

5. Human / Cultural Resources and Social Development

This chapter provides the reader with a background and an analysis of the socio-cultural conditions within the CUP planning area. The following aspects are discussed viz. cultural and socio-economic integration, gender, social infrastructure (NGOs), public health with the focus on HIV / AIDS, social risk and safety. A population forecast for the planning area and the housing demand over the next twenty years is also provided. A summary statement of the main findings is presented at the end of this Chapter.

Background studies are carried out and presented in the following reports, *King William's Town IDP/LDO Situation Analysis; Demographic Study and Population Projections; Statistics South Africa—Census 1996; Gender in King William's Town; Social Risk and Safety* to which reference is made for further details.

5.1 Cultural Integration

The term culture can mean different things. In its broadest sense culture is “ the integrated pattern of human knowledge, belief and behaviour”. Culture consists of language, ideas, beliefs, customs, taboos, codes, institutions, tools, techniques, works of art, rituals, ceremonies and other related components. All human societies have their own particular cultures, or socio-cultural systems, which overlap to some extent with other systems.

The private and public cultural practices of an urban population are threatened when quality of life is reduced, by long distances between home and work, mono-functional and large scale land-use, lack of green areas and urban space in which to meet other people. Segregation of different social and ethnic groups is partly a result of settlement sprawl and of large-scale housing areas that are separated from each other and from other parts of the city. Cultural practices are inhibited by segregation and lack of tolerance between different groups, but are enhanced by neighbourhood improvement and attractive public spaces.

Cultural practices are enhanced when people can bring up their children according to their values and beliefs, when they can take part in neighbourhood activities. A mix of social and ethnic groups does not guarantee that people get involved with each other, but in a segregated city there are less opportunities for involvement. Cultural expression has become an important way to boost city pride and to attract tourist. But more important are various forms of cultural expression for the improvement of the citizens' quality of life and cultural development.

5.2 Socio-Economic Integration

5.2.1 Socio-Economic Integration in the Planning Area

The concept of integration has been defined in numerous ways, both in South Africa and elsewhere in the world. The overall goal of socio-economic integration is to provide people with improved access to a wider range of choices and opportunities for affordable services and facilities, as well as jobs, without any discrimination. Means to reach an integrated city includes the promotion of local economy, careful social, environmental and spatial planning and sustainable physical development of the area.

Within the King William's Town planning area, the pattern of development mirror the fragmented (and divisive) nature of socio-political and economic processes that have occurred in the planning area over a period of more than 100 years. This has led to both social and spatial fragmentation between areas of differential levels of social and economic development.

This fragmented social and spatial development pattern has in turn impacted upon the effective rendering of services and facilities as well as the creation of an optimal enabling environment for socio-economic development. The current spatial development pattern does not facilitate the best (sustainable) use of available resources neither in the urban areas of King William's Town TLC nor in the peri-urban and rural settlement areas of the King William's Town TRC.

5.2.2 Principles of Socio-Economic Integration

The following principles of socio-economic integration have been identified during the CUP planning process:

- To improve the existing linkages between the different urban areas by identifying key **movement / transportation corridors** along which greater range of mix of land uses could be encouraged;
- To identify possible **activity nodes** at major transport intersections to strategically strengthen activity spines and to boost levels of economic activity and wealth generation in outlying dormitory residential areas;
- To establish improved **public transportation** systems, operating closer to the consumers and according to the consumers' needs;
- To prioritise and manage in-fill development in the **urban core area** of King William's Town through the integration of land use and transportation, the provision of opportunities for subdivisions and mixed land uses;
- To increase the **densities** through proper urban design to economise municipal service provision
- To plan for a **diversity of erf sizes** and types of houses at different affordability levels, in accordance with the socio-economic structure of the area;
- To locate new low income **housing** areas closer to economic opportunities and services, rather than in the periphery of the urban area;

- To improve **local economic development**, the labour market and living conditions of the people;
- To support **gender equality** and the integration of disadvantaged groups in the planning process; and
- To allow for **public participation** in the planning and implementation process to promote ownership of the process and end result.

The concept of Local Agenda 21, as outlined in chapter 2 (section 2.1.1) is an important tool for achieving the desired integration, both physical and social.

5.3 Gender

Gender bias is the *social construction* determining the perceived attributes and related opportunities associated with being male or female. It is the social and cultural interpretation of woman and men. These attributes, opportunities and relationships are socially constructed and are learned through socialization processes.

