

BEAUFORT WEST MUNICIPALITY

SPATIAL DEVELOPMENT FRAMEWORK

VOLUME 1

Development Profile

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BEAUFORT-WEST SPATIAL DEVELOPMENT FRAMEWORK DEVELOPMENT PROFILE

Volume 1

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BEAUFORT-WEST SPATIAL DEVELOPMENT FRAMEWORK DEVELOPMENT PROFILE

Volume 1

1. INTRODUCTION

BKS (Pty) Ltd has been appointed by the Beaufort West Municipality to compile their Spatial Development Framework (SDF) as part of their Integrated Development Planning (IDP) process.

1.1. STRUCTURE OF THE DOCUMENT

In line with the Cape Karoo SDF, this document is the first of two volumes and is called **Volume 1: Development Profile**, which contains a status quo analysis of the Beaufort West Municipal area. Volume 2 contains the Spatial Development Framework.

- Section 1 acknowledge assistance given in the preparation of the document and provides information regarding the, description of the area planning horizon and public participation process followed during the preparation of the Beaufort West Spatial Development Framework.
- Section 2 expands on planning frameworks, policy and legislation relevant to the Beaufort West Municipal area.
- Section 3 describes historical background and current overview of its towns and settlements.
- Section 4-9 provides an analysis of the area's socio-demography, economic situation, health status, environmental status, provision of infrastructure and basic services.
- Section 10 analyse the spatial form of the area and focus mainly on current housing, land use, provision of community facilities, land ownership and urban conservation matters.
- Section 11 provides a summary of the main spatial issues, problems and needs.

1.2. ACKNOWLEDGEMENTS

The information and analysis in Volume 1 of the SDF has been compiled utilising desktop information, i.e. previous studies / reports, current studies / reports and information downloaded from the internet.

The following special acknowledgements is worth mentioned:

- Mr D Welgemoed, Municipal Manager of the Beaufort West Municipality;
- Mrs. Dianne Post and Mrs Annalet Jooste of the Beaufort West Municipality;
- Mr. Jan Willem van Staden: PIMMS (Beaufort West: Cape Karoo DM);
- Gary Tomlinson: Steyn Larsen Pillay Town and Regional Planners (Cape Karoo SDF);
- The CSIR for their document on Designated Vulnerable areas in the Western Cape Province;

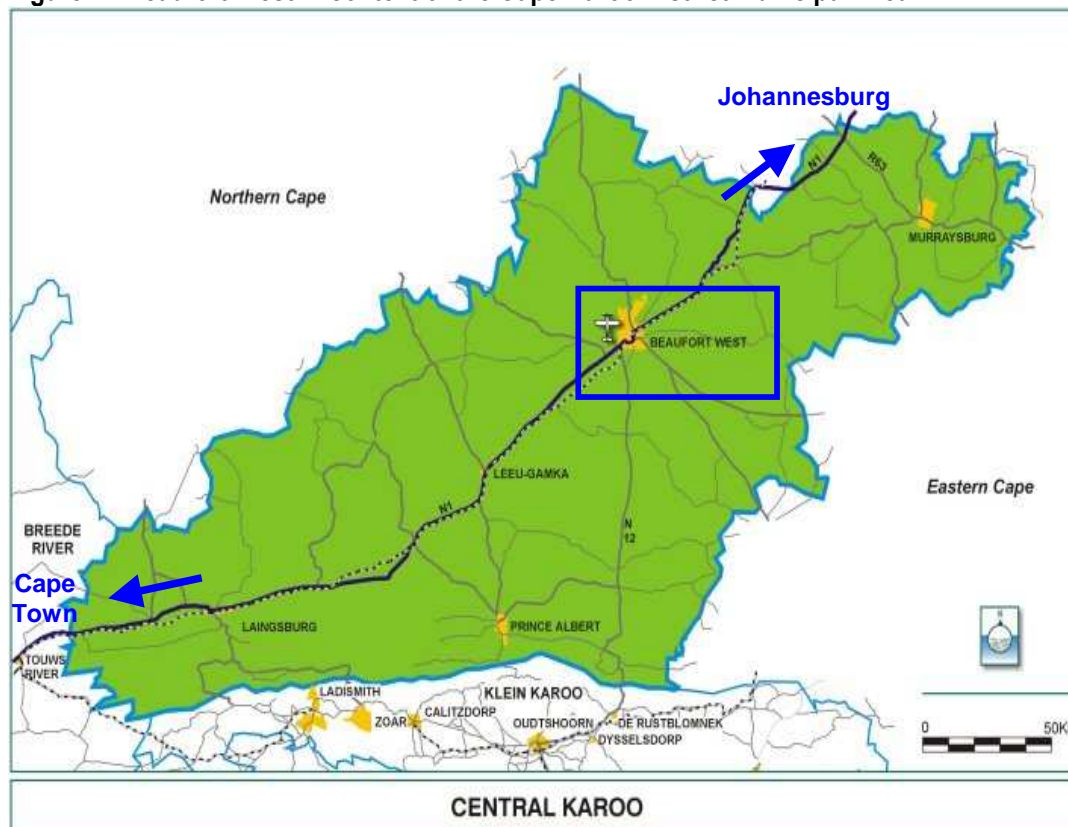
- Mrs Rose Willis, Regional Tourism Co-ordinator, Cape Karoo District Municipality
- Mr Les Duimpies, Western Cape Department of Education; and
- Mr Jannie van Staden from the Department of Water Affairs.
- Mr Eric Deacon, Directorate Regional Planning, Chief Directorate Development Planning of the Department of Environmental Affairs and Development Planning.
- Mr. Iaan Olckers from the Department of Agriculture Western Cape

1.3. DESCRIPTION OF THE AREA

The SDF deals with the jurisdiction area of Beaufort West Municipality (Category B – Local Municipality) as demarcated in terms of the Local Government Demarcation Act, 1998 (Act 27 of 98) and the Local Government Municipal Systems Act, 1998 (Act 117 of 1998).

The Beaufort West Municipal area forms part of the Cape Karoo District Municipality (refer to **Figure 1** below). It is a sparsely populated area and distances between towns are great. Although the Karoo is a vast semi-desert area, it is one of the world's most interesting arid zones. The two leading sectors in the regional economy are agriculture and tourism.

Figure 1: Beaufort West in context of the Cape Karoo District Municipal Area



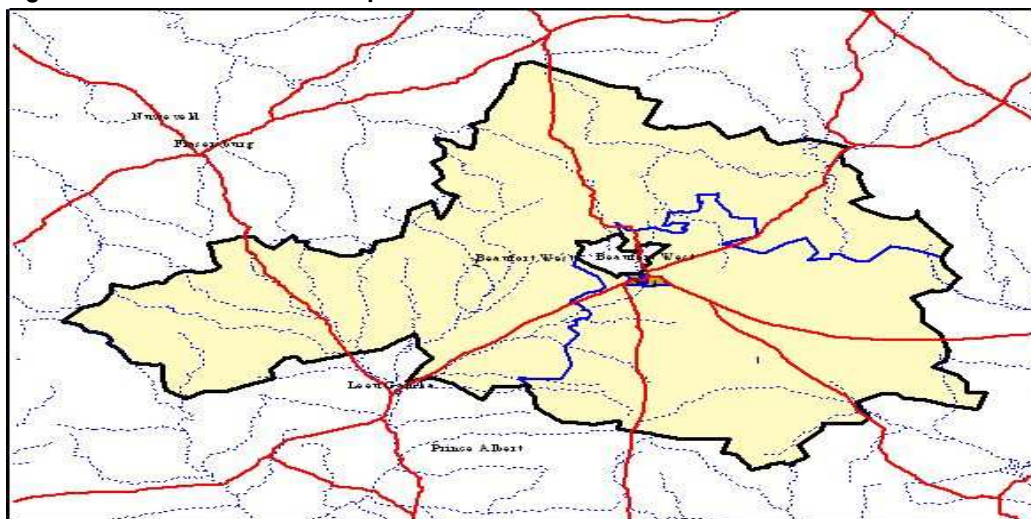
Source: (Rapid Review of Designated Vulnerable Areas, CSIR September 2002)

The District faces great limitations in its growth prospects, mainly due to low rainfall, a very limited agricultural potential and the rationalisation of public sector and parastatal services in the smaller towns (Lipton *et al*, 1996).

Beaufort West is the biggest town in the District, with just under 56% of its population. The other major towns in the region are Prince Albert, Murraysburg and Laingsburg. (CSIR, September 2002).

During the previous planning exercise the Beaufort West Structure Plan Study area only included the town of Beaufort West. Since the new demarcations have been effected the area of jurisdiction of the Beaufort West Local Municipality increased, to include the towns of Nelspoort, Merweville and the rural areas surrounding these towns (refer to **Figure 2** below).

Figure 2: Beaufort West Municipal Area



Source: <http://www.demarcation.org.za>

1.4. PLANNING HORIZON

The Spatial Development Framework forms an integral part of the Integrated Development Plan for Beaufort West. This document provides a baseline planning horizon up to 2010.

1.5. PUBLIC PARTICIPATION PROCESS FOLLOWED

The Municipal Systems Act, Act No. 32 of 2000 prescribes that a structured public participation process should be followed as part of the IDP process and would therefore also apply to the compilation of the SDF.

Institutions (excluding government structures) active in the town include the following:

- IDP Forum
- Police Forum
- NICRO (National Institute for Crime Prevention and Reintegration)
- The local churches
- Soccer club
- LANOK (Landelike Ontwikkelings Korporasie) Since 11 November 2004 it is known as CASIDRA.
- School bodies
- Community organisations

The IDP Forum has been particularly good at involving residents in the identification of potential projects that could contribute to the development of the town. The church and

sporting bodies could also play an important role in driving and supporting development initiatives.

During the compilation of the SDF, the method of participation has been dealt with as indicated in **Table 1** below:

Table 1: Public Participation Methodology

	General Public	Municipal Council	IDP Forum	IDP Steering Committee	Project Task team	Sectoral Role-players
Initiation	①	①	①	📄		
Spatial Analysis				📄		
Proposal of Strategies				📄		📄
Proposal of Projects				📄	📄	
Integration of Strategies and Projects	① 📄		📄	📄	📄	📄
Completion	①	✓	✓	✓	①	①

① = for information 📄 = presentation / discussion ✓ = Approval

To ensure a transparent process, BKS in consultation with and with the approval of the IDP Forum placed an informative notice in the local newspaper, "Die Courier" to inform the general public. The wording of the notice is provided in **Annexure A**.

In addition to the article in the local newspaper, letters of information have been posted to all the members of the IDP Forum. The purpose of the information letter that has been sent to the members of the IDP Forum was to:

- ensure that each member is informed,
- the process is explained, and
- that all inputs are appreciated

The name list of the members of the IDP forum and a copy of the letter is also included in **Annexure A**.

2. RELEVANT PLANNING FRAMEWORKS, POLICY AND LEGISLATION

In order to ensure that the SDF is consistent with any applicable national / provincial legislation / strategies, a range of legislation and policies need to be considered. The most relevant documents are summarised / listed in **Annexure B**.

3. BACKGROUND

3.1. HISTORICAL OVERVIEW

Beaufort West Town is the economic, political and administrative heart of the Cape Karoo. Located about 460km north east of Cape Town, the town was founded on the farm Hooijvlakte in 1818.

Beaufort West was originally established as a service centre for rail and road transport and to a lesser degree for rural agriculture. The *raison d'être* for the town's existence is however the

railways. It is reported that during the 1970s and 80s, the railways employed 90% of the town's economically active people. Even though both rail transport and agriculture are in decline in terms of economic opportunities, the town has managed to maintain a minimal level of growth due to the high volume of passing road traffic. The National Road from Cape Town to Johannesburg (N1) bisects the town, and is still responsible for generating a significant portion of the town's income. (CSIR, September 2002)

Nelspoort Settlement is a small dormitory settlement located about 42km north east of Beaufort West. It was developed around the construction of a Tuberculosis (TB) Sanatorium, and was as such located a distance away from, Beaufort West. Originally, the settlement essentially comprised the Hospital and residences for staff. Today a school has been built in the town, but almost no other services are available. Apparently, a female member of the British royalty was cured of TB while staying on the farm Nelspoort, and she subsequently created a Trust Fund for the establishment of the TB hospital.

