

UBUNTU SPATIAL DEVELOPMENT FRAMEWORK

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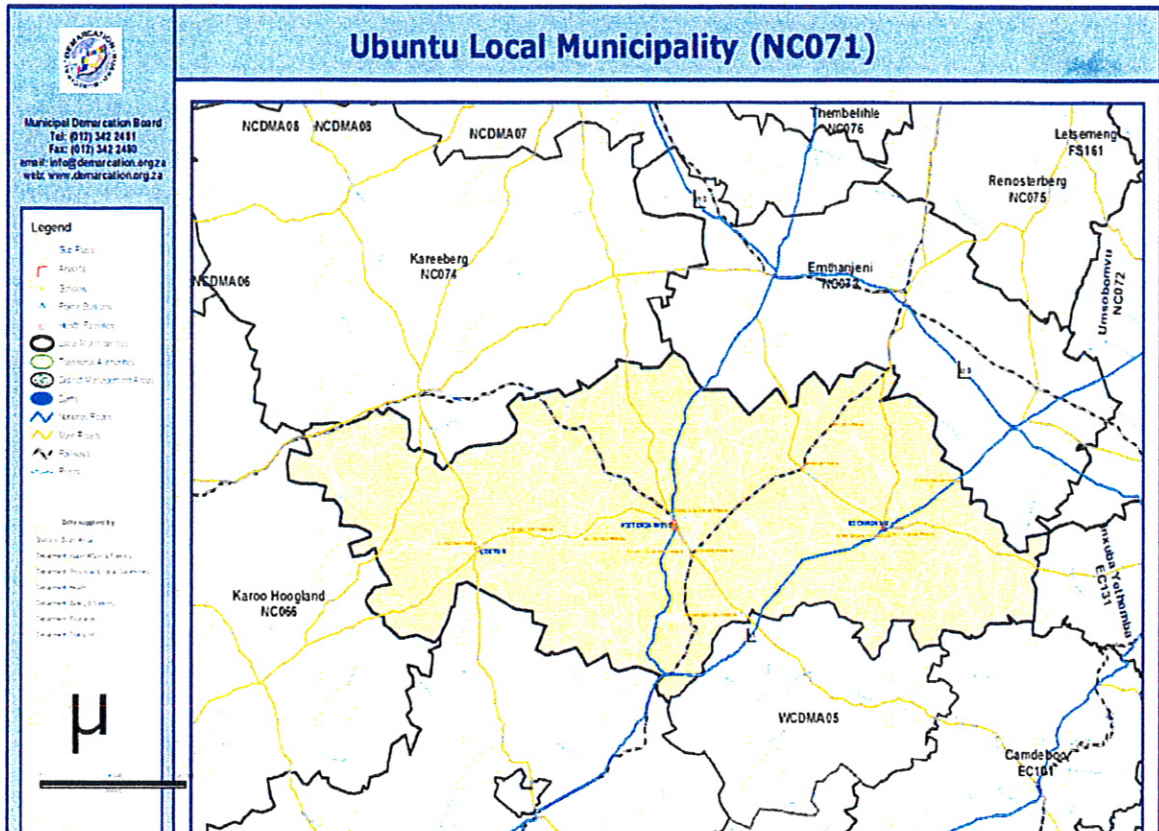


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A. BACKGROUND AND CONTEXTUAL ANALYSIS

1. Background and contextual analysis

1.1 Background

The Spatial Development framework of Ubuntu Municipality is compiled in terms of article 26(e) of the Municipal Systems Act, 2000 (Act 32 of 2000). Article 27 of the White Paper on Spatial Planning and Land use Management (July 2001) further states that a municipality should prepare and adopt its spatial development framework as part of its integrated development plan in accordance with Chapter 5 of the Municipal Systems Act.

1.2 Scope of SDF

This framework is compiled for the jurisdictional area of the Ubuntu Local Municipality (NC) as demarcated in terms of the Act on Municipal Demarcation, 1998 (Act 27 of 1998). The municipal area includes the towns of Victoria West (seat of government), Richmond and Loxton as well as the settlements at Merrimen and Hutchinson.

1.3 Aims and Objectives of SDF

The aim of the spatial framework is to plan for and to provide for the spatial needs of the Ubuntu community as identified in the IDP in such a way that the use of the available resources is solicited in a sustainable manner so as to provide for the current needs of the community without the demolishing future needs.

The IDP entails strategies, proposals and guidelines for future spatial development for the area which it is meant for.

As stipulated in the white paper for spatial planning and land use management; the critical elements of the framework should:

- Give effect to the principles contained in Chapter 1 of the Development Facilitation Act, 1995(Act 67 of 1995)
- Preferential and focus areas for certain types of land uses.
- The location of projects identified as part of the integrated development planning process
- Reflect the spatial objectives and strategies contained in the IDP
- Indicate the desired direction of urban expansion and the most appropriate use of vacant land where appropriate and desirable.
- An implementation for the spatial development framework.

