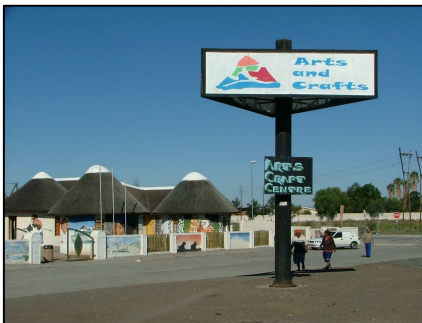


BEAUFORT WEST MUNICIPALITY

REVIEW OF SPATIAL DEVELOPMENT FRAMEWORK



FINAL

VOLUME 2

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Central Karoo District Municipality
Private Bag X560
Beaufort West
6970
Tel: (023) 449 1000



BKS (Edms) Bpk
PO Box 112
Bellville
7535
Tel: (021) 950 7500

BEAUFORT WEST MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK VOLUME 2

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BEAUFORT WEST MUNICIPALITY

SPATIAL DEVELOPMENT FRAMEWORK

VOLUME 2

1. INTRODUCTION

Whilst **Volume 1** of the Spatial Development Framework study of the Central Karoo District Municipality provides an analysis of the current situation (i.e. the Status Quo) **Volume 2** contains the development of the Spatial Framework itself, based on the draft IDP currently under consideration for approval. Volume 1 includes a comprehensive list of legislation and policies that impacts on and informs spatial and planning issues, which was taken into consideration while preparing the land use management guidelines that is set out in this report. It should be noted that planning legislation does not function in isolation and therefore, all other relevant legislation, including Health and Conservation legislation should also, where applicable, be adhered to.

The *vision and objectives* of the draft IDP (2007-2011) will be adopted but altered slightly to express the same vision and objectives in a spatial sense. *Strategies* have been developed to indicate desired patterns of land use, to address spatial reconstruction and to provide guidance in respect of the location and nature of future development.

The jurisdiction area has been ordered into *functional areas*, which are based on the Spatial Planning Categories (SPCs) of the Bioregional Planning Framework for the Western Cape (V1 Section 2.2.6). Basic *guidelines for land use management* have been developed for these SPCs and further expanded into individual SDFs for the towns of Beaufort West, Merweville and Nelspoort.

Since the draft IDP for Beaufort West has been developed prior to the SDF, the *development strategies* and *projects for the development* of land (as identified in the draft IDP) has been assessed, commented on and spatially placed as part of the SDF.

2. VISION AND MISSION

Vision:

Beaufort West, land of space in the Great Karoo, aims to improve the quality of life for all it's residents, including Merweville and Nelspoort being a sustainable, expanding and safe town

Source: Beaufort West Draft IDP 2007-2011

Mission:

- To reflect the will of the South African People as reflected by the Constitution and Parliament
- An effective municipal system, maintained with the highest standards
- To create affordable and sustainable infrastructure for all residents and tourists
- Business initiatives and the optimisation of tourism (South Africa and foreign)
- Empowerment of personnel, management and council members for effective service delivery
- Creating and maintaining an effective financial management system
- To develop the region as sport and recreational Mecca of the Karoo
- To create a crime free, safe and healthy environment
- Agricultural business to improve the job creation potential
- Creation of employment to reduce unemployment to acceptable levels
- To reduce poverty and to promote the empowerment of women
- HIV/AIDS sufferers involved in economic and household responsibilities

Source: Beaufort West Draft IDP 2007-2011

3. OBJECTIVES AND PLANNING STRATEGIES

The IDP is divided into 5 key performance areas, each having an overall objective and supportive development strategies. The overall objectives and development strategies have been attached in **Annexure A**.

The vision, mission and objectives provide the Council's policy in respect to future spatial development in the Beaufort West Municipal area and are the basis from which the SDF proposals and land use management guidelines are derived.

4. SPATIAL DEVELOPMENT FRAMEWORK PLANNING

4.1 SECTORAL DEMARCATION

The spatial framework planning for Beaufort West Municipality has been approached on a sectoral basis. The Beaufort West Municipality is currently broadly structured as follows:

Table 1: Beaufort West Municipality SDF Sectoral Demarcation

Sector	Plan
Rural areas including: <ul style="list-style-type: none">– Areas used for agricultural and tourism purposes;– Natural areas, some statutory protected and others not; and– Areas used for infrastructure purposes, i.e. roads, electrical infrastructure, dams, etc. outside urbanised areas or settlements	Bioregional SPC Framework Plan
The main town of Beaufort West serving as the "administrative capital" of the Central Karoo	Spatial Development Framework Plan of Beaufort West

Sector	Plan
Merweville Rural Settlement	Spatial Development Framework Plan of Merweville
Nelspoort Institutional Settlement	Spatial Development Framework Plan of Nelspoort

Further demarcation of the rural areas into sub-sectors could be based on areas currently covered by rural agricultural associations in the Beaufort West region. The rural agricultural associations already forms the backbone of the consultation and planning structure of the area and it follows naturally that these would be valuable in forming the basis for future planning. Individual demarcation should be embarked on following this study with the view of establishing Neighbourhood Advisory Committees (NACs).

4.2 DESIGNATION OF BIOREGIONAL SPCS AND FRAMEWORK PLANNING

4.2.1 Purpose and basis of designation / classification

It has broadly been accepted that the Bioregional Planning Framework (BPF) will guide spatial planning and management in the Western Cape. In order to apply the principles laid down by the BPF, the Beaufort West Municipal area was classified based on the proposed BPF Spatial Planning Categories (SPCs). This enables the formulation of development, and land-use management guidelines for each SPC.

4.2.2 Designation of Bioregional SPCs

BPF Spatial Planning Categories have been applied to the Beaufort West rural areas with due consideration of this broad structure (refer to Volume 1: Status Quo, for a summary of these SPCs). The Bioregional SPC Framework Plan (Plan No. 01) is attached hereto.

Table 2: Bioregional SPCs

DESCRIPTION		SPC	DESCRIPTION		BASIC PURPOSE	SELECTION CRITERIA APPLIED
			Broad Category	Sub-Category		
Karoo National Park		A.b	Core Area	Statutory Conservation area	a) To conserve biodiversity b) To monitor and research undisturbed ecosystems c) To provide for eco-tourism opportunities d) To provide environmental education e) To provide environmentally planned and controlled outdoor recreation opportunities f) To utilise sustainable resources i.e. game capturing	a) Has statutory conservation status b) Is of sufficient size c) Has pristine and rare natural biological features i.e. various succulents, endangered species namely the riverine rabbit and the black rhinoceros, indigenous buck, mountain zebra, wild ostrich and five tortoise d) Has exceptional palaeontological and fossil material.
Anys Berg Nature reserve						

DESCRIPTION	SPC	DESCRIPTION		BASIC PURPOSE	SELECTION CRITERIA APPLIED
		Broad Category	Sub-Category		
Rurally located burial sites, and churches, archaeological sites	B.a.	Buffer Zones	Public Conservation area	a) To provide effective buffers between Core areas and Transitional areas b) To provide environmentally planned and controlled outdoor recreation opportunities. c) To protect heritage conservation worthy areas.	a) Has conservation worthy archaeological and cultural-historic sites b) Mountain range south of Murraysburg potential for private conservation area – should be investigated.
Escarpments, hills, rivers, water bodies, natural dams, Danthonia Mountainveld, Mountain Renosterbosveld and Western Mountain Karoo	B.c	Buffer Zones	Ecological Corridors	a) To protect biodiversity through ecological corridors (natural networks that facilitate the migration of plants and animals and assist with the functioning of natural processes) b) To promote public interest, awareness, and environmental ethic with local communities c) To promote the visual quality of landscapes	a) Has rivers and riverbeds b) Has continuous tracts of natural vegetation c) Will assist in promoting the visual quality of the environment d) Protects the Karoo National Park (Core area).
Rural areas	C.a.	Transition zones	Extensive agricultural areas	a) To support low-impact and sustainable agriculture and other land uses b) To promote water conservation through catchment management practices.	a) Areas are in private ownership and zoned for agricultural purposes b) The area is large and has a low carrying capacity. c) It is largely covered with natural vegetation. d) Due to the “openness of the area” and the natural vegetation present it has exceptional aesthetic quality.
Beaufort West Town	D.a	Urban Related area	District Town	a) To accommodate the capital town of a Category C municipality (i.e.	a) Beaufort West Town is regarded as the Capital of the Karoo and is a

DESCRIPTION	SPC	DESCRIPTION		BASIC PURPOSE	SELECTION CRITERIA APPLIED
		Broad Category	Sub-Category		
				<p>District Town).</p> <p>b) To provide residential and business areas, including the institutions, infrastructure and essential services required for sustainable community development.</p>	major transport and administrative node in the District.
Merweville	D.d.	Urban related area	Rural Settlement	<p>a) To provide housing and essential community services to communities employed within, or associated with the agriculture and tourism sectors;</p> <p>b) To utilize the town for filmmaking.</p>	a) Typical rural nodal settlement which never had municipal status.
Nelspoort Settlement	D.e.	Urban related area	Institutional Settlement	<p>a) To provide appropriate locations for institutions, which due to their nature need to be located in a rural setting</p> <p>b) To provide housing, infrastructure and essential services to communities employed within, or associated with institutional complexes and agriculture.</p>	a) The reason for the town's existence is the Nelspoort Sanatorium.
Uranium Mines	E.d	Industrial area	Exploitation industry (mining)	a) To provide infrastructure and services necessary for mining activities	<p>a) Provision of infrastructure relating to mining activities</p> <p>b) Land zoned for industrial activities</p>

