

### 3.3 SOCIO-ECONOMIC CONDITIONS

### 3.3.1 DEMOGRAPHIC PROFILE

#### 3.3.1.1 Overall Population

Table 3.3.1.1 indicates that in 2001 there was a total population of 37111 and in 2011 there was a total population of 49586 (Census 2011). This indicates an increase of 12475 individuals.

|            | Census 2001 | Census 2011 |
|------------|-------------|-------------|
| Population | 43291*      | 49586       |

\* New municipal boundaries

**Table 3.3.1.1 Summary of population data 2001 – 2011** (source: Census 2001, 2011)

#### 3.3.1.2 Population distribution

Figure 3.3.1.1 shows the distribution of the population throughout the Beaufort West Municipality, based on 2001 Census data. From this figure it is evident that the majority of the population is located in the central region of the municipality in the main administrative centre, Beaufort-West. Higher concentrations of the population are also located in the settlements of Merweville, Nelspoort and Murraysburg, see Table 3.3.1.2 for a population breakdown.

| Town          | Population (2001)         | Population (2011)        |
|---------------|---------------------------|--------------------------|
| Beaufort West | 31353 <sup>1</sup>        | 34069                    |
| Merweville    | 1142 <sup>1</sup>         | 1592                     |
| Nelspoort     | 1287 <sup>1</sup>         | 5069                     |
| Murraysburg   | 4409 <sup>1</sup>         | 1696                     |
| Rural         | 5100                      | 7160                     |
| <b>TOTAL</b>  | <b>43291 <sup>1</sup></b> | <b>49586<sup>2</sup></b> |

1. Census 2001
2. Census 2011

**Table 3.3.1.2 Population per main settlement** (source: Census 2001, 2011)

#### 3.3.1.3 Growth Rate

The annual growth rate of the population between 2001 and 2011 was 1.45% per annum, based on 2001 and 2011 Census data.

The population grew 14.54% during the 10 year period between 2001 and 2011, or at an average of 1.45% per annum (1.36% compound per annum).

This population growth can be attributed to the inclusion of the Murraysburg DMA into Beaufort West, which was previously managed by the District Municipality in addition to natural growth.

Careful planning and budgeting should be done to ensure sustainable urban settlements within this growing municipality.

#### 3.3.1.4 Age Structure

Table 3.3.1.4 indicates the age structure of the population within the municipality. The majority of the population (62.62%) is between the ages of 15 and 65, which is the economically active population.

| Beaufort-West Municipality | AGE    |        |        |        |       | Total |
|----------------------------|--------|--------|--------|--------|-------|-------|
|                            | 0-4    | 5-14   | 15-34  | 35-64  | >65   |       |
| 2011                       | 5564   | 10036  | 15277  | 15776  | 2936  | 49589 |
| % of Total                 | 11.22% | 20.24% | 30.81% | 31.81% | 5.92% | 100%  |

**Table 3.3.1.4 Age Structure (2011)** (source: Census, 2011)

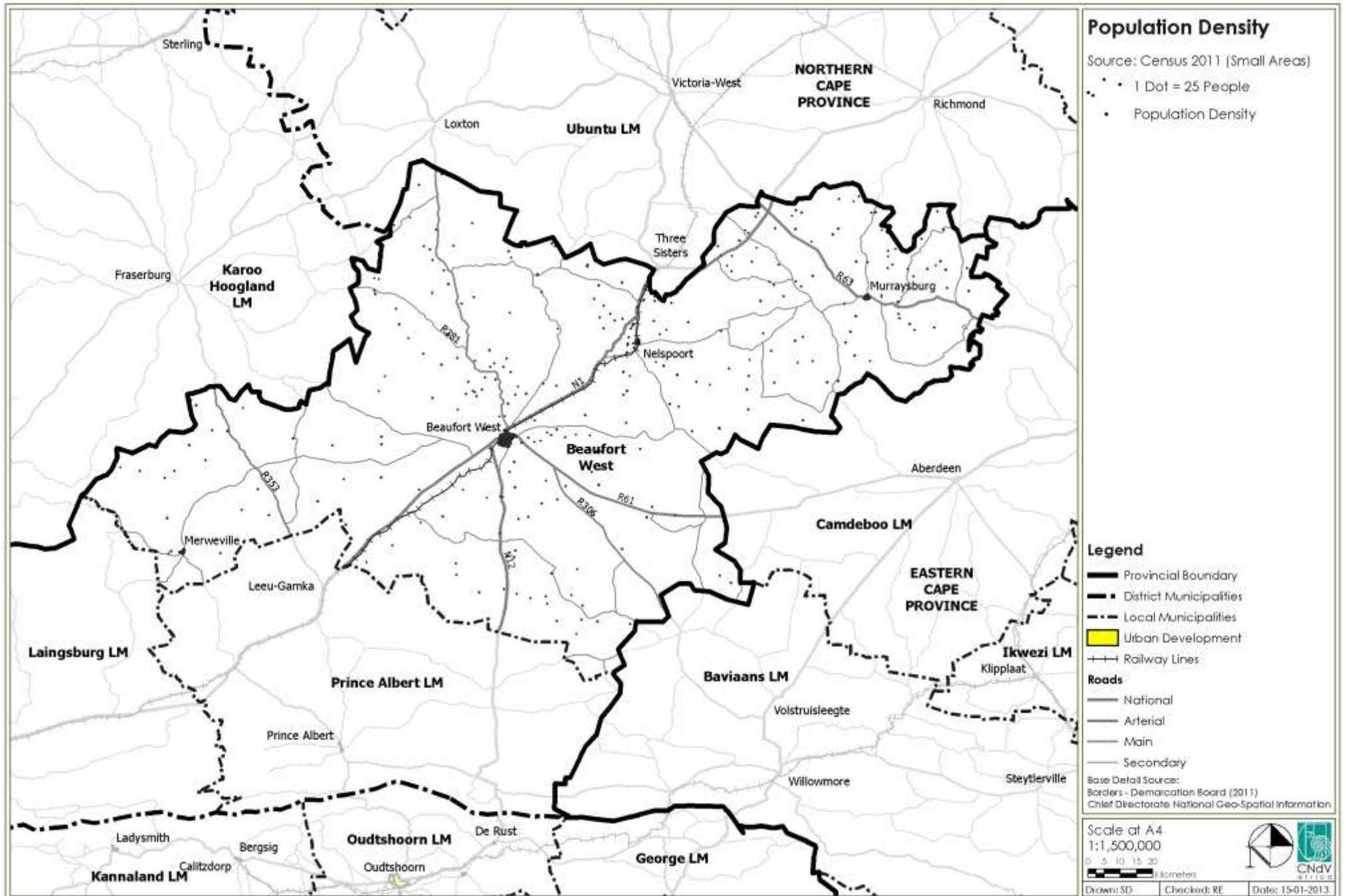
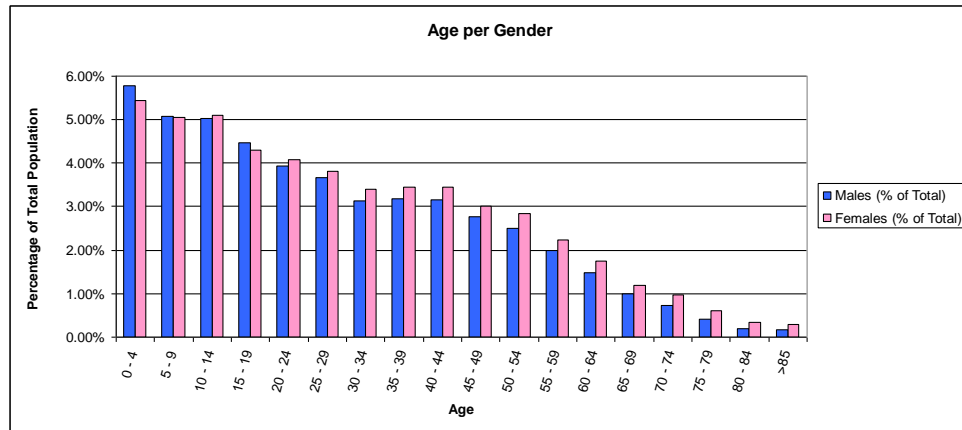


Figure 3.3.1.1 Population Density

### 3.3.1.5 Gender

Graph 3.3.1.5 indicates the gender and age of the population of the municipality (Census, 2011). The majority of the Beaufort West Municipality has a young population. Throughout most of the age categories there are more females than males.



**Graph 3.3.1.5 Beaufort West Gender Split** (source: Census, 2011)

### 3.3.1.6 Ethnic Groupings

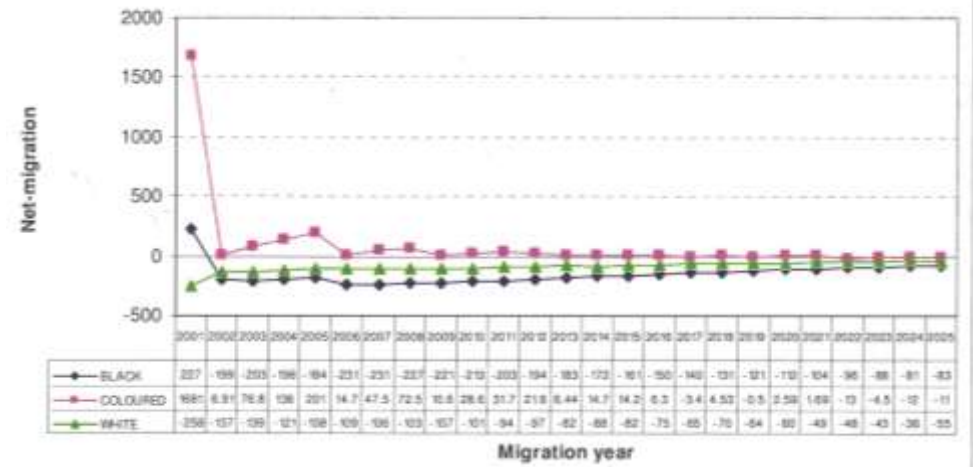
Table 3.3.1.6 indicates the ethnic make up of the population. The coloured communities make up almost 75% of the population of the municipality. Only a small number of Asian and Indian people reside in the municipality.

| Matzikama Municipality | RACE<br>(source: Census 2011) |          |              |       |       | Total |
|------------------------|-------------------------------|----------|--------------|-------|-------|-------|
|                        | Black                         | Coloured | Indian/Asian | White | Other |       |
| 2011                   | 8104                          | 36433    | 239          | 4540  | 273   | 49589 |
| % of Total             | 16.34%                        | 73.47%   | 0.48%        | 9.16% | 0.55% | 100%  |

**Table 3.3.1.6 Population** (sources: Census 2011)

### 3.3.1.7 Migration

Graph 3.3.1.7 indicates the projected migration for the municipality between 2001 and 2025.



**Graph 3.3.1.7 Projected net migration, 2001 - 2025** (source: Socio-Economic Profile: Central Karoo District, 2006)

In 2001 there was a significant amount of in-migration amongst Coloureds, see Graph 3.3.1.7. A drastic reduction in migration levels occurred in 2002 amongst Coloureds.

It was furthermore projected that Black and White individuals would be out-migrating from 2002 until 2025.

***Implications for Beaufort West Municipality***

- The overall population is growing which necessitates the need for increased service delivery and the provision of sustainable settlements with opportunities to cater for the needs of the population.
- The municipality has a relatively young population. Municipal initiatives should be directed at this age group.
- Migration into the municipality will have an impact on the existing urban areas in the municipality which should be managed in a sustainable manner.
- Most of this growth is concentrated in Beaufort West town with very little occurring in Merweville, Nelspoort and Murraysburg.

### 3.3.2 HEALTH

Figure 3.3.2.1 shows the distribution of health facilities within the municipality. Two district hospital are located in the municipality, one in Beaufort West and one in Murraysburg. One Specialised Hospital is located in Nelspoort. Clinics are located in Beaufort West, Nelspoort, Murraysburg, Merweville and south of Beaufort West along the N12.

Table 3.3.2.1 indicates the health care conditions in the municipality (Socio-Economic Profile: West Coast District, 2006).

| Year | New born babies under 2.5kg | TB prevalence (per 100, 000 people) | TB cure rate | Nurse Patient Ratio | Under 1 year olds with 1 <sup>st</sup> measles immunization | HIV/Aids prevalence rate | HIV/Aids related deaths |
|------|-----------------------------|-------------------------------------|--------------|---------------------|---|--------------------------|-------------------------|
| 2005 | 21%                         | 950                                 | 74%          | 31                  | 93%   | 2.9%                     | 43                      |

**Table 3.3.2.1 Health Conditions in the Beaufort-West Municipality** (source: Socio-Economic Profile: Central Karoo District, 2006)

The table indicates the following:

- The national target for new born babies below 2.5kg is less than 10%. The current figure of 21% is thus much greater than the target.
- The TB cure rate is currently 74% which is lower than the national target of 85%.
- The nurse/patient ratio of 31 is slightly lower than the national target of 34.
- The national target for 1<sup>st</sup> measles immunization is at 93% in the municipality. The national target is 90%. The immunization rates are thus acceptable.
- The HIV prevalence rate was at 2.9% in 2005 and was expected to increase to 3.6% in 2010. The number of HIV/Aids related deaths were at 61 in 2005 and was expected to increase to 67 in 2010. Increased measures should be developed to reduce the growing impact of HIV/Aids on the population of the Beaufort West Municipality.

#### Implications for Beaufort West Municipality

- Initiatives are required to improve the following:
  - Reduction in the number of babies born weighing less than 2.5kg.
  - The TB cure rate.
  - Reduction in the HIV infection rate.
  - Nurse/patient ratio
- Ensure that new health facilities are erected in line with the NSDP principles, i.e. where there is economic growth potential and where people are located.
- According to HealthNet patient transport services:
  - patients have to travel long distances to access tertiary health facilities and the resultant early and late departure and arrival times, without adequate facilities for waiting for the service;
  - The cost of providing this service by the Department of Health is very high, due to no form of affordable public transport services in the area.



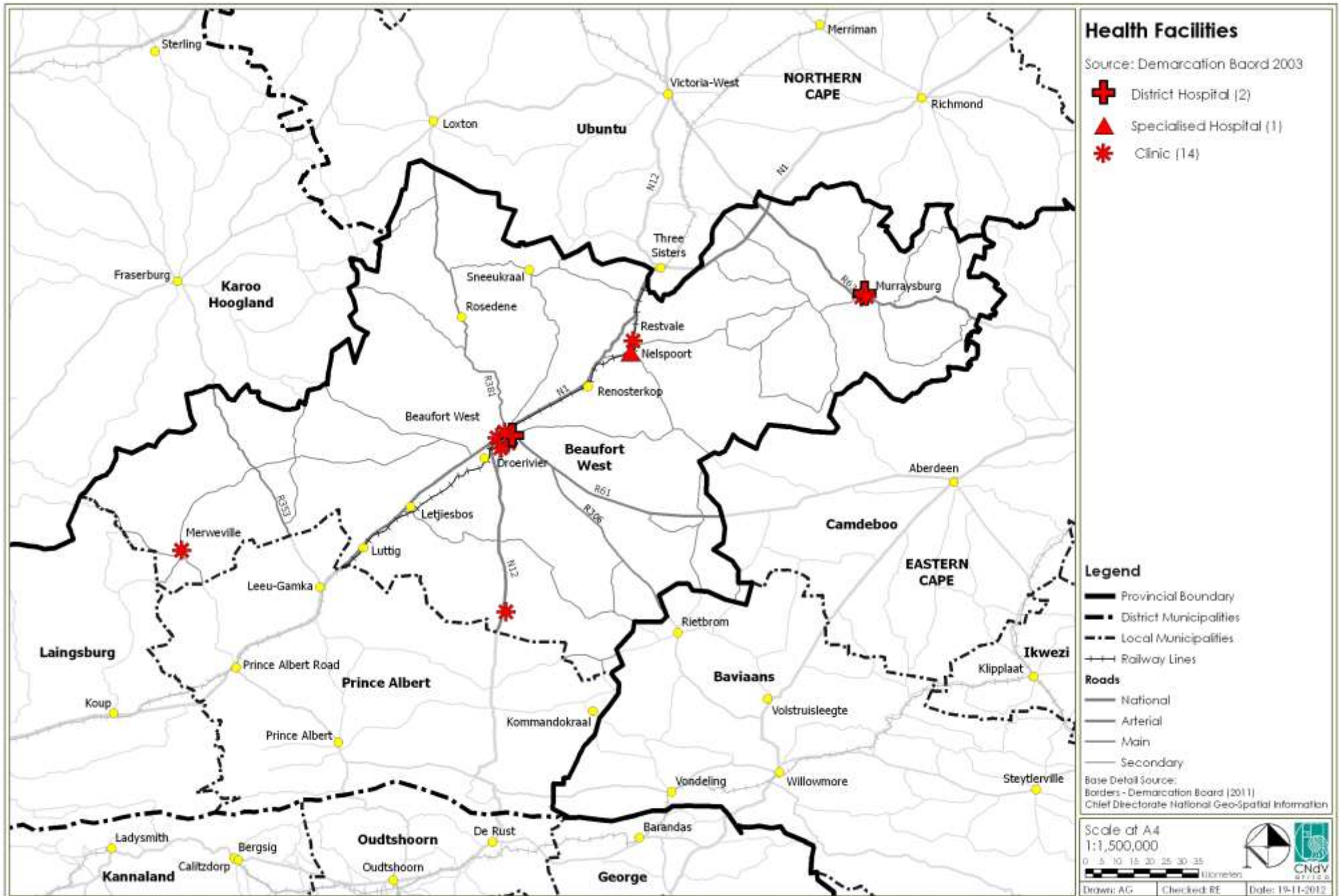


Figure 3.3.2.1 Health Facilities: Municipality

### 3.3.3 EDUCATION

Figure 3.3.3.1 indicates the educational facilities throughout the Beaufort West Municipality.