1.4 Status of SDF

The SDF is compiled in terms of article 30 of the Municipal Structures Act as part of the Integrated Development Plan. It has therefore statutory value. It is however by nature incremental and should serve as a guideline and be revisited as the needs of the community changes in time.

2. Legislative, policy and planning context

The prescriptions contained in the statutory, policy and planning context in terms of which this SDF is compiled is of the utmost importance because certain values have to be adhered to. These entails amongst others that:

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- The SDF should adhere to all ancillary national, provincial and district municipal legislation regarding natural environmental management.
- The local municipal SDF should be in line with strategies en objectives of the SDFs of adjacent local and district municipalities, as well as that at provincial and national level.
- The SDF should be in line with provincial strategies regarding
 - Socio-economic development
 - Sustainable development
 - Bioregional planning.

2.1 Legislative and policy context

The SDF is inherently a multi-sectoral planning instrument given its aims to provide for all spatial needs of the community of Ubuntu municipality. It is therefore important that all relevant legislative and policy documents be taken into account. The following amongst others have been taken into account.

LEGISLATIONAL PROFILE	
Generic	
ACTS AND WHITE PAPERS	POLICY DOCUMENTS
The Constitution of the Republic of South Africa	RDP (1994)
Development Facilitation Act (Act 67 of 1998)	Agenda 21
Municipal Structures Act (Act 32 of 200)	Urban Development Strategy (Nov 1995)
Land Management	
Conservation of Agricultural Resources (Act 43 of 1983)	White Paper on SA Land policy (April 1997)
Extention on the surety of(Act 62 of 1997)	White Paper on Development and Planning (April 1999)
Land Reform Act (Act 3 of 1996)	
Northern Cape Planning and Development Act (Act 7 of 1998)	
Act on the prevention of illegal eviction and the unlawful occupation of land (Act 19 of 1998)	
Restitution of Land Rights Act (Act 22 of 1994)	White Paper on Land Use Management and spatial Planning (July 2001)
Ordinance on land use management (Ord 15 of 1985)	
Local economic development	
Municipal Finance Management Act (Act 56 of 2003)	Gear strategy (June 1996)
	Asgisa
	District economic strategy
Transport	
Act on national road transport (Act 11 of 1999)	
Water and Sanitation	
National Water Act (Act 36 of 1998)	
Water services Act (Act 108 of 1997)	
Health and Social services	
Healt Act (Act 63 of 1977)	
National Act on Social services (Act 100 of 1978)	
Environment	
National environmental conservation Act (Act 73 of 1998)	
National environmental management Act (Act 107 of 1998)	
National Environmental Management: Biodiversity Act, 2004 (Act 10 of 2004)	National Environmental Management Bill (2005)

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Above mentioned legislation and policy have different levels of influence in the compilation of an SDF. The influence of these acts and policies will be integrated where applicable in this document.

2.2 Planning context

Current spatial plans, frameworks and policies is seen as addendums to the SDF document. The necessary correlation with this document should therefore take place so that the end results and projects can take place simultaneously. The following policy documents relevant to the SDF are listed below.

SPATIAL PLANNING CONTECT	
SPATIAL FRAMEWORKS	POLICY DOCUMENTS
Integrated Development Plan (District)	
Integrated Development Plan (Local)	Integrated economic development plan
Integrated Development Plan (Emthanjeni)	Integrated economic development strategy (district)
Spatial Development Framework (Pixley Ka Seme)	National Spatial Development Perspective (March 2003)
	Northern Cape Provincial Growth and Development Strategy (Jan 2005)
	Pixley Ka Seme District Growth and Development Strategy (Nov 2006)- Draft
	SDFs of nabouring local municipalities

2.3 Implications of regional and local spatial plans, -frameworks and policies on the Ubuntu SDF

The spatial plans, frameworks and policies as shown above, have various guidelines and propositions which is relevant to the compilation of the spatial development framework for Ubuntu municipality. Such proposals are incorporated under the relevant sections of the SDF of Ubuntu.

3. Ubuntu Municipality- IDP- context

The IDP as such, is a strategic document wherein the budget of the municipality is correlated with the spatial and social development needs of the municipality. It is therefore important that the document adhere to the IDP in terms of its vision, aims and objectives, its priorities and key spatial challenges as defined and identified in the IDP. The following priorities have been identified in the IDP:(Only spatial related priorities is mentioned)

SECTOR	PRIORITY NEED	LOCALITY
Community development	sport facilities cemeteries	Ubuntu Vic West; Richmond

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	clinics emergency services upgrade horse museum	ubuntu Loxton
Infrastructure	Provision of basic services provide oxidation dams provide landfill sites upgrade dilapidated and establish new water resource facilities rehabilitate and establish farming infrastructure at commonage upgrade internal roads Telecommunications infrastructure on farms investigate establishment of road between Victoria West and Richmond	Victoria West Ubuntu Victoria West Victoria West; Richmond; Loxton Victoria West Ubuntu Richmond/Vic west
Housing	Provision of sub-economic housing units and ancillary infrastructure	Victoria West; Richmond; Loxton
Land use management	Zoning scheme and local land use regulations provide parks	Ubuntu Ubuntu
Environment	Comprehensive management Plan extend nature reserves to include riverine rabbits	Ubuntu Victoria West

5.3 IDP- vision and Mission statements

The vision of the Ubuntu community compiled during the IDP reads:
"the provision of efficient; sustainable and affordable services to the inhabitants of Ubuntu
within a save environment". This vision statement focuses on the living environment of its
inhabitants and will concentrate on the current needs of the people.

