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**IS THE 'URBAN GROWTH BOUNDARY' CONCEPT A VALUABLE TOOL FOR URBAN
CONTAINMENT? EVIDENCE FROM LOUIS TRICHARDT TOWN, OF MAKHADO
MUNICIPALITY IN LIMPOPO PROVINCE.**

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**THIS DISSERTATION IS SUBMITTED TO THE DEPARTMENT OF URBAN AND REGIONAL
PLANNING IN PARTIAL FULFILLMENT OF THE B.URP PROGRAMME AT FOURTH YEAR
LEVEL.**

FEBRUARY 2013

ABSTRACT

Rapid urbanisation in many urban areas raises concern over sustainability of the growth, development and its effect on the environment. Urban growth boundaries are one of the land use management measures available that seek to control urban sprawl and associated centrifugal developments. This study evaluated the Urban Growth Boundary as a valuable tool for urban containment in Louis Trichardt town of Makhado Municipality. To generate empirical evidence, the study utilized the questionnaire survey method, interviews with key informants, observation and a review of related literature. This study outlined different growth management strategies that are currently in use within the municipality, how they function, their effectiveness and compatibility. Quantitative variables were analysed using SPSS and Microsoft word excel, while qualitative variables were subjected to Content Analysis. Findings revealed that Louis Trichardt is currently reeling under unavailability of land for further development. This is due to the fact that Makhado municipality has a high percentage of privately owned land which as a result causes development constraints for the municipality. Study findings reveal that Makhado Municipality has employed different strategies to manage the growth and development of the town. Strategies employed include: Land Use Management Scheme, Spatial Development Framework and Guidelines for Farm/Rural Development. Such instruments constitute an ideal legislative and policy framework for the implementation of Urban Growth Boundary as a growth management strategy. Despite their existence, the UGB tool was found to be an ineffective strategy as it could not limit Centrifugal developments in peripheral areas of the town. Associated challenges include rapid urbanisation, limited supply of land, availability of cheap land in peripheral areas and weak centripetal strategies employed by the municipality. The UGB concept however, still presents a valuable opportunity for urban containment that can be tapped if appropriate centripetal strategies. The study recommended a number of strategies that seek to promote densification of land uses and further limit centrifugal developments. These strategies include: in-filling strategy that taps on improved service delivery, increase of floor area ratio (FAR) in the CBD and nodal developments.

Keywords: Urban Growth Boundary, development, growth management, urban growth, urban containment, urban containment policy