Education facilities are largely clustered around the settlements of Beaufort West, Merweville, Nelspoort and Murraysburg.

|                   | 2001 | 2011  |
|-------------------|------|-------|
| No schooling      | 3109 | 3612  |
| Some primary      | 4343 | 12864 |
| Completed primary | 1839 | 3245  |
| Some secondary    | 7091 | 13579 |
| Grade 12/Std 10   | 3712 | 7280  |
| Higher            | 1122 | 1868  |

**Table 3.3.3.1 Highest education level** (source: Census 2001, 2011)

Table 3.3.3.1 shows the highest education level attained by the population. Between 2001 and 2011 improvements have been made in all categories. Those obtaining a Grade 12 certificate increased from 3712 (2001) to 7280 (2011) which amounts to 3568 more individuals. Individuals obtaining a secondary education increased by 66%. There is however still a significant amount (3612) of unschooled members of the population.

Within the municipality there are (Western Cape Department of Education, 2012):

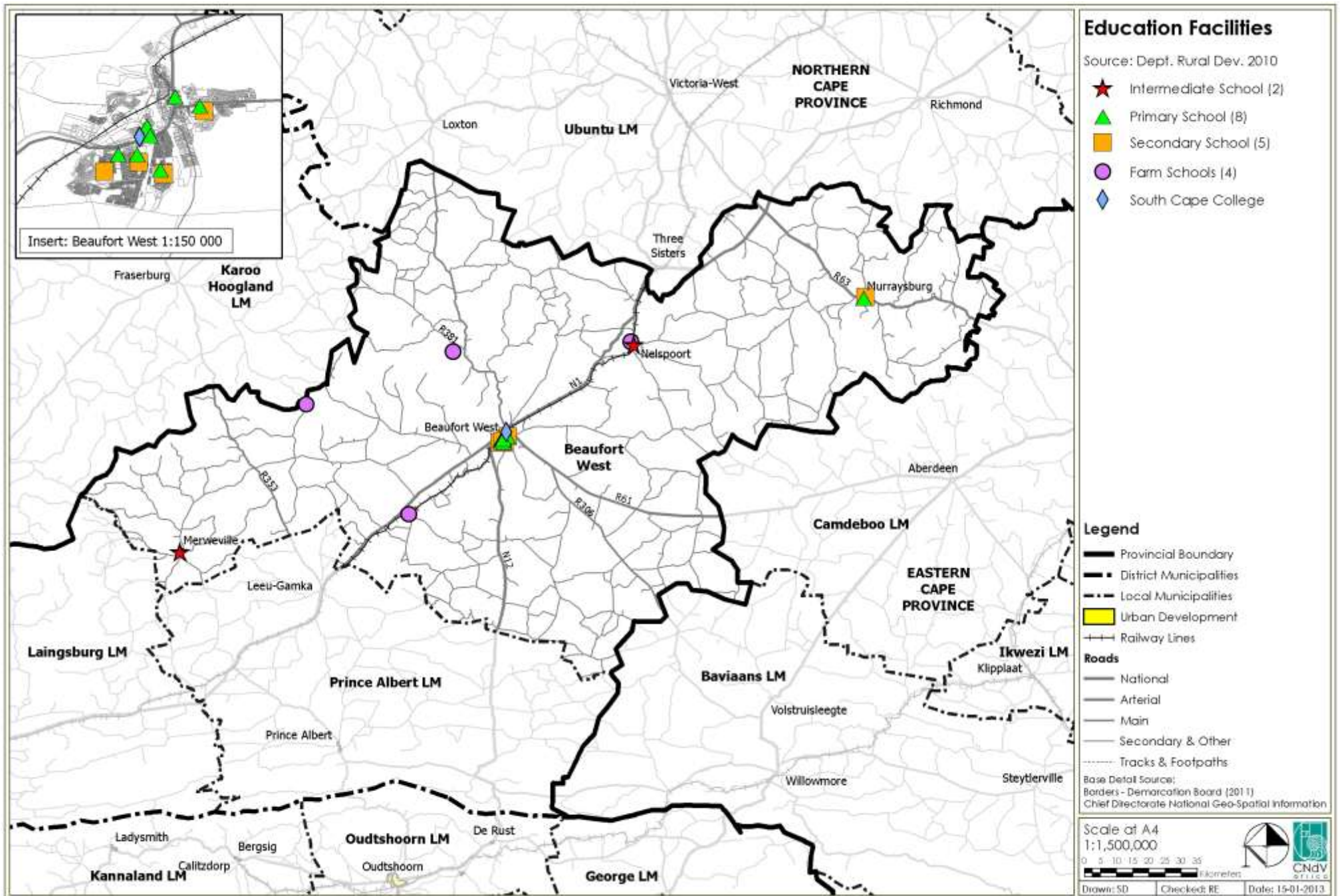
- 8 primary schools
- 5 secondary schools
- 2 intermediate schools

Figure 3.3.3.2 indicates the location of those older than 20 years with no secondary education as a percentage (Census, 2001). This figure indicates that 60-95% of those aged more than 20 residing in central, northern and eastern parts of the municipality have no secondary education. In the south western part of the municipality 30-50% of the population over 20 have no secondary education.

#### **Implications for Beaufort West Municipality**

- An initiative is required to provide access to secondary educational facilities.
- Those members of the community with no schooling should be significantly reduced through a municipal wide initiative.
- There is a need to provide a secondary school in Nelspoort and Merweville as high school students are staying in hostels far from these towns and have no way to return home on the weekends.





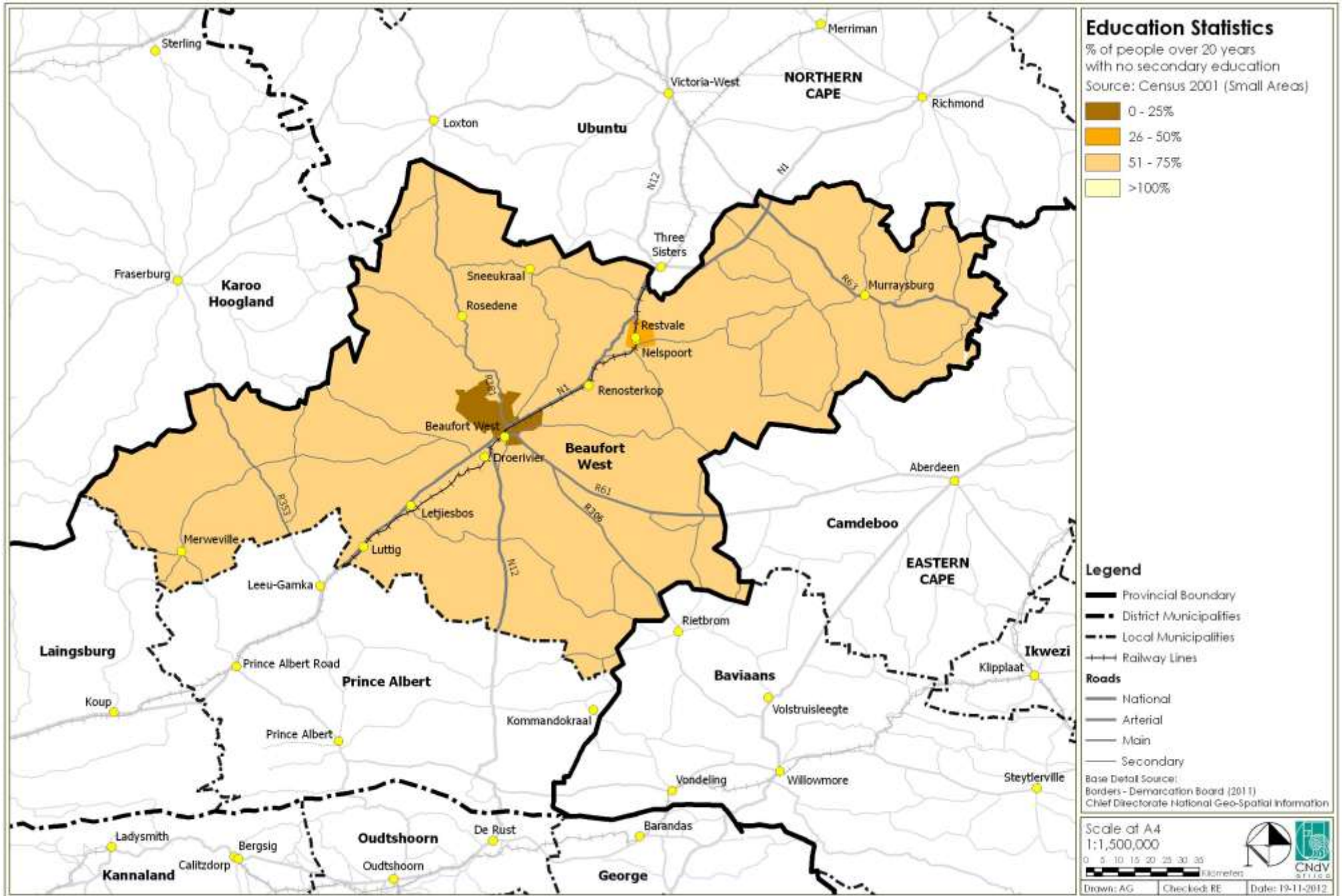


Figure 3.3.3.2 Census Education



### 3.3.4 EMPLOYMENT, OCCUPATION AND INCOME LEVELS

#### 3.3.4.1 Labour Force

Table 3.3.4.1 indicates that there has been an increase in the labour force between 1996 and 2011 of 3756. The labour force participation rate remained stable at around 55% between 1996 and 2001 and then fell to around 47% in 2011. This indicates that approximately 47% of those between the ages of 15 and 65 are employed or actively seeking employment.

|      | Total Population aged 15 - 65 | Labour force | LFPR% | Employed | Unemployed | Unemployment rate (%) |
|------|-------------------------------|--------------|-------|----------|------------|-----------------------|
| 1996 | 20211                         | 11028        | 54.6  | 8214     | 2814       | 25.5                  |
| 2001 | 23293                         | 12790        | 54.9  | 7786     | 5004       | 39.1                  |
| 2011 | 31053                         | 14784        | 47.6  | 11012    | 3772       | 25.5                  |

**Table 3.3.4.1 Beaufort West Municipality labour market information, 1996 - 2001** (source: Socio-Economic Profile: Central Karoo District, 2006, Census 2011)

Table 3.3.4.1 indicates that there were a total of 8214 people employed in 1996. This figure rose to 7786 in 2001 and to 11012 in 2011. This is significant given that the labour force also increased by 3756 people.

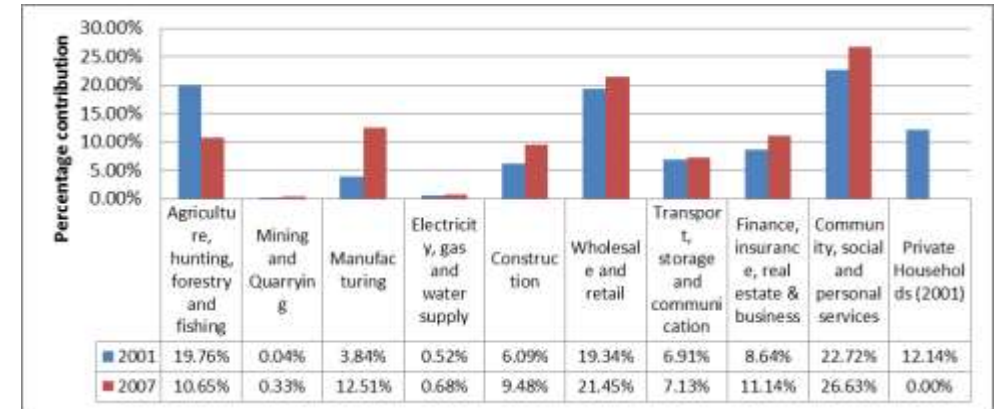
#### 3.3.4.2 Employment

Table 3.3.4.1 indicates that there were a total of 8 214 were employed in 1996. This figure decreased to 7 786 in 2001 and increased rapidly in 2011 to 11 012. This represents an overall increase of 2 798 additional jobs. The labour force also increased by 3 756 people.

| Sector                                     | 2001        | % total        | 2007        | % total        |
|--|-------------|----------------|-------------|----------------|
| Agriculture, hunting, forestry and fishing | 1375        | 19.76%         | 732         | 10.65%         |
| Mining and Quarrying                       | 3           | 0.04%          | 23          | 0.33%          |
| Manufacturing                              | 267         | 3.84%          | 860         | 12.51%         |
| Electricity, gas and water supply          | 36          | 0.52%          | 47          | 0.68%          |
| Construction                               | 424         | 6.09%          | 652         | 9.48%          |
| Wholesale and retail                       | 1346        | 19.34%         | 1475        | 21.45%         |
| Transport, storage and communication       | 481         | 6.91%          | 490         | 7.13%          |
| Finance, insurance, real estate & business | 601         | 8.64%          | 766         | 11.14%         |
| Community, social and personal services    | 1581        | 22.72%         | 1831        | 26.63%         |
| Private Households (2001)                  | 845         | 12.14%         | 0           | 0.00%          |
| <b>Total</b>                               | <b>6959</b> | <b>100.00%</b> | <b>6876</b> | <b>100.00%</b> |

**Table 3.3.4.2 Sector Contribution to employment in 2001 and 2007** (source: MPBS, 2012)

Figure 3.3.4.2 graphically depicts employment of the labour force within the municipality (Census, 2001). The figure indicates that generally 86 - 100% of the labour force is employed in the municipality. Due to the higher concentrations of people in the urban areas of the municipality, employment levels drop to about 61- 85% of the population in Beaufort West and Nelspoort.



**Graph 3.3.4.2 Sector Contribution to employment in 2001 and 2007** (source: MPBS, 2012)

#### 3.3.4.3 Unemployment

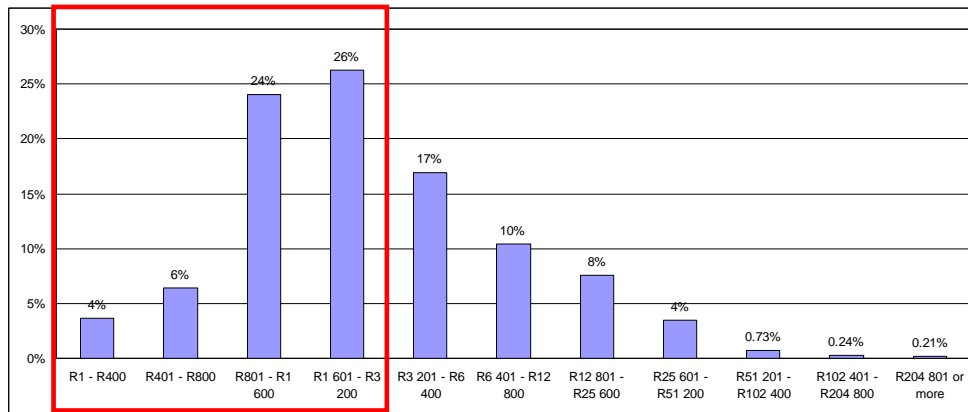
Table 3.3.4.1 indicates the unemployment rate and number of people employed from 1996 until 2011 (Census 1996, 2001 and 2011). The unemployment rate increased from 25.5% in 1996 to 39.1% in 2001 and slightly decreased again to 25.5% in 2011. More people were being employed even though the labour force increased over this period.

#### 3.3.4.4 Individual and Household Income

Graph 3.3.4.4a below shows the household income per different income category. This graph shows that approximately 4% of households earned less than R4800 per annum in 2011.

Almost 67% of households in the municipality earned between R9 600 and R76 800 per annum in 2011. Approximately 10% of the households did not receive any form of income in 2011.

In general, the income levels of households are in the lower middle-income categories. The majority of households earn between R 801 and R12 800 per month.



**Graph 3.3.4.4a** Income distribution by individual per month, 2011 (source: Census, 2011)

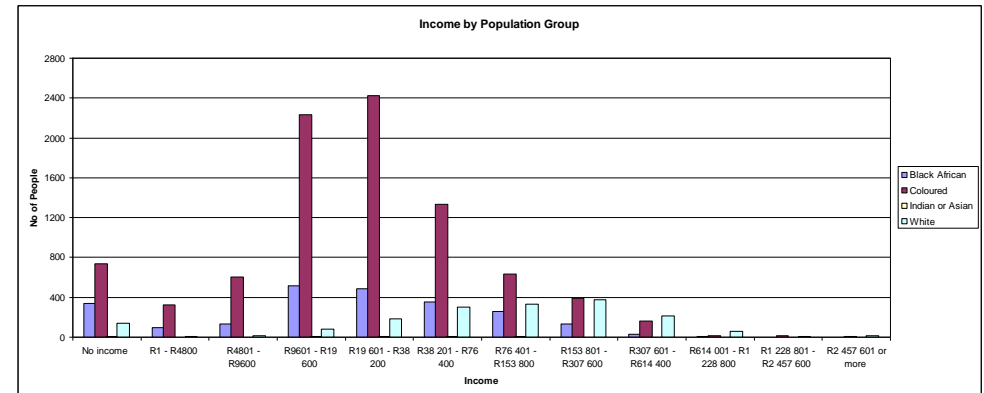
Figure 3.3.4.4 indicates that the higher income areas are located north, south and east of Beaufort West (Census, 2001). The lowest income levels are found east of Nelspoort.