5. LAND-USE MANAGEMENT GUIDELINES

5.1 Rural Areas

5.1.1 General Conditions

Table 3: General Conditions for Bioregional SPCs - Rural Areas

Scale of development
The scale of development relates to the size of the site the development is planned for. The rural character of the non-urbanised areas in the CKDM area should be maintained in all instances – scale should therefore not be too large, compared to the rural character of the environment.
Subdivision of land
The subdivision of agricultural land should be based on the principle of sustainable development, and should provide for the development of alternative agricultural use. The formation of “small rural towns” must however be prevented. With alternative agricultural use is meant developments that would make a positive contribution to sustainable economic growth of non-urban areas and includes:
<ul style="list-style-type: none"> – Tourism orientated developments, including resorts and other on-farm ventures; – Developments supporting the agricultural industry i.e. packing facilities, farming related processing units, etc; – Provision of housing for farm labourers; and – Provision of small-scale farming and intensive agriculture (Category C.b).
Existing statutory guidelines for the subdivision of agricultural land should be aligned with the guidelines for SPCs to ensure environmental sustainability. The following guidelines are applicable:
<ul style="list-style-type: none"> – each land-unit should be appropriately managed, in an integrated manner to ensure its sustainability; – each land unit should contribute to the landscape of which it forms a part; and – no land-unit should be managed in isolation but should form vital natural linkages with its adjacent units.
No township establishment or development should be allowed.
Protecting the Environmental Integrity
Comply with the Environmental Management Act (Act 107 of 1998) and National Environmental Management Act (Act 107 of 1998) – thus be accompanied by an Environmental Impact Assessment (EIA) and an Environmental Management Plan (EMP) (if required in terms of the study);
Give preference to the protection of water resources in all instances.
Development should be aesthetically adapted to the natural environment in respect to design, materials and colour.
All development proposals should be in accordance with site specific design- and planning guidelines. Environmental bodies should formally endorse applications / designs
Low densities should be maintained and shall be determined according to site specific carrying capacity of the natural environment.
No development on top of skylines or escarpments.
The impact on sensitive areas should be minimised and if damaged / negatively impacted on, be rehabilitated.
Planning of all hiking routes and 4 x 4 trails should be in accordance with best conservation practices.
No development should be allowed in:
<ul style="list-style-type: none"> - Areas with high water tables or aquifers; - Poorly drained areas; - Geological unstable areas - Areas with steep gradients (>1:4) - Areas within floodlines
Maximise the re-use of old structures / areas where old structures were located should be supported;
Maximise the use of existing infrastructure.

5.1.2 Special Conditions

Table 4: Special Conditions for Bioregional SPCs - Rural Areas

SPATIAL PLANNING CATEGORY	TYPE OF DEVELOPMENT	SPECIAL CONDITIONS
CATEGORY A : CORE AREAS		
A.b (Statutory Conservation Area)	a) Small scale, sustainable eco-tourism related accommodation and facilities. b) Low impact hiking routes. c) Facilities for the sustainable utilisation of resources i.e. game capturing.	a) General conditions for Rural areas apply. b) No subdivision of land. c) Managed in accordance with an Environmental Management Plan (EMP). d) Very limited Resort developments (in line with PSDF) of limited scale, strict control measures and no freehold units
CATEGORY B : BUFFER ZONES		
General Conditions for Buffer Zones		
<p>Be declared a Special Management Area (SMA) with an Environmental Management Committee which should consider the impact the scale of the development would have on the environment, as well as to determine mitigation measures which should be taken up should the impact be negative. These mitigation measures should be taken up as part of the EMP.</p> <p style="text-align: center;">Or</p> <p>An alternative would be the establishment of a Conservancy in accordance with the Cape Nature Conservation Guidelines for the Establishment of Conservancies, which would provide the necessary inputs to the EIA process and the compilation of an EMP. (Refer to Annexure B.)</p>		
SPATIAL PLANNING CATEGORY	TYPE OF DEVELOPMENT	SPECIAL CONDITIONS
B.a (Public Conservation Area)	a) Small scale, sustainable eco-tourism accommodation and facilities. b) Small scale supporting land-use i.e. conference facilities and recreational facilities. c) Low impact hiking routes and 4 x 4 trails. d) Resort I e) Open space III. f) Facilities for research purposes.	a) General conditions on Buffer zones apply. c) General conditions on Rural areas apply. d) Site visits should only take place under the following conditions <i>Visits only with permission, a guide should accompany visitors, and visitors fees should be charged.</i> d) Resort II or consent use in Resort Zone (freehold ownership) not desirable
B.c (Ecological Corridor)	a) Eco-tourism development, accommodation and facilities.	a) General conditions on Buffer zones apply. b) General conditions on rural

SPATIAL PLANNING CATEGORY	TYPE OF DEVELOPMENT	SPECIAL CONDITIONS
	b) Development of hiking routes and 4 x 4 trails. c) Small scale supporting land-use i.e. conference facilities and recreational facilities. d) Sustainable utilisation of resources i.e. harvesting of plant products, game farming - and extensive agriculture. e) Open space III. f) Resort I	areas apply. c) Resort II or consent use in Resort Zone (freehold ownership) not desirable
CATEGORY C : TRANSITION ZONES		
SPATIAL PLANNING CATEGORY	TYPE OF DEVELOPMENT	SPECIAL CONDITIONS
C.a. (Extensive Agricultural Areas)	a) Sustainable extensive agricultural development and supporting infrastructure. b) Resort I c) Agricultural industry related development. d) Housing, infrastructure and services required for extensive farming and management thereof. e) Open space III.	a) General conditions on Rural areas apply. b) Subdivision allowed for rezoning to SPC Zone C.b. (intensive Agricultural Areas). c) Subdivision allowed for rezoning to SPC Zone B areas. d) Development applications have to be submitted for rezoning to SDC Zone D.f, D.g. and D.h. e) Commonage as well as specific areas earmarked for such purposes to be utilised exclusively for small farmer settlement. f) A Framework plan has to be submitted for resort developments. g) Resort II or consent use in Resort Zone (freehold ownership) not desirable

5.1.3 Non-rural Development in Rural Areas

Table 5: General Conditions for Bioregional SPCs – Urban Areas

CATEGORY D : URBAN AREAS
Development applications should provide the following information: <ul style="list-style-type: none"> – Site development details; – Density, coverage and height; – Architectural design; – Materials used; – Fencing (if any); – Open space and landscape planning

<ul style="list-style-type: none"> – Civil services and infrastructure – Provision of entrances and parking facilities – Provision extent and location of advertising boards. – Nature and extent of the development's impact on the natural environment as well as mitigation measures followed (if any). 		
The scale, form and character of the development may not compromise the esthetical quality of the area.		
The character of the development should be a reflection of the surrounding areas and the local structure. Developments should thus be compatible with and complement the building style of the area and the biophysical make-up of the environment.		
Development should be planned in accordance with place –specific development designs.		
The development should adhere to the requirements of the road authorities with special reference to the conditions and standards of access and traffic movements on national and provincial roads		
An indication should be given of the extent that the engineering services will influence the natural surroundings and the prescribed rehabilitation measures if necessary.		
The use of Green Energy (renewable energy) should be promoted		
The destruction of existing vegetation and trees should be minimised. Applicable landscaping strategies should be included in the development proposals and approvals.		
SPATIAL PLANNING CATEGORY	TYPE OF DEVELOPMENT	SPECIAL CONDITIONS
D.f. (On farm settlements)	a) Settlement Nodes (Agri-villages) may be allowed b) Institutional Uses e.g. education facilities; correctional institutions and religious institutions may be considered in rural areas.	Agri-villages or institutional housing shall be developed in accordance with national and provincial policy (refer Annexure C).
D.g. (Farmsteads)	a) Subdivision allowed under special conditions. b) Provide for housing, infrastructure and services required for effective farming and management.	a) To provide for security of tenure for farm workers. Rezoning should be applied for to Category D.f should the required number of erven exceed those specified in the current zoning scheme. b) Preference should be given to densification i.e. upgrading of old farm buildings. c) Application to be made for rezoning to D.h only for land that is marginal in respect of agriculture and conservation. Where the Resort will contribute to: <ul style="list-style-type: none"> – the economic base of the area; and/or – provide opportunities for increasing the value of land; and/or provide opportunities to diversify land-uses or convert to more sustainable land-uses.
D.h. (Resorts & Tourism Related Areas)	a) Resorts b) Bed-and Breakfast Establishments c) Guest Houses d) Supporting Business uses	a) Resort developments have already taken off in the Beaufort West area. Developments of this nature should be carefully considered to ensure that it is sustainable

	<ul style="list-style-type: none"> e) Garage / Filling Stations f) Road / Farm Stalls g) Restaurants and Curio Shops h) Informal commercial areas / arts and craft markets 	<p>and that it contributes towards the upgrading and enhancement of the surrounding environment.</p> <ul style="list-style-type: none"> b) The municipality should assess the merit and desirability of the resort development. c) The primary purpose of the resort development should be to provide access to the natural environment. d) Resort development should be in line with guidelines contained in the PSDF e) Resort development should only be considered if linked to distinct resource f) The available infrastructure and services, as well as the sustainable provision thereof should be considered in evaluation to resort density.
	Bed-and Breakfast Establishments & Guest Houses	<ul style="list-style-type: none"> a) Tourism accommodation is becoming more and more prominent in the CKDM area and many agricultural uses are becoming more sustainable due to these uses. This is also a very important growth area in the Karoo and should be enhanced and supported to contribute to job creation in the region. b) Tourism accommodation, other than resorts stipulated above encapsulates bed-and-breakfast type accommodation and is envisage to be provided, within the current zoning limitation on agricultural land.
	Supporting Business Uses Business uses in non-urbanised areas is focused on the provision of essential services for tourists and rural populations. These uses play an important role in the sustainability of tourist accommodation and agriculture since it contributes to higher levels of convenience (and thus quality of life) for the user.	<ul style="list-style-type: none"> a) No supermarkets should be allowed, however provision should be made for the traditional "farm stall". b) All tourism related businesses should be compatible to SPC Category D.h (tourism related) areas.