It is essential that both genders be involved in the planning process. In most societies there are differences and inequalities between woman and men in activities undertaken, access to and control over resources as well as decision-making opportunities. Gender is part of the broader socio-cultural context, encompassing class, race, poverty level, ethnic group and age.

Key points in this respect are:

- Local government has a constitutional and legal obligation to consider gender issues (Section 9 of the Constitution and the Employment Equity Act). To ensure that this is carried forward an Equity Steering Committee has been established and an equity plan and a workforce analysis have been undertaken.
- A gender-sensitive approach to development planning ensures that different roles, viewpoints and power relations of woman and men are identified and used in the detailed planning.
- Both woman and men may be advantaged or disadvantaged by a gender bias in planning; as they may be by ethnicity, age, disability race etc.
- Focusing on gender means focusing on both men and woman and the ways they interact to make decisions, share tasks and complement each other in a variety of roles.
- Working with a gender perspective means giving a voice to those who are presently silent (mostly woman).

Generally, there are advantages in applying a gender perspective in planning, whereby men and woman will bring their specific perspectives on the planning issues.

5.3.1 Gender Reconnaissance Study in King William's Town

A "gender" approach to comprehensive development planning is crucial to sustainable results in implementation. Therefore a gender reconnaissance study has been carried out, whereby interviews were conducted within the municipality to determine the perceptions and attitudes towards the application of gender aspects in the delivery of services.

The result of the interviews shows amongst others that managerial positions are dominated by males. The fact that women are under-represented in managerial positions, particularly in the technical fields, is mainly due to past social norms and practices. There are no female fire fighters, traffic officers or traffic wardens in King William's Town.

Presently there is no gender policy in place, nor have staff members been exposed to gender sensitive training. Consequently, the study proposes the following measures to be taken to promote gender sensitive planning and delivery of services:

- **Gender sensitive awareness raising**

Creating awareness through training and workshops for all staff members of the municipality as a means of promoting integration should be the starting point for gender sensitive planning approach. Gender awareness training will impart skills that will translate into concrete practice and the development of a gender sensitive approach in the workplace.

- **Encouragement of women to apply for technical positions**

The perception that women are not technically minded is the crudest form of gender stereotyping. The municipality should promote and encourage women to study at tertiary institutions to join the technical fields.

- **Initiate a gender analysis approach**

The municipality needs to conduct a detailed gender analysis that will assist in planning appropriate project interventions and in allocation of project inputs and training.

- **Establish a location of responsibility for gender issues**

Integration of gender issues in development planning cannot exist without a structure / person to drive the process. It is recommended that a structure / person should be identified/established within the municipality that will be concerned with gender issues and all other inequalities / discriminatory practices that exist. This should focus on issues such as disability, gender, integrated youth development, status of HIV / AIDS etc.

- **Gender mainstreaming strategy**

Mainstreaming a gender perspective is the process of assessing the implications for women and men of any planned action, including legislation, policies or programmes, in all areas and at all levels. It is a strategy for making women's as well as men's concerns and experiences an integral dimension of the design, implementation, monitoring and evaluation of policies and programmes in all

societal spheres so that woman and men benefit equally and inequality is not perpetuated. The ultimate goal is to achieve gender equality.

- **Developing gender policies and procedures**

Policy-making is the process of social and political decision making about how to allocate resources for the needs and interests of society, concluding in the formulation of a policy strategy. Gender related policies should state goals and objectives and what must be done to achieve them.

Integrating gender equality concerns into the analysis and formulation of all policies, programmes and projects is strongly recommended for the municipality. Projects should ensure that gender does not become a separate component with separate planning activities, but should be included as a normal part of all planning and implementation of projects.

5.4 Social Infrastructure

In general, the Councillor is seen as representing his/her community. Accordingly, it is generally accepted that Councillors assist with the organisation of representation from their communities within ward boundaries. This representation could take one or more of the following forms:

- Reconstruction and Development Programme Committee
- Block or Street Committees
- Existing Community Development Forums
- Ratepayers Associations etc.

Wider representation is also sought through formal structures, for example the business sector, taxi organizations. Other groups such as sports groups, welfare groups and environmental groups were also involved in the CUP project.

