

UBUNTU MUNICIPALITY

HOUSING PLAN

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1. BACKGROUND

1.1 Local Context

1.1.1 Spatial

1.1.2 Regional Setting

The preparation of a Land Use Management Plan for the Ubuntu Municipality includes all satellites and sub-satellites. The implementation of the Land Use Management System for the Municipality will ensure the involvement of all relevant stakeholders. In this regard, the implementation of an administrative procedure for handling land-use changes and development control. Provincial and National Planning and Environmental Legislation will also be taken into account.

Appropriate areas will be considered for the location of rural service centers. The identification of demographic linkages between corridors to promote economic integration and development will also be considered.

1.1.2.1 Demographic Context

1.1.2.2 Demographics

1.1.2.3

A. Introduction

As demographic information is primarily concerned with the size, structure and distribution of population the contents thereof have been structured in accordance with these guidelines.

The production of demographic estimates is a vital activity, which has scientific as well as practical relevance. Governmental, private institutions and groups depend mainly on demographic estimates in planning for social and economic development.

B. Major Components of Population Change

On more sophisticated levels, the preparation of population estimates is a comprehensive demographic enterprise involving the careful consideration of the three major components of population change – fertility, mortality and migration – in relation to the basic age and gender composition of the population in question. Generally, the better the assumptions regarding future patterns in fertility, mortality and migration, the more valuable and relevant the estimates.

- (a) Natural increase (or decrease): The surplus (or deficit) of births over deaths in a population in a given time period.

Fertility refers to the actual reproductive performance of a population. It differs from fecundity, the physiological capability of couples to reproduce. Fertility, the number of live births occurring in a population, is affected by fecundity and also by the age at marriage or cohabitation, the availability and use of contraception, economic development, the status of women and the age-sex structure.

Mortality refers to deaths that occur within a population. While we all eventually die, the probability of dying is linked to many factors, such as, sex, race, occupation, social class and the incidence of death can reveal much about a population's standard of living and health care.

- (b) Migration is the movement of population, more exactly the movement of people across a specified boundary for the purpose of establishing a new residence. Coupled with fertility and mortality, migration is a component of population change. The term 'emigration' is used to refer to moves between countries (international migration). The parallel terms 'in-migration' and 'out-migration' are used for internal movement between different areas within a country (internal migration).

- (c) Aids: This is a question about the possible effect of AIDS on population growth in Ubuntu is not out of place, as this certainly is one of the most vexing questions of our time. Due to the inherent uncertainties attached to the AIDS phenomenon, however, no allowance was made for the possible influence of AIDS on population growth of the population of Ubuntu. Any attempt to account for the possible influence of AIDS at this stage would amount to rather ignorant speculation.

2. THE UBUNTU POPULATION

A. Level of Urbanization

The Municipality consists of following 3 urban areas, 2 Railway Station and surrounding farms.

Victoria West

Loxton

Richmond

Hutchinson and Merriman Stations

B. Population Structure

Ubuntu Municipality has a total population of 18601.

C. Conclusion

The Municipal area is very rural with a huge housing backlog

Changes occur in the demographic structure of a population such as currently existing in Ubuntu. Expected changes in the composition and age structure of the various population groups are bound to have an enormous future impact on the entire South African society, resulting in unique challenges to decision-makers at all levels.

However, in contrast, the private sector as a result of population growth, stands to gain in a free market environment, the public sector on the other hand will find it increasingly difficult to manage its financial affairs due to demands for the provision of public services such as education, health, housing and the associated infrastructure.

The implications of demographic trends are best reflected in population forecasts. The skilful use of such forecasts enables business and social-economic planners involved in the process of strategic management to create images and scenarios of the future, which can enhance the design of preferable futures to exploit opportunities or to deal with possible threats or emerging adverse situations.

Predictably, the spatial distribution of Ubuntu's population is in line with the distribution of economic activity, with clustering prevalent around main economic centers. These urban centers are likely to record high population growth rates in the future, as a result of both natural growth and migration of farm dwellers to urban areas.