	Garage / Filling Stations	<p>a) Tourism value is one of the major considerations in the location of a garage / filling station in the non-urban / rural area. The design and scale of the structure should not be disturbing and should blend in with the environment and local architecture.</p> <p>b) Tourism facilities e.g. picnic facilities lawns and lookout points should be considered for tourists and travellers.</p>
	Road / Farm Stalls, Restaurants and Curio shops	All development proposals, site plans and building plans should comply with regulations of the road authorities.
	<p>Informal commercial areas / arts and craft markets. Although this form of trade is not well developed in the Beaufort West region these entrepreneurs in the informal sector create employment opportunities for the unemployed and extend the economic base of the local community. These activities can become a valuable asset to the Municipality if they are well planned and managed</p> <p>Informal trading should be dealt with in the revision of the zoning scheme as consent uses to ensure the sustainability and protection of the integrity of the environment.</p>	<p>a) Only moveable structures may be utilised.</p> <p>b) Sufficient parking for visitors should be provided.</p> <p>c) Informal business areas should be developed in co-operation with the Municipality i.e. market stalls</p> <p>d) The establishments should comply with all current legislation i.e. the Occupational Health and Safety Act etc</p>
D.d (Rural Settlement) – Merweville	<p>a) Subdivision is allowed</p> <p>b) Provide for housing and tourism related accommodation, supporting infrastructure, facilities and services.</p> <p>c) Provide for developments required by the film making industry (Merweville).</p>	These towns may only densify and may not be expanded further except for SPC Zone C uses and small farmer settlement.
D.e. (Institutional Settlement) - Nelspoort	<p>a) Subdivision allowed subsequent to the inclusion of Nelspoort in the Beaufort West Town Planning scheme (as amended)</p> <p>b) Provide for housing (farm workers and community), infrastructure and essential services.</p> <p>c) Unutilised / under utilised portions of the Nelspoort Sanatorium to be utilised as:</p>	a) The town may only densify/infill development and may not be expanded further except for SPC Zone C uses and small farmer settlement.

	<ul style="list-style-type: none"> – Post Harvest Processing Units (PHPUs) - Selected wings to be converted to processing units associated with intensive agriculture and small farmer settlement. – Convert a wing into a recreational hall and job creation service centre; – Establish ABET classrooms. <p>Thus converting the entire Sanatorium into a multi-purpose centre.</p>	
E.d (Exploitation – Uranium Mines)	a) Mining activities with related infrastructure allowed	a) No residential development for the mine workers should be allowed on site in order to prevent urban crawl.

5.2 BIOREGIONAL PLANNING PROJECTS AND INVESTMENT FRAMEWORK

- Areas zoned, as B.c (Ecological Corridors) should be assessed to determine whether there is potential for the establishment of either formal Public Conservation Areas (Sub-Category B.a) or Private Conservation Areas (Sub-Category B.b). These conservancies (or SMAs) could also be utilised to boost the tourism industry in the area.
- A further assessment of areas designated as B.c (Ecological Corridors), to determine whether there are areas, which should be rehabilitated to their natural state. These areas should firstly be focussed around the Karoo National Park and the Anysberg Nature Reserve, with the intention of increasing the quality of the Buffer Zone around the Park.
- A co-ordinated and integrated management plan by the eradication of invader plants should be prepared as part of the rehabilitation study.
- Important heritage areas (i.e. graveyards, churches, blockhouses, archeological sites etc.) should be investigated and application made with the Council for inclusion in the National Heritage Register.
- A fire management plan should be compiled for all areas designated B.c (Ecological Corridors).

6. LAND USE MANAGEMENT GUIDELINES (URBAN AREAS)

6.1 GENERAL GUIDELINES

Due to the present economic circumstances in the region, growth and economic development initiatives should be enhanced and supported as far as possible. The following guidelines are applicable:

- Urban sprawl should be limited through densification;
- Urban densification should occur through infill development, higher density residential development and by maximizing the use of existing land-use opportunities;
- Developments should be sustainable in the longer term;
- The integrity of the environment should be protected and mitigating measures introduced where necessary;
- Conservation focus areas or green belts should be protected and development limited;
- Developments adjacent to or in close proximity of urban conservation worthy areas should be reviewed to ensure that any unsightly designs or designs not aligned with the character of the Laingsburg and Matjiesfontein town are prevented. Developments adjacent thereto should compliment and enhance these areas both in character and landscaping;
- Economic development should be optimised through nodal development. The clustering of supporting uses should be promoted and the counter-productive clustering prevented;
- Developments with steep gradients (1:4) in 1:50 year floodlines and within ecologically sensitive areas should be avoided as far as possible;
- The utilisation of existing infrastructure should be optimized;
- Development should promote the social and economic integration of the town;
- All development should comply with current environmental and heritage conservation legislation;
- Green energy initiatives should be promoted.

6.2 HOUSING

Housing is viewed as a basic need and the effective planning and provision thereof is in the best interest of any Municipality. Housing should however be developed to be of a permanent nature, provide security of tenure and be sustainable and thereby providing residents with adequate supporting basic service infrastructure, facilities and access to employment.

6.2.1 General Guidelines

The following general guidelines should be applied for housing developments:

- Development should be in line with current National and Provincial Housing legislation, policy and standards;
- All residents should have equal access to housing and shelter;
- The provision of quality housing should be facilitated by the Municipality, but essentially driven by the community themselves;
- No free housing should be provided and all beneficiaries should provide some form of contribution;
- Housing projects should be structured to assist in the skills transfer and capacity building;

- High aesthetical standards and quality control practices should be applied;
- Sufficient functional and landscaped public open space should be provided.

6.2.2 Low-density Housing

In addition, the following specific guidelines should be applied for low-density housing developments:

- Lower densities than what is currently the norm in Laingsburg should not be allowed;
- Higher densities should in fact be promoted whilst complying to the density character of the surrounding environment;
- Conventional sewerage systems should be used. Developers applying to use septic tanks should submit proof that the prevention of ground water pollution is ensured;
- Permitted land-uses are:

Table 6: Land use Management Guidelines for Low Density Residential Development

Low-Density Residential Development Permitted land-use	
Residential	Drastic densification (i.e. group housing, flats etc.) should be considered on merit. It would be more appropriate to provide these kinds of densities in close proximity to schools, public facilities, business centres and along main access routes.
Business	Neighbourhood centres, corner shops and home offices to be provided within Town Planning Scheme regulations
Tourism	Tourism accommodation should be allowed on merit. These would include guesthouses, bed & breakfast establishments, self-catering units, "backpackers", and small hotel / chalet type developments. Supporting tourism uses such as curio shops, restaurants etc. should also be allowed, but within the limitations of the town-planning scheme.
Institutional and community uses	Local neighbourhood facilities such as crèches, day care centres, clinics, hospitals, old age homes, churches and schools.
Municipal uses	Small-scale municipal uses such as sub-stations, pump stations and reservoirs.
Transport uses	Bus-and taxi loading areas should be provided only on main roads and development nodes.

6.2.3 Medium-density Housing

In addition, the following specific guidelines should be applied to medium-density housing developments:

- Housing should be provided in close proximity to collector roads and activity nodes such as schools, businesses etc. ;
- Densities and height should be in accordance with the Town Planning Scheme and current National and Provincial standards. It should be selected to compliment the character of the surrounding environment;

- Conventional sewerage systems or alternative environmentally sound systems should be used;
- A site development plan should be submitted and assessed in context of the surrounding environment;
- All site development plans should include a landscaping strategy / proposal;
- Permitted land-uses are:

Table 7: Land use Management Guidelines for Medium Density Residential Development

Medium-Density Residential Development	
Permitted land-use	
Residential	All medium and high density housing types.
Business	Neighbourhood centres and corner shops but within Town Planning Scheme regulations
Tourism	Tourism accommodation should be allowed on merit. These would include guesthouses, bed & breakfast establishments, self-catering units, "backpackers", and small hotel / chalet type developments. Supporting tourism uses such as curio shops, restaurants etc. should also be allowed but within the limitations of the town-planning scheme.
Institutional and community	Local neighbourhood facilities such as crèches, day care centres, clinics, hospitals, old age homes, churches and schools.
Municipal	Small-scale municipal uses such as sub-stations pump stations and reservoirs.
Transport	Bus- and taxi loading areas should be provided only on main roads and development nodes.