5.4 Key spatial needs identified in the IDP-process

See par 3.

B. SPATIAL PLANNING APPROACH

4.

4.1 Spatial Planning approach

4.2 Principles for the composition of the Ubuntu SDF

4.2.1 Incremental

SDF document-Ubuntu-Ubuntu Municipality

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Spatial planning is an ongoing process rather than a fixed instrument to guide the blue print situation. It incurs an ongoing involvement of participatory and communication of all stakeholders in its broadest context. This document should therefore be seen as an incremental strategic planning document which will be adapted constantly to the changing needs and priorities of the community. Implementation of projects and policy should therefore be phased in taking into account the needs and priorities at the time of initiation.

4.2.2 Adaptive

As have been suggested, change is an inevitable characteristic of the current society. Institutions, individuals and communities is confronted with changes which is not only necessary but also unavoidable in some cases. This document is therefore aimed to be adaptable to the changing society it is meant to serve.

4.2.3 Minimilistic

This document cannot be comprehensive, but strives to be as inclusive as possible. The document aims to trigger action in an orderly manner intending to maximise outcomes to the benefit of the community as a whole.

4.2.4 Content

Strategic documents like this are usually based on a comprehensive situational analysis. The sources used is sometimes outdated, but used in the absence of alternatives. With the compilation of this SDF, it is strived to compile problem focussed documentation.

4.2.5 Practical

In order to be effective the SDF's critical aspects are addressed as identified in the needs assessment of the IDP-process as well as the public participation process undertaken in this process. It is envisaged to be practical and usable in the undertakings of the decision making body of the municipality of Ubuntu.

4.3 Planning process and outcomes

4.3.1 Components of SDF

The SDF-document focussed on the following aspect during the compilation process:

- The enhancement of current planning instruments
 - Coordination with other parallel planning processes
 - Public participation through work shopping delegates from all stakeholders
- a) Utilizing of and coordinating with existing planning processes

All channels have been solicited to ensure the adherence to current propositions. Duplicating of work was minimized by the coordinating of existing information.

4.3.2 Outputs of SDF

The SDF consists of the following components:

Subdivision A- Background analysis

SubdivisionB- Planning approach

Subdivision C - Development overview (spatial; demographic and environmental)

Subdivision D- Spatial Planning Principles; aims and policies

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Subdivision E- Spatial Development Proposals

C. SPATIAL DEVELOPMENT ANALYSIS

5. Demographic, spatial development and infrastructural overview

5.5 Demographic overview

Ubuntu municipality's population is sparsely distributed. The bulk of the population is urbanised. The following table shows the population distribution in 2001:

	2001		1996		2001		1996	
Victoria West	5,728	8,413	34,96	49,5	1,321	1445	42,2	42,9
Richmond	4,316	4,393	26,8	25,8	994	892	31,7	26,5
Loxton	770	837	4,6	4,9	265	181	8,4	5,3
Hutchinson		641		3,7		119	3,8	3,5
Merriman	n.a	n.a		n.a.	n.a	n.a		
Rural	5,569	2,698	33,9	15,88	1,688	730	53,9	21,7
TOTAL	16,383	16,982	100	100	4,268	3,367	100	100

Source: SA Statistics

According to the 2001 census, Ubuntu municipality had a population of 16,383 which is about 1.6 % of the total population of the Pixley ka Seme district municipality. This population is divided into about 4,268 households with an average family size of approximately 3,8. This figure corresponds with the district average of 3,9 per household. The growth in households is forecasted to be 0,75% which is a good parameter to judge the economic capabilities of the municipality. It is a known fact that a stagnant economy will result in a low and negative growth rate as it is not capable to provide work opportunities for the school leavers.

5.5.1 Migration patterns

With regard to population movement, both urban to urban migration and rural to urban migration takes place in Ubuntu. The latter is rated as the most dominant in the municipal area as can be seen in the population distribution above.

Emigration is highly unlikely as the population is rather immobile. This is due to the rate of poverty within the municipal jurisdictional area. 86% of the population of Ubuntu were living in the same place for the past five years according to the 2001 population statistics.