Merweville Settlement lies in a picturesque area of the Cape Karoo plains and is often likened to the desert region of Nevada and Arizona (USA). The town's history started towards the end of the 1800s with the establishment of the Dutch Reformed Church, to offer better access to the surrounding congregation. A beautiful church was designed by Heese and Heese architects and constructed in 1906. The church has been declared a national monument. The town lies in a water rich area fed by a river and several permanent fountains. Due to this abundance of water an efficient irrigation system was developed, assisting with food production, including vegetable gardens, orchards and pomegranate hedges. During the Anglo Boer War, small deposits of coal were found, and utilised as fuel.

3.2. CURRENT OVERVIEW

Beaufort West Town is currently structured in seven planning zones, each consisting of one or more suburbs. As mentioned previously, these zones correspond to the zones depicted in *the Beaufort West Structure, Plan July 2002* and have been selected to simplify data correlation. These zones are described in **Table 2** below and are indicated on the attached **Plan No. 01**:

Table 2: Planning Zones in Beaufort West Town

ZONE	SUBURBS	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 erven) – middle income
Zone 3	Kwa-Mandlenkosi	Residential (app. 250m ² erven) – lower income
Zone 4	Rustdene, Newlands, Essopville, Prince Valley, Nieuveltdpark, Hoogvlakte and Newtown	Residential (app. 270 m ² erven) – lower income
Zone 5	Hillside, Barakke, Toekomsrus	Residential– lower income
Zone 6	Noord Einde	Residential – middle income
Zone 7	Industrial Area	Industrial

Beaufort West Town has all the features of a modern town, including shopping centres, schools, a magistrate's court, Internet cafes, hotels, medical facilities, restaurants and all the other amenities and services usually found in larger towns. The town is viewed as the administrative and district capital of the Cape Karoo.

Nelspoort is small settlement which activities are mostly focussed around the TB Hospital and the experimental farm. There are no shops or services, with the exception of a postal agency, (that would apparently be closing shortly). Nelspoort is not a "registered" urban or rural settlement. Land previously belonged to the Department of Health but more recent privatisation initiatives has down-scaled activities at the hospital over the past few years, reducing the need for large numbers of staff, supplies and other services. Management of the

hospital has however agreed to limit its downscaling to 100 beds. Activities at the experimental farm were also downscaled and caused a thriving, albeit state subsidised farming enterprise, producing milk, eggs, broilers, mutton, lucerne etc. to now be virtually abandoned, with only 3 people still employed to look after a flock of sheep. Residents of Nelspoort would like to see the farm and hospital rejuvenated and the railway station rebuilt, especially in lieu of the fact that much of the infrastructure is currently not in use and suffering neglect. Discussions are currently underway to have Nelspoort proclaimed a town, under the Beaufort West Municipality, by July 2003 (*CSIR, September 2002*).

Merweville Town / Village maintains a great deal of old world charm and has potential to provide prospecting tourists with a tranquil environment to rest and unwind from the pressures of modern-day city life. There are some guesthouses in the town and tourists can enjoy some traditional Karoo fare prepared by the locals. Some of the surrounding farms provide eco-tourism and game viewing / hunting and 4 x 4 tracking facilities and experiences. The village is easily accessible via graveled roads or a 40km scenic drive from Prince Albert Road or on the road from Leeu Gamka to Fraserburg (*CSIR, September 2002*).

PLAN NO 01

4. SOCIO-DEMOGRAPHIC MAKE-UP

4.1. POPULATION

A complete analysis of the Socio-Demographic make-up is attached as **Annexure C**. The population composition for the Beaufort West area, is summarised in **Table 3** below:

Table 3: Population Composition

POPULATION											
Zone	1990	r	1995	r	2000	r	2005	r	2010	r	2015
Beaufort West	26200		28480		30890		33520		36340		39340
Nelspoort ¹	-	-	1500	2.1	1630 ²	1.9	1790	1.8	1957	1.6	2120
Merweville	-	-	1009	1.9	1087 ³	1.8	1188	1.7	1292	1.6	1398
Total	26200		30989		33607		63498		39589		42858

The total population of Beaufort West is therefore estimated at **40 000** for the year 2010. According to the *Central Karoo Public Transport Plan: Part 1 Status Quo Report (September 1999)* approximately 23% of this population reside on the farms totaling to a projected **9 200** people.

4.2. IMPACT OF HIV / AIDS

A more recent contentious topic, which became more apparent during the past 5 years, is the occurrence of HIV and AIDS in South Africa. As indicated in the media and from studies conducted in the recent past, the occurrence of this epidemic is growing at a very rapid pace and will have a substantial impact on population growth, mortality rates and the need for social infrastructure and services in future.

Studies have also shown that one of the contributing factors to the spreading of the epidemic, is the trucking industry. CTO counts on the N1 highway at the two stations on both sides of the Beaufort West urban area indicate a large number of trucks passing through the town throughout the year. It is anticipated that they might use overnight facilities on a frequent basis. This factor may contribute further to the spreading of the epidemic in the Beaufort West Municipal area and might have a significant impact on the base line population figures used, i.e. in certain areas population growth might even decline. For planning purposes, the impact of HIV / AIDS on population growth and mortality should be further investigated.

In the light of high HIV / AIDS figures expected for the Beaufort West area, an increased need for orphan and health care facilities. The continuous availability of burial facilities must also be monitored in the medium and long term.

¹ *Beplanningsverslag:-Geïntegreerde Ontwikkelingsvoorstelle vir Nelspoort,, Lanok,25 July 2002 – Current statistics (2002)*

² *The base year for the statistics from Nelspoort is (1996). The growth factor of 2,1% have only been applied for a 4 year period, i.e. 1996 – 2000.*

³ *The base year for the statistics from Merweville is (1996). The growth factor of 2,1% have only been applied for a 4 year period, i.e. 1996 – 2000.*

4.3. AGE AND GENDER DISTRIBUTION

The gender distribution in Beaufort West, Merweville and Nelspoort are very equal. In all instances the age structure of the three towns indicates that between 53% and 61% of the population are not within the economically active segment, placing a large burden on the economically active members of the community. In an environment where employment is scarce and the unemployment rate substantial the current IDP focus on sustainable economic development is further motivated and supported (refer to **Figure 2** in **Annexure C**).

The age structure is very young and most of the economically inactive population is younger than 18. This indicate a need for:

- Employment due to increased pressure on those members of the community supporting the young and the aged;
- Schooling facilities and services; and
- Community facilities, i.e. sport and recreation facilities and services, libraries and after school care; and
- Orphanages and other child care facilities.

4.4. SOCIO-ECONOMIC STATUS

4.4.1. Beaufort West

The unemployment rate in Beaufort West is very high (currently at 58%). The largest component of the residents of Beaufort West are employed in the following sectors:

- Commerce
- Community services; and
- Agriculture

Declining economic activities and limited business opportunities further exacerbate this situation. The levels of female unemployment are the highest and focus should be placed on creating opportunities for them. In view of the fact that the self-employment rate is also very low, opportunities should be created and community members equipped, to increase their capacity to generate work for themselves.

Income levels vary between R 250 per month to above R 5 000 with the largest portion earning less than R 1 000 a month, making them eligible for state subsidised housing. The income generated in the town is largely spent on the purchasing of basic foodstuffs and payment of municipal services.

The literacy levels of the local population are also low (currently at 20% of people older than 16). Focus should therefore be placed on setting space aside for the development of suitable skills training facilities.

As a result of the high unemployment rate and the consequent loss of regular income, people engage in various activities to survive, which includes; casual / char – jobs; establishing informal businesses (albeit on a very small scale) such as spaza shops and shebeens; borrowing from loan sharks (Mashonisa); prostitution and drug peddling.

Official SAPS crime statistics (2002 /2003) reflect the number of offences in the Beaufort-West area, grouped into organised crime, socio-economic crime and violent crime. See **Annexure D**.

4.4.2. Nelspoort

Employment opportunities in Nelspoort are extremely scarce, and has in some way or another been economically linked to either the TB hospital or the Department of Agriculture. Income levels are very low, with a substantial number of residents earning less than R 1000 per month and others earning between R 1000 and R 5000 per month. Few households have adequate disposable income over and above expenditure on food and services.

Nelspoort has high to moderate agricultural potential and the once productive farming industry can be re-established to provide the town with much of its basic nutritional needs. Research needs to be undertaken to confirm the suitability of the land for various agricultural and stock farming purposes, as well as developing the markets for the sale of produce and value-added products.

The township establishment process is underway where after Nelspoort will be included as part of the Beaufort West Municipal area. Nelspoort has been institutionally neglected, and a strategic assessment of the settlement and its future needs to be taken before Government starts to invest in its re-establishment and servicing. Without investing in the strengthening of the economic base of this settlement, no amount of infrastructure upgrading will ensure the future economic viability of this settlement and its residents, and they will be doomed to a future of dependence on social welfare funding and government grants.

Official SAPS crime statistics (2002 /2003 reflect the number of offences in the Nelspoort area, grouped into organised crime, socio-economic crime and violent crime. See **Annexure D**.

4.4.3. Merweville

Information on Merweville has been obtained from the Department of Health and Social Services based on a survey conducted during December 1997. Since then many projects have been initiated in Merweville (i.e. infrastructure and housing related projects) and subsequently the community's perceptions may have changed.

Merweville is evenly spread gender wise and is a relatively young community since approximately 30,7% of the population are under the age of 15 years.

The most important socio- demographic observations are however, the high levels of poverty that could be attributed to unemployment and low literacy levels. This causes associated social problems i.e. alcohol abuse, drug abuse, child abuse and domestic violence. Employment is largely seasonal / temporary resulting in an increased unemployment rate during certain periods. People are mainly employed in semi skilled jobs and as domestic workers. Similar to Nelspoort, Merweville will be doomed to a future of dependence on social welfare funding and government grants, if no investment in the strengthening of the economic base of this settlement is made.

Official SAPS crime statistics (2002 /2003 reflect the number of offences in the Merweville area, grouped into organised crime, socio-economic crime and violent crime. See **Annexure D**.

5. NATURAL ENVIRONMENT

5.1.1. The 'Karoo' Macro Biogeographical Region

The Beaufort West Municipal area falls within the 'Karoo' macro biogeographical region that includes the arid interior and arid coastal plains of the northern West Coast and the plains of the 'Great Karoo'. This area stretch far beyond the boundaries of the Western Cape Province.

It covers a vast area – roughly 45% of the province – and is home to about 6% of its people. The economy in the 'Karoo' region is 'sectorally' narrow and stagnant, populations are scattered, services are generally (with the exception of major towns and some settlements) generally rudimentary, and settlements are small and widely spread.

The Western Cape largely falls within the world-renowned Cape Floral Kingdom and includes a number of biomes, namely the 'Fynbos', Forest, 'Nama-Karoo', Succulent Karoo and Thicket Biomes. The Cape Floral Kingdom is internationally recognised as one of the six Floral Kingdoms of the world. It is rich in plant species and has a high 'endemicity' (68% of species are endemic). About three-quarters of all plants in the South African Red Data Book are found in the Cape Floral Kingdom.

Of all the biomes, the 'Fynbos' biome is of greatest scientific importance both nationally and internationally. The biome includes, *inter alia*, the remaining tracts of two of South Africa's rarest vegetation types, namely Sand Plain 'Fynbos' and West Coast 'Renosterveld'. 'Fynbos' also has large direct economic values since the wildflower industry currently generates R 80 million per annum.

Large 'Fynbos' areas are being conserved in terms of the National Forests Act, 1998 (Act 84 of 1998), the Mountain Catchment Areas Act, 1970 (Act 63 of 1970), and the Nature Conservation Ordinance (No. 19 of 1974). This legislation provides for the protection, management and utilisation of certain plant and animal life and ecosystems, and the management of veld, forest and mountain fires.

The conservation status of the 'West Coast Renosterveld' is generally poor, and only 3% of the original area of the 'West Coast Renosterveld' remains, less than 1% of which is formally conserved.