Graph 3.3.4.4a indicates that in 2011:

- About 60% of individuals earned below R3200/month;
- About 17% of individuals earned between R3201 and R6400/month; and,
- About 8% earned between R12801 and R25600/month.

Graph 3.3.4.4b indicates the income per month of the different population groups in 2011. The graph indicates that the Coloured population groups make up the largest percentage of the population and they earn between R9601 to R153800.

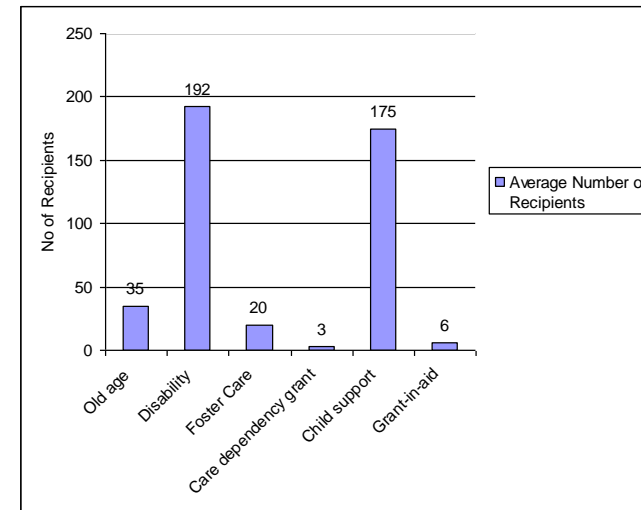
The Black African population earns less, with the majority earning between around R9601 to 76400 per annum and the White population earn the most, between R38201 and R614400 per annum.



**Graph 3.3.4.4b** Income (per annum) distribution by population group (source: Census, 2011)

### 3.3.4.5 Social Grants

Graph 3.3.4.5 shows the average number of social grants paid out in 2005 in the municipality. The largest numbers of social grants were paid out as disability grants.



**Graph 3.3.4.5** Social grant data (source: Socio Economic Profile, 2006)

In 2005 about 1.1% of the population of Beaufort West Municipality obtained some form of grant (Socio Economic Profile, 2006).

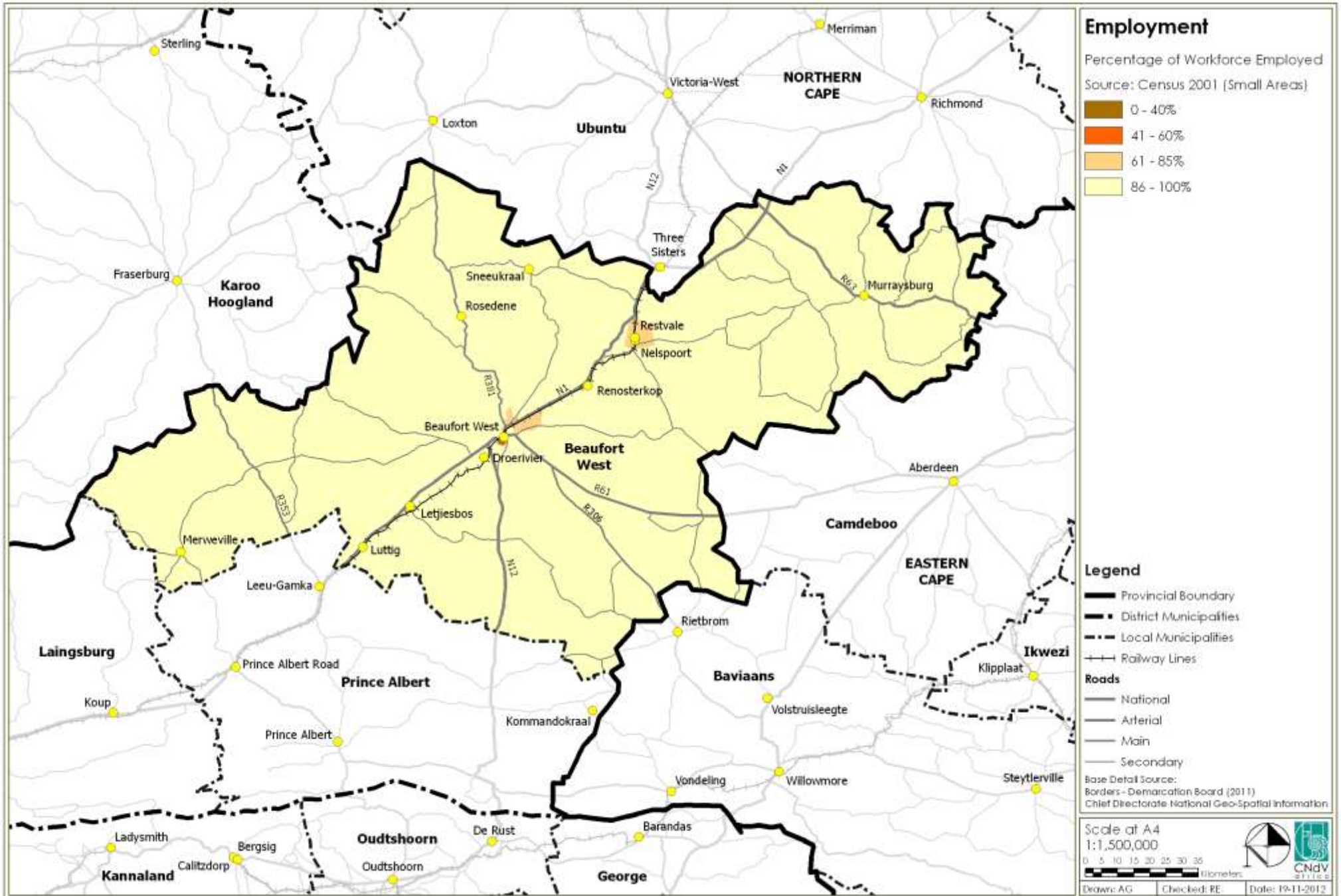


Figure 3.3.4.2 Employment

### **Implications for Beaufort West Municipality**

- Initiatives are required to increase the labour force participation rate (LFPR) which was at 47.6% in 2011 (Census, 2011).
- Employment generation should be prioritised throughout the municipality.
- Growth took place in predominantly skilled employment sectors such as manufacturing, wholesale, trade and finance.
- An absolute and relative decline in agricultural employment occurred in the municipality.
- Initiatives should therefore focus on, firstly, improving peoples skills in the growing sectors of the economy, and secondly, on arresting the decline in the agricultural sector.

### **3.3.4.6 Local Economic Development**

The Beaufort West Local Economic Development Strategy highlighted the economic difficulties within the municipality. The difficulties were mainly attributed to:

- low levels of human development;
- distances from large markets; and
- the arid climate.

The LED strategy specifically emphasised the importance of providing mechanisms that would encourage marginalised communities to participate in the economy. In so doing the economy could grow for the benefit of all.

The following objectives are proposed to ensure sustainable economic growth within the Beaufort West Municipality:

- Focus on the comparative advantages of Beaufort West to ensure sustainable economic growth.
- Create meaningful, sustainable and long-term employment.
- Encourage human resource development (skills training) linked to growth sectors in the economy.
- Reduce poverty by focusing on access to basic services, social and economic opportunities and educational, health and welfare equity.
- Broad Based Black Economic Empowerment

To achieve economic growth the following focus areas were identified which require public sector intervention:

- Growing Sector Strategy:** Diversify the economy with new sectors with growth potential. Sectors with growth potential were identified as:

#### Agriculture and Agri-processing

Opportunities within this sector were identified as the following:

- Hides, milk, meat, wool and mohair,
- Hydroponic cultivation of crops such as herbs and cut flowers,
- Breeding indigenous pigs,
- Dairy product production (cheese, yoghurt and ice cream),



*Objectives:*

- Maintain and enhance current agricultural practices.
- Ensure previously disadvantaged individuals have an opportunity to participate in this sector.
- Establish product beneficiation projects to alleviate unemployment, especially for women.
- Ensure that synergies are created between the agricultural and tourism sectors.

Tourism

The LED Strategy stated that the length of stay and expenditure per day of tourist within the municipality is significantly lower when compared with the Western Cape Province. Beaufort West is only used as stop over on route the N1. Initiatives are thus required to significantly lengthen the time tourists spend within the municipality. The Karoo National Park was identified as the most important tourist attraction to achieve this.

*Objectives:*

- Develop a sustainable tourism sector,
- Create employment opportunities through tourism, especially for unemployed females, and
- Involve previously disadvantaged communities as much as possible.

Transport

Transport is a significant contributor to the economy of the Beaufort West Municipality mainly due to the N1 freeway that traverses the municipality. Employment creation derived from this sector can however be significantly grown.

*Objectives:*

- Grow the transport sector to ensure greater economic spin-offs,
- Create employment through the transport sector,
- Create the opportunity for the previously disadvantaged communities of the region to participate in the transport sector.

- ii. **Human Resource Development Strategy:** Provide the necessary infrastructure and support (early childhood development, formal schooling, tertiary education, skills development and adult basic

education, etc.) to ensure a higher human development index through the following:

*Objectives:*

- Ensure high quality early childhood development programmes,
- Ensure access to quality education for learners and job seekers,
- Empower all residents within the municipality to enable them to participate in the Beaufort West Municipal economy.

- iii. **SMME Support Strategy:** Provide support for the development of small, medium and macro enterprises and the contribution which this sector makes to the municipal economy by means of the following objectives:

*Objectives:*

- Improve the success rate of businesses,
- Clarify and minimise the regulatory requirements impacting on business development,
- Reduce the cost of conducting business within the municipality.

- iv. **Poverty Reduction Strategy:** Reduce poverty by addressing unemployment, low income levels, a lack of valuable assets, health and nutrition shortages and low levels of education through the following objectives:

*Objectives:*

- Increase the resources of the poor,
- Reduce the cost of living of the poor, and
- Build assets for the poor.

- v. **Restructuring the Space Economy/Asset Building:** Create integrated settlements through the following objectives:

*Objectives:*

- Protect a unique sense of place in the municipality,
- Provide high levels of access to economic and social opportunities to the poor,
- Ensure that housing becomes assets of the poor,
- Promote integration within communities.

The Karoo Participatory Appraisal Competitive LED Strategy outline for Beaufort West (2013) proposed the following prioritised initiatives:

- Energy and Mining:
  - Promotion and facilitation of investment;
  - Fracking and Environmental Information Centre;
  - Environmental Monitoring Group.
- Tourism:
  - Develop more tourism attractions, products and package;
  - Aviation School;
  - Destination Marketing Campaign;
  - Marketing website: SEDA grant.
- Agriculture:
  - Reduce stock losses;
  - Outsourcing of hydroponics.
- Retail and Services:
  - Improvement of appearance in CBD;
  - Skills development geared towards SKA and other investors.
- Infrastructure linked to economic development:
  - Pipe water from Gariep Dam or Lesotho;
  - Rerouting of trucks through town;
  - Airport extended runway and tarring;
  - Waterfront: Koppie and Dam Properties.
- Institutional Capacity:
  - Establish effective economic development co-operation;
  - Establish effective ED facilitation capacity;
  - Support EDA to apply good LED practises;
  - LED, SDF and IDP alignment.

### ***Implications for Beaufort West Municipality***

The LED strategy proposed that the municipality undertake the following:

- Support land reform and small scale farming initiatives,
- Support existing farming,
- Support agri-processing and related activities,
- Assist in the establishment of a Regional Tourism Board specifically focusing on a branding and marketing campaign,
- Sharing relevant tourism information with the Regional Tourism Office,
- Actively and visibly promote the region,
- Improve existing tourism attractions and develop new tourism attractions,
- Maintain scenic corridors,
- Develop design guidelines, building guidelines, landscaping and urban design plans to protect the historical parts of towns and to enhance their tourism quality,
- Make municipal resources available and provide infrastructure to support the transport sector,
- Develop technical skills (e.g. diesel mechanics) within Beaufort West Municipality that can contribute to the transport sector.
- Ensure that safety of traveling along the N1 is significantly improved in order to increase the amount of road users (inputs/discussions to be undertaken with CKDM, PGWC and SANRAL),
- Develop and implement early childhood and school development programmes, worker skills development and training programmes.
- Provide the necessary support to small business and their continued development;
- Review existing regulations and by-laws and their impact on small business,
- Support SMME's through procurement practices,
- Improve access to government poverty relief programmes,
- Address housing and other services backlogs,
- Improve social and natural capital,
- Ensure sustainable and integrated settlements within the municipality,
- Enhance the asset value of low-income housing,
- Maintain the historical character and the unique sense of place of the towns.

### 3.3.5 THE ECONOMY

#### 3.3.5.1 Income

The Beaufort West economy contributed approximately 74,39% to the economy of the Central Karoo District Municipality in 2009. In terms of absolute numbers, the economy of Beaufort West generated R840,7 million of Gross Value Added (GVA)<sup>1</sup>, when compared to R 1 130,2 million for the Central Karoo District. The GVA contribution of the Beaufort West economy to the Central Karoo District decreased slightly from 75,00% in 2001 to 74,39% in 2009. Notwithstanding, the Beaufort West economy grew by 3,46% per annum from 2001 to 2009 or 31,29% over the period. Figure 1 indicates the sector contributions to the GVA of the Beaufort West economy for 2001 and 2009.

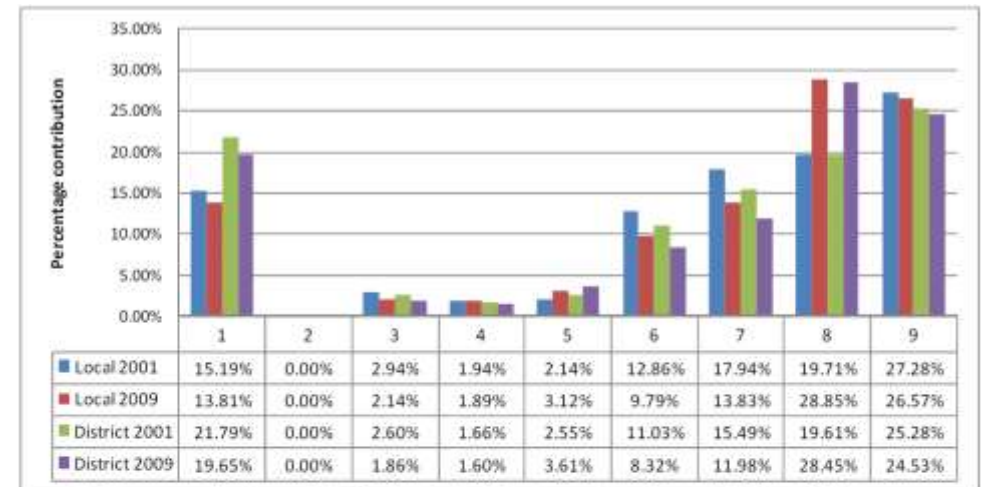
The largest sectors of the Beaufort West economy are Finance, Insurance, Real Estate and Business Services followed by Community, Social and Personal Services and Transport, Storage and Communication. These three sectors combined contributed almost 70% of the total GVA generated by the Beaufort West economy in 2009.

The combined contribution of these sectors increased from 64,94% in 2001. The increase in the GVA is attributed to a sharp increase in the contribution of 46,35% by Finance, Insurance, Real estate and Business Services to GVA from 2001 to 2009. Over the same period, the contribution of the Transport, Storage and Communication sector to GVA decreased from 17,94% to 13,83%. A sharp decrease in Wholesale and Retail activity emerged over the period with the contribution of the sector decreasing from 12,86% in 2001 to 9,79% in 2009. The latter represented a decrease of 3,35% per annum from 2001 to 2009. Agriculture, Hunting, Forestry and Fishing activity also made a smaller contribution to the GVA of the local economy in 2009 when compared to 2001 with a decline in the contribution to GVA of 9,08%.

An assessment of the larger sectors suggests that the Finance, Insurance, Real Estate and Business Services sector, which contributes 28,85% to the GVA of the local economy, grew by 8,51% per annum over the period 2001 to 2009. The Transport, Storage and Communication sector with a 13,83% contribution to the GVA in 2009, grew at a nominal rate of 0,14% per annum over the period 2001 to 2009. The Construction sector which

contributed 3,12% to the local GVA in 2009 grew at a nominal growth rate of 8,46% per annum over the period 2001 to 2009 although off a low base.

Graph 3.3.5.1 indicates the contribution of each economic sector to the GVA of the Beaufort West and the Central Karoo District economy for 2001 and 2009.



**Legend:**

- 1 Agriculture, hunting, forestry and fishing
- 2 Mining and quarrying
- 3 Manufacturing
- 4 Electricity, gas and water supply
- 5 Construction
- 6 Wholesale and retail
- 7 Transport, storage and communication
- 8 Finance, insurance, real estate and business services
- 9 Community, social and personal services

**Note:** Mining and quarrying at the local level registered no activity in 2001 and 2009

**Source:** Adapted from Western Cape Provincial Treasury (2010)

**Graph 3.3.5.1 Sector contributions to GVA for the local and district municipal areas in 2001 and 2009**

An assessment of the information presented in Figure 3 suggests that the Community, Social and Personal Services sector showed growth that is similar to the local economy at a nominal rate of 3,12% per annum from 2001 to 2009, but contributes more than a quarter (26,57%) to the total GVA of the local economy. The contribution of the sector to the District

GVA is slightly lower than the local economy contribution due to lower levels of demand elsewhere in the District (excluding Beaufort West).

The contribution of the Manufacturing sector to the local economy decreased by 27,10% from 2001 to 2009, while a decrease of 28,29% in the sector's contribution to GVA was achieved in the District municipal area over the same period. The contribution of the Agriculture, Hunting Forestry and Fishing sector to the GVA of the local economy declined by 9,08% from 2001 to 2009, while the same figure for the District indicates a slightly higher decline of 9,81%.