It is therefore expected that the current population distribution will further change towards a more urbanized pattern, although rural populations will remain significant for the future. These trends will have far-reaching implications for the provision of housing, education, health services and general infrastructure. In addition, demands will be made on the provincial economy to provide employment for the number of new entrants to the labour market.

2.1 Economic Issues

2.1.1 Basic Economic Data

2.1.2 Household and Individual Income

2.1.3 Environmental

2.1.4 DFA Principles

- Development in formal and informal, existing and new settlements

Efficient and Integrated Land Development – the promotion of integration of social, economic, institutional and physical aspects of land development, should commence as soon as possible. By using processes such as densification, in respect of planning and re-allocation of areas, integration will be possible. These processes will address aspects such as economic aspects, as better and a more efficient use of infrastructure is achieved. The physical aspect is also addressed as scarce land is utilized more effectively and management schemes developed, the municipality will facilitate and encourage development. Public Participation members of communities should be involved more in the development of the area in processes such as the (DP). This will give them a better understanding of the complexities and cost of land development.

- Capacity building

Through the involvement of community members in administering and implementing projects they would gain and acquire skills. By compiling a database of skills in the Ubuntu area, the Municipality will be enabled to draw on these skills when non-governmental and private sector projects are initiated. The communities will be enabled to do more for them in this capacity.

- Facilitating Developer Interaction with Government – The Municipality

Developers should have accreditation with the department of Housing and Local Government to become more directly involved in Housing Projects and the administrative practice. There is a need for the use of Management Development proposals which are currently evaluated against legislation. Removal of Restrictions Act should be attended to or it will have to be referred to Provincial Departments by the Municipality. The Municipality has its own Spatial Framework and Zoning Plans, which means a quicker pace than before and will facilitate development.

- Sustainable Land Development

In this area, the development is as important to address as integration, through densification and planning.

- Speedy Land Development

Achievable by developing their own Spatial Framework and land use.

2.2 Social Context

2.2.1 Social Analysis: Poverty Alleviation and Gender-Specific Issues.

Poverty may be defined as a lack of resources to meet basic needs, such as adequate food, clothing, shelter and basic amenities. It also represents the inability to meet higher-order needs, such as the need for personal fulfillment, recreation and freedom. The determinants of poverty are often seen as income-related factors. People with insufficient income normally develop strategies to cope with the problem. Their ability to implement these strategies is an important indicator of the extent of their poverty.

In determining who the poor really are, one has to judge who is most at risk of being poor. Households facing extreme poverty often share similar characteristics. For instance, there is a positive correlation between lack of education and poverty. Other characteristics include having a young or middle-aged head of the household, living in remote areas, having limited or no access to urban transfer income. Being completely dependent on (unreliable) remittances or even on subsistence agriculture in overpopulated areas sharply increases a household's chances of becoming destitute. Natural disasters, such as drought or diseases among cattle, the death of a pensioner, being abandoned by a husband, father or brother and forced resettlement or violence, may often push vulnerable households into abject poverty with little chance of escape. It follows that, as a rule, Spatial Population Distribution and the age and gender composition of a population may provide important clues as to the level of poverty in an area. Northern Cape has a predominantly urban character and poverty is highly visible in the informal settlements around the urban areas.

3. CURRENT HOUSING DEMAND

Ubuntu Municipality's current housing backlog is 1850

4. LAND IDENTIFICATION AND SYNERGIES WITH LAND REFORM

Suitable land and specific land parcels identified for housing projects is already identified. This issue is of vital importance as the Department of Land Affairs will be responsible for acquiring more land for housing development. This information is important as it will ensure that housing projects are appropriately located and will provide economic opportunities for beneficiaries.

It is anticipated that with rural projects, there will be *in-situ* upgrades taking place. Synergies with the Department of Land Affairs therefore need to be encouraged especially with regard to labour tenant projects. This issue is imperative as the problem of urban sprawl will be discouraged.

