

# SECTION B

## UPDATED SITUATION ANALYSIS

### 1. Buffalo City Profile

#### 1.1 Buffalo City in Context

Buffalo City is situated relatively centrally in the Eastern Cape Province, which is bounded to the south-east by the long coastline along the Indian Ocean.

The Eastern Cape Province is the second largest province in land area in South Africa, and covers some 169,580 square kilometres, which is 13,9% of South Africa's total land area. The province has the third largest population of South Africa's Provinces, approximately 6,4 million people (Census 2001), which is 14,1% of South Africa's people. The province is generally seen as one of the two poorest in South Africa. There are two major urban conurbations within the Province, Nelson Mandela Metropolitan and Buffalo City.

Buffalo City is the key urban centre of the eastern part of the Eastern Cape. It consists of a corridor of urban areas, stretching from the port city of East London to the east, through to Mdantsane and reaching Dimbaza in the west. East London is the primary node, whilst the King Williams Town (KWT) area is the secondary node. It also contains a wide band of rural areas on either side of the urban corridor. (See Figure B.1 below). Buffalo City's land area is approximately 2,515 km<sup>2</sup>, with 68km of coastline.



Figure B.1: BCM Boundaries and Key Urban Centres

Source: BCM GIS Department

Both King William's Town and East London have important functions. KWT functions as a Regional Service Centre and together with Bhisho, is the Provincial Administrative Centre and contains the seat of the Provincial Government of the Eastern Cape Province, whilst East London is the dominant economic centre.

Buffalo City is broadly characterised by three main identifiable land use patterns.

The first has been described above, that is, the dominant urban axis of East London – Mdantsane–KWT–Dimbaza, which dominates the industrial and service sector centres and attracts people from throughout the greater Amathole region in search of work and better access to urban service and facilities.

The second is the area comprising the fringe peri-urban and rural settlement areas, which, whilst remaining under the influence of the urban axis, is distinct in character and land use patterns. These include the Newlands settlements, those settlements that previously fell within the former Ciskei Bantustans, and the Ncera settlements located west of East London.

Thirdly, the commercial farming areas form a distinctive type of area. These areas are dominant in the north-eastern and south-western (coastal) sectors of the Municipality and are characterised by extensive land uses, with certain areas making use of intensive farming (irrigation-based).

## 1.2 Buffalo City Population

The recent Community Survey conducted in October 2007 by Statistics South Africa, estimates the total population of Buffalo City to be 724 281, a marked growth from the 2001 census which put it at 701 895. However, the community survey does not provide a breakdown of the population figures per constituent areas of BCM as it is normally done in previous censuses. In the last two censuses the population was broken down as follows:

**Table B.1: Population 2001 & 1996 (Census)**

Area	2001	1996
KWT & Surrounds	184,246	183,934
East London Area	204,862	187,120
Mdantsane Area	168,284	176,483
Rural South	63,967	62,530
Rural North	80,536	76,881
<b>Total</b>	<b>701,895</b>	<b>686,948</b>

Whilst there has been some debate regarding possible under-counting of BCM in the Census, the Census figures are recognized as the official statistics.

The SA Cities Network, in the State of the Cities Report 2006, highlight a number of estimates developed by different organizations, but suggest that the estimates produced by the HSRC are the most defensible as these are based on Statistics SA's mid-year provincial estimates for 2005. According to these estimates Buffalo City's population was 765,343 in mid 2005

The population has grown relatively slowly from 1996 - 2001 at 2,87%, an average of 0.6% per annum. Households have, however, grown at a much faster rate, as extended households 'disaggregate'. The growth rate for households over the five year period was 19,82%, an average annual household growth of 3,68%. This growth in the number of households translates into an increased demand for municipal services.

**Table B.2: Households 2001 (Census) & 2007 (Community Survey)**

	2001	2007
Households	191 234	208 389

Table B.3 details the movement of the population in and out of Buffalo City over the period 1996 –2001. The statistics reflect a lower level of migration than previously anticipated, with only 6.6% of the population newly migrant and the ratio of out-migration to in-migration being 49:51. Internal migration, moving from one settlement to another within the boundaries of Buffalo City, also needs to be considered by BCM.