5.5.2 Demographic characteristics

5.5.2.1 Urbanization

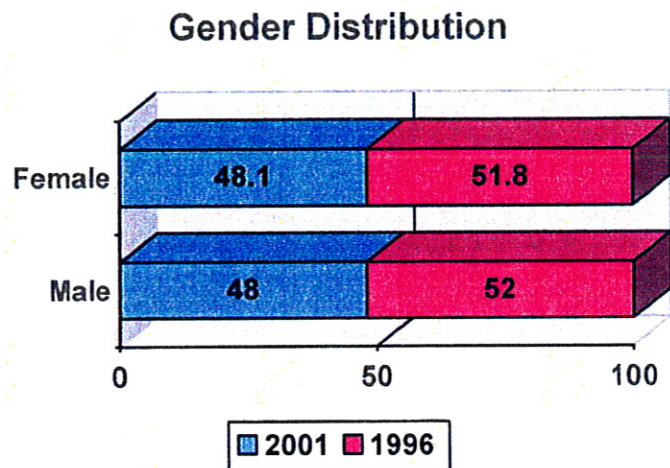
33.9 % of the population resides in rural areas of the municipality. This entails that 53% of the households of Ubuntu is located in the rural areas. It is therefore envisaged that rural-urban migration will persist or increase for the foreseeable future as the rural households choose to settle in towns to access better socio-economic facilities. This pattern has many consequences

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for the urban settlements as it puts a higher demand in the provision of services and housing as well as job opportunities.

5.5.2.2 Gender and race distribution

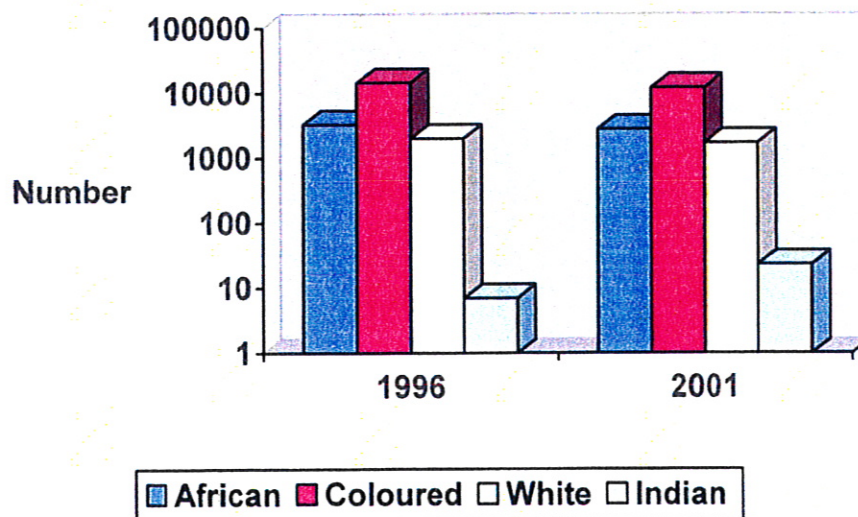
The age-sex distribution of a population is very important in the determination of basic needs and income distribution of the municipality's population. The following graph shows the gender distribution of Ubuntu as was the case in 1996 and 2001 respectively.



The graph clearly shows that there is a slight dominance of female. This distribution in collaboration with other variables like migration etc. results in an increase in households headed by women. About 33% of households in the Ubuntu municipal area are headed by women. This characteristic has consequences for the economic activities in the area and the household income. It is a known fact that families headed by women have on the average a lower income.

The race ratio have changed to a large extend in the municipality.

Race distribution



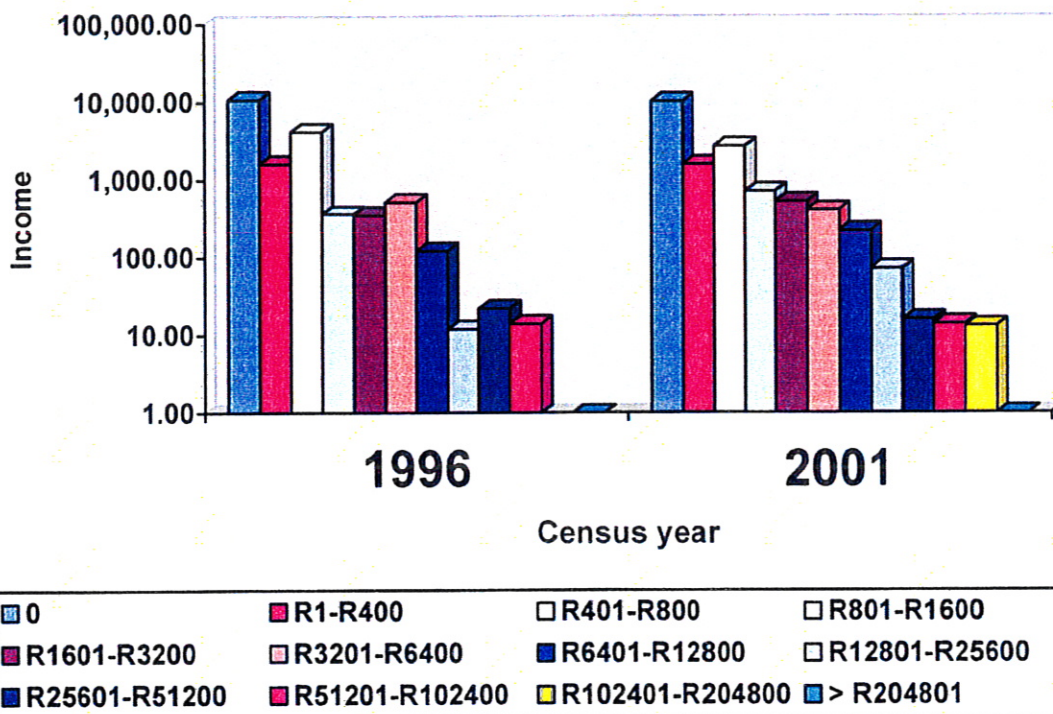
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72,7 % of the population is from the Coloured group and mainly speak Afrikaans. This ratio is slightly higher than that for the District (62%) and for the Northern Cape Province (43%). This makes the population homogeneous in terms of language.