Comments and input from the stakeholders mentioned above are often gained through public meetings and workshops. The ward councillor once again plays an important role, as he/she will help organise the public meeting and/or workshop. These meetings can take the form of information provision or of information gathering. Public meetings serve as two-way processes for giving and receiving information.

The media plays a vital role in informing interested parties of coming public meetings and workshops through newspaper notifications. The dissemination of information can also be achieved through the media. This function can also be fulfilled by distribution of pamphlets. However, the role of the media could have been more active during the CUP project.

Actors and participants - definition of roles and responsibilities.

The actors currently involved in the planning process and their role are summarised as follows:

- **Those whose interests are affected by the planning processes**

These include, households, businesses, community or neighbourhood associations, interest groups, individuals and landholders. These groups are a source of community feeling, opinion and perception. The stakeholders raise issues and needs that the plans should address.

- **Those who control relevant implementation interests**

These include politicians, planners, major investors and implementation agencies, often from a wide variety of government sectors. The politicians and officials are responsible for most of the day to day running of administration tasks. For example Provincial and Local Governments, and politicians represented in these structures approve policy plans and applications and make other decisions that determine the scale of development within the concerned area.

- **Those who possess relevant information, resources and expertise**

These stakeholders possess the information and expertise needed for dealing with a wide spectrum of issues to be addressed and instruments to be applied. Examples could be NGO's, community representatives, business organisations, private developers or also local or other government experts.

Development Forums are established in each township, Dimbaza, Bisho/Tyutyu, Ginsberg, Breidbach, Zwelitsha, Phakamisa, Ilitha and King William's Town. In Schornville, a similar organisation is in place, called the Community Forum. Each Development Forum has formed a Committee, consisting of a chairperson, a secretary and an executive committee, all elected by the concerned community. The Chairperson forwards issues brought up in a Development Forum to the relevant Ward Councillor for consideration and further actions. To the extent that NGO's and other Community Based Organisations (CBO) are in existence, they may fall under the umbrella of the Development Forum.

The Development Forums work closely with and in co-operation with the Township Manager, heading an office with specific mandates for an identified area. The manager is seen as a "mini Town Clerk" accountable to the Town Secretary. He/she functions as a link to relevant authorities. The areas having a Township Manager are Dimbaza, Ilitha, Zwelitsha and Phakamisa.

5.5 Basic Human Conceptions and Needs

The basic social needs and social resources for human beings are illustrated in a "social quality staircase". The base plateau of the staircase represents the fundamental physical and psychological health needs and the related job opportunity or economic support a person have to have fulfilled before starting to climb to higher order of social possibilities and self esteem.

Illustration 8 : “Social Quality Staircase”

The conclusion in the above regard is of course that we have to acknowledge the fact that people's basic needs have to be fulfilled before we can expect them to actively participate in building communities, taking their share of responsibility and to “plan for tomorrow”. Poverty alleviation and job creation are therefore priority issues.

Having met the basic physical needs at the bottom of the staircase, the quality of the physical environment will play a fundamental role in meeting social needs, be it directly as supplier of infrastructure or indirectly as provider of a stimulating and inspiring atmosphere for social development and well-being.

- **Social needs**

People need people to be able to feel comfortable. They come together in villages, towns and cities. They create meeting places. The size of the community in which we feel our basic social needs fulfilled varies depending on which aspect is looked upon. The smallest would, of course, be the family. Research throughout the world agrees that the smallest and closest community outside the family consists of about 100 persons. This would then be the number of people that one could know, feel associated to and sense a responsibility for as being part of the same community. This “community comfort zone” should be identified and enhanced in the design of residential areas. This is important also in the light of the need for communities to take the future in their own hands and to be active and responsible in the building and maintenance of their community, both socially and physically.

- **Aesthetic and sensuous needs**

When the basic physical and social needs are fulfilled, every person also has a need for aesthetic and sensuous values in life. We wear beautiful clothes and jewellery,

we paint our houses, keep flower gardens and plant trees and we gather to sing, tell stories, dance and be together. These qualities we may sense consciously or unconsciously but they are basic and should not be neglected in settlement design.

In this regard, it is vital to understand that we could facilitate these things to happen or we could make it difficult - all through settlement planning. Our neighbourhood, our home, our street etc should have an identity of its own which make it "ours" and distinguish it from other similar parts of the town or settlement. We usually have strong feelings for our home districts. A lot of pride and self-esteem springs from how we relate to our neighbourhood.