### 3.3.5.2 Sector Contribution to the Economy

The assessment of GVA sector contributions together with the annual and period growth rates for 2001 and 2009 are indicated in Table 3.3.5.2.

| Economic sector<br>(R'000)                   | Gross Value Added |            | Growth for |            | Annual<br>growth | Direction<br>of growth |
|--|-------------------|------------|------------|------------|------------------|------------------------|
|  | 2001              | % of total | 2009       | % of total |                  |                        |
| Agriculture, hunting, forestry and fishing   | 97 246            | 15,19%     | 116 078    | 13,81%     | 15,37%           | 2,24%                  |
| Mining and Quarrying                         | -                 | 0,00%      | -          | 0,00%      | 0,00%            | 0,00%                  |
| Manufacturing                                | 18 842            | 2,94%      | 18 053     | 2,14%      | -4,29%           | -0,55%                 |
| Electricity, gas and water supply            | 12 406            | 1,94%      | 15 915     | 1,89%      | 28,28%           | 3,16%                  |
| Construction                                 | 13 698            | 2,14%      | 26 224     | 3,12%      | 91,44%           | 8,46%                  |
| Wholesale and retail                         | 82 322            | 12,86%     | 82 305     | 9,79%      | -0,02%           | 0,00%                  |
| Transport, storage and communication         | 114 912           | 17,94%     | 116 247    | 13,83%     | 1,16%            | 0,14%                  |
| Finance, insurance, real estate and business | 126 238           | 19,71%     | 242 559    | 28,85%     | 92,14%           | 8,51%                  |
| Community, social and personal services      | 174 701           | 27,28%     | 223 380    | 26,57%     | 27,86%           | 3,12%                  |
| Total  | 640 365           | 100,00%    | 840 742    | 100,00%    | 31,29%           | 3,46%                  |

Note: No Mining and Quarrying activity is recorded in the local municipal area in 2001 or in 2009.

Sources: Western Cape Provincial Treasury (2010)

**Table 3.3.5.2 An assessment of sector contributions to GVA in 2001 and 2009 and employment per sector in 2001 and 2007 for the Beaufort West economy** (source: MPBS, 2012)

Among the nine classified sectors, eight recorded an annual increase in economic activity with the Construction and Transport, Storage and Communication sector achieving strong performance on an annual basis, although the former is off an extremely low base. Manufacturing activity has declined over the period of the review. This is concerning due to the labour intensive nature of various manufacturing processes. It also may allude to raw materials and products produced by the Agriculture sector being processed elsewhere and not within the boundaries of the Beaufort West local economy.

### Primary sector

The primary sector of the Beaufort West economy includes Agriculture, Hunting, Forestry and Fishing activity.

As stated above, it is estimated that sector contributed 13,81% to the GVA of the municipal area in 2009. A decline in the contribution of primary economic activity to the total GVA of the Municipal area from 15,19% in 2001 is recorded. No mining activities occur in this area, and therefore no contribution is made by this subsector to the local economy.

### Secondary sector

The secondary sector of the Beaufort West economy includes some Manufacturing, Construction and Electricity, Gas and Water Supply. The secondary sector contributed 7,02% to the GVA of the Beaufort West economy in 2001, while the contribution to GVA increased to 7,16% in 2009. The slight increase is essentially attributed to the Construction sector that increased its contribution to GVA from 30,47% in 2001 to 43,58% in 2009. In current terms it is likely that the construction sector experienced a significant decline in activity thereafter and this would cause a significant slowdown in growth rates and the contribution of the secondary sector to the economy in general.

### Tertiary sector

The Tertiary Sector of the Beaufort West economy includes Trade, Repairs and Hospitality, Financial Institutions, Real Estate and Business Services; Community, Social and Personal Services; and Government Services. The Tertiary Sector contributed 77,80% to the GVA of the local economy in 2001, which increased to 79,04% in 2009. In other words, almost 80c in each rand contributed to the local economy is attributable to tertiary sector activity. The largest contribution to Tertiary Sector activity is the Finance, Insurance, Real Estate and Business Services sector increasing its contribution from 25,34% in 2001 to 36,50% in 2009.

The contribution of government services to the local economy is unknown, but it is possible to postulate that it contributes a sizable portion to the overall GVA of the local municipality and makes a relative contribution to the Tertiary Sector.



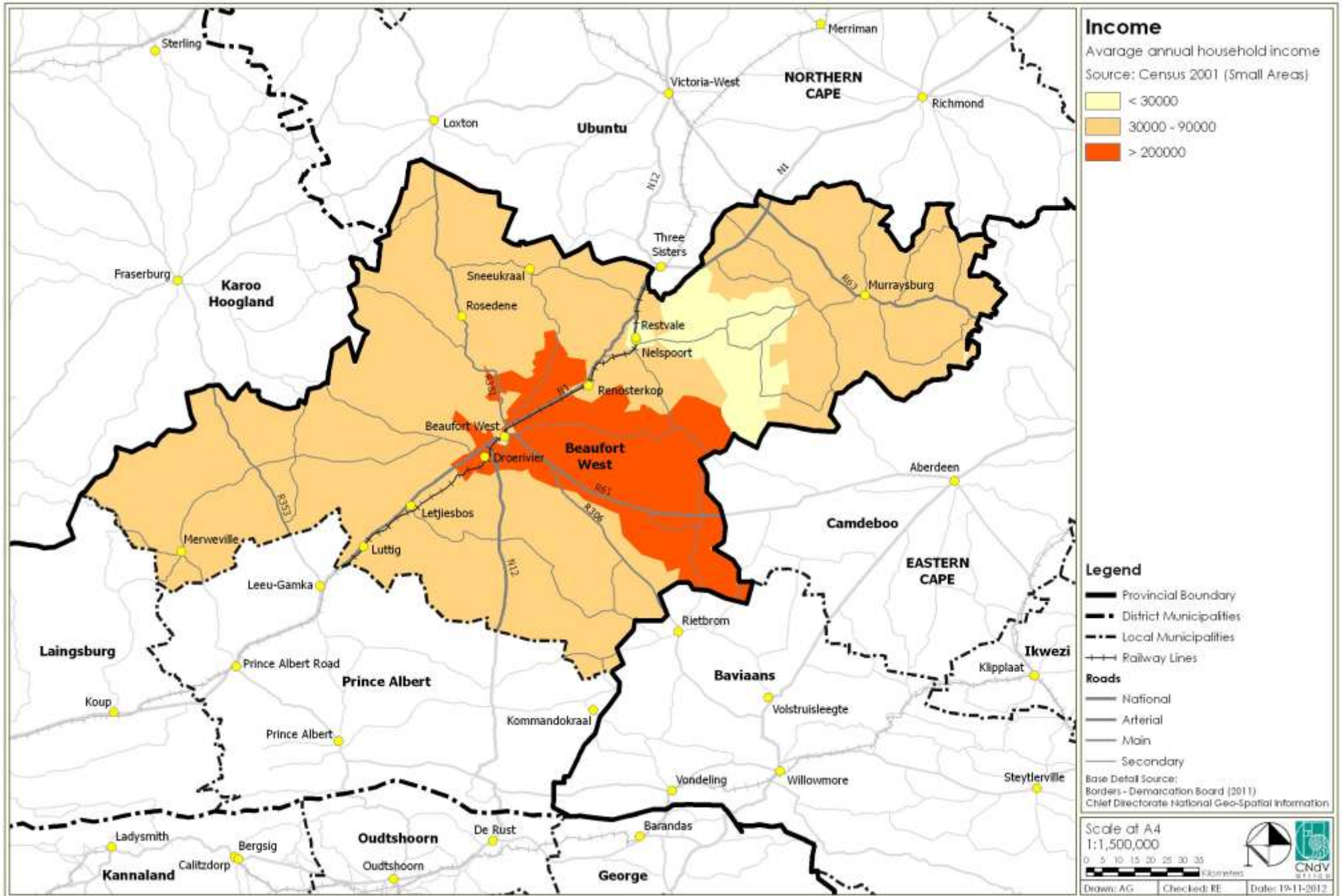


Figure 3.3.5.1 Income

### 3.3.5.3 Input-Output Analysis

An input-output analysis is an evaluation of the economy that supports an understanding of the interaction that exists between supply and demand of commodities for each sector necessary to generate a certain level of output. This allows for an assessment of the multiplied impacts of future growth and the quantification of the input required to achieve the envisaged growth.

The economic profile of the local economy (Quantec Research, 2011 – the latest data available) is summarised in Table 3.3.5.3a below. That profile must be "translated" into an input- output (or nowadays called supply-use) framework.

| Industry/Sector   | GVAR 2011 Rm   | % Contribution per sector 2011 | Average annual % Growth 2001-2011 | % Contribution to WC sectors 2011 |
|---|----------------|--------------------------------|-----------------------------------|-----------------------------------|
| Agriculture, forestry and fishing                         | 55.60          | 5.29                           | -1.52                             | 0.586                             |
| Mining  | 1.30           | 0.12                           | 15.79                             | 0.339                             |
| Manufacturing   | 106.40         | 10.13                          | 10.06                             | 0.247                             |
| Electricity and water                                     | 7.80           | 0.74                           | -3.11                             | 0.217                             |
| Construction  | 46.30          | 4.41                           | 10.67                             | 0.416                             |
| Wholesale & retail trade; catering and accommodation      | 154.50         | 14.71                          | 3.18                              | 0.404                             |
| Transport & communication                                 | 155.30         | 14.78                          | 2.25                              | 0.609                             |
| Finance and business services                             | 290.20         | 27.62                          | 5.44                              | 0.348                             |
| Government, Community, social and other personal services | 233.10         | 22.19                          | 4.15                              | 0.602                             |
| <b>Total</b>  | <b>1050.50</b> | <b>100.00</b>                  | <b>4.19</b>                       | <b>0.414</b>                      |

Source: Quantec Research

**Table 3.3.5.3a** Sector contribution to GVAR in 2011 for the Beaufort West local area (source: MPBS, 2012)

Due to a limitation of sector data for the Beaufort West economy, certain sectors are combined and Table 3.3.5.3a is restructured as follows: Rows 6 and 7 are combined to form "Trade, Transport and Accommodation", and rows 8, and 9 are combined to form a category "Services".

The adjusted Table 3.3.5.3a is now referred to as Table 3.3.5.3b.

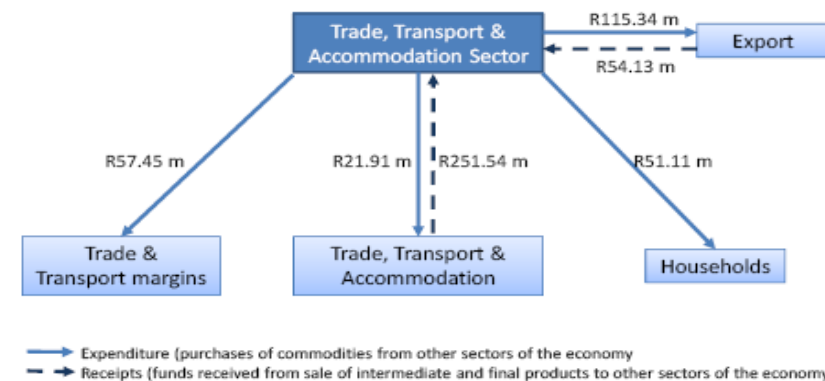
|   | Industry/Sector                   | GDPR 2011 Rm   | % Contribution per sector 2011 |
|---|-----------------------------------|----------------|--------------------------------|
| 1 | Agriculture, forestry and fishing | 55.60          | 5.29                           |
| 2 | Mining                            | 1.30           | 0.12                           |
| 3 | Manufacturing                     | 106.40         | 10.13                          |
| 4 | Electricity and water             | 7.80           | 0.74                           |
| 5 | Construction                      | 46.30          | 4.41                           |
| 6 | Trade transport and accommodation | 309.80         | 29.49                          |
| 7 | Services                          | 523.30         | 49.81                          |
|   | <b>Total</b>                      | <b>1050.50</b> | <b>100.00</b>                  |

Source: Quantec Research

**Table 3.3.5.3b** Sector contribution to GVAR for the Beaufort West economy in 2011 (source: MPBS, 2012)

#### • Illustration and description of linkages between key sectors

An understanding of the linkages between the sectors is required from a supply and demand side referred to receipts and expenditure respectively. The illustration provided below are provided for the key sectors of the Beaufort West Economy, i.e. Figures 3.3.5.3a, 3.3.5.3b and 3.3.5.3c illustrate the linkages between the key receipts and expenditures related to the Trade, Transport and Accommodation; Services, and Agriculture, Forestry and Fishing to the sectors.

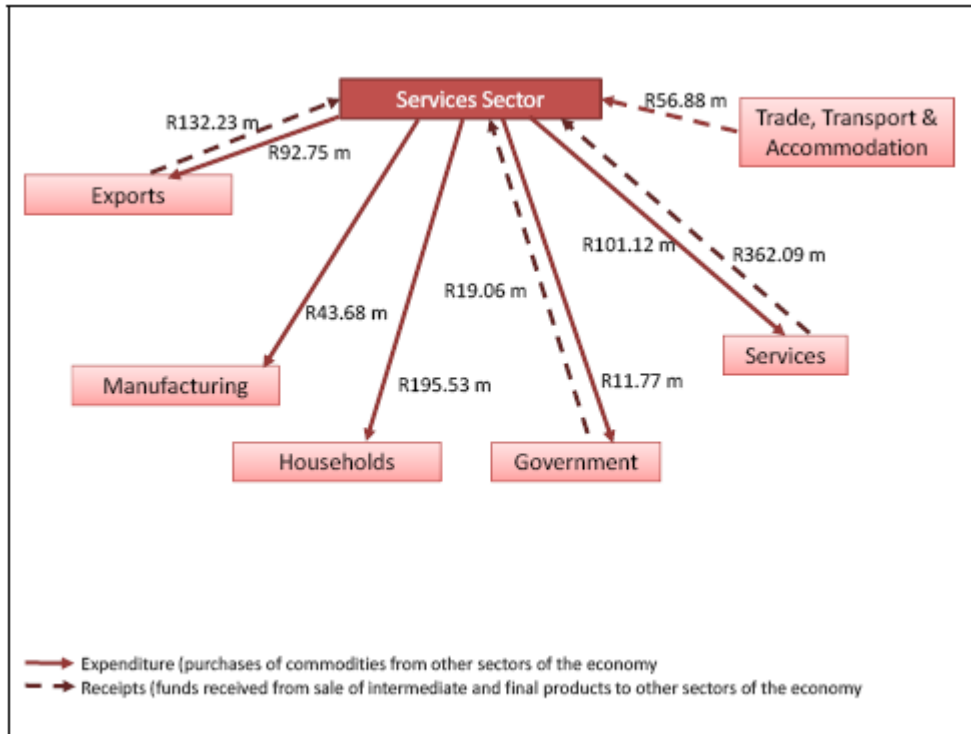


**Figure 3.3.5.3a** An illustration of the linkages between key sector contributions to income (receipts-supply) and the expenditure (demand) of the Trade, Transport and Accommodation sector (Source: MPBS, 2012)

An interpretation of the data illustrated in Figure 3.3.5.3a suggests that in terms of the receipts (supply of products and services), the Trade, Transport and Accommodation sector supplies R251.54 million to various industries within the sector.

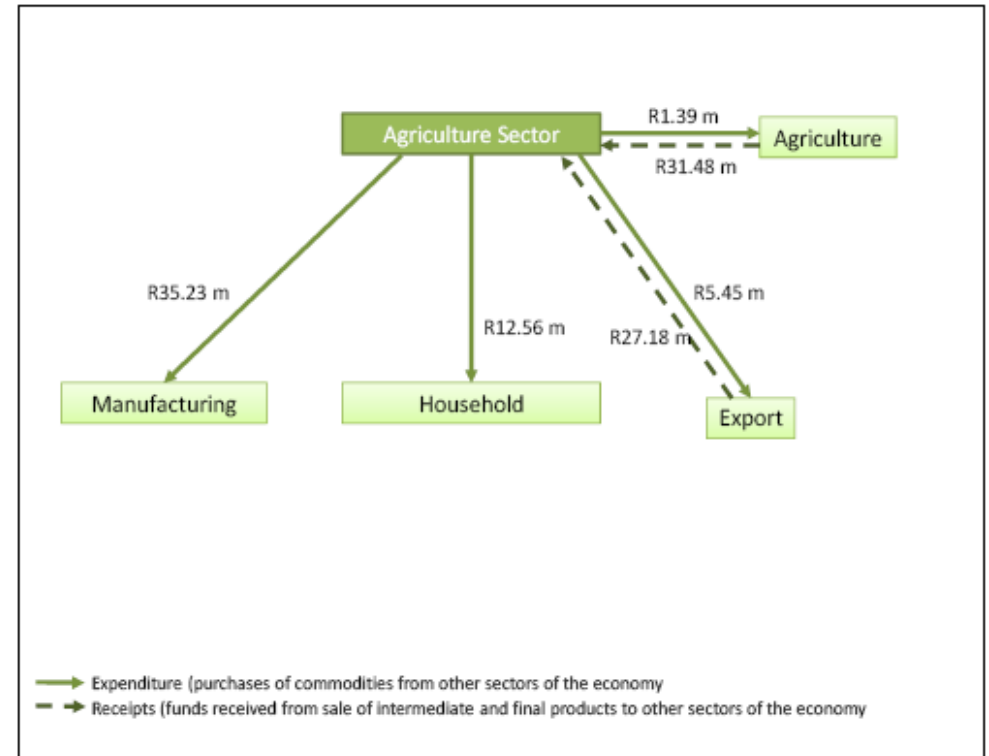


Exports generated R54.13 million in receipts for the sector. In terms of expenditure (demand), Trade and Transport Margins make up R57.45 million of expenditure. Also note that Trade and Transport Margins is not a sector per se, but reflects the mark-ups on Trade together with Transport costs paid by the sector to other sectors in the local economy.