5.5.2.3 Household income

Ubuntu's population's income can be summed up as follows according to the census data of 2001 and 1996 respectively

Individual Income



This graph indicates that about 13% of the economically active group are without any income. The average for the Pixley Ka Seme District is 15%. The municipality does have a indigents policy in place. The number of indigents in the 2005/2006 year is determined at 46% constituting 1,456 households of the total of 3,150 in Ubuntu. This means that 46 % of the households earn an income of less than R12000,00 p/a.

5.1.3 Projected increase in number of households

The increase in households has a definite influence on the settlement footprint of the town. This may occur despite the stagnant population and negative population growth. An estimate for the increase in the number of households in Ubuntu was determined to be 4,818. which is an increase 112% from the 2001 figure of 4268 in 2001. This increase will have spatial consequences as it will necessitate the urban growth with its ancillary problems like housing; service infrastructure upgrading; job opportunities, informal housing and unlawful occupation of vacant land.

5.2 Spatial developmental overview

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Ubuntu Municipality's jurisdictional area is located on the southern border of Pixley Ka Seme District Municipality and is one of nine local municipalities in the district. The municipality has an area of 20 389 km² which is 20% of the total land area of the district. The municipality is sparsely populated (density 0,8/km²). The towns in the jurisdictional area was developed mainly with the aim to serve as service centres for the rural land surrounding it. Ubuntu is bordered by the westrn- and eastern Cape provinces to the south and south eastern respectively. In the north it is bordered by the local municipalities of Karreeberg ; Thembelihle and the DMA area of Pixley ka Seme. The municipal area consists of 3 towns as well as the settlements of Merrimen and Hutchinson. These two settlements have evolved from the railway system in the area and processes have been initiated to include it into the management of the Ubuntu Municipality. The rest of the jurisdictional area consists of agricultural land utilized for extensive farming of cattle; sheep and goats.

5.4.3 Spatial settlement and land use patterns

According to the SDF of the district, Ubuntu municipal area's town is classified respectively as an urban centre (Victoria West); an urban satellite town (Richmond) and rural service centres(Loxton; Hutchinson). This classification was done using the following criteria:

- The geographical location of the town
- The level of services in town
- Social and economic activities such as
 - Administrative functions
 - Retail centres
 - Provision of basic educational and health facilities
 - Destinations for people migrating fro rural to urban areas.

5.4.4 Urban hierarchy

5.4.4.1 Urban Centre: Victoria West

The town is the seat of government of the local municipality. It has a population of approximately 5,728 people with 1,321 households. The town accommodates the following public amenities:

SECTOR	AMENITY																								
	Hospital	Clinics	Hospice	P School	Com. ch	Hi school	Pol.Stn	Post Office	Old age Home	Pension p.p.	Prison	Mag. Court/Offi	Love Life	Tourism Off.	Library	Fire Station	Com Hall	Museum	Bank	Pharmacy	HGuest Houses	Nature Reserve	Recreatio nal	Art Theatre	
Health	1	1																							
Education				0	3	0	0																		
Government								1	1	1	2	1	1	1											
Municipal															1	1	3	1							
Commercial																			3		11				
Tourism																									
Entertainment																							1		

The town houses a rich source of architectural unique buildings as well as the Apollo theatre. These artefacts should be build upon as it can contribute to the economic stability of the town through tourism promotion. A certain amount of urban degradation has taken place over time

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and programmes should be lodged to sustain the status of the CBD and further enhance its position.

Road infrastructure is in a poor condition which involves both tarred and gravel roads. Access roads between the towns of Richmond and Victoria West are a concern and should be prioritised.

5.4.4.2 Urban Satellite Town: Richmond

The criteria for the classification were the fact that:

- Some services and infrastructure is already in place
- It has the potential to grow
- Need more interventions to grow sustainable

Richmond is situated on the N-1 route to Gauteng and the Western Cape Province. It is further situated west of the seat of government and is the second biggest town in the municipality. The location on one of the identified development corridors of the District and should have more interventions to support economic growth. The town has a population of 4, 316 and it houses 26,8% of the total population of Ubuntu.