5.1.2. The 'Nama-Karoo' Biome

The Beaufort West Municipal area, falls within the 'Nama-Karoo' Biome, and is described as grassy dwarf 'shrubland'. Grasses tend to be more common in depressions and on sandy soils. According to 'Low and Rebelo (1996)' there are very few Red Data Book Plant Species in the 'Nama-Karoo'. Little research into the dynamics of the biome has however been undertaken particularly in the west of the region. In spite of its significant scientific importance and sensitivity, less than 1% of the biome has statutory conservation status. The only primary statutory conservation area in Beaufort West area is the Karoo National Park.

5.1.3. Alien Vegetation

Most species of alien vegetation can be found next to rivers and riverines.

The Prickly Pear (*Opuntia aurantiaca*) and Mesquite (*Prosopis glandulosa*) are two of the major alien invader species in the area. Overgrazing is probably the primary singular environmental threat, under conditions of which grasses and other palatable species may be

listed and less productive indigenous species may proliferate, including Driedoring, (*Rhigozum trichotomum*), Bitterbos (*Chrysocoma ciliata*), and Sweet Thorn (*Acacia karroo*). These occur along rivers and riverines and provide suitable habitat for game species such as Kudu, substantial populations of which occur in areas such as Beaufort West.

Rivers and riverines are sensitive environmental areas and should be protected and rehabilitated to ensure the sustainability of fauna and flora as well as water conservation. Focus should be placed on the removal of invader species in these areas and overgrazed areas should be rehabilitated. Invader species are:

- *Solanum elaeagnifolium* (Satansbos);
- *Argemone subfusiformis* (Bloudissel);
- *Cirsium vulgare* (Skotsedissel);
- *Cyperus rotundus* (Uintjie);
- *Ricinus communis* (Kasterolieboom);
- *Cuscuta campestris* (Dodder);
- *Opuntia aurantiaca* (Litjieskaktus and other Kaktus species);
- *Xanthium spinosum* (Boetebos);
- *Xanthium stumarium* (Kankerbos);
- Tamarisk (Soutboom);
- *Prosopis* species (Muskietboom)

5.1.4. Water Management Areas

The Beaufort West Municipal Area is divided into three water management areas namely the Gouritz, Fish to Tsitsikamma and Lower Orange Water Management Areas (refer to **Plan No. 02**). Cognisance should be taken of these areas in demarcating areas for environmental management purposes. Water conservation remains one of the critical elements in ensuring sustainable tourism and agricultural practice.

5.1.5. Localised Biophysical make-up

Beaufort West Town is located centrally within the Beaufort West Municipal Area, with Nelspoort to the North East thereof and Merweville to the southwest thereof. The Nuweveld mountain range stretches from east to west, just north of Beaufort West Town. The Leeu and Gamka Rivers traverse the area with the Gamka Dam located to the south west of Beaufort West Town (refer to **Plan No. 03** - Mountains, Dams, Water Bodies and Hydro Features). The Springfontein Dam located to the North of Beaufort West Town provides water to the town.

The Beaufort West area is generally hilly. The Nuweveld Mountains form an escarpment that divides the Great Karoo from the Succulent Karoo (refer to **Plan No. 04** - Morphology). These two areas have different characteristics both environmentally and in respect to agriculture. The Department of Agriculture divided the area into various farming regions (Refer to item 6.1.1. below) with similar characteristics, namely the Koup, Nuweveld Mountains, Nuweveld Plateau, Nelspoort Ridge and Rietbron Plateau (refer to **Plan No. 05** - Vegetation). The boundaries of these farming regions coupled with water management area boundaries would be useful in demarcating environmental management areas.

The Koup

The Koup is situated West and South West of Beaufort West and extends as far South as Laingsburg. The vegetation is mixed Karoo bush and grass veld known as "Karoo Broken Veld" and is generally not sensitive. The annual rainfall in this region varies from 150 to 170 mm. Altitude in the region varies from approximately 500 to 850 m amsl. As a result, the winter temperatures are not as low as in many other parts of the Karoo. (also refer to "Karoo

Broken Veld" indicated on **Plan No. 05** and the "Koup" area as discussed under item 6.1.2 below).

Nuweveld Berge

The Nuweveld escarpment is situated North and North West of Beaufort West. The vegetation is described as sour veld and consists primarily of shrubs (Renosterbos and Harpuisbos). The Renosterbos is one of South-Africa's rarest vegetation types and areas containing Renosterbos should be demarcated as conservation areas. The annual rainfall varies between 200 and 250 mm. The altitude varies from about 1400 to 1950 m amsl and as a result, this area is very cold with sporadic snow in the winter.

Other vegetation types found in the Nuweveld Mountains are "Danthonia Mountain Veld", "Central Upper Karoo" and Mountain 'Renosterveld'". (also refer to **Plan No. 05**. and item 6.1.2 - "Nuweveld area"). The area is environmentally sensitive.

Nuweveld Berge Plateau

The Plateau region is situated north (towards Loxton) of the escarpment. The rainfall varies from 200 to 220 mm per year and the vegetation is a mix of shrubs and dwarf Karoo bushes known as "Central Upper Karoo Vegetation". Due to the altitude, the area is very cold in winter. Also refer to the indicated on **Plan No. 05** and the paragraphs on "Loxton Soetveld and Nuweveld" areas as discussed under item 6.1.2 below. The area is not very sensitive from environmental perspective.

Nelspoort Veld

The area situated north and east of Beaufort West, is the best farming district in the Great Karoo (*Source CSIR – September 2002*). It starts about 20 km east of Beaufort West and a few km north of the Aberdeen road. The annual rainfall varies between 200 and 250 mm. Vegetation consists primarily of Karoo bushes known as the "Nelspoort Veld", "Danthonia Mountain Veld", "Central Lower Karoo Veld" and "Karroid Broken Veld" refer to **Plan No. 05**. Also refer to the paragraph on the "Nelspoorttrante" area as discussed under item 6.1.2 below. The mountainous areas are environmentally sensitive and the farming areas should be rehabilitated to ensure sustainable farming practice.

Rietbronvlakte

These low lands are situated south and east of Beaufort West. The topography is hilly and the vegetation consists of primarily Karoo bushes and sweet veld known as "Central Lower Karoo Veld" and Karroid Broken Veld" (refer to **Plan No. 05**). The average annual rainfall is 180 to 210mm and the average altitude is 800 m amsl. This low-lying area is considerably warmer in winter than the western highlands. Also refer to the "Rietbronvlakte" area as discussed under item 6.1.2 below.

The natural characteristics of the farming regions have been summarised and briefly assessed from an environmental sensitivity perspective. Mountainous areas, rivers, riverines, waterbodies, hydrofeatures, protected vegetation (i.e. 'Renosterveld') and vegetation found in mountainous areas are viewed as "sensitive" forming the basis for decisions on the demarcation of SPC's.

5.1.6. Karoo National Park

The Karoo National Park is a unique national and international tourist attraction. The 75 000 ha park is on the outskirts of Beaufort West was proclaimed a park in 1979. The

vision was to preserve a representative portion of the great Karoo as part of South Africa's natural heritage (refer to **Plan No. 05**).

The upper plateau tower from 2750 m to the 1921 m above sea level at the highest point and the middle plateau rises to 1300 m above sea level whereas the plains rise to about 851 m above sea level.

Two of South Africa's most highly endangered species, the riverine rabbit and the black rhinoceros, have been successfully resettled. The Quagga, which became extinct on August 12, 1883, is again roaming free in the park.

The park is also home to a wide variety of indigenous buck, mountain zebra, wild ostrich and five tortoise species, the most in any conservation area in the world. Bird life is abundant. There are martial, booted and black eagles as well as the somewhat shy Cape Eagle owl.

The park is a major tourist attraction and could be viewed as an anchor for the eco-tourism industry. The continuous protection of the park should be maintained as high planning priority.

No other formal public or private conservancy is in operation. In view of the substantial eco-tourism potential of the area (refer Item 6.3), the establishment and marketing of conservancies should be supported and enhanced.

5.1.7. Environmental Management Areas

Except for the Karoo National Park no public Environmental Management Area has been demarcated / declared. These Environmental Management Forums (which corresponds to the demarcated areas) should be established to plan, manage, monitor and control sustainable environmental and agricultural practice.

PLAN NO. 02:

PLAN NO 03

PLAN NO 04

PLAN NO 05

6. BUILT ENVIRONMENT

6.1. LAND-USE

To determine future spatial needs and the spatial form of Beaufort West, existing land use patterns were analysed. All land-use information was extracted from the *Beaufort West Structure Plan, July 2002*. **It would also be advisable to do a land-use survey of the total area since the information contained in the Structure Plan was last updated in 1990.**

6.1.1. Beaufort West

The land-use of Beaufort West, is contained in **Plan No. 06**, and summarised in **Tables 4 to 8** below.

Table 4: Land-use - Historical Town Centre (Zone 1)

ZONE 1 Historical Town Centre		
NO	LAND-USE	NUMBER OF SITES
1	Residential	410
2	Religious	5
3	Crèche	1
4	Business	140
5	Community Facilities	6
6	Cemetery	2
7	Sport	1
8	Light Industrial	15
9	Parking	7
10	Guest Houses	10
11	Caravan Parks	2
12	Hotels	5
13	Flats	18
14	Local Authority	1
15	District Municipal Offices	1
16	Government	11
TOTAL		635

The most dominant land uses in the Historic Town Centre are residential and business use. The area to the east of the Historic Town Centre (Bird Street) has a residential character, whilst the area to west is more business orientated. It is evident that Donkin Street plays a major role in business activity since most business borders this road. The largest business density is between Voortrekker and Church Streets. Higher-density residential development is also prominent.

Besides the Business sector, strong government (both provincial and municipal) and tourist accommodation (resort/hotel/motel) components are also present. There has been an adjustment to accommodate tourism generated via through traffic that is unique to Beaufort West. Most resorts (tourist accommodation) are located to the north of Church Street and east of Donkin Street. Light industrial uses are located to the south of the HTC. Little undeveloped space is available, but the area lends itself to renewal. A land-use survey needs to be conducted to determine the extent of vacant buildings and current land-use in the HTC.

Table 5: Land-use Hospital Hill, Lande (Zone 2)

ZONE 2 Hospital Hill, Lande		
NO	LAND-USE	NUMBER OF SITES
1	Residential	459
2	Religious	35
3	Business	7
4	Community Facilities	3
5	Sport	2
6	Cemetery	5
7	Primary School	1
8	Secondary School	1
9	House for the Aged	1
10	Flats	2
11	Hospital	1
12	Government	11
TOTAL		486

95% of Zone 2 consists of single residential erven with an average erf size of between 800m² - 1000m². Erven as big as 2 500m² also occur. This area can be densified over time.

Table 6: Land-use Kwa-Mandlenkosi (Zone 3)

ZONE 3 Kwa-Mandlenkosi		
NO	LAND-USE	NUMBER OF SITES
1	Residential	1665
2	Religious	8
3	Business	3
5	Sport	1
6	Cemetery	1
7	Primary School	1
8	Secondary School	1
12	Government	11
TOTAL		1681

Zone 3 is higher density residential area consisting mainly of single residential properties and community facilities.

Table 7: Land-use Nieuvelddpark, Essopville, Rustdene, Hoogvlakte & Newtown (Zone 4)

ZONE 4 Nieuvelddpark, Essopville, Rustdene, Hoogvlakte & Newtown		
NO	LAND USE	NUMBER OF SITES
1	Residential	3 097
2	Religious	16
3	Crèche	1
4	Primary School	4
5	Secondary School	1
6	Business	25
7	House for the Aged	1
8	Sport	1
9	Local Authority	4
10	Hospital / Clinic	2
TOTAL		3 153

98% of Zone 4 is residential with erf sizes varying between 250m² to 800m² with an average erf size of 270m². The high number of business sites is an indication of the independence of the inhabitants from the business sector and the high degree of immobility.

Table 8: Land-use Toekomsrus, Hillside, Barakke (Zone 5)

ZONE 5 Toekomsrus, Hillside, Barakke		
NO	ZONING	NUMBER OF SITES
1	Residential	344
2	Religious	1
3	Primary School	1
4	Sport	1
5	Local Authority	1
TOTAL		348

This area is not an established township and accommodates retired railway workers.

ZONE 6
Residential area with 24 residential erven developed.

ZONE 7
Industrial area : 50 % of the area is developed.