Aesthetic living environments in settlement design are best created through variations of a common theme. One could compare it with music. There is a need for a basic framework to make the surroundings comprehensible and easy to be orientated within and find your way through. But it is the variations of the details that bring up the beauty and the feeling of well being and comfort. These variations could be made up of differences in house types and colours, distances between the houses and the street (setbacks), small variations in street layout and tree planting and the location and layouts of open space or parts of natural environment. This is applicable to a residential area as well as the entire town.

5.6 Public Health

5.6.1 The Effects of HIV / AIDS

There is a rapid increase of HIV infection in South Africa and more so amongst young woman, which reflects their vulnerability in sexual relationships. The most direct demographic consequences of AIDS are an increase in the deaths of adults and children. Indirect effects on fertility manifest largely through infection of woman of the reproductive age group, who will either die before fulfilling their childbearing intentions or who do not bear children at all.

The spread of HIV is stratified according to a range of risk behaviour groups and according to a rapid geographic spread of infection. Four Risk Groups for HIV / AIDS can be identified i.e.

- Commercial sex worker associated with sexual mobility or promiscuity.
- Sexually transmitted diseases (STD); the high prevalence of STD indicates a high susceptibility to being infected by HIV. The presence of other STDs increases the probability of HIV infection.
- At Risk, those who are in stable sexual relationships, but who are at risk of infection because they, or their partners, have more than one sexual relationship.
- Not at Risk, those with no sexual contact, or by having long-term monogamous relationships, and who are therefore not at risk of HIV infection

5.6.2 The Effect of HIV / AIDS on Fertility

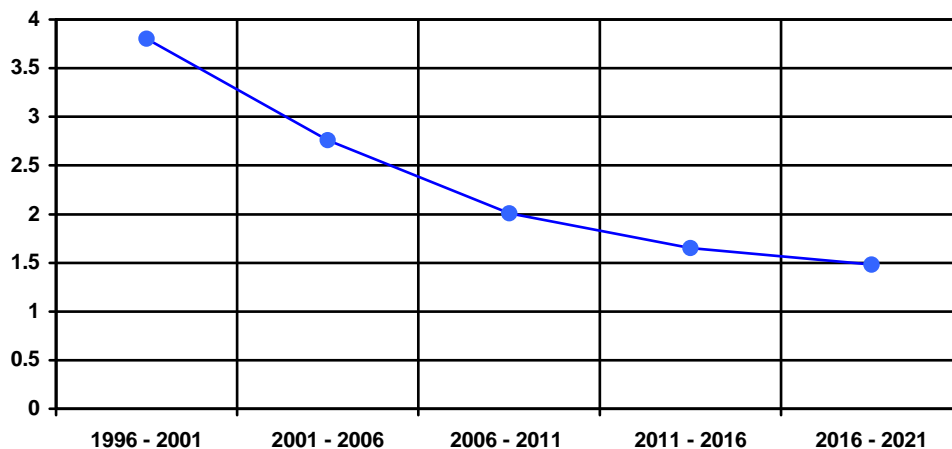
There are indications that the general fertility rates are declining, but at different rates among various population groups. The differences for the various groups reflect the levels of development and the economic conditions of childbearing i.e.

Total Fertility Rate

- White population group - 1.5
- Asian population group - 2.2
- Coloured population group - 2.3
- African population group - 4.3

South Africa is undergoing a period of demographic transition, which may be fully realised before 2020. The total fertility rate estimates range between 3.9 and 4.09. The fertility structure is characterised by a high incidence of high-risk childbearing (i.e. teenagers and woman over 35 account for 15-16 % of births). There is a considerable gap between preferred and actual family size, indicating that many couples are not able to achieve their preferred family size.

Illustration 9 :Fertility Rate 1996 - 2021 (PRU, Rhodes University, 2000)



Clearly, HIV / AIDS will have a negative effect on the fertility rate: it is estimated that the fertility rate will decline from 3.18 in 2001 to 1.48 in 2021.

The total fertility rate is higher in the rural than in the urban areas and in less developed provinces. There are differences in contraceptive use among Africans (rural and urban): - it was found that younger, urbanized, more educated people are more likely to seek contraceptive advice. Overall, the responsibility for family planning tends to be relegated to woman.