**Figure 3.3.5.3b** An illustration of the linkages between key sector contributions to income (receipts-supply) and the expenditure (demand) of the Services sector

An interpretation of the data illustrated in Figure 3.3.5.3b suggests that in terms of the receipts (supply of products and services), the Services sector supplies R132.23 million to Exports, R56.88 million to Trade, Transport and Accommodation, R362.09 million to industries in the sector itself. In terms of expenditure (demand) R195.53 million is demanded from Households, R11.77 million from Government, R101.12 million from the sector itself and R92.75 million from Exports (value of goods and services leaving the municipal area).



**Figure 3.3.5.3c** An illustration of the linkages between key sector contributions to income (receipts-supply) and the expenditure (demand) of the Agriculture sector

An interpretation of the data illustrated in Figure 3.3.5.3c suggests that in terms of the receipts (supply of products and services), the Agriculture sector supplies R31.48 million to the industries within the sector itself and R27.18 million to Exports. In terms of expenditure (demand), R35.23 million is demanded from Manufacturing, R12.56 million from Households, R5.45 million from exports (value of goods and services leaving the municipal area) and R1.39 million from the sector itself.

- Input Requirements to Achieve the Level of GRP**

In order to obtain some indication of the input required to generate the output, an initial calculation is provided for the purposes of clarity. Table 3.3.5.3c should be considered as a preliminary indication of the sector

inputs required to achieve the GGP (value added) indicated for the Beaufort West economy in 2011.

In order to derive the input the cost to produce products and services was taken as all costs excluding Gross Operating Surplus (profit) and savings and stock changes. The latter refer specifically to the value addition and also include trade and transport margins as a cost.

|   | Industry/Sector                   | GDPR 2011 Rm   | Conversion factor | Inputs required Rm |
|---|-----------------------------------|----------------|-------------------|--------------------|
| 1 | Agriculture, forestry and fishing | 55.60          | 1.0061            | 55.27              |
| 2 | Mining                            | 1.30           | 1.1784            | 1.10               |
| 3 | Manufacturing                     | 106.40         | 1.1038            | 96.40              |
| 4 | Electricity and water             | 7.80           | 1.0000            | 7.80               |
| 5 | Construction                      | 46.30          | 1.7274            | 26.80              |
| 6 | Trade transport and accommodation | 309.80         | 1.0050            | 308.27             |
| 7 | Services                          | 523.30         | 1.0040            | 521.20             |
|   | <b>Total</b>                      | <b>1050.50</b> | <b>1.0331</b>     | <b>1016.84</b>     |

**Note:** Conversion factor refers to the value addition added to input of a sector to achieve an output

**Source:** Multi-Purpose Business Solutions

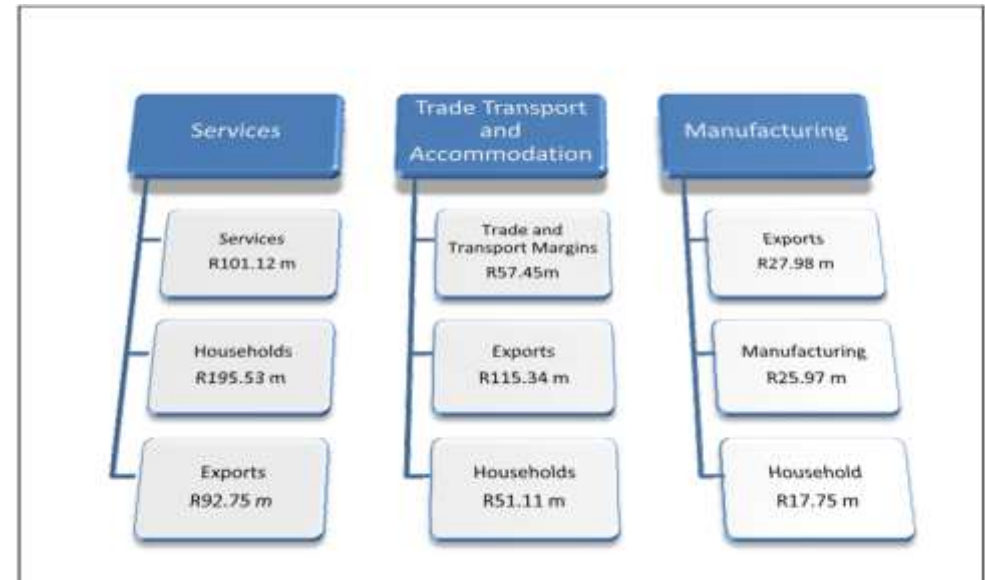
**Table 3.3.5.3c Input values required to generate the level of GRP achieved in 2011 per sector**

The assessment provided in this report aims to provide an understanding of the linkages between sectors of the Beaufort West economy. The linkages could reflect either a receipt (funds obtained for the sector from the sale (supply) of goods and services) or an expenditure, which refers to the purchase of products and services required by the sector from other sectors in the economy, i.e. the demand.

The three main sectors of the Beaufort West economy in terms of GRP contributions are:

- Services
- Trade, Transport and Accommodation,
- Manufacturing

The three sectors mentioned above have the following expenditure (demand) linkages with other sectors of the Beaufort West economy:



**Note:** Refer to the analysis provided for each sector in Section 3.3.

Inputs refer to the requirements of a process to produce an output (product or services). The higher the conversion factor the more value is added to the product. The assessment suggests that most of the value is added to inputs by the Services sector followed by Trade Transport and Accommodation and Manufacturing.

The focus on the development of the Beaufort West economy should be informed by the platform provided by an understanding of the linkages between the sectors. Identification of key sectors is important, but not only in terms of its contribution to the GRP of the Municipal economy. A need exists to inform economic policy and strategy by developing sectors that support the key sectors and thereby limit the leakages that current exist through the export of goods and services (through expenditure – demand).



### 3.3.6 LAND REFORM

Figure 3.3.6.1 shows the location of completed land reform projects in the municipality. Table 3.3.6.1 shows a description of each land reform project contained in Figure 3.3.6.1. Large scale projects are located south of Beaufort West.

| No | Project Name               | Property Description   | Value   |
|----|----------------------------|--|---------|
| 1  | Acacia                     | Portion 12 (a portion of Portion 6) of Kuils Poort No. 161, Portion 13 (a portion of Portion 12) of Kuilspoort No. 161, Portion 20 (a portion of Portion 12) of Kuils Poort No. 161, Remainder Portion 41 of South Lemoenfontein No. 162, Portion 45 (a portion of Portion 41) of South Lemoenfontein No. 162, Portion 46 (a portion of Portion 41) of South Lemoenfontein No. 162 | 17507   |
| 2  | Vleiland                   | Farm 225, Buffelsrivier  | 300000  |
| 3  | Long Tom Trust             | Rem ptn 1 of Schiet Kop 354  | 792000  |
| 4  | Roberson Family Trust      | Farm 354/3   | /       |
| 5  | Bo-Plaas Farmers Trust     | Farm Vetkuil 332/2 and 332/3   | 963840  |
| 6  | Voorsieningslaagte         | Lemoensfontein 162/12  | 70000   |
| 7  | Klaaste Family Trust       | Vetkuil 332/3  | 770000  |
| 8  | Beaufort West Kleinboere   | Viakfontein 325/1  | 70000   |
| 9  | Ngondo Mono and Sons       | Katdoornkuil 359   | 915000  |
| 10 | Hoekskuil Boerdery         | Hoekskuil 358  | 858995  |
| 11 | Beaufort West Commonage    | Bulskop 423  | 2737638 |
| 12 | Makwena Family Trust       | Erf 8463   | 75000   |
| 13 | Nieuveltd Farm Workers     | Vaalkuil 368/4   | /       |
| 14 | Maritz Family Trust        | Erf 7581   | 447700  |
| 15 | Bel Farmers                | Ptn B and C of Klipbanksfontein 173  | /       |
| 16 | Saamstaan Groente Tuin     | Kaffirs Kraal 380/3  | /       |
| 17 | David Japhtha Family Trust | Erf 8, Murraysburg   | /       |

**Table 3.3.6.1** Land reform projects in the Beaufort West Municipality (Department of Land Reform, 2011)

An Area Based Plan (ABP) was prepared for the Central Karoo District Municipality in June 2008. The ABP aimed to be a plan for ensuring a coordinated process of land acquisition and support in entrepreneurial development for farmers and other land users. The plan aims to take into account the harsh environment and extremely poor population. The plan gives direction to a comprehensive land and agrarian reform plan relevant to the conditions in the area.

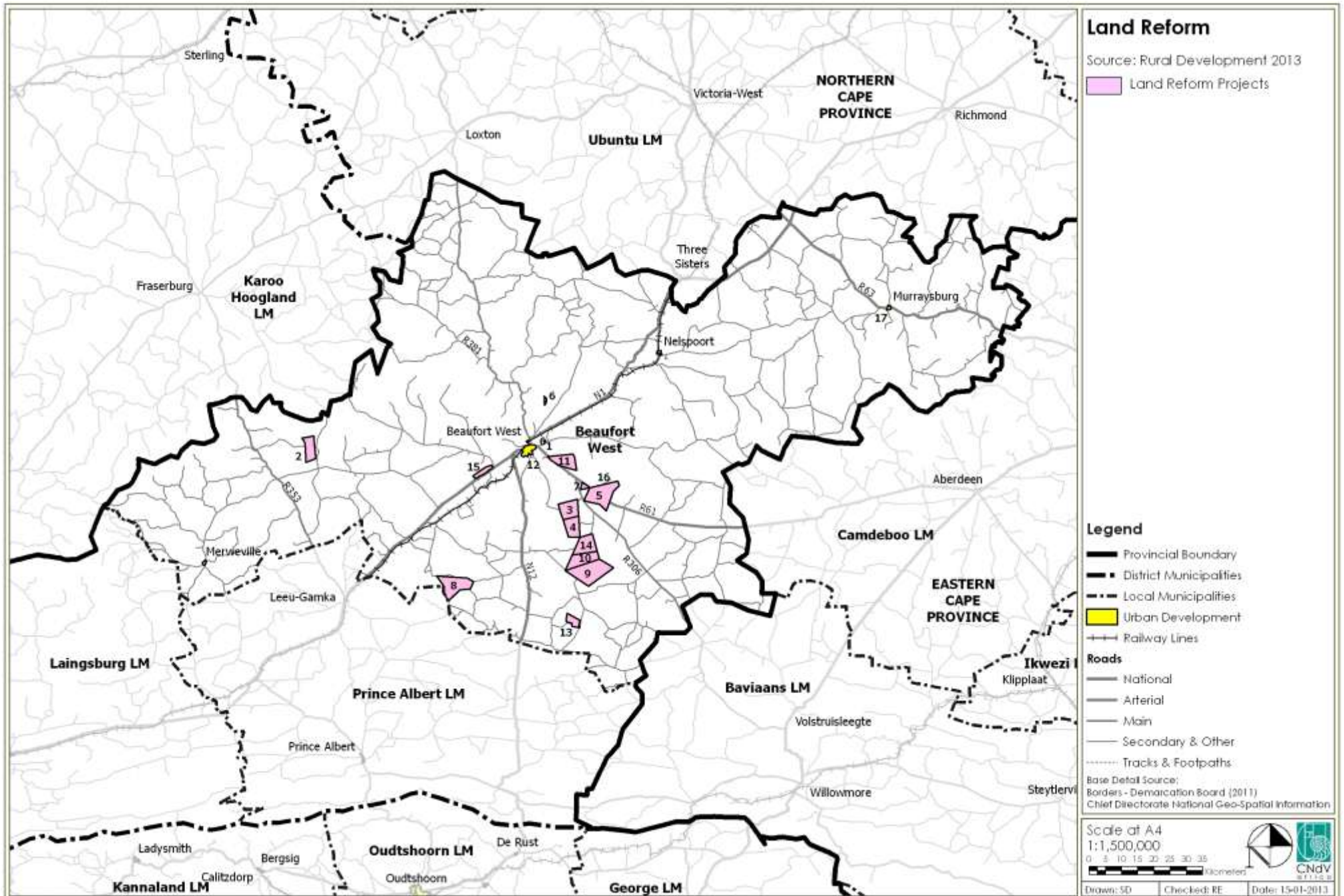


Figure 3.3.6.1 Land Reform Projects (Rural Development, 2013)



### 3.3.7 CEMETERIES

Figure 3.3.7.1 indicates the location of cemeteries throughout the municipality. Cemeteries are located in the towns of Beaufort West, Merweville, Nelspoort, Murraysburg and north of Rosedene.

| No | Location      | Total Area (ha) | Available Area (ha) | No of graves available |
|----|---------------|-----------------|---------------------|------------------------|
| 1  | Beaufort West | 5.60            | 1.34                | 2700                   |
| 2  | Nelspoort     | 1.30            | 0.7                 | 1750                   |
| 3  | Merweville    | 0.64            | 0.24                | 600                    |
| 4  | Murraysburg   | 3.17            | 2.00                | 5000                   |

**Table 3.3.7.1 Cemeteries in Beaufort West Municipality** (source: Beaufort West Municipality, Technical Services, 2013)



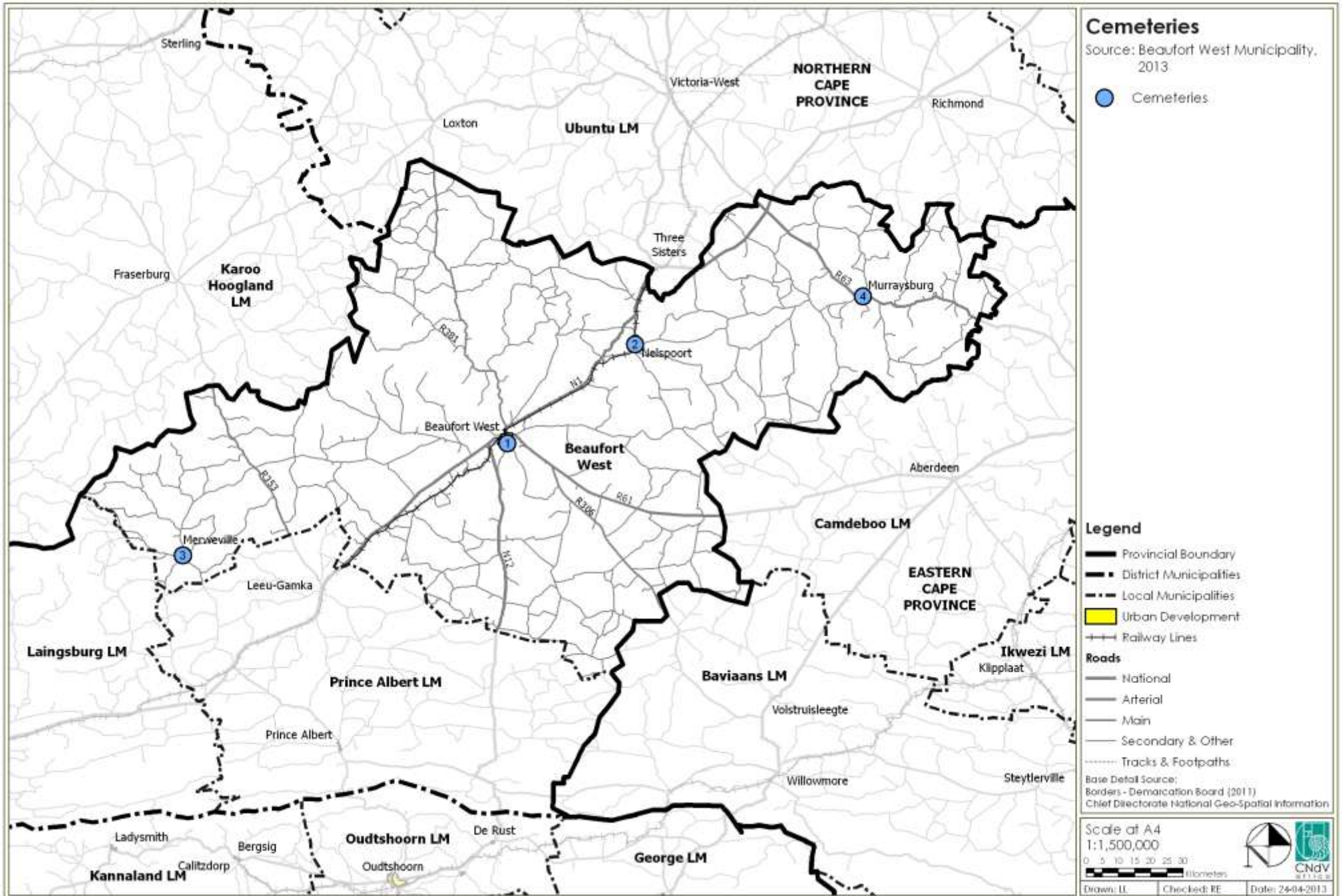
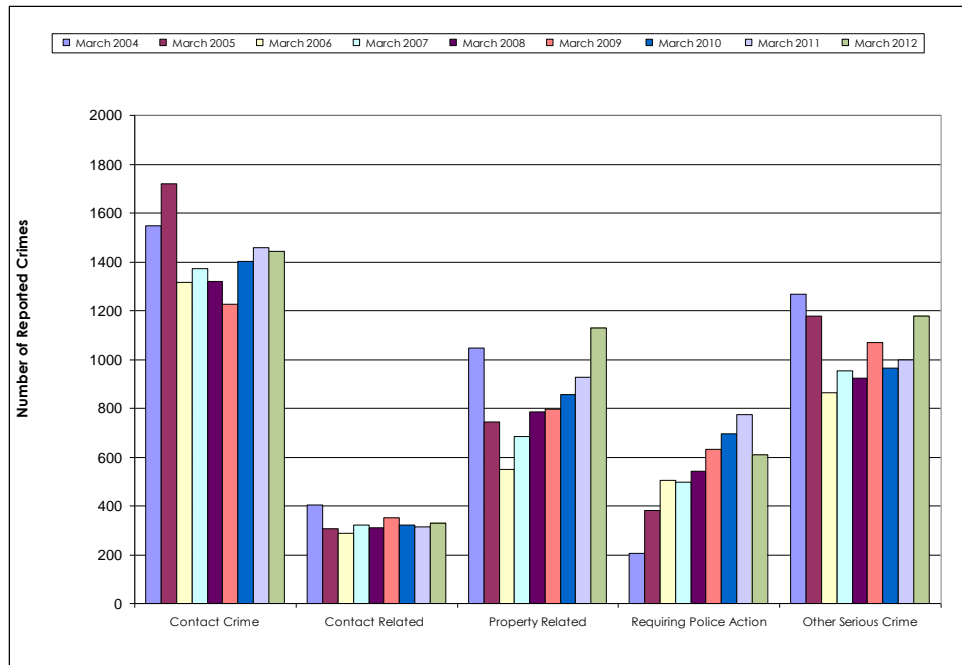


Figure 3.3.7.1 Cemeteries

### 3.3.8 CRIME



**Graph 3.3.8.1** Reported crime statistics for Beaufort West Municipality (Source: SAPS, 2012)

Graph 3.3.8.1 indicates the crime statistics for the Beaufort West Municipality. Information was only available for the towns of Beaufort West and Murraysburg. The most prevalent crime is contact related crime (murder, sexual crimes, attempted murder, common assault, assault to inflict grievous bodily harm, common robbery and robbery with aggravating circumstances). There has been a rise in contact related crime incidences since 2010 but the number is still less than the number of incidences recorded in 2005. Beaufort West has much greater reported crime levels than Murraysburg.