6.2.4 High-density Housing

In addition, the following specific guidelines should be applied to high-density housing developments:

- Sufficient access to employment and facilities should be provided. Housing should therefore be provided in close proximity to collector roads and activity nodes such as schools, businesses etc.;
- Densities and height should be in accordance with Beaufort West's Town Planning Scheme and should compliment the character of the surrounding environment;
- Conventional sewerage systems or alternative environmentally sound systems should be used;
- Sufficient bulk services have to be provided within the parameters of environmental legislation;
- A site development plan should be submitted and assessed in context of the surrounding environment;
- All site development plans should include a landscaping strategy / proposal;
- Permitted land-uses are:

Table 8: Land use Management Guidelines for High Density Residential Development

High-Density Residential Development	
Permitted land-use	
Residential	All medium and high density housing types.
Business	Neighbourhood centres and corner shops but within Town Planning Scheme regulations
Tourism	These would include guesthouses, bed & breakfast establishments, self-catering units, "backpackers", and

High-Density Residential Development Permitted land-use	
	small hotel / chalet type developments. Supporting tourism uses such as curio shops, restaurants etc. should also be allowed but within the limitations of the town-planning scheme.
Institutional and community	Local neighbourhood facilities such as crèches, day care centres, clinics, hospitals, old age homes, churches and schools.
Municipal	Small-scale municipal uses such as sub-stations pump stations and reservoirs.
Transport	Bus-and taxi loading areas should be provided only on main roads and development nodes.

6.3 CENTRAL BUSINESS DISTRICT & URBAN CONSERVATION AREA

- All developments should comply with current environmental legislation;
- The CBD area should be strengthened by converging business uses and increasing access from other parts of Laingsburg to the area (e.g. by implementing bicycle route);
- Historical and heritage conservation buildings / areas should be protected;
- All developments should be strictly within the indigenous Karoo character and architecture;
- Intensity and scale should be in relation to the size of Laingsburg (should therefore not be too dense or buildings not too high);
- Longer term maintenance commitment should be provided to ensure a sustained quality environment;
- All developments should be linked to the main sewerage system;
- Sufficient off-street parking should be provided;
- Site development plans should be submitted for any new developments or for major reconstruction / upgrading of existing developments;
- Uses related to the tourist sector should primarily be accommodated within this zone. These uses include tourist accommodation of any kind, any supporting uses such as curio shops, restaurants and tourist orientated entertainment;
- Specified and demarcated areas should be provided for informal traders. Only informal trade related to the tourism industry should be allowed;
- Historical buildings or heritage areas / elements should be availed to the tourist industry;
- Medium density residential development will be permitted;
- Existing infrastructure and facilities should be utilised as far as possible;
- Medium density residential development should be permitted.

6.4 BUSINESS USE IN SUBURBS

- All developments should be designed strictly within the indigenous Karoo character and architecture;
- Neighbourhood centres should be central within existing and new residential development and be located on major road intersections;

- Business activities should not be conflicting to those provided in the CBD;
- Heights and densities should be in accordance with the Town Planning Scheme;
- Longer term maintenance commitment should be provided to ensure a sustained quality environment;
- All developments should be linked to the main sewerage system;
- Sufficient off-street parking should be provided;
- Site development plans should be submitted for any new developments or for major reconstruction / upgrading of existing developments;
- Suitable landscaping should be included in all developments;
- Permitted land-uses are:

Table 9: Land use Management Guidelines for Business Nodes in Suburbs

Business nodes in suburbs Permitted land-use	
Residential	All are permitted provided that business remain the primary use
Business	All business use associated with suburban development
Tourism	Any supporting tourism uses such as curio shops, restaurants etc. should also be allowed but within the limitations of the town-planning scheme.
Municipal	Small-scale municipal uses such as sub-stations pump stations, reservoirs, post-offices, local small scale recycling facilities and any other use permitted by the municipality.
Industrial	Small home-based industries which does not negatively impact on the surrounding environment.

6.5 INDUSTRIAL

- All types of industry is allowed;
- The nature, extent and impact of the industry should be considered when a suitable site is selected;
- All current environmental legislation should be complied with;
- Buildings and plants should be aesthetically designed to compliment the character of the town;
- Strict environmental control should be enforced for industries which have a danger of polluting the environment;
- Sufficient parking and turning space should be allowed;
- Site planning should indicate how pedestrians would be accommodated;
- Permitted land-uses are:

Table 10: Land use Management Guidelines for Industrial Development

Industrial Permitted land-use	
Light- service and general industry	Should be located within the industrial area
Home based industry	Should be allowed as part of business nodes in suburban areas and should be controlled within parameters of the Town Planning Scheme. Applications should be considered favourably to introduce economic growth in the area. The municipality should consider each application on its own merit.
Business and office	Convenience stores, banking facilities and offices related to the industrial uses and freight transport industry.
Transportation	Freight transport and related uses, including sufficient overnight facilities for drivers, truck stops and fuelling facilities, resting places and entertainment should be allowed.

6.6 INSTITUTIONAL

- The provision of health facilities should be integrated and co-ordinated with the Beaufort West Municipality's health system;
- All current environmental legislation should be complied with;
- Facilities should comply with all National and Provincial standards;
- Facilities should be centrally located, preferably at current development nodes and accessible to pedestrians and public transport;
- Site development plans should be submitted for all development proposals;
- Developments should be in accordance with site specific design- and planning guidelines;
- The multi-purpose use of facilities should be promoted;
- Vacant/underutilised buildings should be converted and utilised.

6.7 MUNICIPAL AND GOVERNMENT

- All current environmental legislation should be complied with;
- Developments should be in accordance with site specific design- and planning guidelines;
- Facilities should be centrally located, preferably at current development nodes and accessible to pedestrians and public transport;
- Site development plans should be submitted for all development proposals
- Permitted land-uses are:

Table 11: Land use Management Guidelines for Government Uses

Government Permitted land-use	
Government	Municipal-, district- and central government buildings and associated facilities aimed at providing basic services. This should include municipal offices, libraries, regional government offices, testing facilities, fire stations and emergency service centres.

Government Permitted land-use	
Service facilities	Any service facilities under government control including sewerage and water works, solid waste dump sites, reservoirs, water towers, sub-stations etc.
Business	Any offices associated with government service delivery
Transportation	Bus- and taxi hold areas, lay-bye's and associated facilities.
Temporary structures	Any temporary structure - on merit and approval of the Municipality.

6.8 SPORT AND RECREATION

- Facilities should be centrally located, preferably at current development nodes and accessible to pedestrians and public transport;
- Sports facilities should be optimised and duplication prevented. Sharing of facilities should be considered when applications are evaluated;
- All current environmental legislation should be complied with;
- Both active and passive recreation should be given attention when sport and recreation facilities are provided;
- Safety and security should be considered;
- Equal accessibility should be allowed for special needs users;
- Public private partnerships should be considered and creative funding options and business plans should be developed;
- The provision of facilities should be based on real demand (not only on request);
- Sport and recreation facilities should be standardised for the entire town;
- The multiple use of facilities should be promoted;
- Facilities should be centrally positioned with respect to the area it should serve;
- Facilities should as far as possible be combined with local business uses;
- Quality facilities should be established to ensure a balanced input between short term capital expenditure (development cost) and longer term maintenance costs;
- The development of sport and recreation facilities should promote the skills development and capacity building of local disadvantaged communities;
- An operational plan should be prepared to curb losses. Creative solutions should be sought i.e. operations and management to be combined.

6.9 RESORTS

- Due to the urgent need for economic development and the potential for tourism development, applications should be considered on merit. Developers should be supported as far as possible with their initiatives;
- All current environmental legislation should be complied with;
- Resort developments should be assessed to ensure their long term sustainability;
- Design should compliment and be aligned with the Karoo architecture and the ambiance of the town;

- The safety and security of the user should be considered;
- Designs should accommodate users with special needs;
- A site development plan should be submitted and should make provision for sufficient landscaping;
- The availability of infrastructure should be considered;
- The impact on the current road network and the availability of sufficient parking should be assessed;
- Public private partnerships should be considered for the development, maintenance and operation of caravan parks and camping areas;
- Permitted land-uses are:

Table 12: Land use Management Guidelines for Resort Developments

Resorts	
Permitted land-use	
Residential	All
Holiday accommodation and facilities	All
Business	Convenience stores, restaurants, conference facilities and any other tourism related business i.e. curio shops etc.
Recreational uses	Day-resort facilities, picnic areas, tourism walkways, ablution facilities, swimming pools, sports facilities etc.

