UMZIMVUBU LOCAL MUNICIPALITY

PRECINCT PLANS OVERVIEW

December 2015
INTRODUCTION

Umzimvubu Local Municipality (ULM) has identified the need to increase its grading status as a municipality and to increase its revenue status by finding alternative streams of income. Revenue Enhancement and developing a Precinct Plan to attract investment are the two primary approaches which the Municipality has adopted to achieve its overall objective.

This document serves as a synthesis of the ULM Precinct Plans.

BACKGROUND

Umzimvubu is a buzzing nucleus which cuts directly into the heart of legacy, wealth of historical landmarks, entertainment, cultures and plentiful mountains. Umzimvubu is a prime destination for those who seek sight with a treasury heritage and historical battle sites.

Over the years Umzimvubu Local Municipality has maintained a developmental vision and have strived to correct the wrongs of the past through numerous planning initiatives in order to facilitate and guide planning within the towns and rural hinterlands. The Precinct Plan initiative was aimed at bringing planning down to a CBD based level whereby a vision for the future development trajectory is achieved. The plan is further aimed at establishing a planning and management framework to guide development and land-use change and aims to accomplish environmental, social and economic objectives. A key deliverable of the precinct plans process is to host an investor conference whereby working relationships can be harnessed and Umzimvubu can be sold as a destination for developers.

WHY A PRECINCT PLAN?

The spatial fragmentation experienced by rural municipalities around South Africa can be largely attributed to the poor apartheid planning regime. As a result of the lack of focus on properly planning and managing rural towns over the years, they are now characterized by overpopulated and congested CBD’s, undefined movement networks, inadequate linkages between CBD’s and surrounding rural hinterlands, aging infrastructure and urban decay. The aforementioned challenges are tightly strung to the social barriers of unemployment, inequality and poverty.
PROJECT DEFINITION & OBJECTIVES

A precinct Plan is a planning tool that sets out a vision for the future development trajectory of an area. It establishes a planning and management framework to guide development and land-use change and aims to achieve environmental, social and economic objectives.

Precinct commonly refers in planning to a geographically smaller area with specific characteristics that requires detailed planning within the broader administrative boundaries of a municipality and the exact size of a precinct will thus vary. The Precinct Plan aims to take into account all of the issues affecting the area, including its buildings and spaces, land uses, activities and transport. Based on the baseline situation study carried out one is able to then determine what is working well in Umzimvubu and how this can be enhanced, and how the area can grow and change in the future. Precinct Plans provides clear strategies and detailed actions for how this can be achieved through the implementation over time.

Essentially, the proposals in a Precinct Plan will inform the overall development of the precinct in terms of medium to long-term strategic interventions required to promote the development of spatially and economically integrated precincts that are attractive, efficient, convenient, safe and effectively managed. The interventions will also promote restructuring, sustainable communities, economic development, poverty alleviation and environmental sustainability.
**PRECINCT PLAN**

**VISION 4 FUTURE**
It establishes a planning & management framework to guide development & land-use change.

**PRIMARY AIM**
Arrangement of land use & infrastructure linked with community needs as it's community-based, integrating transportation, environment, education, economic development, social, residential development.

**ANALYSIS OF AREA**

**DEFINE ISSUES** Account for issues affecting an area: buildings & spaces, land uses, activities & transport.

**WHAT IS WORKING?** Precinct Plan determines WHAT is working well in the area.

**HOW?** HOW can this be enhanced, and how the area can grow and change in the future.

**STRATEGIES & DETAILED ACTIONS**
Strategies & detailed actions for how this can be achieved through the implementation.

**PUBLIC & PRIVATE SECTOR INTERVENTIONS**
In order to initiate, stabilize, consolidate & promote economic development in the precinct & to enhance business efficiencies & opportunities as a response to various government initiatives by proposing appropriate land-use interventions.

**COMMUNITY FEEDBACK**
An ESSENTIAL ASPECT is feedback from the community on how the area should evolve which requires consultation with the community.

**THE AIM**
To facilitate economic growth and development through social, spatial & economic development or regeneration.

**THE BREAKDOWN**
Medium to long-term strategic interventions to promote development of spatially & economically integrated precincts that are attractive, efficient, convenient, safe & effectively managed. Interventions also promote restructuring, sustainable communities, economic development, poverty alleviation & environmental sustainability.
AREAS OF FOCUS

ULM have focused the Rural Precinct Plan for the two central business districts of the towns of Mount Frere and Mount Ayliff and also to include three of ULM’s Secondary and Tertiary nodal points i.e.: Ntenetyana, Phuti and Phakade.

ANALYSIS

Linkages

The two towns hold a strategic position in that they are local service centers to the surrounding Hinterlands. In addition to this they also form direct linkages with the towns of Mthatha and Kokstad via the N2.