Contact related crimes are very serious in nature and need to be significantly reduced to improve the quality of life in these towns and the Beaufort West Municipality as whole.

#### **Implications for Beaufort West Municipality**

- Crime is generally a reflection of socio-economic conditions. The high contact related crime rate indicates poor socio-economic conditions.
- Drastic interventions are required to reduce the crime rate in the municipality, especially in the town of Beaufort West.

### 3.3.9 PROPERTY MARKET PATTERNS AND GROWTH PRESSURES

From the building statistics provided by STATS SA for the Beaufort West Municipality, it can be observed from Table 2 that a decrease of 99,65% occurred in the number of new residential buildings over the period 2007 to 2010. This sharp decrease is primarily attributable to the completion of low cost housing projects (dwellings smaller than 80 square metres) during 2007 and 2008. A decrease in non-residential building activity is observed in the total value of buildings completed in the Municipal area (refer to Table 2). Non-residential buildings completed over the period refers more specifically to retail (shopping) space, churches, sport and recreational clubs, office and banking space as well as industrial and warehouse space.

The total value of buildings (irrespective of the nature and scope) completed over the period 2008 to 2010, totalled R93,4 million. The split between residential buildings and non- residential buildings is 69% and 31% respectively. The value of buildings completed for residential and non- residential is represented by 1 184 and 14 building projects, respectively. The policy of local procurement and content also assists with job creation among local residents. The changes in the residential and non- residential building activity are best considered by assessing the number of building projects in relation to the value of building activity. The findings are indicated in Table 3.3.9.

| Number of projects | 2007                |             | 2008                |             | 2009               |             | 2010               |             |
|--------------------|---------------------|-------------|---------------------|-------------|--------------------|-------------|--------------------|-------------|
| Residential        | 576                 | 99%         | 602                 | 100%        | 4                  | 67%         | 2                  | 25%         |
| Non-residential    | 4                   | 1%          | 2                   | 0%          | 2                  | 33%         | 6                  | 75%         |
| <b>Total</b>       | <b>580</b>          | <b>100%</b> | <b>604</b>          | <b>100%</b> | <b>6</b>           | <b>100%</b> | <b>8</b>           | <b>100%</b> |
| Value of projects  | 2007                |             | 2008                |             | 2009               |             | 2010               |             |
| Residential        | R 35 661 000        | 61%         | R 26 763 000        | 92%         | R 1 872 000        | 65%         | R 569 000          | 16%         |
| Non-residential    | R 22 397 000        | 39%         | R 2 253 000         | 8%          | R 1 009 000        | 35%         | R 2 970 000        | 84%         |
| <b>Total</b>       | <b>R 58 058 000</b> | <b>100%</b> | <b>R 29 016 000</b> | <b>100%</b> | <b>R 2 881 000</b> | <b>100%</b> | <b>R 3 539 000</b> | <b>100%</b> |

**Note:** No weighting of larger vs. smaller building projects are applied to the calculation of the value  
**Source:** Prepared from data provided by STATS SA (2012) (Building Statistics, Report No. 50-11-01)

**Table 3.3.9 Breakdown of the number and value of new residential and non-residential building projects per year from 2007 to 2010** (source: MPBS, 2012)

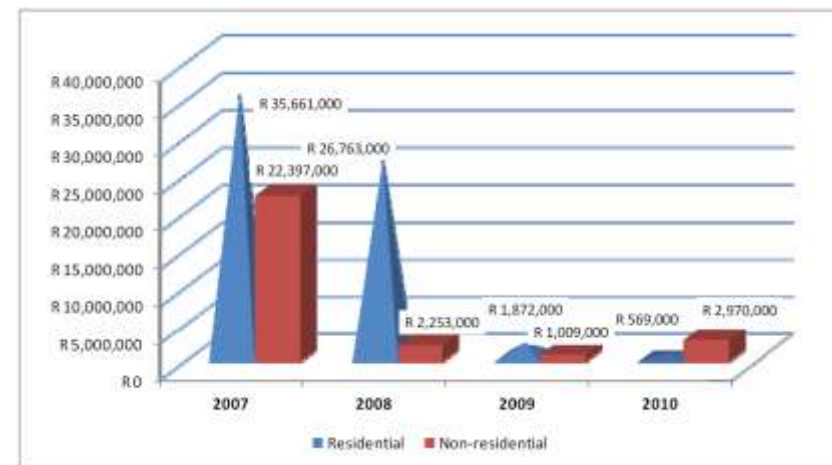
The breakdown between the building types over the period 2007 to 2010 suggests that the value of residential building projects has decreased by 98,4% or 64,46% per annum on average. The number of projects has decreased by 75,73% per annum on average over the period 2007 to 2010. Non- residential building activity has shown signs of a decrease over the

period although off a low base. The value per project of non- residential buildings decreased by 39,65% per annum on average from R22,39m to R2,97m. The number of projects decreased from four in 2007 to two in 2008 and 2009 respectively, but increased to six in 2010.

#### 3.3.9.1 Annual value assessment for residential and non residential building activity

Residential building activity reached a pinnacle in 2007. This could be attributed to the lag in the completion of buildings started before 2007 during the upswing. The value of new and renovated residential buildings in the Beaufort West municipal area totalled R35,66 million in 2007 while the value dropped to R0,56 million in 2010.

This represents a reduction of 98,4% in value over the period. The highest annual value for non- residential building activity was achieved in 2007 with R22,39 million and the lowest annual value was R1m in 2009. The value of non-residential building activity decreases by 86,74% from 2007 to 2010 or on a compounded basis by 39,65% per annum on average. In addition, the value of residential building activity decreased by an average of 64,46% per annum over the same period. The value of residential and non-residential building activity on an annual basis is illustrated in Graph 3.3.9.1



Source: Prepared from data provided by STATS SA for Beaufort West Municipality (2012) (Building Statistics, Report No. 50-11-01)

**Figure 3.3.9.1 A breakdown of the total value of residential and non-residential building activity on an annual basis for the period 2007 to 2010** (source: MPBS, 2012)

### 3.3.9.2 Urban Property Market

Table 3.3.9.2 indicates details pertaining to the properties for sale in the urban areas of the Beaufort West Municipality.

From the information the following can be observed:

- There are 3 properties for sale with average asking prices ranging from R495,000 to R920, 000 in the urban areas of the Beaufort West Municipality;
- The town of Beaufort West has the highest average asking price, R920, 000; and
- No properties are for sale in Nelspoort.

| Urban Properties |               |                  |                     |                                 |                    |                      |
|------------------|---------------|------------------|---------------------|---------------------------------|--------------------|----------------------|
| No               | Settlement    | No of Properties | Size m <sup>2</sup> | Ave Plot Size (m <sup>2</sup> ) | Total Asking Price | Average Asking price |
| 1                | Beaufort West | 1                | 586                 | 586                             | R 920,000          | R 920,000            |
| 2                | Murraysburg   | 1                | 2855                | 2855                            | R 495,000          | R 495,000            |
| 3                | Merweville    | 1                | 2737                | 2737                            | R 550,000          | R 550,000            |
|                  | <b>Total</b>  | <b>3</b>         | <b>6178</b>         |                                 | <b>R 1,965,000</b> |                      |

**Table 3.3.9.2 Property Sales (Urban)** (source: Property 24, pamgolding.co.za, seeff.co.za)

### 3.3.9.3 Rural Property Market

Table 3.3.9.3 indicates details of the rural property market in the Beaufort West Municipality. Information was only available for rural land outside Beaufort West town. From the information the following can be observed:

- There are a total of 17 rural properties for sale with an average asking price of R 7,079,706;

| Rural Properties |               |                  |              |                    |                      |                      |                |
|------------------|---------------|------------------|--------------|--------------------|----------------------|----------------------|----------------|
| No               | Settlement    | No of Properties | Size (Ha)    | Ave Plot Size (Ha) | Total Asking Price   | Average Asking price | R/Ha           |
| 4                | Beaufort West | 17               | 59566        | 3504               | R 120,355,000        | R 7,079,706          | R 2,021        |
|                  | <b>Total</b>  | <b>17</b>        | <b>59566</b> | <b>3504</b>        | <b>R 120,355,000</b> | <b>R 7,079,706</b>   | <b>R 2,021</b> |

**Table 3.3.9.3 Property Sales (Rural)** (source: Property 24, pamgolding.co.za, seeff.co.za)

#### Implications for Beaufort West Municipality

- A significant decline in economic growth occurred in not only South Africa but also across the world, which resulted in a reduction in capital available for investment. This slow down in the economy also resulted in the contraction of economic activity across the entire economy.
- Access to funding also became problematic due to the significant increase of thresholds and the introduction of other factors that limited the ability of business and individuals to obtain loans and other debt for development and investment.
- As a consequence of the economic contraction and limited access to capital, a decrease in demand for building in both the residential and non- residential market occurred. Businesses were under pressure due to lower consumer spending and this affected the supply of new commercial property. In the same context, less capital and access thereto, for funding residential building activity also became an observable trend.



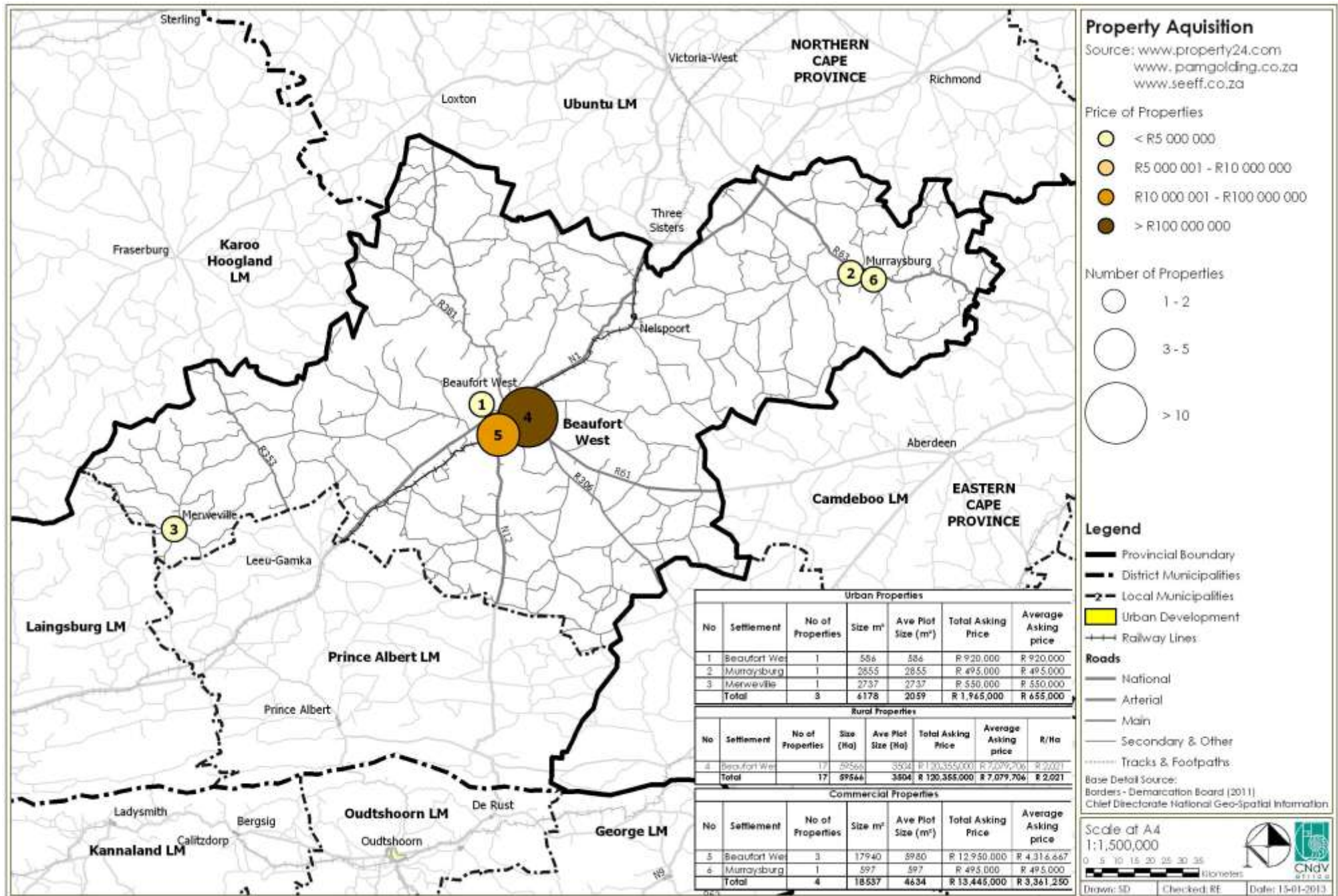


Figure 3.3.9.2 Properties for Sale

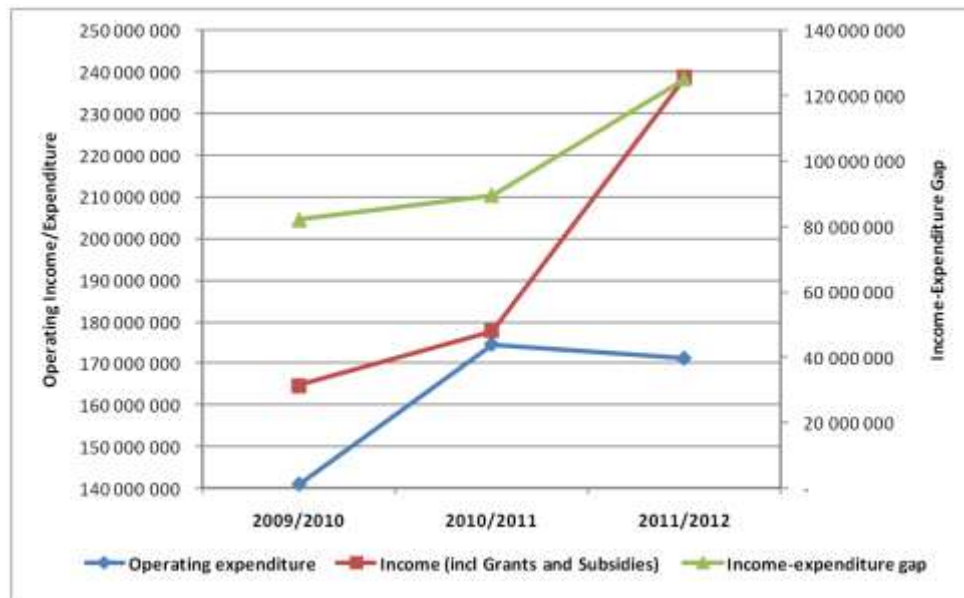
### 3.3.10 MUNICIPAL FINANCES

#### 3.3.10.1 Income and Expenditure Pattern

The financial position of the Beaufort West Municipality is represented by income and expenditure of an operating and capital nature.

Information was provided by the Beaufort West Municipality for the 2010/2011 and 2011/2012 financial years. From the Annual Report it is also possible to obtain information for the 2009/2010 financial year due to the inclusion of the comparative financial information for the previous financial year.

Graph 3.3.10.1 represents an illustration of the total operating income and expenditure together with the grants and subsidies for the Beaufort West Municipality over the period 2009/2010 to 2011/2012.