**Table B.3: Movement of Population into, within and out of Buffalo City 1996 – 2001**

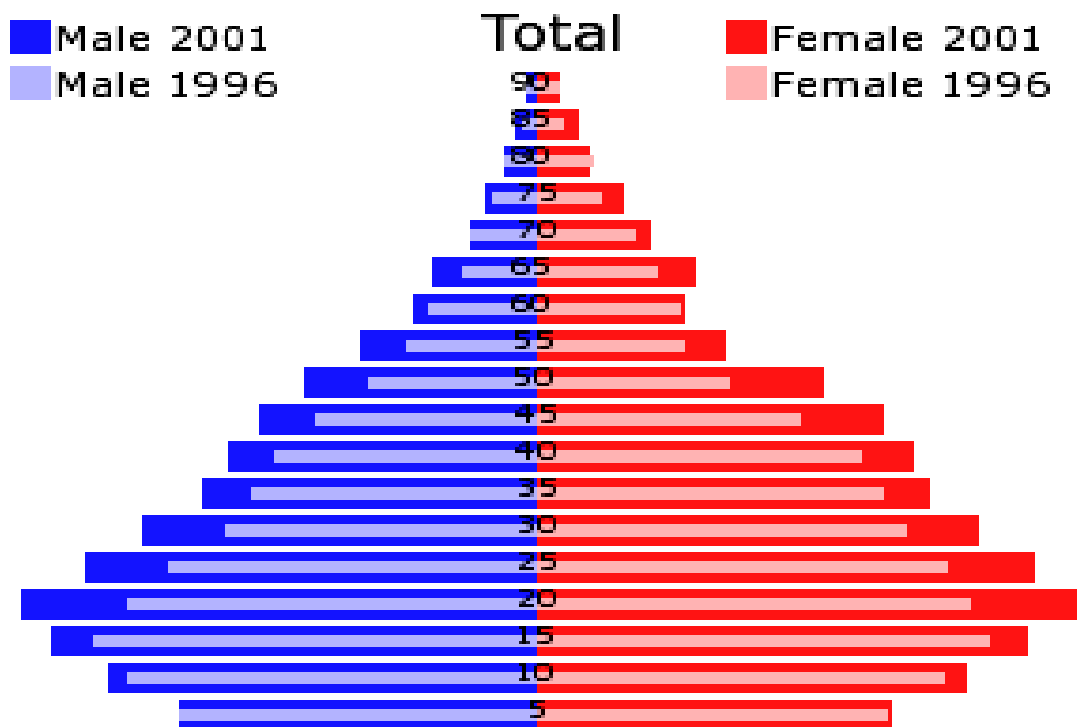
Total % of 2001 pop that is newly migrant	Ratio of out- migration to in-migration	
	Out	In
6,66%	49	51

Table B.4 details the gender split, with 53 % of the population being female and 47% male, in 2001.

**Table B. 4: Gender 2001 & 1996 (Census)**

2001		1996	
Female	Male	Female	Male
372,730	329,159	362,650	324,297

Detailed below is the population pyramid showing the difference in population between 1996 and 2001 Census by age and gender.



**Figure B.2: Age and Gender Population Pyramid (1996 & 2001)**

Table B.5 details the age split within the population. The percentage of the population aged 15 – 64 has grown since 1996, indicating an increased number of people looking for employment opportunities.

**Table B. 5: Age 2007, 2001 & 1996**

	2007	2001	1996
% of Cities Population Aged 0- 4	8.7	7,15	8,40
% of Cities Population Aged 5 – 14	18.10	18.62	20.82
% of Cities Population Aged 15 – 34	39.0	37,7 7	37,35
% of Cities Population Aged 35 – 64	28.50	30,25	27,69
% of Cities Population Aged >65	5.65	6,21	5,74