The following urban land use facilities are present in the town of Richmond

Sector	Amenity																							
NAME	Hospital	Clinics	Hospice	P School	Com. ch	H school	P Station	Post O	Old age Home	Pension	Prison	L Life Cen	L	Tourism	Library	Fire Station	Com Hall	Museum	Bank	Pharmacy	Guest H	Nature Res	Recreation	Art Theatre
Health	0	2	0																					
Education				2	0	2																		
Government							1	1	0	2	1	1												
Municipal															1		3							
Commercial																			1		6			
Tourism																								
Entertainment																							1	

5.4.4.3 Rural Service Centres

Two centres of this category have been identified, namely Loxton and Hutchinson. These centres will have the primary functions to support and complement the distribution in the rural areas while also extending the provision of job opportunities. Loxton is situated in the southwestern corner of Ubuntu jurisdictional area and gives excess to and from Namakwa District. Hutchinson on the other hand is situated southeast of Victoria West and forms part of the railway system in the region.

The following amenities are found in these centres.

RURAL SERVICE CENTRES-AVAILABLE FACILITIES

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SECTOR	AMENITY	LOXTON	HUTHINSON
Health	Clinic	1	0
Education	Primary School	3	1
Government	Police Station	1	1
	Post Office	1	
	Old age Home	1	
Municipal	Community Hall	1	
Entertainment	Recreational	1	

5.4.5 Developmental patterns

All towns in the municipal area have approximately 30% of their erven vacant. Most of them are serviced and up to 50% of them are partly developed. These erven mostly belong to private persons and information on development timeframes could not be ascertained.

The main spatial and/or land issues influencing the future spatial pattern of this settlement include:

- Shortage of lower income housing units
- Strategically ideal location to contribute to the sufficient support of remote and rural areas with regard to the distribution of social services and the promotion of employment opportunities
- Access to farm land for emerging farmers
- Roads in townships are in poor condition and needs to be upgraded
- Inadequate public transportation system
- Shortage of sites for businesses, social services and open spaces
- Sustainable management of land and land use
- Sparsely location of erven with large open land inbetween
- Requires 5 Ha of additional land for low income housing

5.4.6 Housing-patterns and priorities

There exists in all towns a need for both economic and sub-economic housing. A housing backlog of 1544 housing units has been identified in the IDP process. Currently the Department of Housing have identified the building of 40 (Loxton); 50 (Victoria West); and 108 housing units.

5.4.7 Business land use and industrial land

Business use erven is mainly aimed at the provision of basic products and services to the local community and adjacent rural communities. Industrial use is confined to storage and light industrial activities where available. Much need to be done to establish more industrial activities to provide the much needed job opportunities in the towns.

5.5 Infrastructural overview

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5.5 Economic overview

5.5.1 Broad economic profile, growth pattern and labour

The economic activity of the local community concentrates on agricultural activities. These activities are mainly extensive sheep, goat and cattle farming. Other economic activities include community, social and personal services; retail and wholesale; electricity and other energy supply activities. As have been mentioned in the demographic analysis, an indigent policy has been adopted to relieve the poverty in the municipality.

According to the DSDP the gross added value for Ubuntu in 2005 was R338450000,00 with the gross value added per capita of R20659000,00. In terms of this statistic, Ubuntu lies third in the district. The following breakup was given of the gross value added by kind of economic activity (R'000)

GROSS VALUE ADDED AT CURRENT PRICES BY KIND OF ECONOMIC ACTIVITY (R'000)															
Municipality	Year	Agric.; Hunting; forestry; fishing	Mining & quarrying	Manufacturing	Electricity, gas and water supply	Construction	Wholesale and retail	transport, storage and communication	Financial	insurance, real estate, business	Community, social and personal services	TOTAL	Primary	Secondary	Tertiary
Ubuntu	1996		R1,182	R5,448	R65	R1,799	R14,521	R11,584	R8,274	R47,474	R187,260	R98,096	R7,312	R81,853	
	2001	R96,914	R2,224	R7,001	R104	R1,657	R22,226	R19,559	R13,455	R72,802	R270,427	R133,623	R8,762	R128,042	
	2002	R131,399													
	2005	R148,802	R2,860	R7,240	R145	R1,968	R27,539	R23,032	R19,459	R107,405	R338,450	R151,662	R9,353	R177,435	

5.5.2 Sectoral growth patterns in Ubuntu area

The Ubuntu areas economy is based on mainly agricultural activities in general and sheep and goat farming in specific. According to the IDP the following table shows the distribution of employment in each sector/subsector

EMPLOYMENT PER SECTOR									
PLACE	AGRICULTURE	MINING	MANUFACTURING	ELECTRICITY	CONSTRUCTION	RETAIL	TRANSPORT	FINANCE	COMMUN & SOCIAL
Hutchinson	28	-	-	-	4	5	33	-	-
Loxton	12	-	7	4	10	17	9	-	6

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Richmond	17	-	22	3	48	139	23	28	20
TOTAL	138	1	102	8	228	426	157	132	75

Source: IDP (2005)

5.6. Natural environmental profile

5.6.1 Natural environmental capital

5.6.1.1 Vegetation; geology and climate

Ubuntu jurisdictional area lies in partly in the NKu 2 and NKu 4 vegetational regions.