6.10 PUBLIC OPEN SPACE (P.O.S)

- P.O.S should be central and accessible to the target community;
- Multipurpose use of P.O.S should be promoted;
- The safety and security of the user should be considered. Equipment and sites should be safe for children to use, all infrastructure and apparatus should regularly be inspected for safety (i.e. manholes are closed etc.), apparatus should be vandal proof and be able to withstand corrosion;
- Sites should be located in quiet streets;
- Grass and trees should be planted and maintained by the municipality;
- Standards for minimum size should be evaluated on merit;
- P.O.S should as far as possible be linked to the town's "greenbelt" or "conservation worthy areas";
- P.O.S should also be linked to other facilities such as schools, business nodes, churches and old age homes to promote safe pedestrian movement;
- Sufficient P.O.S. at regular intervals should be provided in areas of higher density;
- Improve the functionality and quality of a few strategic P.O.S's, instead of sharing resources among more insignificant P.O.S's.

6.11 CONSERVATION FOCUS AREAS

- All current environmental legislation should be complied with;
- Areas identified as Conservation Focus Areas should be protected against harmful practices, these include hills in and adjacent to the town, traversing rivers and riverines, water bodies and dams, botanical gardens, wildlife and bird sanctuaries etc.
- Invader plant species should be identified and destroyed;
- Guidelines and standards as determined by the Environmental Management Plan (when approved and adopted by the Municipality) should be adhered to;
- An environmental scoping assessment should accompany any development application in an area identified as a "Conservation Focus Area". Such developments should be low in intensity, environmentally friendly, tourist or recreational use orientated;
- Conservation focus areas should also be utilised in environmental education and awareness programmes;
- Historical buildings and heritage areas / elements should be identified and registered with SAHRA. "These areas should be sensitively used and adapted to maximise its desirable historic, aesthetic or social attributes to enhance the value of the area, both for its present users, and for the future". (Stephen Harris, Chairperson, Urban Conservation Committee, National Trust of Australia (NSW));
- Conservation worthy and registered buildings or areas / elements should not be developed or altered without the written consent of SAHRA and the Municipality;
- Developers / applicants should obtain building- and demolition permits from the National Heritage Council in cases where historical buildings, areas or elements are affected;
- Historical and heritage assets should form a corner stone of tourism development and job creation on the region;
- Historical irrigation channels should be protected.

6.12 URBAN AGRICULTURE

- The Beaufort West Municipality has a scarcity of water and fertile land. Fertile land should therefore be maximised for the development of urban agriculture and other land-uses limited;
- Urban agricultural projects should be monitored and regulated in terms of the Agricultural Resources Act (Act 43 of 1983);
- Water and compost from sewerage works should be utilised for agricultural purposes and the irrigation of P.O.S's. Safety standards should however be adhered to;
- Urban agriculture initiatives should be developed and practiced in terms of Province of Western Cape: Policy for the establishment of agricultural holdings in the urban fringe (Attached as Annexure D).

6.13 BULK SERVICES

The development and provision of all bulk services should comply with current environmental legislation and other relevant legislation.

7. BEAUFORT WEST SPATIAL DEVELOPMENT FRAMEWORK (CATEGORY D.A)

7.1 DESIGNATION OF PLANNING ZONES FOR BEAUFORT WEST

In accordance with previous planning done for the town of Beaufort West, this Spatial Development Framework will be based on the same designation of zones. These planning zones will underpin all proposals made.

Table 13: Beaufort West Planning Zoning

ZONE	NATURE OF LAND USE
Zone 1: Historical Town Centre	Central Business District, mixed land use
Zone 2: Hospital Hill, Lande	Residential (app. 800 – 2500m ²) – middle income
Zone 3: Kwa-Mandlenkosi	Residential (app. 250m ²) – lower income
Zone 4: Rustdene, Newlands, Essopville, Prince Valley, Nieuveltdtpark, Hoogvalkte and Newton	Residential (app. 270m ² erven) – lower income
Zone 5: Hillside, Barakke, Toekomrus	Residential – lower income
Zone 6: Noord Einde	Residential – lower income
Zone 7: Industrial Area	Industrial

7.2 ISSUES IDENTIFIED BY THE COMMUNITY

During the public participation process, the community identified the following issues that have spatial relevance and should be included in the Spatial Development Framework for Beaufort West.

Table 14: Beaufort West Community Issues

	KEY PERFORMANCE AREA	ISSUE
A	Economical	Lack of sustainable business initiatives High unemployment rate No sharing of economic activities between rich and poor
B	Institutional	None
C	Health	HIV/AIDS clinics
D	Land and Housing	Lack of business sites in Zones 3 and 4
E	Infrastructure and basic services	Upgrade of storm water system in Zones 3 and 4
F	Environment	None
G	Social Development	Lack of community halls within Zones 3 and 4 – unsafe to walk far distances to existing community facilities in evenings. Vandalism preventing food gardening protects

7.3 SPATIAL PLANNING STRATEGIES TO ADDRESS COMMUNITY ISSUES

Table 15: Beaufort West Strategies

Reference No.	Strategy	Motivation
BFW A	KPI: Economic Development	
BFW A1	Establish a wind power generation farm.	As per draft IDP (2007-2011). The proposed site is to the North West of Beaufort West town and was selected on technical grounds (refer to Plan No. 04). The selection of the site as proposed is supported.
BFW A2	Establish and support the processing of wool, mohair and production of luscine/packaging and transporting of agriculture products	As per draft IDP (2007-2011), to diversify Agricultural proceeds to benefit the majority of the people (refer to Plan no. 08).
BFW A3	Create permanent and sustainable employment through the establishment of a waste processing plant	As per draft IDP (2007-2011). It is proposed that the site should be established between the sewerage works and the solid waste dump site (refer to Plan No. 04).
BFW A4	Extend commonage and identify land for further agricultural development.	As per draft IDP (2007 -2011). It is important to diversify the Agricultural proceeds to benefit the majority of the people and to tap into agriculture as a growth sector and potential for SMME development.
BFW A5	Light industrial park development	As per draft IDP (2007-2011). The establishment/extension of a light industrial park development would promote business initiatives in Beaufort West especially for SMME development (refer to Plan No. 04). It is proposed that the light industrial park should be next to the hydroponics site and the existing industrial area.
BFW A6	Establishment of Uranium Mine	<p>With the opening of possible two uranium mines, provision should be made for increased number of people that would be drawn to the area for employment opportunities. This will lead to an increased load on the existing infrastructure, amenities and housing demand.</p> <p>The mining activities will be a great economic opportunity for the local and surrounding communities. It is suggested that a % of the employment opportunities are reserved for the local community within the Beaufort West municipal area.</p>
BFW A7.1	Exploit the N1 for maximum utilisation by establishing focus areas within the HTC to achieve focussed urban renewal and subsequent investment	Beaufort West's prosperity is heavily influenced (together with agriculture) by through traffic and freight transport services. Currently the N1 takes up the full length of the HTC (via Donkin Street) and the potential exists to maximise the benefits of tourism for economic development and job creation. Through the identification of focus areas (zones), specific function / s can be attributed to each zone, which in turn will provide suitable and custom-made developments and other initiatives. This should kick-start the HTC development in a sustained, expanding and safe manner (refer to Plan No. 03). Three zones are proposed and discussed below. This is a "carrot" approach whereby the various zones will be enhanced for the specific function which has been identified for it, resulting in the users benefiting in increased use, and in the longer term an upward spiral of investment and development.
BFW A7.2	Exploit the N1 for maximum utilisation by establishing focus areas within the HTC to achieve	Selected due to the current use of the area by tourists and the prevalence of many historical buildings. Development should focus on tourism, accommodation and supporting uses.". Tourism

Reference No.	Strategy	Motivation
	<p>focussed urban renewal and subsequent investment - Tourism Orientated Development Zone</p> <p>Include the Mandlenkosi Tourism route in the Tourism Zone</p>	<p>signage, the upgrading of the streetscape (according to proposals made in the Beaufort West Structure Plan) and the registration of historical buildings with SAHRA should receive attention.</p> <p>As per draft IDP (2007 -2011), the Mandlenkosi Tourism route should be further developed, tourism and sport tourism should be promoted in this area. This will help promote and generate a much needed economic influx to this area (refer to Plan no. 05).</p>
BFW A7.3	Exploit the N1 for maximum utilisation by establishing focus areas within the HTC to achieve focussed urban renewal and subsequent investment - Business and Sports Orientated Development Zone	Selected since it is located adjacent to the town's major sports facilities, it contains most of the municipal offices and is located between the Tourism Orientated Development Zone and the Transport Orientated Development Zone. Focus should be placed on mixed land-use providing for office, education and sports uses.
BFW A7.4	Exploit the N1 for maximum utilisation by establishing focus areas within the HTC to achieve focussed urban renewal and subsequent investment - Passenger Transport Orientated Development Zone	The Passenger Transport Orientated Development Zone contains most of the major retail chain stores, supermarkets and public transport facilities.
BFW A8	Eliminate the negative impact heavy vehicles have on the HTC renewal by redirecting such traffic to a special National Freight Transport axis	<p>Historically (when unemployment was not yet such a major problem), most of the freight was transported via the rail alignment. The Donkin Street (N1) alignment was therefore mainly used for local and national passenger transport purposes.</p> <p>High accessibility to business ventures existed which became less as heavy vehicle road freight transport increased. This resulted in traffic congestion, noise pollution, negative visual impact, higher levels of exhaust emissions, a shortage of parking, and the prevalence of vagrants, prostitutes and street children in the HTC – known as urban degeneration.</p> <p>To reverse these circumstances without losing the economic contribution that the road freight industry makes to the town, it is proposed that heavy vehicle freight transport be to a special National Freight Route redirected still within the boundaries of the town. This is the so-called “stick” approach.</p> <p>It is also true that passengers travelling long distances i.e. from Gauteng to the Cape and <i>vice versa</i>, would in fact <i>want</i> to stop in Beaufort West (providing that it is pleasant to do so). An alternative route would therefore not deter them from wanting to stop (since it is not perceived to be pleasant to stop). Currently many travellers drive straight through town (or only stop for short periods). The proposed change in the heavy vehicle route through town should pose very little risk for losing business from travellers, in fact it should increase business from this source considerably.</p>
BFW A9	Proposed alternative routes for heavy vehicles (Truck Route)	The by-passing of Beaufort West by all traffic is considered negative in terms of the impact on the town and its economy. Therefore different alignments were investigated for a Truck Route. The following 5 different alignments were considered (see Plan No. 05)