Residents who live in these two towns or individuals who are employed in these two towns more than often, travel to Kokstad Mthatha due to higher level of services being available i.e.: retail, medical, social etc.
Skills and Education

There is a low percentage of individuals who complete secondary school and an even lower percentage which go into tertiary level.

There is a high unemployment rate which needs to be overcome.
Built Environment

Infrastructure serving the towns are currently aging and upgrades are required. A large percentage of the population still do not have access to water within their households. The municipality currently has 24% of households that have access to electricity thus highlighting a huge backlog within the area.

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MT AYLIFF

- 33% NO ACCESS TO PIPED WATER
- 12.5% PIPED WATER INSIDE DWELLING
- 45.5% STAND PIPE
  - 30.1% less than 200m from user’s households
- 9% YARD TAP

MT FRERE

- 17.3% NO ACCESS TO PIPED WATER
- 11.5% PIPED WATER INSIDE DWELLING
- 62.9% STAND PIPE
  - 63.3% less than 200m from user’s households
- 8.3% YARD TAP
Public Transport

Taxis are highly utilised by residents to get from point to point. However the facilities provided under cater for the needs of the public transport. Varying standards of public transport are available.
S.W.O.T Analysis

**Strengths**
- Economic Hub (Mt Ayliff & Mt FRERE)
- N2 bordering
- Forestry/Agriulture
- Natural resources
- Land
- Biodiversity
- Cultural diversity
- Tourism

**Weaknesses**
- Lack of health care infrastructure
- Lack of water & electrical supply
- No proper sanitation
- Poor planning and limited funding
- No jobs, street lights lead to high crime
- People resisting to adapt to change
- Poor Service Provider
- Poor planning
- Political rivals
- Poor town planning
- Traffic construction
- Unemployment

**Opportunities**
- Political & Admin (proper governance)

**Threats**
- Unemployment
- Traffic construction
THREATS

- Unemployment
- Water shortages/poor water supply
- Poverty
- Political leadership issues of change
- No security
- Conjunction on road
- Drug abuse
- Global warming/climate change
- Crime rate
- Traditional leaders resisting to working with municipality
- Tradition leaders resisting to working with municipality

OPPORTUNITIES

- Agriculture
- Building malls and shops
- Tourism
- Forestry
- Agriculture
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- Agriculture
- Building malls and shops
- Tourism
- Forestry
IDENTIFICATION GAPS ON THE MAPS

- Energy supply
- Land claim
- Looking for wetland (if found where)
- Land innovation
- CBD by pas
- Traffic Flow Management
- Traffic Impact

Current Situation
3D Rendered Models of current Situation

Mount Ayliff

Mt Frere

Existing Roads
Industrial Buildings
Municipal Buildings
Commercial/Retail Buildings
Residential Buildings
Hotel/Guest Houses
Educational
Hospital
Vision

The Precinct Plans to lay a 15 year development vision of both the towns of Umzimvubu Local Municipality.

Objectives

To identify the economic role of Mount Frere and Mount Ayliff in a local and regional context as well as the challenges and opportunities investment and employment.

To identify catalytic projects and interventions (both public and private, including urban design and public realm upgrades) that respond to the growing economic needs in the region and that will lead to the economic regeneration of the node.

To identify and respond to the social subsidized gap housing demand within the region taking into consideration the need to:

- Densify & discourage urban sprawl
- Consider redevelopment interventions
- Improve the equality of quality of housing & public infrastructure
- Develop & strengthen public transport oriented activity corridors

Strategy

Through a process of obtaining information and statistic at a grass roots level the Precinct Plan aims to create a recipe for developmental success of Umzimvubu.
**PROPOSALS**

**Mt Frere**

**Mt Ayliff**
Ntenetyana Dam

- Conferencing and Events Facilities
- Recreational Facilities - Picnics and Braai facilities for day visitor's
- Edu - Tourism - Targeted at Primary & Secondary School Learners using Treatment Plant at Ntenetyana

Phuti Junction

- Currently Identified as site for upgrade with Car Wash Facility and Shop
- Existing trading facilities on site. However upgrade is required and suitable occupants to be found.
- The site acts as an informal Taxi Pick – up / drop – off point for commuters travelling to Ntabankulu, Mt Frere and Mt Ayliff
- Sheltered Waiting areas with seating facilities are required for commuters
Phakade Junction

- Phakade Junction currently serves as a popular pick-up/drop-off facility for people commuting to Port St Johns/Bizana
- The area is in good condition. However, facilities (toilets, seating) for commuter holding and well-being is required

- Building currently burnt down and in dilapidated state
- Requires upgrade in order to accommodate informal traders in a safe environment with basic service provision
- Opportunity to revert back to original use as a Craft Centre
- Provision of toilets required