The Upper Karroo Hardeveld (NKu2) has an average height of 1000-1900m. It has steep slopes of koppies, buttes and mesas as well as parts of the great escarpment covered with large boulders and stones supporting sparse dwarf Karroo scrub with drought tolerant grasses of the genera such as *Aristida*; *Eragrostis* and *Stipagrostis*. Primitive skeletal soils in rocky areas developing over sedimentary rocks such as mudstones and arenites of the Adelaide Subgroup and to a lesser extent the Ecca Group as well as Jurassic dolerite sills and dykes and subsummit positions of mesas and butts with dolerite boulder slopes. Almost entirely lb land type. The rainfall ranges 150mm in the northwest to 350mm along the grassland margins near Noupport. This vegetation type is least threatened and is not conserved formally. Erosion is moderate to high. This area has one of the richest floras of the Nama Karroo Biome.

The Eastern Upper Karroo region stretches between Carnarvon and Loxten eastward to the Eastern Cape Province, south of De Aar. It can be described as a flat and gently sloping terrain interspersed with hills and rocky areas. It is dominated by dwarf microphyllous shrubs with "white grasses of the genera *Aristida* and *Eragrostis*. The grass-cover increase in a easterly direction. Mudstone and sandstone of the Beaufort Group supports duplex soil with prismatic and/or pedocutanic diagnostic horizons dominant as well as some shallow Glenrosa and Mispah soils. The rainfall is mainly in autumn and summer peaking in March. Incidence of frost is relatively high but ranges between 30 and 80 days. Mean maximum and minimum temperatures are 37°C and -8°C for Victoria West. Erosion is moderate to high. (2006; MUCINA, L & RUTHERFORD MC (eds); The vegetation of South Africa, Lesotho and Swaziland. Strelitzia 19, SANB, Pretoria)

The municipal area is highly dependent on groundwater to supply the community with drinking water. Water supply however is still enough and consumption is still under control. Care, however, must be taken with regard to settlement growth seeing that the numbers of households are increasing.

5.6.2 Agricultural resources

Soils in the area are supporting rich vegetation ideal for extensive farming.

5.6.3 Mining resources

There are no mining resources in the area of Ubuntu.

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5.7 Summary

Above deliberations on the background of the municipality shows that it is sensitive area and should be developed with the necessary care to ensure sustainability and conservation of the natural environment and the natural resource base. Economic activities in the municipality are based on the natural resources available. Extensive farming remains the anchor of the economy and will stay that for the foreseeable future.

D. SPATIAL PLANNING PRINCIPLES, AIMS AND POLICIES

6.1 Spatial development principles

The primary aim of setting up a SDF is to provide an instrument that could ensure effective growth management, supported by informed decision making. This will ensure the economic functioning of the municipality and enhance the functioning thereof. The Development Facilitation Act's development principles have relevance in the process of planning and form the basis of this document. The main principles include:

- To promote the integration of social, economic, institutional and physical aspects of land development
- To promote integrated land development in urban and rural areas
- Encourage environmental sustainability
- promote a diverse combination of land uses
- Discourage urban sprawl
- Assist in correcting historically distorted settlement patterns
- Promote integrated land development in urban and rural areas

6.2 Spatial development aims

The following broad spatial aims for the development of the SDF were taken from national and provincial legislation:

- ✓ Promote sustainability by ensuring that development takes place within the financial, institutional and administrative capacity of the Ubuntu Municipality
- ✓ Encourage the establishment of sustainable communities
- ✓ Discourage urban sprawl and encourage compact urban settlements through
 - Urban compaction
- ✓ Development of urban growth and the acquiring of land for housing development
- ✓ Delivering housing at a efficient rate through
 - Timeously identify and acquire land for housing development
 - Delivering of housing at a desired rate
 - To form, characterise and locate housing developments
 - Urban integration and renewal of settlements
- ✓ Equal distribution of public facilities and services
- ✓ The conservation of the architectural and cultural-historical character of the settlements
- ✓ Integration with the bioregional principles within Ubuntu
- ✓ Ensure the adherence to the propositions and guidelines taken up in the legislation and policy documents

6.3 Spatial development policy guidelines

The following guidelines have been identified in the DSDF to guide spatial planning in Ubuntu.