A policy needs to be developed to deal with the issue of farm worker housing. With regard to this, the Municipality will need to explore the context of providing housing for farm workers.

It should also be added that the five risks areas for each project are considered, before the project is submitted to the Department of Housing for consideration for example: Availability of land (Land Audit), Sulk Services, Environmental Impact Assessment, Geotechnical Investigation Report and Social Compact (community involvement).

5. OBJECTIVES AND STRATEGIES

The Municipal objective is to set realistic housing delivery goals and plan and implement housing projects within the auspices of the EDP Process.

The Municipal Housing Priority Issues are as follows:

- Rural Housing
- Urban Housing
- Rental Housing
- Capacity Building (Housing Consumer Education)

Within the Municipality there are middle income earners such as teachers, nurses and other government employees who require rental accommodation.

Housing Consumer Education will also be done by CDW and Municipal officer to those beneficiaries who are on the waiting list for a house and to those who have already received their houses.

The Municipality also has a Help Desk for beneficiaries who require assistance from the Municipality with regard to housing related matters.

6. CHALLENGES

- Bulks

One of the key risks/priorities of any Housing Project is the availability of Bulks and the close liaison/co-ordination with the District Municipality and COGHSTA will be necessary to ensure funding for proposed projects. One strategy could be to request the District Municipality to provide a full analysis of existing and proposed bulk services.

- Land

Identify more suitable land for housing development

- Poverty Alleviation

Housing Delivery can be used as a catalyst for job creation and poverty alleviation.

7. CURRENT HOUSING SITUATION

7.1 CURRENT HOUSING PROJECTS

Currently we have build 60 houses in Richmond and 20 in Loxton. An allocation of 70 houses were approved for the 2013/14 financial year

7.2 PLANNED PROJECTS

Project – 270 Victoria West

Project – 500 Richmond

Project – 200 Loxton

Project – 850 Victoria West

Project – Rectification of 70 Houses in Hutchinson

Project – Rectification of Old Scheme Houses -1500

8. INTEGRATION WITH OTHER SECTORS

The Municipality's intention is to request the District Municipality to provide a MI analysis of existing and proposed bulk services. Housing Projects need to have the basic infrastructure before even considering the construction of the house. The Ubuntu IDP must ensure it is within limits of the IDP of the District Municipality. With regard to this, the municipality will align the housing projects with the existing and proposed infrastructure. Funding used by the District in the Municipality must be aligned with the Prioritized Housing Projects.

Other essential services that the residents rely on are Schools, Clinics, Community Halls, Churches and Sports Fields. With this in mind, the importance of the integration becomes cardinal.

Interest was indicated to assist beneficiaries in establishing community gardens. With reference to this, women empowerment will ensue, whereby they are able to support their families by the sale of these products.

C. Housing Institutional Framework

The Municipality has been assisted in terms of staff training by the Department of Housing. The training has been centered on the Management of Housing Projects. More training needed

9. SPATIAL DEVELOPMENT PLAN

Refer to District Municipality and Ubuntu Municipality's Plan

10 CONCLUSION AND RECOMMENDATIONS

Project Planning

- (a) Scheduling of Projects will be done systematically in consideration of availability of water and funding for Bulk Services.
 - (b) Scheduling of projects for implementation to be done by both the Technical Unit and the Housing Unit.
 - (c) Planned Projects to be realistic and not ambition based.
 - (d) Monitoring and evaluation of projects to be done by both the Technical Unit and the Housing Unit.
 - (e) The Municipality is to appoint Project Managers and Implementing Agents. Performance Contracts with set timeframes should be in place.
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- Ensure that contractors adhere to quality standards as set by NHREIC and SABS respectively and refrain from compromising these standards to the detriment of maximization of Profit Margins.
 - That the Municipality ensures the incorporation of EPWP and PHP in the implementation of the projects.
 - Revision of Housing Plan
 - That the revision of the Plan be done in collaboration with the IDP document and in reference to the District's Integrated IOP.