6.1.2. Nelspoort

The land-use plan of Nelspoort is attached as **Plan No. 07** and the land uses are listed in **Table 9** below.

The town is registered in the name of the Provincial Administration Western Cape, but the Beaufort West Municipality has now started with the township establishment process and the inclusion of the town as part of Beaufort West.

Amongst other land-uses the main form giving land uses in the town are:

- an under-utilised hospital,
- 140 houses,
- a primary school for 500 learners; and
- hostel accommodating 239 learners.

Table 9: Land-use (Nelspoort)

NO	LAND USE	NUMBER OF SITES
1	Residential	160
2.	Residential (Vacant)	23 (Vacant)
3.	Garage	1
4	Community Hall	1
5	Crèche	1
6	Community Facilities	6
7	Hospital	1
8	Hospital Administration Block	1
69	Clinic	1

NO	LAND USE	NUMBER OF SITES
10	Sports Club	1
11	Sport	2
12	Advice Office	1
13	Workshops	2
14	Business Sites (Vacant)	4 (Vacant)
15	Guest House	1
15	SAPS	1
17	SAPS Residential	2
TOTAL		209

6.1.3. Merweville

The zoning map of Merweville is attached as **Plan No. 08** and the land use zones are listed in **Table 10** below.

Due to a lack of land-use information, the zoning of Merweville is used to reflect the land-uses of the area.

Merweville was established in 1904 as a Dutch Reformed congregation. It is situated 45 km from the N1 highway and can be reached by gravel road. The remoteness of the town and the fact that it is not en route to major destinations makes it a destination-orientated locality.

Merweville is known as "Greyton" of the Karoo. The unique Karoo environment and distinctive architecture of typical Karoo houses contributes to the potential to optimise the tourist potential of the town.

Despite the fact that the river flowing is not perennial, the town gives the impression of an oasis in the Karoo due to the various boreholes, supplying water to the area.

The town is however geographically separated into two communities by this same river, being the former white and non-white areas. The residential area situated adjacent to the river represents the more affluent sector of the community with unique Karoo architecture, trees and tourism potential. The lower income communities reside in an area established on the rocky outskirts of town. The contrast regarding the character, architecture, infrastructure, services and community facilities between the two areas are visible.

Table 10: Zoning (Merweville)

NO	ZONING	NUMBER OF SITES
1	Residential	
	RDP	152
	Newly built	76
	Former colored area	21
	Former white area	90
2	Church	3
3	Schools	2
4	Crèche	1
5	Bakery	1
6	Clinic	1

NO	ZONING	NUMBER OF SITES
7	Off Sales	1
8	Butchery	1
69	Shops	2
10	School Residence	1
11	SAPS	1
12	Municipal Office	1
13	Reservoirs	2
14	Bore Holes	2
TOTAL		358

6.2. URBAN CONSERVATION

6.2.1. Beaufort West

Beaufort West was founded in 1818. Fine examples of the town's early architecture can be seen on a comfortable walk through its historic centre. These cover a mixture of flamboyant Victorian, elegant Georgian, serene Edwardian, Eclectic, Romanesque, Cape Dutch, Neo-Gothic, Neo-Classic and Contemporary styles. Examples of typical Karoo cottages still survive. Some of these buildings, the old Town Hall, the old Mission Church and the Barnard House, all now part of the museum, as well as Matoppo House and Clyde House, are national monuments.

The handsome Neo-Gothic Dutch Reformed Mother Church, built in 1892, is a landmark. Its beautifully executed sneaked masonry contrasts strikingly with neighboring buildings.

Sophia Gray, who modeled all her designs on the county churches of England, designed Christ Church Anglican Church, built in 1850 in a heavy Romanesque style. She was the wife of Robert Gray, first Bishop of Cape Town. Among her designs, this one is unique. Local tradesmen departed from her plans and built the church taller and wider.

There is an exceptionally handsome church in the Contemporary style in Rustdene, on the south side of town. Striking use is made of rugged natural materials that, in combination with the physical shape of the building, create a unique atmosphere. Features of this church, built entirely by the community, are simultaneously functional and symbolic in concept.

The town's main street is not quite ordinary. At its north end is the local prison that was built in 1873, is a building of considerable presence executed in the heavy Neo-Classic manner of the mid-Victorian period.

A restored blockhouse, built in 1901 during the Anglo-Boer War, still guards the railway bridge. A list of buildings of historical and architectural interest is attached as **Annexure E**.

Plan No 09 indicates the tourism facilities and attractions (including urban conservation) in the centre of town (*Beaufort West Structure Plan, July 2002*). Many proposals have been made in respect to urban conservation in the Beaufort West Structure Plan.

PLAN NO.06

PLAN NO.07

PLAN NO.08

PLAN NO. 09

6.3. HOUSING

6.3.1. Beaufort West

The provision of housing has been identified as a key issue during its IDP process. Toekomsrus has been identified for the development of 84 houses for farm workers. To provide in current demand, five hundred additional houses must be developed within the next 2 years and suitable land for these houses must be identified. The general direction of growth, accessibility, land requirements and the expansion potential of the various residential areas are summarised in **Table 11** below.

6.3.2. Nelspoort and Merweville

The Beaufort West Municipality has recently embarked on a process of township establishment and transfer of residential properties to rightful beneficiaries in Nelspoort. Housing in Merweville is adequate.

Table 11: Land requirements for Housing

Zone	Description	Projected Population	Members per family*	Residential erven required	Total No. of Sites	Residential (available)	Residential (developed)	Additional land required	Character
1	Central Business Area	1540	3	513	635	410	410	103 sites @ 450 m ² per site = 46 350 m ² x 15% = 53 303 m ² = 5,3 ha	Central business area of town Mixed land-use Low, medium and high residential densities
2	Hospitaal Heuwel, Die Lande	1750	3	583	576	547	347	36 sites @ 1000 m ² per site = 36 000 m ² x 10 % = 39 600 m ² = 3,96 ha	Residential Low densities Amenities
3	Kwa-Mandlenkosi	7650	5	1530	1578	1516	1516	14 sites @ 200 m ² per site = 2 800 m ² x 30% = 3 640 m ² = 0,4 ha	Residential High residential densities Little amenities
4	Newtown, Rustdene, Newlands, Essopville	24000	5	4800	3489	3403	3279	1397 sites @ 200 m ² per site = 279 400 m ² x 30% = 363 220 m ² = 36,322 ha	Low, medium and high residential densities Amenities
5	Hillside, Toekomsrus	1300	3	433	590	476	475	Sufficient	
6	Noordeinde	100	3	33	42	40	31	Sufficient	
7	Industrial	0	0	0	32	0	0	Sufficient	
Nelsp.		2120	5	391	209	160	23	231 sites @ 200 m ² per site	

Zone	Description	Projected Population	Members per family*	Residential erven required	Total No. of Sites	Residential (available)	Residential (developed)	Additional land required	Character
								= 46 200 m ² x 30% = 60 060 m ² = 6,006 ha	
Merw.		1292	4.9	264		339	339	Sufficient	
Total								519 823 m ² 51,982 ha 52 ha	

*Due to lack of information these estimates are based on assumptions

6.4. LAND OWNERSHIP

Land that is owned by the state, creates an opportunity to determine what and how the land could and should be utilised to achieve various objectives. Through interventions land could be made more attractive or more cost effective for the Council, the Industry, and potential Developers to utilise. An assessment of the ownership in Beaufort West gives an indication where potential land for housing or community facilities is available, where land could be used as a tool for negotiation with industry and developers, or where changes could be made to the town's structure without incurring large costs for land acquisition.

Land ownership is outdated and information should be verified in a separate study. The information available is summarised in **Plan No. 10**. The local authority owns large tracts of land adjacent to the HTC, Prince Valley, Die Lande and Toekomsrus. These areas should be utilised for subsidised housing expansion, municipal facilities, regional facilities, urban agriculture and job creation initiatives.

6.5. COMMUNITY FACILITIES

6.5.1. Beaufort West

- **Primary and Secondary Schooling**

The town has 2 pre – primary, 8 primary and 4 high schools, as well as 3 farm (primary) schools serving the whole community.

- **Tertiary Education.**

There are no tertiary institutions in Beaufort West, the closest one is in Oudtshoorn, 186km away.

- **Day-care/crèche/pre-primary schooling.**

In addition to the two pre-primary schools, there are about 8 crèches in Beaufort West.

- **ABET programmes.**

After hours schools and other local institutions periodically offer training in various subjects. Two institutions namely the Karoo Resources Centre and the Karoo Association for Pre-school training are particularly involved in adult education. One ABET school operating from Eric Louw School in Hillside currently has 428 people attending classes.

There are a number of institutions providing Basic Life Skills Training, alcohol and drug abuse counselling, financial planning, and dealing with sexual harassment and HIV/AIDS education and prevention strategies.

- **Old age facilities**

The town has only two old age homes, although day care services are offered to the elderly at the "Service Centre" in Bird Street.

PLAN NO. 10

6.5.2. Nelspoort

Nelspoort only has one school with its hostel, and a crèche. A “service centre” for the elderly and a clinic operates from the hospital, as well as a satellite police station and postal agency. For all other services, residents have to travel to Beaufort West or Three Sisters.

6.5.3. Merweville

Merweville has one Primary School and one Secondary School.

6.6. HEALTH CARE FACILITIES AND SERVICES

6.6.1. Beaufort West

Health care is merely one of the determinants of health, along with housing, sanitation and access to safe drinking water. Fortunately the level of service provision in the town is of a high standard, and most families have access to, albeit crowded, formal housing. Beaufort West has one Provincial Hospital, three municipal clinics, one district municipal clinic, and nine mobile clinics that visit the surrounding farmlands and more “remote” parts of town. The town also has four private medical practices. The health facilities available in Beaufort West, Nelspoort and Merweville are summarised in **Table 12** below.

Table 12: Health Facilities

FACILITIES	AMOUNT
Provincial Hospital	1
District Municipal Clinic	Mobile 4 Build 1
Municipal Clinic	Build 4

The **Provincial Hospital** located about 4km outside of town on the R61 to the Eastern Cape, provides a service to a very wide area, including the towns of Murraysburg, Merweville and Nelspoort. It has a 60-bed capacity, one full time “Community” Doctor, and 46 nursing staff. It is linked to the clinic in Rustdene, which has 12 nursing staff. Six ambulances operated by the PAWC's Department of Health serve the hospital, as well as its “catchment” area. The referral system is strictly enforced, to ensure that no overcrowding and capacity problems at the hospital does not occur. The hospital has a good trauma centre, which serves accident, rape and other trauma victims. The main cases treated at the hospital include Tuberculosis, high blood pressure, asthma, diabetes, STDs and HIV/AIDS.

The **District Municipal Clinic located in Donkin Street** treats between 350 and 400 patients each week. One of the main diseases treated at the clinic is Tuberculosis (TB), which is particularly prevalent with people residing on the farms surrounding the town. The clinic also provides counselling to pregnant mothers, and arranges for a therapist to visit the farm areas, where teenage pregnancies and cases of Foetal Alcohol Syndrome (FAS) are particularly high. The Department of Health also runs a “Protein en Energy Malnutrition Project” from the clinic, which provides training and information on nutrition and childcare. Milk and flour are supplied to pregnant mothers, children and the elderly. The department used to hand out food packages, but this has been stopped because many people sold their food packages to get money to buy alcohol.

The **hospital and clinic in Rustdene** are administered by the PAWC Department of Health, which also provides a subsidy for the three other clinics and the nine mobile clinics operating in / from the town.

The **Nieuwveldt Park Clinic** provides a variety of services to the residents of the area, as well as Prince Valley, Rustdene and Essopville. Over 800 patients are treated each week. The biggest problems are hypertension, alcohol and drug abuse – related illnesses, and TB (in many cases related to HIV / AIDS).

6.6.2. Nelspoort

As stated in the introduction Nelspoort is famous for the TB and mental hospital located in the settlement and the reason for the settlement's existence, as well as the biggest employer of labour.

As far as primary and basic community health care services are concerned, a primary health care clinic administered by the Cape Karoo District Municipality operates from the hospital three days per week, and currently functions with one nursing sister and two nursing support staff. Patients have to be referred to a doctor or the provincial hospital in Beaufort West should the need arise.