Reference No.	Strategy	Motivation
		<ul style="list-style-type: none"> – Developing a one way system along Donkin and Nuwe Streets; – Truck Route along Rail Reserve – Hillside Central Alignment – Western Alignment (west of Hillside) – Far Western Alignment (west of Hillside and Toekomsrust) <p>By re-routing the heavy vehicles away from Donkin Street, the following advantages will be created (in addition to resolving congestion in Donkin Street):</p> <ul style="list-style-type: none"> – The HTC is totally relieved from heavy vehicle noise pollution; and – Most of the vagrants and prostitutes associated with some heavy vehicle operators would out of own choice relocate to the freight orientated development zone and would thus not be in conflict with tourism and local HTC users. <p>It is of utmost essence that the Municipal Council should review the different alignments and decide on a preferred route.</p>
BFW A10	Maximise the income generating potential of the freight industry for the town by establishing of a Freight Transport Orientated Development Zone	<p>The establishment of a Freight Transport Development Zone will ensure that the town maximises the income generating benefits from the freight transport industry. This zone is proposed to be located at the existing truck stop adjacent to the Industrial Area (refer to Plan no. 05) and will cater for rail and road freight transport. The necessary supporting land uses should be encouraged within this zone i.e. provision should be made for the facilities and services required by heavy vehicle operators (drivers). These include OTMs, take-aways, cafes, overnight facilities, heavy vehicle servicing and retail facilities, AIDS information offices, fuelling and restroom facilities and other supporting uses. The establishment of these additional uses would be a natural progression / growth based on the current land-use in the area. It is important that these facilities and services are developed to the highest standards to ensure that it caters for the specific requirements of this target market.</p> <p>Although the development of such a special National Freight Transport Axis would be costly, the project should not be viewed as purely a transport project (i.e. relieving congestion problems). It should rather be viewed as an economic development project since the scale of the project could be the much-needed catalyst for economic development of the area. Many jobs will be created during the construction phase of the project, which could further be sustained in the longer term by complimentary tourist development projects (which should be implemented simultaneously).</p>
BFW A11	Maximise the potential of the existing passenger transport orientated developments by utilising the Caravan Park to promote business opportunities i.e. meat emporium	<p>It is further proposed that the Caravan Park located directly to the South of the Passenger Transport Orientated Development Zone be rezoned to "Business" specifically for the sale of meat and related products - i.e. a Meat Emporium. Concentrating the sale of local mutton and game meat on this site (attracting most of the retailers, butchers and farmers) will create economy of scale and clear market definition (visitors and local residents will know where to buy).</p>

Reference No.	Strategy	Motivation
BFW A12	Develop the Business and Sport Orientated Zone - by upgrading the sport facilities to regional facilities. (Also upgrading the Rustdene and Mandlenkosi stadiums and erecting tennis and cricket fields in the schools)	<p>It is proposed that the sport facilities to the west of the HTC be developed into international sport facilities that could also be used as a fan park for the upcoming 2010 Sokker World Cup. The sokker world cup holds great economical opportunities for South Africa as a country and for individual municipal areas, if they can come up with creative ideas to tap into the influx of tourists that will attend the world cup.</p> <p>The sport facilities to the west of the HTC are centrally located in the town and directly adjacent to the HTC. It would complement the holistic approach for upgrading and redevelopment of the HTC to ensure economic development and job creation (refer to Plan No. 03).</p> <p>As an alternative, Rustdene and Mandlenkosi stadiums could be develop to an international standard to position Beaufort West for the above mentioned 2010 soccer world cup (fan park) and to improve access to sport facilities in schools. Brining the fan park into these communities it will stimulate job creation and a higher investment on infrastructure.</p> <p>These two alternatives should be investigated in more detail in order to determine which alternative would be the most feasible/viable from a social, economical and environmental perspective.</p>
BFW A13	Improve access to business areas by providing neighbourhood nodes within in walking distance from residential areas by supporting additional business ventures	A 0,5 km and 1 km catchment area review of currently zoned business sites indicates that additional small Neighbourhood Business Nodes are required between Rustdene and Newtown, to the south end of Kwa-Mandlenkosi and to the east towards Hospital Hill (refer to Plan No. 04).
BFW A14	Establish a Recreational Orientated Development Zone adjacent to the Tourism Development Zone.	<p>There is an ideal opportunity, to the east of the current HTC, to provide infrastructure for open space enjoyment. The location of the zone as proposed in the Beaufort West Structure Plan is supported (refer to Plan No. 03). The Zone is suitably located adjacent to the Tourism Development and Business and Sports Zone and is mostly a green area with trees and water. It would be accessible to tourists and local residents alike. This zone will also form part of the larger open space system proposed for the town. Specific proposals made in the Beaufort West Structure Plan are supported and recommended, namely:</p> <ul style="list-style-type: none"> – The establishment of a caravan park and camping sites; and – The development of a recreational zone.
BFW A15	Investigate the potential for utilising the Springfontein (Beaufort West) Dam for development purposes	In the longer term it is proposed that the Springfontein Dam be considered for resort and sport development purposes. One of the major problems in utilising the dam for these purposes is the fluctuation of the water level. Evaporation causes the level to drop significantly in dry seasons. The possibility of increasing the depth and / or the capacity of the dam should be investigated.
BFW A16	Investigate the upgrading and marketing of the proclaimed bird sanctuary	Many international and local tourists would be interested to visit and spend time at the proclaimed bird sanctuary. Bird viewing facilities should be developed and marketed as a “must-see” tourist

Reference No.	Strategy	Motivation
		attraction.
BFW A17	Create permanent and sustainable employment through the recycling of material / waste by establishing a composting and plant	Open areas to the east of town in the vicinity of the show grounds, the sewerage plant and the cemetery have potential for the establishment of a compost plant utilising solid waste from the nearby dump site and the sewerage sludge from the sewerage plant. The site is in close proximity to most of the townships.
BFW A18	Establish mini-market in Kwa-Mandlenkosi to complement the "Arts and Crafts" initiative.	The expansion of the Arts and Crafts initiative is supported, provided that access to the site is improved (refer to Plan No. 04).
BFW A19	Develop the Business and Sport Orientated Zone - by providing a Tertiary Education Facility.	A suitable facility for the location and development of a Tertiary Education Facility and a centralised municipal office should be considered within this zone
BFW C	KPI: Health	
BFW C1	Establish an HIV / AIDS hospice	As per draft IDP (2007-2011). To provide care and support for HIV/AIDS sufferers.
BFW D	KPI: Land and Housing	
BFW D1	Future housing needs for Uranium mine	<p>The possible uranium mining activities will increase the housing demand in town as the increase in possible employment opportunities will see a great influx of people to the area. A % of these housing demands (as well as demand for more amenities) could and should be addressed through infill development. However, it is considered that additional land should be made available.</p> <p>It is proposed that the area south of Hospital Hill should be made available for expanding the town, subject to complying with all environmental and other legislation (refer to Plan no. 06). This area should focus on integrated housing, where different types of housing and tenure for a range of different income groups will be offered. It is important that rental housing be made available as it can be expected that many of the future mine workers will be migrant workers that will be going back to their families over weekends and holidays.</p> <p>It is suggested that further studies be conducted in order to determine an urban edge that will make provision for a sustainable expansion of thereof.</p>
BFW D2	Identify and investigate under utilised and suitable land within urban areas for emerging farmer settlement	A sub-contracted consultant conducted a fairly comprehensive audit of the potential areas for urban agriculture in February 2004. Existing initiatives were identified, resources in respect of agricultural inputs were briefly investigated and market potential was assessed. Proposals in this regard are presented under KPI: Social Development.
BFW D3	Increase understanding of urbanisation dynamics by conducting an urbanisation study to determine the impact of the settlement of farm workers on urban infrastructure.	The patterns and extent of urbanisation are not well understood. Once the extent is determined, the impact on the provision of land, housing and infrastructure must be re-assessed and programmed.