6.3.1 Bioregional Policy guidelines

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- Each local authority should guarantee assurance of supply to its water users from the supply. No investment should be encouraged if the authority is not in a position to meet this assurance
- Toilets and stock watering points must be located as far as possible from important groundwater resources and they must be designed in a manner that prevent groundwater pollution
- The caring capacity of land should not be acceded.
- In planning and managing of water resources the following must be taken into consideration:
 - The landscape and rocks or geology of the area
 - The water bearing capacity of the subsurface material
 - Rainfall and discharge determines sustainability
 - Groundwater management and protection principles
 - Awareness programs and education is of paramount importance
- Considerations with regard to sanitation includes
 - The geology of the area
 - Shallow rock/ deep soils within the confines of the development
 - Permeability of the rocks underlying such development

6.3.2 Spatial growth management policy guideline

- Compaction of settlements must be encouraged to ensure deliverance of services
- Integration of land uses must be promoted by encouraging mix use up to the level of individual erven
- Establishment of compact settlements to prevent urban sprawl and unlawful occupation of vacant land

6.3.3 Urban land use guidelines

- mixed land use should be promoted
- management tools should be in place to facilitate effective management e.g. land use scheme and regulations
- apartheid planning characteristics should be rectified where possible
- land use in towns should be broadened to include light industrial zones

6.3.4 Rural land use guidelines

- care must be taken not to accede the caring capacity of land unit
- caring for the environment should be paramount especially in the management of soil
- Groundwater should be utilized according to the regulations set by the authority in policies and legislation
- Mobile clinics must be established to provide health care
- Rural roads needs to be upgraded
- Housing and social services of rural communities needs attention
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E. SPATIAL DEVELOPMENT PROPOSALS

7.1 Ubuntu spatial growth management framework

7.1.1 Hierarchy of rural and urban nodes

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- The existing urban settlements have been classified in the DSDF and will be upheld as such
- Victoria West will remain the seat of government and process must be initiated to increase its role and attract business
- Initiatives taken to include Hutchinson will be strengthened
- Land use variance should be extended to include industrial activities to increase the municipality's capacity to provide job opportunities.
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7.2 Key spatial issues of the municipality

7.2.1 Access to land

- Small farmers have the need to acquire land for farming activities.
- Rural roads must be upgraded and maintained at a usable standard

7.2.2 Land development

7.2.2.1 Spatial integration

- Minimize apartheid patterns through the processes of infill planning; densification and mixed land use
- Promote establishment of compact settlements
- Create / initiate functional niches for respective towns so as not to duplicate functions and ensure parallel development.

7.2.2.2 Sustainable land management

- Provide new and upgrade existing cemeteries
- Provide and develop efficient storm water control
- Rehabilitate infrastructure on commonage
- Provide for a conservation area for the riverine rabbit
- Provide health clinics nearer to the community

7.2.2.3 Urban land use management

- Compilation of a comprehensive zoning scheme is a priority
- Compilation of a comprehensive environmental management plan
- Trunk road to join Victoria West and Richmond should be upgraded to enhance synergy between them.
- Upgrading of internal roads especially in the former townships must be prioritized
- Create synergy of tourism by compilation of a tourism plan
- Programs should be initiated to

7.2 Municipal broad development

- Investigate the upgrading/establishment of an access road between Victoria West and Richmond
- More should be done to establish synergy between Richmond and Victoria west with regard to economic opportunities

7.4 Internal town development

- Rehabilitation of the CBD (Richmond & Victoria West)

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- Rehabilitate storm water infrastructure in Victoria West and Richmond as part of the tourism development plan
- Restore heritage buildings in Richmond and Victoria West
- Rehabilitate the Main Roads in Victoria West and Richmond
- Broaden land use by availing land for businesses and light industrial purposes
- Facilitate and create additional erven for housing taking cognisance of planning and BNG principles
- Establish service facilities nearer to the community
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7.5 Environmental care proposals

7.5.1 Urban environment

- Rehabilitate storm water network to enhance its tourism potential
- Restore stormwater management systems
- Initiate urban renewal programmes to enhance the CBD
- Initiate conservancies to restore and conserve the river floodplains passing through the towns of Loxton; Richmond and Victoria West

7.5.2 Rural environment

- Initiate programs to address the growth of alien plants like *Prosopis glandulosa* and Three-thorn *Rhigozum trichotomum*
- Enhance access to socio- and economic facilities to enlarge sustainable land use in the rural areas
- Minimise the clearing of the natural vegetation and where necessary initiate measures to avoid topsoil through uncontrolled run-off
- Grazing should be managed in a way that ensure maximum yield of flowering plants
- Off-road vehicles should be restricted to low impact tolerant areas
- Minimise degradation of grassland for the production of monoculture crops and where not possible, an approved EIA should be required before such activity

8. Summary of proposals

Ubuntu strives to create a development plan that can uplift the livelihood of its inhabitants. The proposals included cover a variety of aspects that will ensure a sustainable community. The municipality, however, does have serious constraints that manifests in joblessness; incapability to implement projects etc. There is a broad understanding of what can be done and what is possible. The projects and guidelines will go a long way in achieving the goal of the municipality.