14% of the residents of Nelspoort are either physically or mentally challenged. Residents complain of poor medical services, and would line to see a permanent service provided in the town.

6.6.3. Merweville

Merweville has:

- One mobile clinic; and
- One local clinic

The Provincial Hospital in Beaufort West provides services to Merweville.

7. CIVIL INFRASTRUCTURE AND BASIC SERVICES

In 1996, Floris Brand, a researcher, reported that poverty in Beaufort West was confined to the African population, and around 31% of the people of the town lived in shacks and other temporary structures. In addition, 36% of the population had no access to on-site water, and used the bucket system for sewerage. Furthermore, it was reported that the electricity coverage in the poorer areas was not adequate, and 72% of the residents in those areas had no electricity⁴.

If this information is assumed correct, the various government departments (and the municipality in particular) have done an excellent job delivering the necessary municipal and other services, as by 1998, most of the engineering infrastructure to most of the town had been delivered⁵. In fact, by mid 2002, with the exception of a small number (+- 20) of shacks in the town, all sites have access to water-borne sanitation, potable water and electricity. It is also evident that the refuse removal system of the town works efficiently.

Over the past five years, several hundred houses have been built in Beaufort West, Nelspoort and Merweville. Nearly all these houses have been funded through the Housing Capital Subsidy Scheme of the National Department of Housing. The town still plans to build another 500 low-income houses over the next two years, in so doing providing an asset to many of the poorest residents of the town.

In 1998, it was reported that in order to decrease the backlog in the developmental level of previously disadvantaged communities, efforts would need to be made to uplift those communities. In an effort to eliminate that lag, Council undertook to spend about 90% of its capital budget on the provision of essential services and housing in the town's previously disadvantaged communities. This sentiment is reinforced in the 2002 IDP, which states that the Beaufort West Municipality will follow a developmental approach in addressing the town's problems relating to basic needs, supporting historically disadvantaged groups and stimulating economic growth.

The Municipality has done an excellent job in providing the necessary infrastructure (for which it is responsible) to all the residents of the town, and this is evident in the high level of services currently available. When viewed against the report by Floris Brand in 1996 (referred to earlier), this is a remarkable achievement.

The Municipality furthermore provides a monthly "Equitable Share Grant" to poor households, a grant that essentially provides a R68 to R143 subsidy on services to qualifying residents. Currently, 2629 households receive this grant, which remains a vital affordability tool for residents to have access to these basic services. Many residents would not have access to the services currently offered (water, sanitation, refuse removal and electricity) were it not for the "Equitable Share" Grant.

The provision of basic services infrastructure to the poorest residents of the town (particularly those in Kwa Mandlenkosi, Prince Valley and Rustdene) has gone a long way in alleviating absolute poverty in the town, and clearly provides residents with a certain minimum basic quality of living. All infrastructure information is summarised in **Plan No. 11**, as attached.

⁴ Beaufort West: Town Profile, February 1996

⁵ IDP (1998 Version) pg. 23

PLAN NO. 11

7.1. BEAUFORT WEST

7.1.1. Water Provision

Water services to Beaufort West community are of high standard and all sites have been provided with water metres. Beaufort West is reliant on the Gamka dam as the major water source for irrigation purposes while the Springfontein dam supplies water for household use in Beaufort West Town. Boreholes fed by four different aquifers supplement this source. Due to the scarcity of water resources, the protection and management of these resources are of paramount importance. To supplement these sources further a new borehole was provided at Tweeling and purified sewerage water is used to irrigate sports facilities.

The availability and provision of water is an important factor with regard to the future spatial growth or improvement of these towns and the associated rural areas. Consideration should be given to the preparation of a Water Master Plan.

7.1.2. Sanitation

All sites in the towns of Beaufort West have access to waterbourne sanitation. To accommodate increase flows due to the upgrading of sanitation services it became necessary to upgrade the purification works.

7.1.3. Electricity Supply

All the towns in the jurisdiction area have access to Eskom electricity via the municipality of Beaufort West. **Plan No 12** indicates the 11kV, 22kV, 132 kV and 400 kV supply.

7.1.4. Roads and Stormwater

The provision of road infrastructure is important from a socio-economic perspective since it increases accessibility to services and economic opportunities.

All the roads in the historical town centre are tarred, as well as those in the “older” residential areas. Although most of the primary roads in the lower income residential areas are tarred, many of those that are not tarred have hard gravel surfaces, and plans are underway to resurface all the main residential streets, as well as to provide kerbing to protect road surfaces. (*CSIR, September 2002*).

In Zones 3 and 4 of Beaufort West the main access roads are tarred and the other primary roads are graveled. All the streets in Zone 5 (Toekomsrus / Hillside / Barakke) are graveled. Stormwater problems are being experienced in Zones 3, 4 and 5 due to periodic rains.

Some Integrated Sustainable Rural Development Programme (ISRDP) funding have been allocated for the upgrading of stormwater in Kwa –Mandlenkosi (Zone 3), as well as for the rehabilitation of the taxi route and accompanied stormwater drainage in Zone 4 (Rustdene).

PLAN NO 12

7.1.5. Solid Waste

The collection and dumping of solid waste is adequate and funding has been approved for the upgrading and rehabilitation of the waste disposal site in Beaufort West. The potential for recycling should be investigated.

7.1.6. Cemetery Facilities

There are currently 8 cemeteries located within Zones 1, 2 and 3 of Beaufort West. Indications are that the cemetery capacity is adequate until the next decade. Travel distances for the communities of Nelspoort and Merweville will have to be discussed with the IDP co-ordinator. The impact of HIV / AIDS on cemetery capacity will also have to be investigated.

7.2. NELSPOORT

The Beaufort West Municipality will in the near future take over the responsibility for service provision to Nelspoort from the Department of Health.

7.2.1. Water provision

Residents of Nelspoort have access to at least one water point per site. The Saltriver and surrounding boreholes are the main sources of water to the town. Nelspoort has two underground water catchment areas, namely the Kalkwal and Klipkraal groundwater zones. Water for household consumption is currently sourced from the Klipkraal-zone via two boreholes. The quality of water in this zone is not satisfactory, since it has a high sulfur / salt content. The zone also poses a health risk and should be replaced with a "caisson-collector well system.

Groundwater sources are also over utilised and further withdrawal of water is not recommended. The hospital's water is supplied from a single borehole. A further eleven boreholes provide water for livestock and an approximate 14 000 m³ is used annually.

Water from boreholes is pumped to the reservoir and is mixed with good quality water that is sourced from the Saltriver.

The daily water consumption is approximately 500m³ (333ℓ/p/d) (Toens and Partners Report, June 2001:11). The relative high consumption indicates that water leakage / losses might be considerable. These should be investigated and provision should be made in the budgetary process to rectify these problems. Water is currently not metered and Province recommended that these should be metered to reduce water consumption further.

The Kalkwalzone, however, has good quality water and is currently being under utilised. During their investigation Toens and Partners recommended that this water source be used as the mains source for drinking water to the town. **It is however not recommended that the town be expanded further.** A dual reticulation system should be investigated to ensure that good quality water is only used for drinking purposes. The monitoring and management of groundwater is also required.

7.2.2. Sanitation

All sites in the town of Nelspoort have access to waterbourne sanitation. The sewerage network receives approximately 100 m³ (100 000ℓ) sewerage on a daily basis.

The potential exists for the reclamation of sewerage water for irrigation purposes, if the sewerage works are upgraded. The sewerage works and solid waste disposal sites (currently located together) should be relocated since it is currently located in the Saltriver “flood plain”.

7.2.3. Roads and Stormwater

Approximately 30% of the roads in the settlement are tarred (excluding those provided on the 2003.04 financial year) Roads were also recently re-graveled via funding from the Provincial Roads and Infrastructure Department.

Most of the roads within the Hospital complex are tarred and of an acceptable standard. (*Ninham Shand Engineers, May 2001:25*). The construction of the road passing the hospital is imminent and a decision should be made on whether PAWC or the Beaufort West Municipality will be responsible for the funding thereof.

The rehabilitation and upgrading will pave the way for a township registration process to commence and for the inclusion of the town in the Beaufort West town-planning scheme, implying that Beaufort West will then be responsible for service provision to the town.

7.2.4. Solid waste disposal

The town has a solid waste disposal site which is in need of upgrading / should be moved away from the Saltriver “flood plain”.

7.2.5. Electricity

Eskom provides electricity to the town, and directly to the hospital and the boarder school. Beaufort West Municipality will distribute electricity via a pre-paid system to the residential areas, the experimental farm and the waterworks, in the near future (currently the Department of Health is still responsible for the distribution of electricity to the town).

7.2.6. Telecommunications

Most households in Nelspoort have access to a telephone service. Television coverage has also been upgraded.

7.3. MERWEVILLE

7.3.1. Water provision

Residents of Nelspoort have access to at least one water point per site. Water is sourced from boreholes, and is of good quality.

7.3.2. Sanitation

The "Old Town" is still using suction tanks and the "Scheme Township" has access to waterbourne sanitation.

7.3.3. Roads and Stormwater

The main road towards the sports facility and "Scheme Township" as well as two roads within the township are tarred. All the other streets are graveled. The community of Merweville expressed the need for a pedestrian crossing over the Merweville river (to prevent isolation during periodic flooding). They also requested that sidewalks in the town must be repaired.

7.3.4. Electricity

Eskom provides electricity to the town via a pre-paid system.

8. TRANSPORTATION NETWORK

Plan No. 11 indicates the main local routes and **Plan No. 13** the public transport routes as contained in the Public Transport Plan.

8.1. ROAD BASED TRANSPORT

8.1.1. Private Transport

One of the key focus areas and a contentious issue raised in the Beaufort West Structure Plan, is the N1 highway aligned along Donkin Street, the main road traversing the Central Business District of Beaufort West, linking the towns of Laingsburg and Drie Susters. An alternative bypass, Route 66/1, has been proclaimed by the Provincial Administration, should capacity restrictions become too severe.

Many businesses are exploiting the traffic on the highway / Donkin Street section, and it is viewed as one of the major contributors to the economic sustainability and growth in the town. Should the N1 be re-aligned to Route 66 /1, the economic wellbeing of the town may be jeopardised.

In the 1990 Preliminary Design Report on the upgrading of Donkin Street, Vorster, Van der Westhuizen & Partners Inc investigated alternative solutions to the Route 66 / 1 bypass. A dual road system, namely Donkin Street and Nuwe Street was proposed.

During a spatial planning evaluation of the road alternatives proposed Messrs. Denis Moss and Partners argued that they support the rehabilitation of Donkin Street. They however

cautioned against the upgrading of the road since elements of cultural and historical interest (e.g. old water ditches and pear trees), could be damaged / destroyed.

A 9-hole golf course was also developed adjacent to Route 66 / 1 alignment, and it was proposed to extend this golf course to a 18 hole course, thus impacting on the proposed alignment.

Uncertainty in regards to the future of the N1 road impacts greatly on decisions to be made with respect to the Spatial Development Framework and the way development in the town of Beaufort West will be approached. It is therefore of great importance that the Town Council of Beaufort West, the Provincial Administration of the Western Cape, the South African National Roads Agency and the National Department of Transport reach agreement on its future.

PLAN NO 13

8.1.2. Public Transport and Parking Facilities

Currently there are 6 licensed taxi operators providing services in Beaufort West. Presently their business operations are not feasible due to some unlicensed service providers operating in the area. Due to over-trading insufficient funding is being allocated to the upgrading and acquisition of taxis, resulting in a poorly sustained and largely non-roadworthy taxi fleet. Services to and from Merweville and Nelspoort are via informal (non-licensed) operators, as and when required. Services are also provided to Beaufort West, George and Cape Town.

There is also privately owned bus operator owning a fleet of two busses of which only one is currently in use. The operator provides a service to school children in the morning peak period (which is being subsidised) and an off-peak infrequent service every 2-3 hours from the Kwa- Mandlenkosi, Newton, and Rustdene area.