Source: Adapted from financial information provided by the Beaufort West Municipality (2012)

**Graph 3.3.10.1** An illustration of the operating income and expenditure for the Beaufort West Municipality together with the difference between income with and without grants and subsidies over the period 2009/2010 to 2011/2012 (source: MPBS, 2012)

The assessment also indicates the increase in reliance on grants and subsidies to fund operating expenditure. Grants and subsidies increased by 52,64% from 2009/2010 to 2011/2012, although off a low base. Alternatively, grants and subsidies as a percentage of total operating revenue (excluding grants and subsidies), increased from 49,82% in 2009/2010 to 52,44% in 2011/2012. The latter indicates that grants and subsidies received do not exceed the operating income generated by the Municipality from its own activities, but this suggests that the reliance on grants and subsidies will probably increase further should the emerging trend continue.

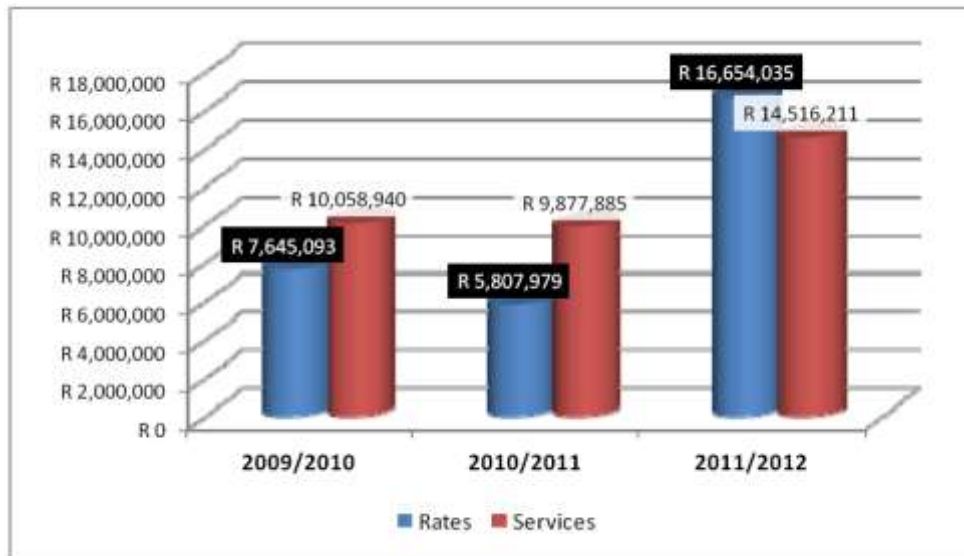
The operating income (including grants and subsidies) of the Beaufort West Municipality increased by 37,42% from 2009/2010 to 2011/2012 or 11,18% on average per annum over the period. Operating expenditure increased by 21,4% over the period or 6,68% per annum on average from 2009/2010 to 2011/2012. The need for additional funding in the form of grants and subsidies is clearly illustrated and is required to cover the shortfall.

#### 3.3.10.2 Outstanding Rates and Services

The municipality experienced a general increase in outstanding consumer debt between 2009/2010 and 2011/2012 across all service delivery and rates categories. The largest increase accrued to rates. From 2009/2010, outstanding debt related to rates decreased by 24,03% from R7,64 million to R5,8 million. The following year the growth rate however increased substantially to 186,74% or outstanding debt of R16,6 million. A decrease in outstanding services of 1,8% was also recorded from 2009/2010 to 2010/2011, with an increase from 2010/2011 to 2011/2012 of 46,96%.

Overall outstanding debt increased by 76,06% from 2009/2010 to 2011/2012. Outstanding rates increased from R7,64 million to R16,6 million over the period, an increase of 117,84%. Outstanding fees for services increased by 44,31% over the period or from R10 million to R14,51 million. The findings are presented in Graph 3.3.10.2. The per capita debt outstanding for the purposes of the analysis is based on the economically active population, which was 26 646 and 26 631 in 2001 and 2007, respectively (Beaufort West Municipality IDP 2010- 2011, 2011). The outstanding debt per capita based on the 2001 Population census was R1 169.80 and based on the population in 2007, R1 170.43 per capita (as defined).





**Graph 3.3.10.2** An illustration of outstanding debt in terms of rates and services from 2009/2010 to 2011/2012 (source: MPBS, 2012)

The movement in outstanding debt is best considered from a base year. This type of analysis offers an indication of the relative movement of different items over a period of time by assuming all the items have a basis of 100, which represents a base year. Figure 9 indicates the relative movement of rates and services together with a total for the two items over the period 2009/2010 and 2011/2012.

### Beaufort West Municipality 2011- 2012 financial year with comparisons where applicable to the previous

#### (2010/2011) financial year

Total Income for the Municipality for 2011/2012: R238,7m (2010/2011 = R177,8m)  
 Total Operating expenditure for 2011/2012: R171m (2010/2011 = R174,4 m)  
 Capital Expenditure represented by MIG funding in 2011/2012: R17,9 m (2010/2011 = R5 m)

#### Breakdown of Operating Income

##### Actual Operating Income, Rates & General Services Grants/subsidies

| Financial Year | Rates    | General Services  | Grants/subsidies   |
|----------------|----------|-------------------|--------------------|
| 2011/2012      | R106,4 m | R91,13 m (85,65%) | R125,2 m (117,67%) |
| 2010/2011      | R83,9 m  | R75,37 m (89,83%) | R89,5 m (106,67%)  |

Rates and general services income represent 85,65% of Actual Operating Income (excluding grants and subsidies) in 2011/2012, which decreased slightly from 89,83% in 2010/2011. Grants and subsidies received as a percentage of Actual Operating Income grew from 106,67% in 2010/2011 to 117,67% in 2011/2012.

#### Equitable share:

|           |  |
|-----------|--|
| 2011/2012 | R28,9 m (represents an increase of 29% over the previous year) |
| 2010/2011 | R22,4 m  |

#### Arrears in rates and services

|           | Total   | Rates and taxes  |
|-----------|---------|------------------|
| 2011/2012 | R31,2 m | R31,1 m (99,68%) |
| 2010/2011 | R16,5 m | R15,6 m (94,55%) |

Total outstanding debtors represent 29,32% (2011/2012) and 19,67% (2010/2011) of the Actual Operating Income (as defined). The gross amount owed by debtors increased by 89% from 2010/2011 to 2011/2012.

#### Cash flow: Cash and cash equivalents

|           |  |
|-----------|--|
| 2011/2012 | R14,2 m (decrease of 5,96% from the previous year) |
| 2010/2011 | R15,1 m  |

#### Financial performance ratios

##### i) Cost Coverage (Actual Operating Income (as defined) / operating expenditure)

|           |        |
|-----------|--------|
| 2011/2012 | 62,22% |
| 2010/2011 | 48,11% |

A figure above 100% would indicate operating income from own sources would be sufficient to cover operating expenditure, hence no need for grant and subsidy funding. The coverage of costs (operating expenditure) increased from 2010/2011 to 2011/2012.

The increase in the ratio from 2010/2011 to 2011/2012 indicates that operating expenditure increased at a slower rate than the increase in operating income.

##### ii) Liquidity: Net Current Assets: Net Current Liabilities

|           |          |
|-----------|----------|
| 2011/2012 | 1,07 : 1 |
| 2010/2011 | 1,01 : 1 |

An increase in the ratio by R0,06 of current assets for each R1 of current liabilities (or 5,94% from 2010/2011 to 2011/2012) is a positive as this indicator highlights the ability of the Municipality to meet its short-term obligations. That being said, the current ratio is below the safer margin of 2:1. This trend must be monitored and corrective measures taken on a proactive basis should any further decline in the ratio occur.

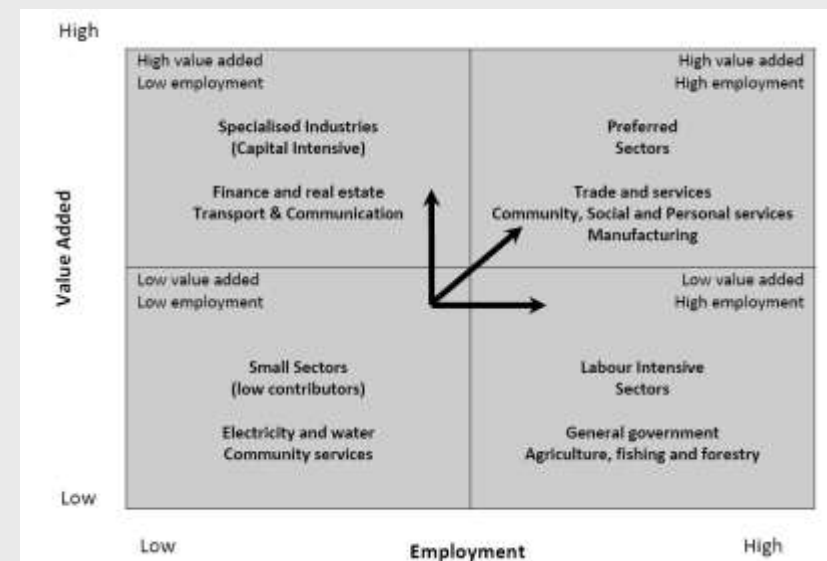
### iii) Solvency: Total Liabilities to Total Assets

|           |        |
|-----------|--------|
| 2011/2012 | 24,27% |
| 2010/2011 | 26,19% |

The solvency indicator offers an indication of the ability of the Municipality to meet its longer term obligations. The weaker solvency ratio is attributed to a R4 million increase in the Municipalities non-current employee benefits obligation.

### Implications for Beaufort West Municipality

- A need exists to stimulate the local economy and build on the strength of core growing sectors that deliver gross value added and employment by introduce strategies that will reduce the decline in employment and migration. In this context the assessment provided in this report could be conceptualized in terms of the following qualitative assessment.
- The most important contributors to the economy of the Beaufort West area, which are also aligned with a high value added and high employment focus, are Wholesale and Retail, Community, Social and Personal Services and Agriculture (although agriculture is not considered as a high value added economic activity). Transport, Storage and Communication is a sector with high value addition, but lower employment.



Economic sector performance profile of the Beaufort West economy for value added relative to employment

- The figure above indicates the importance of Trade and Services and Community, Social and Personal Services as economic activity that provides a high value- addition and employment.

### ***Implications for Beaufort West Municipality***

- There are improving levels of operating income. There is however still a dependency on grant and subsidy funding.
- An increase in operating expenditure has occurred as well as the emergence of declining (negative) trends related to non-payment of service fees which must be addressed in a proactive manner and positive payment trends should be re-enforced;
- The reliance on grants and subsidies increased to 50,38% from 2009/2010 to 2010/2011, and increased again to 52,44% from 2010/2011 to 2011/2012 while actual operating income (as defined) only increased by 26,82% over the same term;
- Staff vacancy levels are at 8,48% of total staff at the end of 2012. None of these vacancies are in key positions although several managerial positions remain unfilled;
- Minimal resources in terms of capacity and finances are available to fund growth initiatives;
- Notwithstanding, high leakage factors are prevalent in economies with narrow economic bases and therefore income leakage will erode to a certain extent the indirect and induced value added to the Beaufort West economy by the need to "import" various products and services.
- The emphasis of the Beaufort West economy on trade and other services is aligned with the need to focus on economic activities that provides high value addition and employment opportunities in the area. Together with manufacturing and construction, which could be considered as sectors to stimulate growth in the Beaufort West economy, could benefit by harnessing the potential that exists in the development of these activities. The basis provided by agriculture, forestry and fishing also alludes to a labour intensive focus, which could contribute to the alleviation of unemployment in the area.

### 3.3.11 HERITAGE

A desktop heritage survey was prepared for the Beaufort West Municipality by Claire Abrahamse in February 2013. A basic overview of this report is presented here.

The Beaufort West Municipality falls into the Great Karoo area – an arid semi-desert landscape that was once a prehistoric swampland. The name “Karoo” comes from the San word for “dry”, indicating that water has been scarce in this region for many centuries. This arid region cannot therefore support large and intensive farming operations, nor can it sustain large urban settlements.

The municipality is therefore not strongly characterised by urbanization. Instead, the most significant aspects of this region – situated in the heart of the Great Karoo – are related to its landscape and land formations. The aridity of the area is due to its central location within the Southern African landmass, being enclosed on all sides by mountain ranges that prevent precipitation from occurring within the interior, as well as the ancient rock layers that have been exposed over millions of years to create the dramatic but rather barren landscape so characteristic of the area.

Significant features and characteristics of this landscape include:

- The magnificent natural setting, comprising mountain backdrops and desert plains;
- Karoo succulent flora and fauna, particularly seen within the nature reserves;
- Some of the world's most important, geological, archaeological and paleontological sites are located between Beaufort West and Nelspoort, and include stone-age sites, petroglyphs, rock engravings, ancient rock formations and fossils;
- Evidence of human landscape modifications and patterns of land use over millennia, including seasonal grazing and pastoral uses;
- Remnants of pioneer transport and communication networks, as well as sites of frontier conflict between the trek boers and indigenous Khoi and San;
- Significant Cape farmsteads, including Amandelhoogte and Vlieefontein;

- Towns and settlements with dwellings, civic buildings and streetscapes typical of the 19th Century, particularly Beaufort West;
- Relics, ruins and war graves related to the Anglo-Boer War;
- Social history of the area, from the early Khoi pastoralists to the trekboers, colonists and post-apartheid societies;
- Associations with important individuals in the history of the country, including Dr. Christiaan Barnard, the surgeon responsible for the first human heart transplant.

The towns and settlements of the Beaufort West Municipality have several structuring elements in common which seem to persist throughout the region:

- They are sited along water courses, where water either flows for most of the year, or flows cyclically but with groundwater supply for the rest of the year;
- They are sited along major roads and railway lines, often laid over old wagon routes into the hinterland that were established during the 1700s.
- At least two towns are “kerk dorpe” – towns established by far-flung settler communities in order to have a church centre nearer to home.

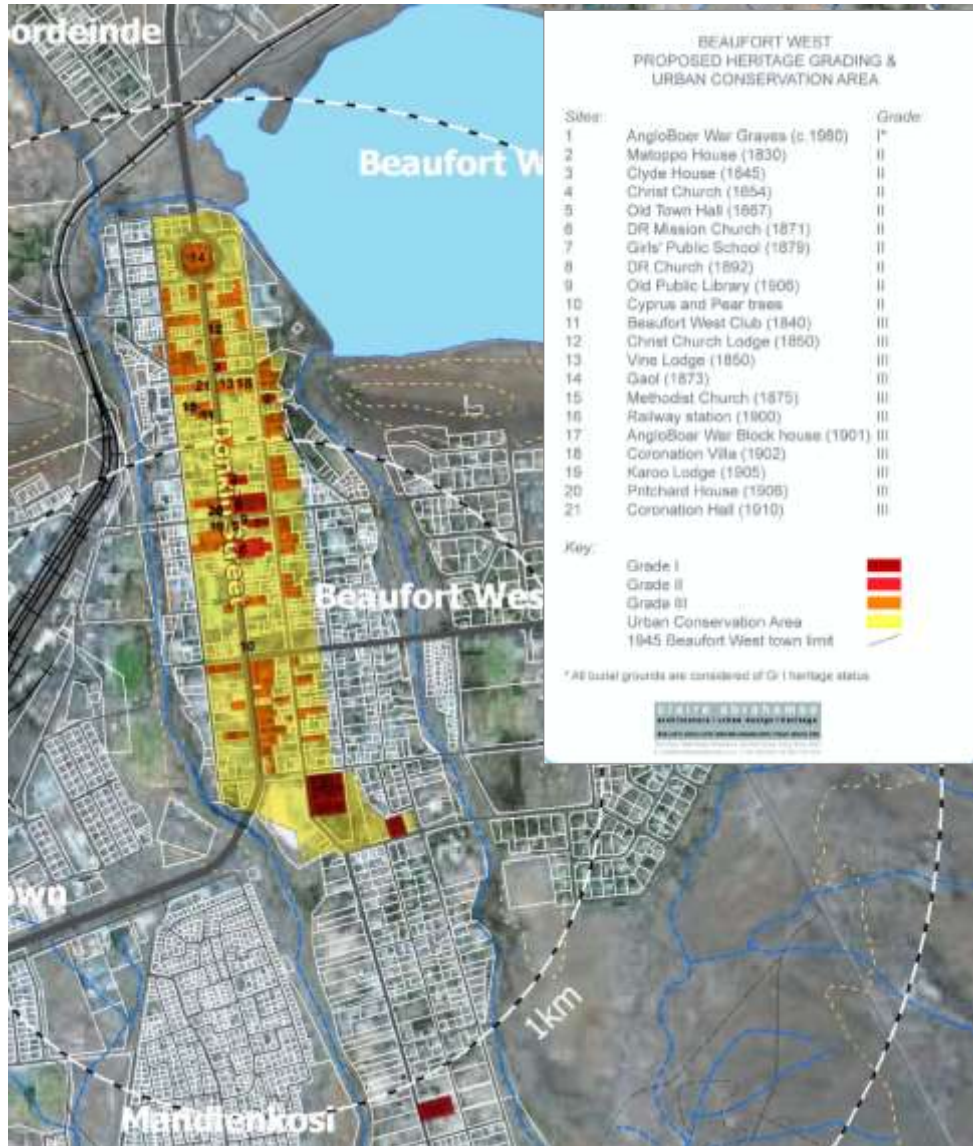
#### 3.3.11.1 Local Area Analysis

##### Beaufort West

At this stage, only Beaufort West can be said with any degree of certainty to have a significant enough density of heritage sites to be worthy of an urban conservation area overlay. This is because it includes some of the oldest fabric in the region, has a high density of Victorian domestic buildings and much of its civic and religious architecture is of high architectural and historic significance. The suggested urban conservation area as per Figure 3.3.11.1a has been determined by consulting 1945 aerial photography of the town as well as existing maps and other heritage documentation, and identifying graded or grade-able sites within the town through engagement with local historians and research into the town's history.