More information on sexual and reproductive health issues, services and products, including information on matters such as pregnancy and sexual transmitted diseases etc. are required.

5.6.3 The Effects of HIV / AIDS on Mortality

AIDS increases mortality in age groups that typically have the lowest mortality rates. Since AIDS is primarily spread through sexual transmission, the majority of people will be infected in their late teens and twenties and will fall ill and die in their late twenties and thirties. The peak ages of HIV infections are in the age group of 17 to 25 years, and the peak ages of AIDS-related deaths are five to ten years later.

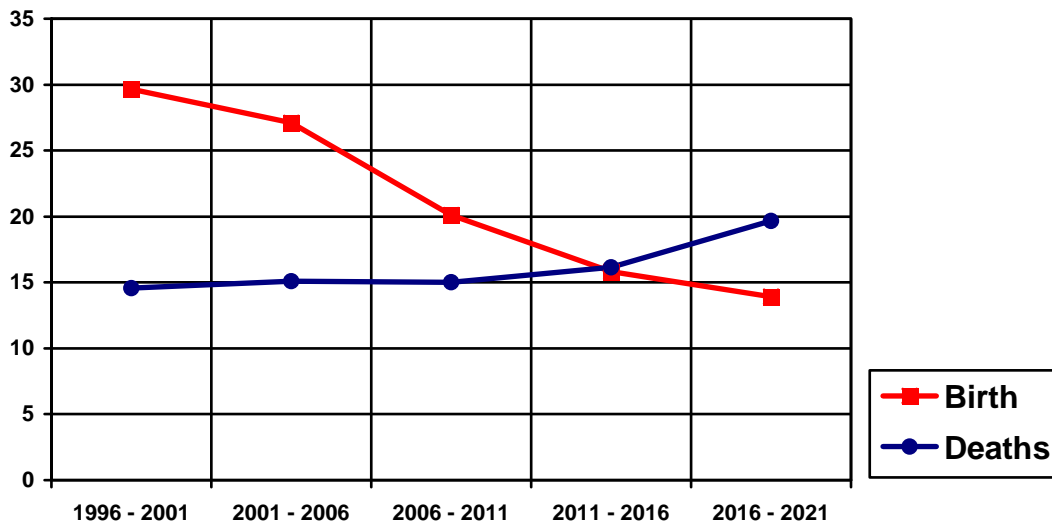
The concentration of AIDS deaths in this age group has important consequences for the number of AIDS orphans and for economic growth. Infant and child mortality rates will increase since most of these children will develop AIDS and die within a few years of birth.

If the infected person is an income-earning adult, his/her illness and death will reduce the household production or income capacity. This will result in a major financial burden on the household and affect the living standard and quality of life of all surviving members.

It is estimated that by the year 2004, AIDS deaths will outnumber all other deaths. Demographic indicators for the study over the period 1991 – 2021 show that the crude death rate will be equal to and overtaking the crude birth rate by the year

Illustration 10 : Crude Births and Deaths per Thousand, 1996 – 2021

(PRU, Rhodes University, 2000)



5.6.4 Conclusions

Buffalo City will need to adopt new policies with regard to its future. The population pyramid for 2025 shows how drastically the population will have changed. Firstly, by that year there will be a reduced need for new schools, as the number of scholars will be diminishing. Secondly, the proportion of adult woman

will be reduced. Women who take care of the sick and dying will themselves be sick and dying. Thirdly, there will be large number of orphans.

The municipality will have to become properly conversant with AIDS. This will mean that there will have to be more support services, among them an extended health scheme with primary health care facilities and a concentration on prenatal clinics and hospices.

A major cost factor will be the number of funerals as a result of AIDS, for which the municipality may be solely responsible.

Accordingly, the municipality will need – at the very least – to undertake pre-emptive awareness campaigns i.e. billboards, advertisements, awareness campaigns etc.

5.7 Social Risk and Safety

5.7.1 Introduction

Providing good conditions for children to grow up: - that is, good homes and good living environments - are important features of a crime preventive strategy. It is not an exaggeration to say that the transfer of common norms to children and adolescents in the families and in schools is the most effective factor in preventing crime.