Reference No.	Strategy	Motivation
BFW D4	Improve access, facilities and services to land by de-densifying areas where current densities result in slim circumstances by reserving land for low cost housing to the north-east of the Town	It is proposed that high-density housing expansion be focussed to the north-western quadrant of Beaufort West Town. This will ensure a more balanced development around the Town Centre, allowing all residents improved access to employment opportunities.
BFW D5	Limit housing expansion to the most appropriate locations as determined by resource availability, infrastructure and services.	Economically marginal settlements i.e. Nelspoort and Merweville have limitations with respect to the sustained availability and maintenance of resources, infrastructure and services. These threats to sustainable development should be critically assessed prior to embarking on further housing expansion.
BFW E	KPI: Infrastructure and Basic Services	
BFW E1	Investing in upgrading of infrastructure and basic services in anticipation of Uranium mines	The possible mining activities and expected influx of people will place an increased demand on the infrastructure. Provision should be made to upgrade the infrastructure and services BETYDS .
BFW E2	Erection of wind generation farm	As per draft IDP (2007-2011). It is fast becoming clear that alternative ways of producing energy (electricity) should be considered in order to lessen the load on the national grid and the impact on the environment. The wind generation farm would be utilised to avoid power cuts and also to use energy in developing SMME.
BFW E3	Electrification of farms and stations	As per draft IDP (2007-2011). To foster delivery in rural areas.
BFW E4	Establish and maintain bicycle lanes and pavements in residential areas	As per draft IDP(2007-2011). Job creation can be stimulated by using affordable labour and intensive methods for the regular maintenance of the bicycle lanes and pavements, while at the same time promoting cost effective non-motorised transport.
BFW E5	Identify priority investment areas	Areas of greatest need must be identified and prioritised. These priorities should assist in guiding decisions the BWM make in respect to future infrastructure investments (refer to Plan No. 07)
BFW F	KPI: Environment and Conservation	
BFW F1	Prepare an Environmental Management Plan	Include all environmental and open space systems as well as the proposed Biosphere Framework Plan in an Environmental Management Plan (refer to projects / programmes identified under the Biosphere Framework Plan – Section 4.2.) - Refer to (Plan No. 01 and Plan No 08)
BFW F2	Improve environmental awareness	Establish an environmental awareness committee to prepare an Environmental Awareness and Education Program.
BFW F3	Ensure effective law enforcement	Include regulations in municipal by-laws to prevent illegal dumping, littering and environmental protection measures.

Reference No.	Strategy	Motivation
BWF F4	Update land-use management measures	The town planning schemes for Beaufort West, Nelspoort, Merweville and the Rural Areas should be updated and properly aligned in order to improve environmental conservation and management.
BFW G	KPI: Social Development	
BFW G1	Establish central community centers in Zone 3.	The community centre should be centrally located (within walking distance where possible) in order to be accessible to the community. Private transport is not economically viable for the majority of the community, therefore the community centre should be situated in an safe, central area. Footpaths towards the centre (and other community centers) should be well light and safe.
BFW G2	Renovate the Erick Louw primary school	As per draft IDP (2007-2011). This is much needed for zone 5, Toekomsrust as this will help integrate human settlements and reduce the distances for Hillside and Toekomsrust children.
BFW G3	Plan and implement agricultural empowerment projects in Areas 1 and 5 (refer to Plan No. 09) to maximise the potential of agriculture to empower poor communities to care for themselves	It is widely accepted that agricultural development could provide one of the most cost-effective ways to create sustainable jobs, to improve food security, to address poverty at grass-root level, to improve quality of life through a healthier diet and to stimulate local economic growth.
BFW G4	Maximise the potential of agriculture to empower poor communities to care for themselves through the implementation of agricultural empowerment projects	The commonage should be extended for further agricultural development and other viable agriculture land should be identified areas . The following public open spaces where evaluated (see Plan No. 09):
		Area 1 open areas to the east of town in the vicinity of the show grounds, the sewerage plant and the cemetery): by far the most suitable area for urban agricultural development due to the soil quality, the access to treated sewerage water, the possibility of compost from the solid waste dump site and the sewerage sludge, the short distance to most of the townships, the existing Masakhane project, relatively good security situation, and accessible open land for expansion. Most of the land is owned by the municipality.
		Area 2 lies within a power line servitude and is about 4 hectares in size. It is adjacent to schools and residential houses and is relatively flat. Agricultural potential is low and security and water supply would be problematic. Current use is for a soccer field and walking through. Not recommended for agricultural development.
		Area 3 is a big open area of approximately 7 hectares adjacent to schools, a police station and residential houses. Infrastructure consists of a dilapidated cycling track, an irrigation dam in reasonable condition, and old ablution block/clubhouse facilities that need serious renovation. The area is mostly flat and the soils are very shallow. Soccer fields (gravel surface) and old netball fields are present, but other than that the open space only serves as area to walk through. Agricultural potential is and therefore not recommended for agricultural development.

Reference No.	Strategy	Motivation
		Area 4 lies on the edge of the urban area and is approximately 10 hectares in size. There is no infrastructure, and a portion has been used extensively as a dumping site for construction rubble. The area is extremely rocky, uneven and the soils are shallow. Agricultural potential is low and security and water supply would be problematic. Not recommended for agricultural development. Some areas may be suitable for the planting of indigenous succulent species or prickly pears (see attached article on a potential project with <i>Dactylopius coccus</i> , or cochineal farming, being operated at Fraserburg) (Annexure D).
		Area 5 - Large commonage lands are situated to the north of Beaufort West, including the area taken up by the Springfontein Dam. Beaufort West Hydroponics is currently developing an open-air production plot in this area, utilising water from an existing borehole. There might be good possibilities for large-scale urban agricultural projects in this area if reliable, good quality water supply could be secured (there is a water pipeline not too far away). It is recommended that this possibility be investigated further. The disadvantage of this area is that it is quite distant from the townships where the labour force for the agricultural developments should be coming from. Providing a public transport service could possibly resolve this problem.
		In general, urban agricultural development in Beaufort West should focus on primary production through water-wise irrigation systems, value adding and mass reduction through secondary processing, labour-intensive methods to create sustainable new job opportunities, "import" substitution of fresh produce, and products aimed at the passing tourist trade. New developments in the Cape Metropole to stimulate land reform and the emerging farming sector (like the new Philippi Market) is probably too far in distance from Beaufort West to have a significant effect. Nonetheless, all well-presented agricultural development initiatives, from home food gardens, community gardens, semi-commercial projects to commercial initiatives should be encouraged and supported, providing that no laws or by-laws would be transgressed, and that there would be equal and transparent access to public funds and facilities.

8. NELSPOORT SPATIAL DEVELOPMENT FRAMEWORK (CATEGORY D.E)

8.1 DESIGNATION OF PLANNING ZONES FOR NELSPOORT

In accordance with the planning done by Makroplan, the following zoning categories will apply and will underpin additional spatial strategies proposed as part of this SDF.

Table 16: Nelspoort Zoning

PROPOSED ZONE	LAND USE
Res I	See Scheme Regulations
Res IV	See Scheme Regulations
Business II	See Scheme Regulations
Institutional I	See Scheme Regulations
Institutional II	See Scheme Regulations
Institutional III	See Scheme Regulations
Open Space I	See Scheme Regulations
Open Space II	See Scheme Regulations
Authority	See Scheme Regulations
Industrial	See Scheme Regulations
Transport II	See Scheme Regulations
Undetermined	See Scheme Regulations

8.2 ISSUES IDENTIFIED BY THE COMMUNITY

The community has identified the following issues that have spatial relevance and should be included in the Spatial Development Framework for Nelspoort.

Table 17: Nelspoort Community Issues

	KEY PERFORMANCE AREA	ISSUE
A	Economical	Creation of a business centre for formal and informal business No ATM facilities
B	Institutional	None
C	Health	None
D	Land and Housing	Need for a Old age home
E	Infrastructure and basic services	Lack of public transport Lack of filling station
F	Social Development	Vandalism preventing food garden and other development projects Increase in substance abuse : adults and youth

8.3 SPATIAL PLANNING STRATEGIES TO ADDRESS COMMUNITY ISSUES

Table 18: Nelspoort Planning Strategies

	Strategy	Motivation
Nels A	KPI: Economic Development	
Nels A1	Establishment of Uranium Mine	The possible mining activities at Beaufort West will be a great economic opportunity for the local and surrounding communities. It is suggested that a % of the employment opportunities be reserved for the local community within the Beaufort West municipal area, including reserving a specific % for the community from Nelspoort.
Nels A2	Develop small business centre with filling station	As per draft IDP (2007-2011). Lobbying private sector involvement in community which will help with job creation.
Nels A3	Establish Khoi village to expose rich khoi drawings and culture	<p>As per draft IDP (2007-2011). Nelspoort is home to one of the world's richest rock-art traditions. Most of this rock art dates back several thousand years and most was done by the "San" or "Bushmen". The Nelspoort Rock Art Site, archaeologically known as "The Klipkraal Engraving Site" is between 50 and 10 000 years old. There are at present eleven different rock art sites at Nelspoort (Klipkraal) each immense in its value and for this reason this site should be declared a National Heritage site and elevated to Biosphere SPC B.a.. A full site report containing descriptions of each engraving and as far as possible the meaning and symbolic significance of each site has been prepared and each site has a GPS marking so that it can be easily located.</p> <p>The condition of the Klipkraal Site complex of rock engravings and gong rocks varies from fair to excellent.</p> <p>The site should be more widely marketed and a nominal visitor's fee should be payable. An information board with relevant details should be placed near the site and at all local tourist offices at the new "Gateway".</p>
Nels A4	Establish Flora Tourism Routes	The Karoo has the largest variety of succulents found anywhere on earth. Over 900 species of plants are found in the Karoo biome, which is three times more than is found in the whole of Great Britain. Walking trails should be designed to provide maximum exposure to the Rock Art Tourism Route and the Flora Tourism Route to add maximum value to each tourist's visit to Nelspoort.
Nels A5	Establish and upgrade facilities for Tourism Accommodation	Tourist accommodation should be provided in Nelspoort, e.g. Bed and Breakfast venues, cottages (self catering) and budget-priced rooms (also self catering). A few houses have been converted to provide for tourism accommodation.
Nels A6	Launch a tourism training and accreditation scheme	There is a general lack of professionalism, management, training and expertise in the tourism industry in the Karoo. Professionally accredited tourist guides and tourism accommodation management is needed. A training and accreditation scheme should be launched with the assistance of an accredited trainer.
Nels A7	Development of Tourism information center	A tourism information center should be built on the current caravan park, park to be upgraded and landscaped.
Nels A8	Landscaping of entrances to town	The three entrances to town should be landscaped to improve the visual entrance into town
Nels A9	Establish and produce a product (for example prickly pears) unique to Nelspoort.	This can be used as a marketing tool to draw people to Nelspoort, in the same way as olives have done for Prince Albert, which will stimulate the local economy.