The list is by no means comprehensive and the Grade III A, B or C status is only suggested and contingent upon a proper, “on-the-ground” survey of the town being undertaken.



**Figure 3.3.11.1a Proposed Urban Conservation Area: Beaufort West**

(Source: Claire Abrahamse, 2013)



**Figure 3.3.11.1b The Dutch Reformed Mission Church and Parsonage, Donkin Street, Beaufort West**

### Merweville

- Dutch Reformed Church (c1905) – Proclaimed National Monument/Provincial Heritage Site (PHS)
- Lieutenant Walter Oliphant Arnot War Grave – Grade I

### Nelspoort

- Nelspoort Sanatorium and Homestead – Grade III (A)
- Nelspoort Rock Art Sites – Archaeological Site, possibly Grade II/PHS

Both the above sites are recommended for further investigation as possible PHS's or Grade II heritage sites. The broader cultural landscape of these sites is an exemplar of the patterns and process of human adaptation that have formed the permanently settled landscape evident today.



## Murraysburg

Murraysburg is certainly a possible candidate for an urban conservation area. The buildings outlined below would all fall within any proposed heritage overlay zone, and the historic town elements like the quince hedges would certainly be considered heritage-worthy, given their contribution to the character of the town. However, there was not enough information recoverable through this desktop study to ascertain with any certainty where such a heritage area would need to be located. It is therefore recommended that a heritage area be investigated for Murraysburg on the undertaking of an "on-the-ground" heritage survey.

- Powder Magazine (c1878) – Proclaimed National Monument/PHS
- 33 Darling Street – Proclaimed National Monument/PHS
- Dutch Reformed Church (c1907) – Grade III (A/B)
- Magistrate's Office (c1905) – Grade III (A/B)
- 15 Voortrekker Street (c1860) – Grade III (A/B)
- 21 Voortrekker Street (c1890) – Grade III(C)
- 23 Voortrekker Street (c1870) – Grade III (C)
- 2 Pastorie Street (c1890) – Grade III (C)
- Former church building, corner of Leeb and Church Street (c1880) – Grade III (C)

### **3.3.11.2 Single Point Heritage Resources**

Figure 3.3.11.2 shows some of the single point heritage resources located in the region. It should be noted that this list of single-point heritage resources does include some known archaeological sites but that this region, rich in paleontological and archaeological heritage resources, requires a full professional paleontological and archaeological desktop and site survey be undertaken before anything like a comprehensive view of the single point heritage resources in the region can be obtained.

### **3.3.11.3 Broad Conservation Guidelines**

In terms of the recommended heritage overlay zone area within Beaufort West, the following, broad conservation guidelines should be followed in order to ensure the retention of heritage significance into the future. These guidelines are adapted from the International Charter for the Conservation

of Monuments and Sites, Venice (1964), The Burra Charter (c1999) and UNESCO's 2001 *Recommendation on the Historic Urban Landscape*.

#### Determining Significance:

- No planning or design work on heritage resources should be undertaken before an assessment of the heritage and cultural significance of the structure/site is undertaken and agreed upon by the appropriate authorities. The local community should be given a say in the determination of the cultural significance of any site.

#### Protective Measures should be Proportionate to Heritage Significance:

- Differently graded sites demand different protective measures, and where authenticity of fabric is not a key element and the building has changed several times over its lifespan, this change should be seen as significant in its own right and the structure should be appropriately managed to allow for future growth and change.
- However, compatible and appropriate uses should always be sought, that would minimize the extent of alteration and adaptation required.

#### Authenticity of Fabric and Change:

- The original plan and distinguishing original qualities of the structures should always be identified and preserved in some way or form in the new design.
- Deteriorated architectural features should be repaired with traditional materials wherever possible, and replaced only when necessary, also using traditional materials.
- All buildings are products of their own time, and alterations that have no historical basis or wish to create an earlier appearance should be avoided.

#### Significance and Appropriate Skill:

- Work on historical monuments/PHSs or any building of exceptional historic value should only be undertaken by conservators/restorers/heritage practitioners who are sufficiently trained and experienced.
- Contemporary Design within an Urban Conservation Area/Heritage

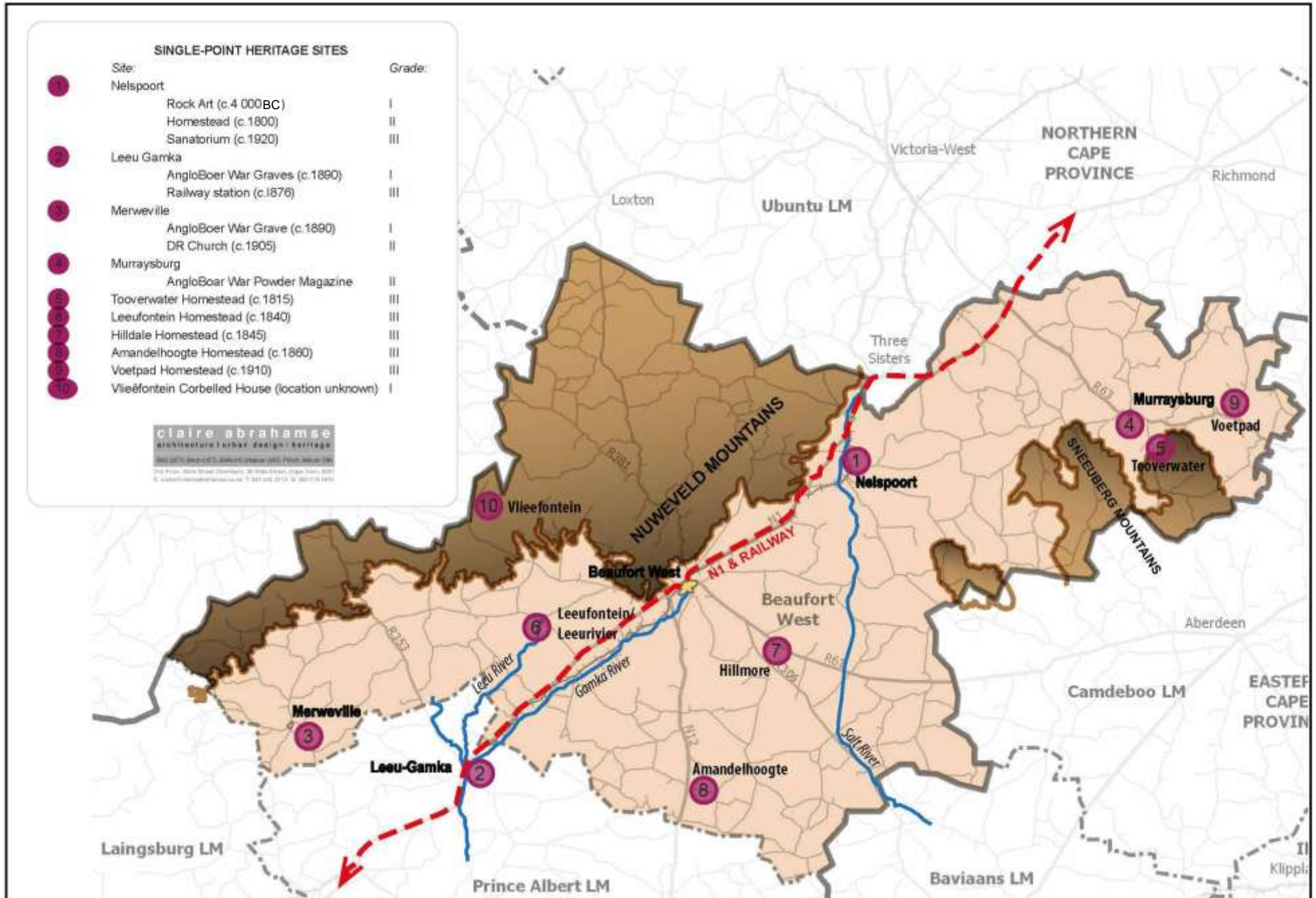


Figure 3.3.11.2 Single point heritage sites within the Beaufort West Municipality (Source: Claire Abrahamse, 2013)

### Overlay Zone:

- Contemporary designs within the heritage overlay zone or within graded sites, should not be discouraged provided that they do not destroy original fabric, and are compatible with the size, scale, material and character of the property/surrounding graded properties.
- Wherever possible, new alterations to older structures should be done in such a way that, if they were to be removed in the future, the essential form and integrity of the original structure would remain unimpaired.

#### **3.3.11.4 Detailed Conservation and Development Guidelines for Beaufort West Municipality**

This report puts forward a suggested Heritage Area within Beaufort West, as well as a possible Grade II cultural landscape/site at Nelspoort, and therefore detailed heritage guidelines are included herewith in order to suggest how these areas, and others that may be identified once detailed surveys of the towns have been undertaken, might be sustainably and responsibly managed.

The spirit of the proposed Heritage Area is to encourage the maintenance of the building stock in the area, as well as the quality of the urban character that is defined by the relationship of buildings to one another and to other urban elements such as the streets, parks/squares, riverine corridors and so forth.

The following guidelines should be applied broadly when considering any proposals for construction, alteration or repair within the proposed Heritage Area. These guidelines apply to all construction within a demarcated Heritage Area, whether concerning repairs or restoration of existing buildings, demolition and replacement of existing buildings or additions and alterations to existing buildings, or new construction. It is intended that they provide the basis for decision-making on applications for permits to work on buildings within the Heritage Area and deviations from recommended courses of action will only in rare instances be considered and then only after more-than-adequate justification. Heritage Western Cape is able to provide expert advice on construction of any nature within sensitive heritage areas. It is advisable to seek such advice at the earliest

possible stage within the planning process of new construction or changes to structures within a heritage area.

### Alterations and Additions:

Alterations and additions to existing buildings should look to the existing materiality of the building to which they are being made for reference. Care should be taken to respect the following:

- The appearance of the building, particularly the elements that are visible from the street, should not be fundamentally changed.
- Materials used should echo those traditionally used within the existing heritage building.
- Wherever possible, an attempt should be made to remove later additions that conflict with the original pattern and appearance of buildings within the Heritage Area.
- Rooflines should not be fundamentally changed and the streetscape of the area should be retained to as far an extent as possible.
- Owners are encouraged to retain historical forms of fencing along the boundaries of their properties, but where this is not possible or practical alternative solutions may be considered, provided they are in keeping with the maintenance of the streetscape and do not obstruct the significant views towards the buildings from the street. Boundaries around properties that are residential or were originally residential should not exceed 1.8 metres in height.
- Parking areas, new garages and carports should not obstruct the views of the major facades of buildings and should be concealed from street view wherever possible.

### New Construction

Reference to the style, shape/form and materials used in the older buildings should inform new construction within a heritage area.

- The shape and positioning of the building on the site should echo those of the older buildings, particularly with reference to the roofline, position of the building on the property and form of the building as visible from the street. For instance, if most other buildings within the Heritage Area have gabled ends, new construction should follow suit.

- Materials used in new construction should be similar to those used on older, traditional buildings in the vicinity.
- Roofing materials should similarly echo those evident on the older buildings in the vicinity of the site.
- The streetscape of the block on which the building(s) is located should be retained and wherever possible enhanced. Building lines and setbacks from the street and side boundaries should respect and follow the patterns established in the original layout of the area in which construction is taking place. Where they are common, verandas of similar proportions to those of the original buildings in the area should be included in designs.
- While respecting the historical nature of the area within which it is located, new construction should not be historicist in approach. While following the basic guidelines outlined above, it should be clear that the new building is of the 21st Century rather than trying to blindly mimic buildings of the 19th and 20th Centuries.
- Owners are encouraged to retain historical forms of fencing along the boundaries of their properties, but where this is not possible or practical alternative solutions may be considered, provided they are in keeping with the maintenance of the streetscape and do not obstruct the significant views towards the buildings from the street. Boundaries around properties that are residential or were originally residential should not exceed 1.8 metres in height.
- In certain instances, for example where a historically significant property has been subdivided, new construction may be required to be set back far from the street edge or have a flat and contrasting roof in order to be subservient to the main, historically significant structure.

#### Restoration and technical work on historical buildings.

The towns of the Beaufort West Municipality have many structures that exhibit traditional construction methods. 19th and early 20th Century construction methods are often very different from those of the present day, and the use of contemporary construction methods and materials in conjunction with historic materials is often not advisable as it can cause damage to the older fabric. The following guidelines should be followed when working on historic structures:

- Expert advice should always be sought at the earliest time, and Heritage Western Cape would either be able to provide this advice or

refer the applicant to suitable professionals in the heritage field. This need not add to costs, and where a cost is incurred for consultation with a professional in the short-term, this may save costs on future repairs and maintenance due to incorrect construction methods and materials being used.

- Historic structures have often stood for 100 years or more, and where they are well looked after they can easily stand for more than another century. Sensitive maintenance should always be favoured over re-working with modern materials and methods.
- Traditional materials should always be favoured over using newer materials. For instance, builders' lime should be used in the re-plastering of old structures, rather than cement plaster.
- Steps need to be taken to ensure proper drainage of rainwater and a barrier against damp, as water is the greatest destroyer of old buildings. Very often, newer damp-proofing methods are very destructive to historic buildings, and expert advice should be sought.
- The stripping of paint from historic woodwork, unless it was originally exposed, is severely discouraged, particularly on external woodwork. This is because woodwork used for carpentry that was intended to be painted is generally of a less durable quality than exposed timberwork, and the painting of these items is essential to their longevity.
- Similarly the plastering and painting of facebrick or stonework on historic buildings is discouraged. The use of cement is generally discouraged in making repairs to 19th and early 20th Century buildings.

#### Demolition

Demolition of historic structures should only be considered if convincing arguments can be made on the basis of one of the following points:

- The structure to be removed does not contribute in a positive way to the character of that part of the Heritage Area within which it is situated;
- The structure to be removed cannot be restored or repaired on an economical basis by the present owner and a buyer cannot be found who would be prepared to do so;
- The structure has outlived the purpose for which it was erected and cannot be economically converted or a suitable alternative use cannot be accommodated within it;



- The removal of the structure is necessary for purposes associated with development of municipal infrastructure and an alternative site cannot be found;
- The part of the Heritage Area in which the structure is located is already so degraded as to make its existence as an isolated entity among later structures of a different period and nature irrelevant as a factor contributing to the character of the Heritage Area.

In all instances of demolition where new construction is envisaged it must be shown that the structure that will replace the one to be removed will, from a heritage perspective, contribute positively to or even improve the general streetscape of the area within which it is located. It must also be demonstrated that the rules for new construction in heritage areas have been considered and diligently applied. In certain instances the developers may be required to provide guarantees that the proposed new construction will take place within a reasonable time period. Where no new construction is envisaged, reasons for this must be given along with a description as to how the property in question will be used, treated and maintained in the future. The impact of this proposed use on the character of the area must be taken into consideration when deciding whether to permit demolition without new construction.

#### Change of use, densification, subdivision, consolidation

It is understood that it is often in the interests of retention of historic building stock and the character of an area that the use of individual buildings and parcels of land should change as the area in which they are located develops and economic circumstances change.

However, in all instances the implications thereof must be assessed from the perspective of the implications for individual buildings and parcels of land and the integrity of the areas in which they are located. Applications therefore have to be made in each instance of proposed change of use/ subdivision/consolidation.

#### Compliance

Heritage Areas can be established in the municipality's Spatial Development Framework in terms of the National Heritage Resources Act (1999), and through co-operation with Heritage Western Cape. The intention of declaring and delineating such areas is to maintain the

character of important historic areas within the municipality in order to show its past development, stimulate tourism and to maintain a quality of the environment that cannot be re-created in modern context and greatly contributes to people's experience of their town. In this regard:

Those wishing to embark on any form of construction within the Heritage Area, whether new, a repair or alteration, restoration or demolition must apply for a permit from Heritage Western Cape and thereafter have their plans passed by the Municipality.

Both authorities understand that it is not possible to retain the precise use, appearance and nature of buildings and neighbourhoods as they existed in the past, and hence try as far as possible to take a practical approach to conservation, understanding that it is in the interests of the conservation of heritage that buildings and neighbourhoods retain relevance for owners and residents. The purpose of these guidelines is to govern change and intervention, allowing for the needs of modern living while at the same time retaining the spirit of the past. Permit application forms and advice on their completion are readily available from Heritage Western Cape's website, or their public counter.

### ***Implications for Beaufort West Municipality***

- A team of heritage specialists to be commissioned to undertake detailed heritage studies of each area, including engagement with local interested and affected parties. This research should be formatted into a survey of a standard acceptable to Heritage Western Cape and submitted to Heritage Western Cape for official endorsement.
- As part of the endorsement of the surveys, the municipality and Heritage Western Cape should agree on the process of approval for any proposed alterations to the sites identified as grade-able heritage resources.
- On completion of the above survey, a second team of heritage specialists should begin work on compiling a Grade II cultural landscape nomination for the Nelspoort sites identified and any other sites identified as being worthy of Grade II nomination during the survey process. This nomination should then be submitted to HWC for endorsement.
- At the local level, each municipal office should use the local studies, endorsed by Heritage Western Cape, to control and manage changes to identified heritage structures and sites. This would allow for a level of certainty when dealing with historical sites, and may streamline some of the heritage approval processes currently required under Section 34 of the National Heritage Resources Act (1999), as certain structures would be exempt from this after the survey has been undertaken.
- The municipality should investigate the creation of zoning overlays within the town of Beaufort West, as suggested. This will afford additional protection to the historic core of the town, and ensure that new development in these areas does not degrade the historic character of the town, and is sensitive to the heritage resources in height and scale.