The objective for long-term crime prevention efforts should therefore be to reduce social injustice, to create equitable living conditions, to provide a good environment for children and adolescents to grow up in, and to ensure that everyone has something worthwhile to do and strive for. The unequal distribution of opportunities, along with the inevitable stressors associated with poverty produces high levels of frustration, which may spill over and result in aggression directed towards convenient victims. This basic social crime preventive view could be deepened and strengthened if it is combined with crime prevention through environmental design.

In this respect, it is important to promote collaboration between different political groups, between different sectors and between planners, designers, criminal experts and specialists from other sectors.

When new urban environments are planned, designed and built, or when physical changes are made in existing environments, new social conditions are created as well. There is a direct relationship between the physical structure and the social result. Conditions for crime may be created because we do not consciously take crime prevention aspects into account as important elements in spatial planning and building design. All over the world the interrelationship between built physical environment and the behaviour of offenders, guardians and victims is becoming more and more clear.

In order to be able to predict the consequences of urban planning for criminal activity, there must be a sound knowledge of the nature of crime and how spatial planning can influence it. This knowledge and a crime prevention perspective should be integrated into all spatial planning.

However, a safe and secure environment means different things to different people. Strategies for creating safe cities may conflict with other strategies, such as the desire to design a pleasant, interesting, ecologically or economically well-balanced town to live in. Therefore it is important to compare and discuss various perspectives of urban development in the context of coordinated planning for sustainable development and good quality of life.

5.7.2 The Situation in the Planning Area

In general, the typical form and structure of South African cities creates a spatial imbalance and, together with the design and management of its components, influences the opportunities presented for crime in the built environment. The greater King William's Town area is no exception. As is the case with most cities in South Africa, this area was also shaped by apartheid planning principles, which focussed on low-density suburban developments and the separation of different population groups and land uses. This gave rise to an urban pattern of fragmented neighbourhood cells with mono-functional use. Zwelitsha, Ginsberg, Sweetwaters and Breidbach are prime examples of this pattern.

While the CBD primarily functions as a business district, the above-mentioned areas are almost entirely planned as residential areas with no or limited facilities. They therefore serve as dormitory suburbs, which make extensive commuting to the CBD and other areas offering job opportunities, an everyday necessity. Separating these fragmented cells, are huge areas of buffer strips, road reserves and vacant or minimally developed land.

The greater King William's Town area therefore reflects the typical South African urban characteristics of fragmentation and spatial dislocation, separation and mono-functional use, and low-density sprawl. These spatial characteristics cause numerous opportunities for crime. Large scale commuting, for example, exposes travellers to increased opportunities for crime on taxi or at taxi ranks, especially if these areas are poorly or not at all designed to reduce opportunities of crime. Another example concerns pedestrians who are forced to cross vacant or undeveloped land, leaving them more susceptible to rape, mugging and assault from potential offenders hiding in bushes, where there is lack of surveillance in these areas.

5.8 Population Forecast

5.8.1 Population Estimates

The population projections for the planning area are based on the Census '96 figures, which were further elaborated on by the Population Research Unit of Rhodes University, East London (Dr. R. Shell).

Table 2 : Population Estimates for the Planning Area

Population estimates with high HIV/Aids component (PRU Rhodes University, EL /Dr. Robert Shell)	CUP Planning Area	Urban Areas	Rural Areas
1996	271 000	149 000 (55%)	122 000 (45%)
2000	317 000	174 000 (55%)	143 000 (45%)
2011	430 000	247 500 (65%)	182 500 (35%)
2021	462 000	268 000 (65%)	193 000 (35%)

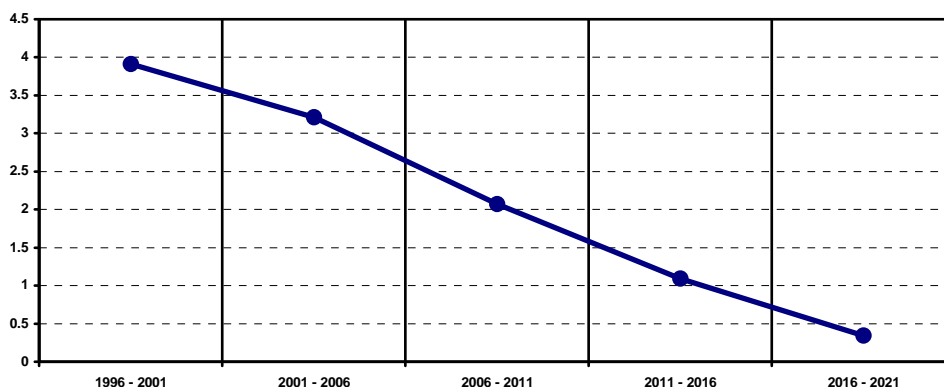
From the table above it can be summarized that the total population figures for the planning area during the next ten years will be increased by approximately 113 000 persons and by another 32 000 persons for the remaining ten years of the forecast period.