	Strategy	Motivation
Nels B	KPI: Institutional	
	Not applicable from a spatial planning perspective	
Nels C	KPI: Health	
Nels C1	HIV/AIDS Hospice	The community has indicated that there is a support group that support HIV/AIDS sufferers and their families. This should be formalised.
Nels C2	Streamline the functionality of the existing hospital facilities.	Maintain the primary health care clinic as part of the multi-purpose centre.
Nels D	KPI: Infrastructure and Basic Services	
Nels D	Water and sewerage development .	As per draft IDP (2007-2011). research innovative ways to bring water to farms and other rural areas, exploration of alternative water energy resources bore holes
Nels E	KPI: Land and Housing	
Nels E1	Utilise vacant land within Settlement for any further development	Nelspoort has been identified as a settlement with a very low growth potential and should therefore not be extended beyond to the current footprint. Where necessary infill development should be used to establish new initiatives.
Nels F	KPI: Social Development	
Nels F1	Encourage en stimulate urban agricultural projects on suitable commonage land whilst ensuring equitable access to such land.	<p>It is widely accepted that agricultural development could provide one of the most cost-effective ways to create sustainable jobs, to improve food security, to address poverty at grass-root level, to improve quality of life through a healthier diet and to stimulate local economic growth.</p> <p>In general, urban agricultural development in Nelspoort should focus on primary production through water-wise irrigation systems, value adding and mass reduction through secondary processing, labour-intensive methods to create sustainable new job opportunities, "exporting" of fresh produce, and products aimed at the passing tourist trade.</p>
The Integrated Spatial Development Framework for Nelspoort is attached as Plan No. 09		

9 MERWEVILLE SPATIAL DEVELOPMENT FRAMEWORK (CATEGORY D.D)

9.1 DESIGNATION OF PLANNING ZONES FOR MERWEVILLE TOWN

In accordance with previous planning done for Merweville, this Spatial Development Framework for the town will also be based on the same designation of zones. These are:

Table 19: Merweville Zoning

ZONE	NATURE OF LAND USE
Agriculture Zone 1	See Scheme Regulations
Agriculture Zone 2	See Scheme Regulations
Residential Zone 1- 6	See Scheme Regulations
Business Zone 1 - 3	See Scheme Regulations
Industrial Zone 1 - 3	See Scheme Regulations
Institutional Resort 1 - 3	See Scheme Regulations
Resort 1 - 2	See Scheme Regulations
Open Space 1 - 3	See Scheme Regulations
Special Zone	See Scheme Regulations
Transport Zone 1 -3	See Scheme Regulations
Undetermined	See Scheme Regulations
Authority	See Scheme Regulations
Road Closure	See Scheme Regulations

9.2 COMMUNITY ISSUES IDENTIFIED

The following community issues have been identified as having spatial relevance and are therefore included in the Spatial Development Framework Planning for Merweville.

Table 20: Merweville Community Issues

	Key Performance Area	Issue
A	Economic Development	Lack of sustainable business initiatives
B	Institutional	Credit control No local mortuary
C	Health	None
D	Land and Housing	None
E	Environment	Planting of trees in residential areas
F	Infrastructure and basic services	Lack of public transport to amenities and Beaufort West Upgrading of water services Street lights town area
G	Social Development	Vandalism preventing community projects No access to information Lack of training/skills development projects Increase in substance abuse : adults and youth Training for crèche teachers

9.3 SPATIAL PLANNING STRATEGIES TO ADDRESS COMMUNITY ISSUES

Table 21: Merweville Planning Strategies

	Strategy	Motivation
Merw A	KPI: Economic Development	
Merw A1	Establishment of Uranium Mine in Beaufort West	The possible mining activities at Beaufort West will be a great economic opportunity for the local and surrounding communities. It is suggested that a % of the employment opportunities be reserved for the local community within the Beaufort West municipal area, including reserving a specific % for the community from Merweville.
Merw A2	Establish an Urban agricultural project and recycling of bio-degradable waste into compost	Most of the fresh produce (mostly vegetables) consumed in Merweville is currently trucked in from Worcester. An urban agricultural project should be developed whereby residents could become involved in fresh food production for own use and for selling surplus produce to replace the imports into the town.
Merw A3	Develop a tourism strategy	An aggressive tourism strategy is needed to bring external funds into the local economy and to break the poverty cycle and associated social problems. The characteristics that make Merweville unique e.g. guest farms, 4 x 4 routes, hiking trails, horse rides and night rides should be further developed and promoted.
Merw B	KPI: Institutional	
	Not applicable from a spatial planning perspective.	
Merw C	KPI: Health	
	Not applicable from a spatial planning perspective.	
Merw D	KPI: Land and Housing	
	Not applicable from a spatial planning perspective.	
Merw F	KPI: Infrastructure and Basic Services	
Merw F1	Reconstruction of streets	As per draft IDP(2007 – 2011). Labour intensive methods to be used to stimulate job creation.
Merw F2	Upgrading of water services	As per draft IDP (2007-2011)
Merw E	KPI: Environment	
Merw E1	Planting of trees	Planting of trees in all residential areas and at entrance points to town.
Merw G	KPI: Social Development	

	Strategy	Motivation
Merw G1	Consolidation of primary and secondary school	As per draft IDP (2007 -2011). To develop two learning facilities in Merweville to avoid children having to move out of town for secondary education.
Merw G2	Establish and effective use of recreational facilities	As per draft IDP (2007 – 2011). Development of the culture and sport in communities and to support the children of the community.
Merw G3	Upgrading of recycling projects	As per draft IDP (2007 -2011). Promote safe and well managed refuse site in urban area. Encourage job creation through recycling projects.
Merw G4	Encourage en stimulate urban agricultural projects on suitable commonage land whilst ensuring equitable access to such land.	<p>It is widely accepted that agricultural development could provide one of the most cost-effective ways to create sustainable jobs, to improve food security, to address poverty at grass-root level, to improve quality of life through a healthier diet and to stimulate local economic growth.</p> <p>Some areas in Merweville may be suitable for the planting of indigenous succulent species or prickly pears and could be used to market the town in the same way as Prince Albert has done with olives.</p>
Merw G5	Avail good quality water for urban agriculture projects	The critical issue that needs to be addressed is the availability of good quality irrigation water for a community-based vegetable project. Funds need to be sourced and allocated to bore for water, and to equip the borehole with pump and storage facilities for water. Fencing would also be a priority, since there may be a problem with goats and sheep roaming in the area.
Merw G6	Establish a mentoring programme	Another concern is the willingness of the local population to become involved in a project where hard labour and perseverance are involved, especially through the hot summer months. The identification, development and long-term involvement of strong leadership would be crucial, and the inputs of committed local mentors would also be highly beneficial.
Merw G6		In general, urban agricultural development in Merweville should focus on primary production through water-wise irrigation systems, value adding and mass reduction through secondary processing, labour-intensive methods to create sustainable new job opportunities and “import” substitution of fresh produce mostly from Worcester.
The Integrated Spatial Development Framework for Merweville is attached as Plan No. 10 .		

10 STATUS OF SDF

This framework will have the status of a Spatial Development Framework as approved by the Beaufort West Municipality in accordance with section 30 of the Municipal Systems Act, 2000 (Act 32 of 2000). In accordance with section 35(2) of the Act, a SDF contained in an IDP prevails over a plan as defined in section 1 of the Physical Planning Act, 1991 (Act No. 125 of 1991).

Although the plan is formally approved, it should not be seen as a final statement of future spatial development of the area, but it should rather be viewed as a current statement of how land use should be structured within the Municipality. The proposals and policy should be updated as part of the IDP process in accordance with changing circumstances.

Please note that the indicated urban edges are just should be seen as only an indication of a possible urban edge. It is strongly recommended that a formal urban edge study be undertaken to determine a formal urban edge.

It should be noted that on approval of the SDF, the Municipality does not assign or withdraw any rights. Decisions made by the Municipality shall be further subject to and must be combined with other legislation and policies when development proposals are evaluated.