In the Beaufort West IDP parking for heavy and combination vehicles has been identified as a community issue. It was proposed that the problem / issue be resolved through the construction of parking bays for the full length of Donkin Street as well as the development of a formal taxi rank. Decisions in respect of the future of Donkin Street and the alignment of the N1 (or alternatively the construction of a special freight transport route) plays a pivotal role in any decision related to the location and extent of the parking bays for heavy and combination vehicles, as well as for the location of the new taxi rank. Any alternative alignment (or special freight transport route) should therefore be agreed on between all tiers of Government prior to finalising the location of such bays and ranks. If a special freight route were constructed, parking bays would not be required on Donkin Street.

CMIP funding for the upgrading of the taxi rank has been approved and the project is currently in its pre-implementation stage (planning and design). Funding for the roofing of the taxi rank has to be applied for from the District Municipality. A suitable location for the rank must be proposed as part of the SDF.

8.1.3. Long –distance Bus Services

Three long distance operators have scheduled services that stop and pass through Beaufort West, namely Translux, Intercap and Greyhound. The scheduled stop for all of these bus services are at the Oasis Hotel in Donkin Street.

8.2. RAIL BASED TRANSPORT

The economy of Beaufort West has in the past, pivoted around rail commuter and freight transport. The town's economy has however over the past few years become more dependant on road based transport modes, as this mode has taken a certain portion of the market previously served by rail. The role rail can play in the local economy should however not be underestimated and a proper investigation should be launched in this regard. The railway station in Beaufort West accepts both passengers and freight. The Trans-Karoo departs and arrives on a daily basis on the Pretoria – Cape Town Route as well as on Thursdays for the Cape Town - Durban Route.

Nelspoort is also provided with a rail network and stations, linking the town to the main network between Cape Town and Gauteng. Rail transport used to be the primary means of access to the settlement, but indications are that the train might cease to stop in Nelspoort. At present the train for Beaufort West arrives at Nelspoort at 04:00 and returns at 19:00. A return ticket to Beaufort West currently costs R20.

8.3. AIRPORTS

Beaufort West has one privatised airport, which is mainly being used for light aircraft for tourism purposes. The airport already has a bed-and-breakfast establishment and has potential for further development for these purposes. Merweville has a landing strip.

9. ECONOMIC PROFILE

9.1. AGRICULTURE

9.1.1. Farming Regions

The Department of agriculture categorised the Karoo into various farming regions (refer to **Figure 3** below): Those applicable to the Beaufort West Municipal area are the:

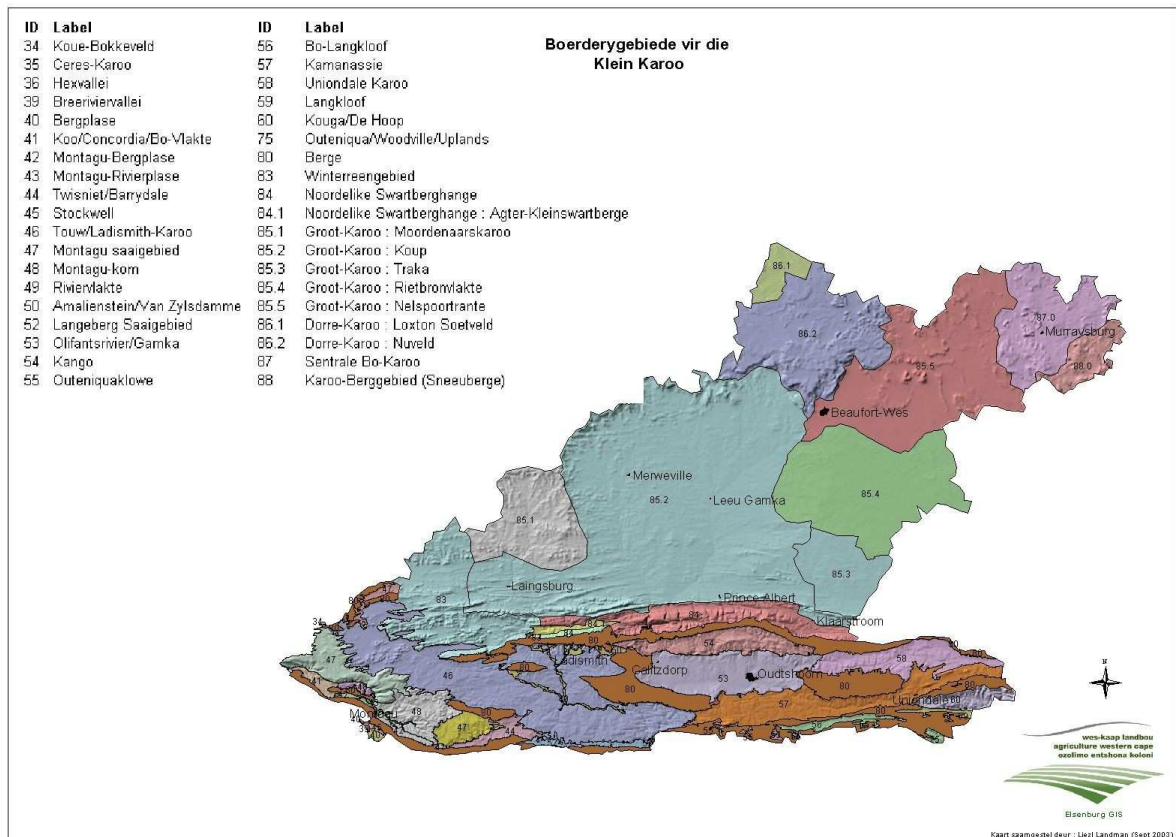
Great Karoo (85)

- Area No. 85.2 - Koup
- Area No. 85.4 - Rietbronvlakte
- Area No. 85.5 - Nelspoortrante

Dry Karoo (86)

- Area No. 86.1 - Loxton Soetveld
- Area No. 86.2 - Nuweveld

Figure 3: Department of Agriculture designated farming regions



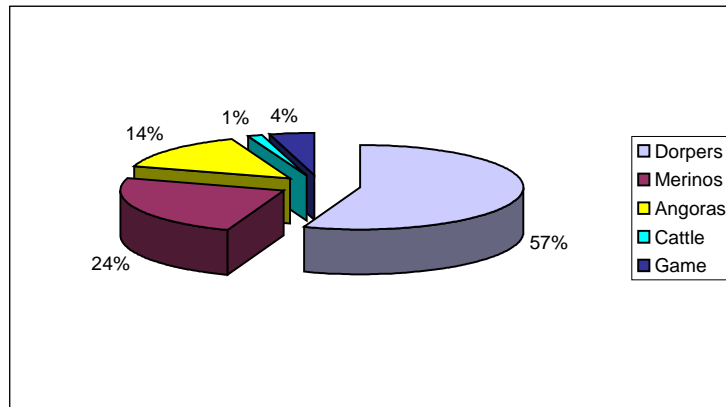
Source: Department of Agriculture Western Cape -Eisenburg (Sept 2003)

9.1.2. Great Karoo

- *Livestock*

Extensive small stock grazing (Merinos, Dorpers and Angoras) is the major agricultural activity in the region. The composition of small stock farming is indicated in **Figure 4** below:

Figure 4: Composition of small stock farming - Great Karoo



Source: Department of Agriculture Western Cape 2003

The main agricultural products are wool, mohair, mutton and skins. The wool and mohair are exported and very little local value addition takes place. This farming forms the core of the wool farming industry in the region, which is the largest wool production in South Africa, while meat production makes the second largest contribution to the economy of the region⁶. In this area, it is possible to speculate with cattle during above average rainfall years when the higher rainfall encourages grass production. Grazing capacity is indicated below:

Koup	10 ha per small stock unit (ssu) -sheep or goat
Nelspoortrante	6 ha per ssu
Rietbronvlakte	7 ha ssu
Average for the area	Between 24 and 39 ha / average stock unit (asu) (one asu = one cow + calf or 4 ewe's + one lam each).

There are also a small number of intensive producers of broilers, eggs and pigs in the municipal area.

Three abattoirs in Beaufort West slaughter 130 000 small stock per year – the rest is probably for home consumption, although some are transported out of the area. Even though the three abattoirs in Beaufort West slaughter most of the small stock, the by-products (e.g. blood, rumen contents, skins) either goes to waste or is exported without any value addition.

⁶ Beaufort West IDP 1998 Version

- *Alternative agriculture*

Currently there is a tendency to convert agricultural farms to game lodges. There are at present five commercial game farmers with other farmers keeping smaller herds of Springboks.

Other agricultural activities include olive production and approximately 20 upcoming farmers have already established roughly 25 000 trees. Other fruits that are being produced are apricots and prickly pears. Household food production is very limited. Certain parts of the old town still receive irrigation water but produce very little food in their gardens. The stand sizes in the new suburbs, occupied by the previously disadvantaged members of the community are small, and no planning or provision is made for irrigation furrows.

- *Farming community*

80% of farmers are organised into agricultural unions and service centres. These are:

- Nelspoort Union
- Rietbron Union
- Koup Nr 4 Union
- Beaufort West District Union
- Merweville Union
- Koup District Union
- Beaufort West Service Centre

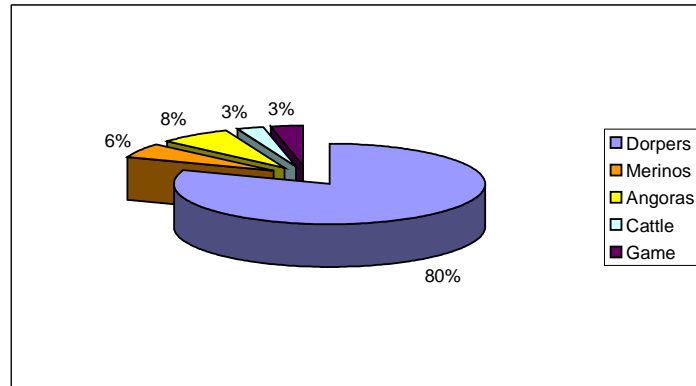
- *Problems and issues*

- The Karoo National Park (70 000 ha) and the numerous game farms can, if not managed well, constitute a threat to agriculture in the region, since the “control” of problem animals, primarily black backed jackal and lynx prove to be a problem to small stock farmers. Some of the farmers state a loss of up to 40% of their annual lamb harvest, resulting in financial losses and further inability to employ people.
- A weather bureau is needed to warn farmers of droughts.
- A grazing management plan is required to identify areas which has to be rehabilitated for extensive agricultural purposes and as contingency measures during severe droughts.
- The availability of water.

9.1.3. Succulent Karoo

- *Livestock*

Extensive small stock grazing (Dorpers) is the major agricultural activity in the region although grazing capacity is less than the Great Karoo area. Angoras are not well suited for the area due to very cold winters. Angora farming is intensive in nature and grazing management must be applied with commitment. The composition of small stock farming is indicated in **Figure 5** below.

Figure 5: Composition of small stock farming - Succulent Karoo

Source: Department of Agriculture Western Cape 2003

Grazing capacity is indicated below:

Nuweveld	9 ha per ssu
Loxton Soetveld	6.5 ha ssu.
Average for the area	Between 26 and 32 ha / average stock unit (asu) (one asu = one cow + calf or 4 ewe's + one lam each).

- *Alternative agriculture*

Currently there is a tendency to convert agricultural farms to game lodges. There is one commercial game farmer with other farmers keeping smaller herds of Springboks. Other alternative farming practices are horse and garlic farming and the planting of lucern.

Similar problems are experienced as discussed under "Great Karoo".

9.1.4. Beaufort West (Existing urban agricultural initiatives*)

Current initiatives in and around Beaufort-West town include Beaufort-West Hydroponics (a herb-producing project originally funded by the Department of Economic Development) and the Masekhane Project (community food gardens and lucern production involving 10 urban farmers). The Masipilisane project (4 local people are involved) is attempting to stimulate the establishment of house food gardens and community food gardens at local schools.

Individuals are involved in some animal husbandry farming activities near the sewerage works and close to the brick ovens to the north of Beaufort West.

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.

The contact persons and telephone numbers are Keith Muller 083 4155 083 (Beaufort West Hydroponics) and 023 415 1608 (Masekhane and Masipilisane). Institutional involvement is spearheaded by Mr. Frikkie Smit of the Department of Social Services (tel 023 414 2282).