5.8.2 Effects of HIV / AIDS on the Population Development

As earlier indicated in Chapter 5.5, Public Health, population estimates for the planning 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 3,9% in 2001 to 2,1% in 2011 and to 0,3 % in 2021.

This means that natural population growth per year will decrease from 15 000 persons per year in 2001 to 5000 persons per year in 2011. It is estimated that by the year 2012 a zero growth rate will be in effect and eventually in 2021 a negative growth rate of approximately 5 000 persons. This negative natural growth rate can mainly be contributed to the effect of HIV / AIDS on population growth figures.

Illustration 11: Growth Rate for 1996–2021 (PRU, Rhodes University,2000)



5.8.3 Migration

Migration is one of three demographic processes (i.e. fertility, mortality, migration) that determine the structure, distribution and size of the population. The net migration and the difference between births and deaths are responsible for the changes in the size and structure of sub-national populations.

Rural to urban migration and the natural increase of the population in the urban areas, has increased the level of urbanization in the country. Out-migration is from the rural areas of the former "white" areas. In-migration takes place to those metropolitan areas that form part of or close to the former homelands. The new socio political environment in the country may be associated with increased migration to the urban areas. Thus considerable movement of people between rural and urban areas can be expected over the next 20 years. Eastern Cape is experiencing much higher rates of urbanisation than formerly. More families, as opposed to single men, are leaving the rural areas for the urban areas.

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

Africans will urbanise rapidly in the next decade which, coupled with a relatively high natural population growth rate, means that urban areas will be faced with growing and younger African populations. This has major implications for infrastructure and service delivery. Nearly four fifths of the rural population lives presently in the former homelands, while about one fifth in commercial farming areas.

The number of net in-migrants into the CUP planning area over the next 20 years will balance the effect of HIV/AIDS. Net in-migrants to the planning area for the next ten years (i.e. 2001 to 2011) is estimated to be 68 000 persons and for the next 10 years (i.e. from 2011 to 2021), approximately 45 000 persons.

This estimation is based on the division of in-migration between the CUP planning area and the Mdantsane-East London area. Out of a total of 400 000 in-migrants over the next 20 years (i.e. 1996-2021), 150 000 migrants is estimated going to the CUP planning area.

Table 3 : Approximate distribution of the population for 2000 within KWT

TLC urban areas (*KWT IDP/LDO Situation Analysis, Setplan 1999*)

Urban Area	%	No
KWT / Sweetwaters	14	24 400
Ginsberg	9	15 700
Breidbach	5	8 700
Bisho	6	10 400
Tyutyu	3	5 200
Zwelitsha	26	45 200
Phakamisa	8	13 900
Ilitha	7	12 200
Dimbaza	22	38 300
Total	100	174 000

5.9 Housing Demand

The demand for housing reflects the need raised from population growth (natural growth and in-migration) and the existing backlog of housing provision.

- **Housing Needs**

From investigations presented in KWT LDO/IDP Situation Analysis and through discussions in the planning team the following estimated prevailing household sizes are indicated.

Table 4 : Average Household Size 2001 - 2021

Household income bracket	Year 2001 - 2011 (persons per household)	Year 2011 – 2021 (persons per household)
Low-income	6	4,5
Middle-income	4,5	4
High-income	3	3

The estimated average household size for the rural areas over the same period is 4,5 persons.

- **Backlog**

The number of people living on each erf is very high in the urban areas, for instance Zwelitsha. This is partly reflected in the backlog of serviced erven. The estimated backlog is at present about 10 000 serviced erven in the urban areas.

