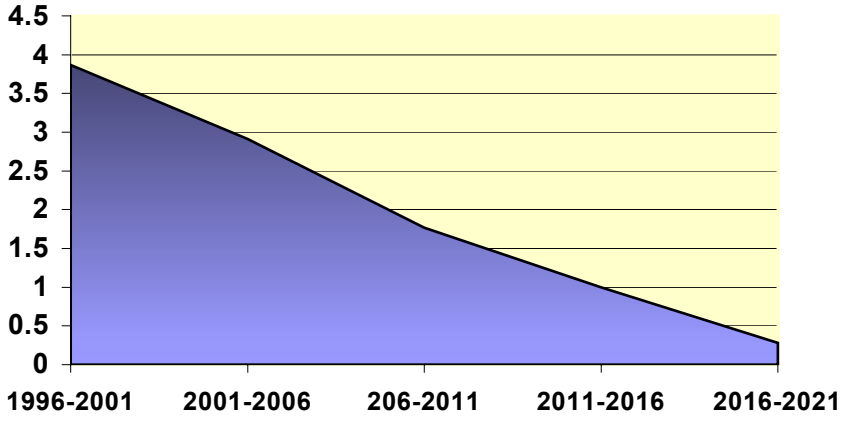
3.4.5 GROWTH SCENARIO

The growth scenario for Buffalo City is based on a declining national growth rate with a high HIV/AIDS component. As earlier indicated, population estimates for the Buffalo City area will show dramatic changes within the next 10 - 12 years, because of the high HIV/AIDS component. The average annual growth rate will decrease from 3.87% in 2001 to 1.77% in 2011 and to 0.28 % in 2021. Refer to table 3.9 and figure 3.6.

TABLE 3.9 : Declining Growth Rate for Buffalo City Area
(PRU Rhodes University, 2000)

PERIOD	GROWTH RATE
1996-2001	3.87 %
2001-2006	2.91 %
2006-2011	1.77 %
2011-2016	1.00 %
2016-2021	0.28 %

FIGURE 3.6 : Declining Growth Rate for Buffalo City Area
(PRU Rhodes University, 2000)



This means that **natural population growth** will decrease from approximately 69,000 persons in 2001 to 23,000 persons in 2011. It is estimated that by the year 2012 a zero natural growth rate will be in effect and eventually in 2021 a negative growth rate of approximately 42,000 persons. This negative natural growth rate can mainly be attributed to the effect of HIV/AIDS on population growth figures. (Source : PRU Rhodes University, 2000)

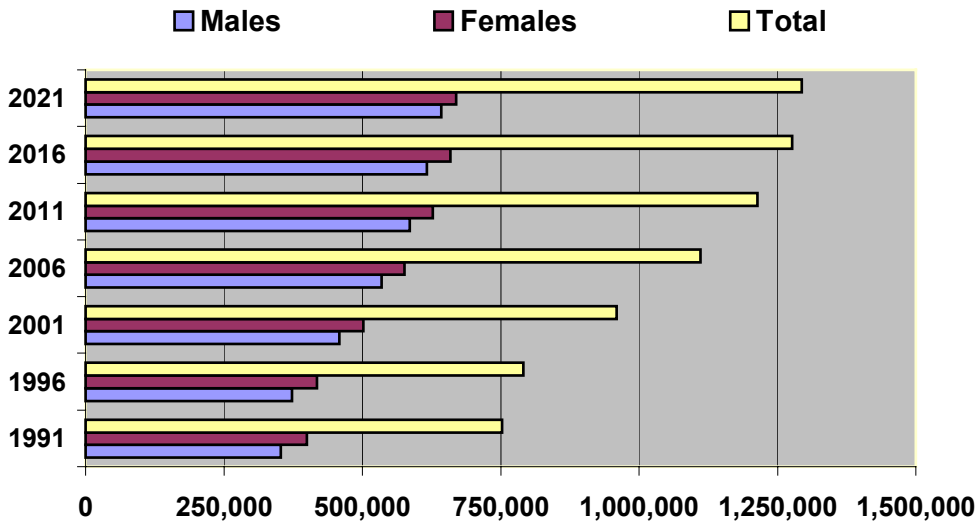
The number of net in-migrants into the municipal area over the next 20 years will balance the effect of HIV/AIDS. Net in-migrants to the Buffalo City area for the next ten years (i.e. 2000 to 2011) is estimated to be 270,000 persons and for the 10 years following that period (i.e. from 2011 to 2021), approximately 130,000 persons. (Refer to table 5.9.)

The population growth projection (taking into consideration fertility, mortality and in-migration) for Buffalo City can be summarized in table 3.10 and figure 3.7.

TABLE 3.10 : Total Population For Buffalo City 1991 – 2021 (in thousands)
(PRU Rhodes University, 2000)

YEAR	TOTAL	INCREASE	MALES	FEMALES
1991	752 167		352 622	399 545
1996	790 910	38 743	372 901	418 009
2001	959 975	169 065	458 438	501 537
2006	1 110 685	159 710	534 395	576 289
2011	1 213 548	102 863	585 903	627 645
2016	1 276 012	62 464	616 642	659 370
2021	1 294 299	18 287	624 571	669 728

FIGURE 3.7 : Total Population for Buffalo City 1991 – 2021 (In Thousands)
(PRU Rhodes University, 2000)



The population projection has implications in terms of the type and number of facilities to be provided for by the municipality for the next ten years (2000 – 2011) and for the following ten years (2011 – 2021).

It should further be noted that future growth and migration patterns would depend to a large extent on the performance of the local economy and the impact of the AIDS epidemic.

3.4.6 CONCLUSIONS

The above described issues will require specific new policies from Buffalo City to deal with the implications. The following is anticipated:

- Aggressive recruitment of investment and the simultaneous extension of primary services and infrastructure at the ground level.
- Become properly conversant with the HIV/AIDS pandemic, and its negative impact on fertility and mortality rates, and population growth.
- Pro-active measures and more social support services such as clinics, orphanages, awareness campaigns etc.