9.1.5. Nelspoort (Existing urban agricultural initiatives*)

The Western Cape Department of Agriculture has developed and managed the Nelspoort experimental farm over many years. Good infrastructure was developed, consisting of a modern milking parlour, many good quality buildings, roads, offices, irrigation systems, equipment and a large flock of good quality sheep. Unfortunately the once-proud experimental farm has been largely neglected over the past number of years, and a skeleton staff of only three labourers is currently looking after the farm.

Although the institutional arrangements seem to be in place, no effective farming activities (apart from the flock of sheep) are currently taking place on the farm. One good-looking flock of goats (about 30), owned by a local female resident was spotted during our visit.

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.

The transfer of the experimental farm from the Department of Agriculture to the Beaufort West Municipality is linked to the establishment of Nelspoort as a township. Agreements are in place for a local community Vuyani Development Trust, to lease the farm on a long-term basis from the municipality once the transfer has taken place. There have been long delays to complete this process, which caused the farm to deteriorate quite severely.

A Board of Trustees consisting of eleven local Trustees, chaired by Mr. Anghewick Jonas manages the Vuyani Development Trust. The beneficiaries of the trust consist of one nominated member from each of the families living permanently in Nelspoort.

Casidra (Pty) Ltd, a state-owned development agency, compiled various business plans for Nelspoort, including the long-term management of the Nelspoort farm, the utilisation of the historical assets of Nelspoort for the tourism industry, the establishment of tunnels for vegetable production, and the establishment of a small chicken rearing unit and abattoir for Nelspoort.

The current plans of Vuyani Development Trust also include the re-opening of the milking parlour, outside vegetable production, piggery, sheep farming with 400 ewes, lucern growing and herb production. The CSIR has been involved in the planning for the herb growing and oil extraction business unit, and up to 100 productive hectares could become involved in this. The contact person at CSIR is Mr. Charles Wyeth (telephone 021 685 4329 or cell 082 468 0315).

The water source for the town and the farm was visited, and there is doubt whether the existing water source would be sufficient to irrigate the scale of operations planned for the Nelspoort Farm.

Major funding would be required to restore the Nelspoort farm to anything near its former glory, and to develop it further as envisaged by the Trust. Due to the current problem with the availability of land reform (LRAD) subsidies in the Western Cape Province, it remains a challenge on how to fund the planned activities.

Another concern would be the appointment of a suitable well-qualified farm manager to manage and co-ordinate the development of the farm and the projects as envisaged. It is

doubtful whether a suitable candidate would be found locally, since a top-level farm manager would be required. Strong leadership, vision, financial and marketing skills and strategic thinking abilities would be some of the requirements, on top of excellent practical farming skills in a variety of crops and animal husbandry. The involvement of an above-average and willing mentor would help to strengthen many of the possible managerial shortcomings, but is again in doubt whether such a high-quality mentor would be forthcoming from the immediate surroundings of Nelspoort.

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. 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 Nelspoort 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.

9.1.6. Merweville (Existing urban agricultural initiatives*)

No organised urban agricultural activities could be detected during the visit, although informal animal husbandry practices do exist. Limited vegetable and fruit production activities, mostly for own use, were detected in the more affluent section of the town.

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.

Some areas in Merweville may be suitable for the planting of indigenous succulent species or prickly pears (see attached article on a potential project with *Dactylopius coccus*, or cochineal farming, being operated at Fraserburg).

According to information gathered from some of the locals, the land adjacent to the landing strip was visited. In this area huge tracts of commonage land exist (in the vicinity of the old shooting range), and suitable land for one or more agricultural projects could be easily found. One such suitable piece of land is just to the north of the newly scraped dirt soccer field, within easy reach of the recently developed RDP housing project.

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.

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.

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. 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 Merweville 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.

9.2. ECONOMIC VALUE OF TRANSPORTATION

Beaufort West was originally established as a service centre for rail and road transport and to a lesser degree for rural agriculture. Up to 90% of the economically active people were employed by the railways. Unfortunately, both the railway and agricultural sectors have been in decline over the past few years, and together with changing communication patterns, is resulting in decreasing use of the town as a regional centre. According to the local business chamber, the year 2001 has been the poorest "economic" year since records (in 1975) were kept.

Road traffic passing through the town is its main source of income. Unconfirmed estimates for the amount of money injected into the local economy by passing traffic ranges from R200 - R500 million per year. Large trucks are the main road users, as well as inter-city passenger buses, and to a lesser extent, private motor vehicles. There has however been a decline in traffic growth of vehicles on the N1 through Beaufort West. "From 1977 to 1988 there has been an annual growth in Annual Average Daily Traffic of 6.8% per year, but from 1997 to 2003 there has been a decline in the volumes of approximately 1.4% per year. On average a growth rate of 5.6% per year is realistic (Source: Kwezi V3 Engineers, ITS " Business Plan for the Upgrading of Donkin Street, Beaufort West, June 2004)

Due to the noise pollution caused by heavy vehicles passing through the Historical Town Centre (via Donkin Street), the establishment of services for passing tourists travelling by car becomes difficult. Bed-and breakfast establishments, coffee shops, restaurants, curio shops and museums amongst others, find it hard to provide a service in an area that does not have the appropriate ambiance to do so. Although heavy vehicles are a main contributor to the economy of the town, the channeling of traffic via Donkin Street makes it counter productive and does not allow for other economic opportunities to be exploited by the private sector. Beaufort West Town, has a unique character and ambiance which needs to be re-activated to lure passengers back into town to stay over or visit the town centre.

Although there is certainty that the local economy of Beaufort West is closely linked to the N1 traffic and the buying power of the people travelling along the N1, no formal study has been conducted to confirm the inter relationship and the extend of the dependency. **An socio-economic study would have to be conducted to investigate the impact of alternative route alignments on the economy of the town.**

9.3. TOURISM INDUSTRY

9.3.1. Tourism in the past

Tourism in the Cape Karoo has grown from an ad hoc business to a major industry in a little less than a decade. Ten years ago tourism in the area was served by accommodation vendors offering a vastly different range of facilities to a seasonal market, which virtually dried up in off-peak periods. Only periodic and seasonal sports event, such as bowls, swimming, tennis, gymnastic, rugby and "jukskei" tournaments gave periodic boosts to the market.

Accommodation consisted mainly of budget / family accommodation rooms, two star country hotels and a very small home-based hospitality sector, which drifted into the marketplace to serve the Festive Season and Easter markets and vanished again in quieter times.

9.3.2. Tourism Demand

During May 2003 the Cape Karoo District Council initiated a study aimed at establishing tourism demand in Beaufort West, based on the opinion of travelers on the N1 highway. The following findings are indicative of tourism demand:

TRAVELER PROFILE
<ul style="list-style-type: none"> • Predominantly local travelers • Male travelers, • Travelers between 30 and 40 years old • Travelers accompanied by their children.
TRAVELER EXPERIENCE
<ul style="list-style-type: none"> • Tourism attractions are satisfactory • Limited visits to tourism attractions, mainly due to time constraints • Amenities are moderate • Tourism accommodation is satisfactory or better • Beaufort West as a refueling and resting (eating) facility • Accessibility to tourism facilities is viewed as moderate • The town is perceived to have a good ambiance
DESTINATIONS VISITED
<ul style="list-style-type: none"> • Tourists view Beaufort West as the "Gateway to the Cape", as "Karoo Lamb Country", as the "Heart of Silence" and as a "Good night's rest". • Perceived major attractions are "Eco-tourism", the "History", the "Traditional Culture" and the "Rural Lifestyle." • Guest Houses and B&B's are most visited.
DURATION OF STAY AND EXPENDITURE PATTERNS
<ul style="list-style-type: none"> • The largest portion of visitors stays for an hour or less. • Those visitors who stay more than an hour and visited attractions spent more money in the area.

Source: Central Karoo Beaufort West Tourism Gateway Research Project Proposal, September 2003

9.3.3. Geographic Location

Beaufort West has a great geographic advantage in the region (and nationally) since it is located in the northern tip of the Cape Karoo providing a natural gateway to the province, the Cape Karoo, the Klein Karoo, the Garden Route and many seaside resorts. Besides its own province, Beaufort West is geographically also a gateway to the Eastern Cape Province, the Northern Cape Province and the Free State. On an average day, 1 500 cars and 1 000 trucks pass through Beaufort West, a huge source of revenue that has barely been tapped.

9.3.4. Tourism Resources

The most important tourism facility in the area is undoubtedly the Karoo National Park, situated just outside the town of Beaufort West. The Karoo National Park has a wide variety of endemic wildlife. Many species have been relocated to the former ranges, such as black rhino, buffalo, cape mountain zebra. There is also a wide diversity of succulent plants and small reptiles.

All along the N1 route, hotels, guesthouses, restaurants, filling stations etc. cater for the needs of travelers along this busy route.

There are also numerous examples of historic buildings and museums throughout the area.

- Beaufort West and surrounding areas

In international scientific circles the Great Karoo is considered one of the wonders of the world. It is an ancient, fossil-rich land. In addition to that it boasts the largest variety of succulents anywhere on earth, over 9 000 species of plants and herds of plains game still roam here. The region is also in the fortunate position where game hunting and conservation go hand in hand.

Some of the world's most important archaeological sites are located in the Cape Karoo, particularly the Beaufort West and Nelspoort areas with their multitude of stone-age sites and Bushmen petroglyphs. The Great Karoo is therefore an important research area to scientists, botanists, archaeologists, geologists, palaeontologists and ecologists. The story of the evolution of mammals from reptiles is here recorded in stone (being 190 to 500 million years old). There are also reptile fossil sites and a small fossil trail at the Karoo National Park on the outskirts of Beaufort West. Even though Beaufort West lies in the middle of this great fossil wonder of the world there is no museum of natural history in the town.

There are currently 59 accommodation establishments in the Beaufort West Municipal area, this sector currently outgrowing the other economic sectors. It would appear that tourism is the logical route to providing the impetus to spark general economic growth in the region, assisting in solving the critical unemployment problem. Based on available resources the following facilities such as guest houses, game lodges, hotels, B&Bs, lodges, cottages (self catering), budget rooms (self catering), flats and accommodation in private rooms and farm holiday opportunities have been listed **Table 13** below.

Table 13: Tourism Facilities

GUEST HOUSES	LOCATION
Beaufort Manor	13 Bird Street Beaufort West
Matoppo Country Inn	7 Bird Street Beaufort West
The Flight Deck	12 km north of town
Tree Tops Inn	17 Bird Street Beaufort West
Karoo National Park	Entrance from N1, 5 km south of BW.

GUEST HOUSES	LOCATION
Lemoenfontein	7 km north of town
Ko-Ka Tsara Bush Camp	10 km north-west of town on Molteno Road
Steenbokkie Private Nature Reserve	7 km east of town
The Olive Grove Chalets	22 km from town on N12 to Oudtshoorn
HOTELS	
Oasis Hotel	66 Donkin Street
Formula One	144 Donkin Street
B & B	
Clyde House	25 Donkin Street
Ye Old Thatch	155 Donkin Street
Donkin House	Donkin Street
LODGE	
Karoo Lodge	94 Donkin Street
Royal Lodge	20 Donkin Street
Wagon Wheel Country Lodge	1 km north of town
COTTAGES (SELF CATERING)	
Karoo Cottages	56 Bird street
Little Green World	38 Donkin Street
Pentrich Cottages	Donkin Street
La Paix	Verster Street
BUDGET ROOMS (SELF CATERING)	
Sandgrouse Lodge	17 Donkin street
Grandma's Place	2 James Street
Safari Rooms	2 Donkin Street
Youngs Rooms	143 Donkin Street
FLATS	
Central Flats	Donkin Street
Dimmie's Place	34 Voortrekker Street
Shalom	4 Brand Street
Viltra Inn	59 Bird Street
Ansie's Place	87 Bird Street
Betties	2 Brand street
Die Hoekhuis	7 Brummer Street
Die Gerbers	45 Murray Street
Die Herehuis	15 de Villiers street
Huis Pisani	15 Donkin Street
Jakaranda	10 Danie Theron Street
Rusthuis	25 Thompson Street
TOWNSHIP TOURISM	
Nobantu's B&B	202 Moos street Kwa Mandlenkosi
FARM HOLIDAY OPPORTUNITIES	
Badshoek Game Lodge	30 km north of town
Banksgate (Merweville)	150 km from B/West
Blydskap	50 km from town (Graaff Reinet Road)
De Hoop	26 km from town (De Jagers Pass Road)
Elandsontein	32 km from B/West on Aberdeen Road.