Table 5 : Population Increase and Number of Households

Year	2000 - 2010	2011 – 2021
Population increase		
▪ natural growth	+ 39 000	- 15 000
▪ net in-migration	+ 66 000	+ 47 000
Total	+ 105 000	+ 32 000

Scenario		Pop 2001-2011	No. of households	Pop 2011-2021	No. of households
65 % of pop. increase will occur in urban areas 35 % in rural areas.	Urban	68 000	12 000	21 000	4 700
	Rural	37 000	7 100	11 000	2 400

• **Housing Demand and Land Requirement**

Taken into account the backlog of 10 000 households (erven) adding to the above estimated number of households needing housing the forthcoming ten years the estimated housing demand is presented in the following figure. When calculating the land requirement corresponding to the housing demand an assumption has been done that 85 % of the housing need is for low-income housing.

Table 6 : Housing Demand and Land Requirement

Year 2000 – 2010	Approx. land requirements	Urban Areas Approx. units per year / land requirements per year	Rural areas Approx. units per year / land requirements per year
Low-income housing	960 ha	2000 units / 96 ha	7 800 units / 800 per year
Middle-income housing	140 ha	180 units / 14 ha	
High-income housing	-----	-----	

Year 2011 – 2021	Approx. land requirements	Urban Areas Approx. units per year / land requirements per year	Rural areas Approx. units per year / land requirements per year
Low-income housing	190 hectare	400 units / 19 ha	2400 units / 240 per year
Middle-income housing	54 ha	70 units / 5 ha	

High-income housing	-----	-----	
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- **Land Available for Housing**

According to the estimated income distribution in the different socio-economic sectors of the planning area, approximately 85 % of the housing stock is needed in the income bracket less than R1500.00 per month.

The demand for housing in the upper income brackets is very low. At present the municipality still owns approximately 2000ha of land that can be utilized for development of which half can be utilized for housing in the low-income bracket. These parcels of land are in close proximity of Ginsberg, Breidbach and Sweetwaters. Land for middle-income housing is available in the proximity of Club View, Bisho Park, Breidbach and east of King William's Town.

- **Strategy for the provision of land for housing**

The majority of the land available for housing is presently in the ownership of the municipality. As far as it can be ascertained there is no formal strategy for the acquisition of land for residential purposes. At present a more ad hoc process is followed where the TLC negotiate with the respective owner of a property when required to do so.

5.10 Summary Statement

The development of social and cultural resources in the King William's Town planning area can be summarised as follows.

From a socio-economic (spatial and non-spatial) point of view the area is to a large extent, still very fragmented. The social, cultural and economic integration will require special attention in the future planning and development of the area. The current spatial fragmentation and imbalances creates opportunities for crime in especially the built environment.

Although legislative progress has been made in terms of gender equality, there is not yet gender equity in the community and in the local government environment. The integration of gender equality concerns into the analysis and formulation of all policies, programs and projects is strongly recommended.

The fulfilment of people's basic needs should be prioritised, but at the same time is the quality of the physical environment just as important and it plays a fundamental role in meeting social needs. In this regard, it is important to facilitate the meeting of basic needs through the way settlements are planned.

The new Buffalo City Municipality will be required to become properly conversant with the HIV/AIDS pandemic, and its negative impact on fertility and mortality rates, and population growth. It requires pro-active measures and more social support services such as clinics, orphanages, awareness campaigns etc.

The effect of HIV/AIDS on population estimates for the new Buffalo City area of jurisdiction, show dramatic changes over the next 10-12 years. Buffalo City is to expect a major in-migration of people into the urban areas over the next two decades, seeking job opportunities and access to better health care facilities.

In conclusion, the main social and cultural strengths, weaknesses, opportunities and threats are outlined in the following section.

Strengths

- An equity committee established and an equity plan prepared.
- Established system for local democratic participation at grassroot level through development forums/ward committees.
- Relatively good situation in terms of housing development.

Weaknesses

- Social segregation and spatial fragmentation characterises historically the area.
- Uneven distribution of social services.
- No tradition of gender equality to build upon and no policies in place.
- Women underrepresented in managerial positions in council.
- Low media coverage of municipal council activities in King William's Town
- The current spatial development pattern does not facilitate sustainable use of available resources in the urban/peri-urban/rural settlements

Opportunities

- Genuine interest by the general public to participate in development planning processes.
- The area is attractive for in-migration and positive population development as a result
- Cultural diversity is an asset to attract tourism
- No land acquisition policy/programme in place

Threats

- The spread of HIV/Aids pandemic with devastating social and economic effects.
- The social and spatial characteristics cause numerous opportunities for crime.