GUEST HOUSES	LOCATION
Gannakraal	86 km north of B/ West
Hillandale-Riverine Rabbit Conservancy & Guest Farm	56 km north of B/West
Juriesfontein	72 km from town on Aberdeen Road
Matjiesfontein	60 km from town along Molteno Pass
Monty and Wilma	60 km north of Town
Nova Vita (Merweville)	120 km from B/West
The Olive Grove Guest House	22 km from town
Rosebud	35 km from B/West on Oudtshoorn Road
Scheurfontein	40 km from B/West on Oudtshoorn Road
Thornhill Guest Farm	60 km north of B/West
The Shed (Formerly Lucerne Lodge)	25 km north of B ?West
VENUES / CONFERENCE FACILITIES	
Karoo National Park	
The Olive Grove Guest Farm	
Ko-Ka Tsara Bush Camp	
Oasis Hotel	
Royal Lodge	
Wagon Wheel Country Lodge	
VENUES IN OUTLYING AREAS	
The Koup Guest House	Merweville
Springbok Lodge	170 Church street Merweville
Lalapanzi	Merweville
Three Sisters Accommodation	N1 On route to Richmond
Travalia	N1 opposite Shell Ultra City
Badshoek Game Lodge	30 km north of Beaufort West, De Jager's Pass Road
Banksgate, Merweville	150 km from Beaufort West
Blydskap	50 km from Beaufort West (Graaf Reinet Road
De Hoop	26 km from Beaufort West, De Jagers Pass Road
Elandsfontein	32 km from Beaufort West, Aberdeen Road
Gannakraal	86 km from Beaufort West
Hillandale-Riverine Rabbit Conservancy & Guest Farm	56 km north of B/West
Juriesfontein	72 km from Beaufort West, Aberdeen Road
Monty and Wilma	60 km from Beaufort West
Nova Vista, Merweville	120 km from Beaufort West
Olive Grove Guest Farm	22 km from Beaufort West, Oudtshoorn Road
Rosebud	35 km from Beaufort West, Oudtshoorn Road
Matjiesfontein	60 km from Beaufort West, Loxton Road
Scheurfontein	40 km from Beaufort West, Oudtshoorn Road
Three Sisters Accommodation	On N1 route to Richmond
Travalia	On N1 opposite Shell Ultra City
Thornhill Guest Farm	60 km north of Beaufort West on N1
The Shed (formerly Lucerne Lodge)	25 north from Beaufort West
Restaurants and Fast Foods and Coffee shops	Mac Young's Restaurant Saddles Steak Ranch Wimpy Restaurant Ye Olde Thatch Restaurant BJ's Fast Foods (Caltex Garage) King Pie Kentucky Fried Chicken Pop In Restaurant

GUEST HOUSES	LOCATION
	Koffiekletse Clyde House Coffee Shoppe Pop Inn, 54 Donkin Street

Other major tourism attractions are (also refer to **Plan No. 09**):

- Anglican Church. (1854) 21 Donkin Street
- Blockhouse. At the railway bridge, the blockhouses was built during the Anglo Boer War in 1901 to guard the rail.
- Old Jacob's House. 111 Bird Street. Oldest houses in the town, built in 1820.
- Old Mission Church. (1872) Depicts the town's history and fashions from the past.
- Old Town Hall (1867) The first town hall of the first municipality in South Africa. Exhibitions focus on Beaufort West's history and pioneering hart transplant surgeon, Christaan Barnard.
- Dutch Reformed Church - Donkin street
- Roman Catholic Church - Bird street
- Voortrekker Park (Commemorates the pioneers of Beaufort west who embarked on the "Groot Trek" into the interior).
- Kwa-Mandlenkosi township tourist route;
- Arts and crafts market;
- Beaufort West marathons; and
- Miniature train museum at Three Sisters (privately owned).

The great outdoors:

Hiking :

The Aardvark Trails on Rooiheuwel farm.
The Springbok Hiking Trail at the Karoo National Park
Badshoek Trails
Juriesfontein Trails
Wilgebosch Trails

4X4 Routes:

Hillandale
Karoo National Park

Mountain Bike Routes :

Hillandale and Rooiheuwel

- Nelspoort and surrounding rural areas

Nelspoort has the largest rock art site in the Western Cape and is only a 40 km drive from Beaufort West. It also has a rich Anglo Boer history including blockhouses and old gravesites to be visited.

- Merweville and surrounding rural areas

There are guesthouses in the town as well as farms that offer superb eco-tourism experiences. Weekend getaways from Cape Town to the Merweville area offer a wide range of experiences ranging from viewing dawns and sunsets, the strains of the Messiah, game and 4x4 drives, "lapa braais", walks, nature trails, rambles abseiling and mountain bike trials.

The are a number of guesthouses in and around Merweville. These are:

- Banksgate;

- The Koup Guest House ;
- “Die Losieshuis” Historic Boarding House
- Lalapanzi’s - The Shop House and The Bath House.
- Nova Vita Farm
- Wilgeboschkloof

With Beaufort West, aiming to become more tourist orientated, the municipality should seek to encourage all establishments to grade with the TGCSA. A register should be made available via the tourism office.

9.3.5. Development of Tourist Routes

Tourist Routes must be developed to include farm holiday, cultural history and palaeontological (fossil) routes. The feasibility of extending the Kwa-Mandlenkosi Township to Rustdene and a tourist route through Beaufort West should be investigated.

Possible attractions along such a route are:

- The blockhouse ;
- The old “Bo-dorp”,
- The old stone Anglican church,
- Christchurch;
- The Historic Town Centre,
- Kwa-Mandlenkosi Township Tourist Route,
- Essop’s house,
- St Mathew’s school;
- The Ark; and
- School projects at Bastiaanse.

9.4. COMMERCE AND COMMUNITY SERVICES

9.4.1. Commercial Activity

According to the Beaufort West Structure Plan (information dated approximately 1990) an estimated 13ha of the Central Business Area is being utilised for commercial and other purposes.

Commercial activities are well established in Beaufort West. Nelspoort and Merweville are however highly dependent on Beaufort West for certain goods and services. Due to large distances between these two settlements and Beaufort West, it is expected that this trend will continue. It would however be advantageous to identify those products and services that are not highly dependent on economies of scale, and which could, potentially be provided by the two settlements themselves. Apart from this broad guideline, little information on commercial activity, nature and extent is known, and detailed land use survey should be embarked upon.

9.4.2. Community Services

Community services, on the other hand, is one of the main employment sectors in the town and with the many upliftment and community projects introduced by all levels of Government, as well as other funding organisations, it is expected that this trend will continue.

9.5. MANUFACTURING AND MINING

The industry in Beaufort West consists mainly of services rendered to the rail industry as well as the storage of petrol. Detailed information is however not available. There is no mining activity in the Beaufort West Municipal area.

10. ANALYSIS

ECONOMIC	
<p>Strengths</p> <ul style="list-style-type: none"> • Game farm industry already established • Fossil route and rock art at Nelspoort • Regional focus on tourism • Eco-tourism industry already established • Established agriculture • N1 route through town • Established bed and breakfast guesthouses/farms • Beaufort-West seen as the capital of the Central Karoo / administrative capital • Privatised airport • Town accessible to Northern Cape, Eastern Cape, Western Cape and Garden Route • Privatised caravan park • Sutherland telescope (S.A.L.T.) • Karoo National Park • Spoonet Stations • Freight • Commuters • Business nodes well located from a spatial perspective 	<p>Weaknesses</p> <ul style="list-style-type: none"> • Lack of new viable business initiatives • No aggressive marketing strategy • Shortage of tourism facilities for groups • Low investment rate • Poor ability of population to create their own job opportunities • Water scarcity • High rent of business sites (indicating a shortage of business sites in the area) • Proximity to other travel resting towns i.e. Three Sisters (81km) and Leeugamka (75km) • Beggars, vagrants, homeless children, prostitution • Insufficient business development in Kwa-Mandlenkosi i.e. to serve densities
<p>Opportunities</p> <ul style="list-style-type: none"> • International filming industry - interested in Karoo landscape/architecture • Biodiversity • Karoo Architecture • Archaeological sites • Transport logistical interchange • Merweville to be converted into a "touristic town" i.e. Greyton, Dullstroom • Alternative use of Nelspoort Sanatorium • Nelspoort Trust Farm for small farmers development • Recycling of waste i.e. cans, papers, glass (regional) • Tourist Route between Merweville and Sutherland • Transport orientated developments 	<p>Threats</p> <ul style="list-style-type: none"> • N1 bypassing town • Closing down of businesses/lack of new business initiatives • Unemployment • HIV/AIDS (economic active sector of population) • Young age profile (largely dependant on economic active population) • Alcohol and drug abuse

HEALTH	
<p>Strengths</p> <ul style="list-style-type: none"> • Nelspoort Sanatorium • Beaufort West Provincial Hospital trauma centre • High levels of service delivery (water, sanitation, etc.) • Proximity of the N1 and Airport <p>Opportunities</p> <ul style="list-style-type: none"> • Airport – emergency flights to larger hospitals 	<p>Weaknesses</p> <ul style="list-style-type: none"> • Insufficient access to doctors, medical facilities and specialists • Large distances between Beaufort West and surrounding settlements • Insufficient land available for health facilities in the Rustdene -Kwa-Mandlenkosi <p>Threats</p> <ul style="list-style-type: none"> • HIV / AIDS • TB, AIDS, Foetal Alcohol Syndrome, drugs and alcohol abuse, teenage pregnancies • Malnutrition in Prince Valley and Nelspoort • Unemployment • Cemetery capacity (HIV / AIDS)
ENVIRONMENT	
<p>Strengths</p> <p>Good quality service delivery and provision Biodiversity and better environmental awareness</p> <p>Technology Clean air and clear skies Space and little development Gamka and Leeu rivers Springfontein and Gamka Dams Location (Gateway to the Western Cape) Nuweveld mountains and hills Availability of an affordable labour force</p>	<p>Weaknesses</p> <p>Insufficient open space in denser neighbourhoods Marketing of eco-tourism opportunities not well integrated Noise pollution - trucks on N1</p>
<p>Opportunities</p> <p>Increased community involvement of Karoo National Park Labour based conservation and monitoring Establishment of conservancies - and increased eco-tourism</p>	<p>Threats</p> <p>Overgrazing of commonage Alien vegetation Periodic flooding Game versus stock farming Lack of information on environmentally sensitive areas and areas in need of rehabilitation</p>

INFRASTRUCTURE AND BASIC SERVICES	
<p>Strengths</p> <p>Good quality services</p>	<p>Weaknesses</p> <p>Water quality problem - Merweville Limited water resources Roads and Stormwater No cellphone coverage in Merweville No television reception in Nelspoort Indecision on location of N1 route i.e. affects location of proposed taxi rank and parking bays Heavy vehicle traffic through Donkin Street Insufficient parking in Sanlam Street Shortage of parking for combination vehicles</p>
<p>Opportunities</p> <p>ISRDP and CMIP funding Alternative alignment of N1 through town</p>	<p>Threats</p> <p>Waste disposal site in Salt River floodplain (Nelspoort)</p>
SPATIAL: HOUSING	
<p>Strengths</p> <p>Housing backlog manageable Affordable land available</p>	<p>Weaknesses</p> <p>Shortage of housing for farm workers Sufficient land for small farmers. Churches are erected on all open space</p>
<p>Opportunities</p> <p>State owned land in town sufficient for housing - Beaufort West and Nelspoort</p>	<p>Threats</p> <p>Very high densities in certain neighbourhoods</p>
SOCIO ECON DEVELOPMENT	
<p>Strengths</p> <p>Multi purpose centre Central location of Beaufort West in Cape Karoo District</p>	<p>Weaknesses</p> <p>Sport facilities insufficient in lower income areas Social development programmes for the youth Adult based education training (ABET) Social justice system Access to land ownership rights Poverty relief programmes Sustainability of the elderly in economically viable enterprises Skills development programmes</p>
<p>Opportunities</p> <p>National Freight Transport Tourism Tourism route (e.g. Route 66)</p>	<p>Threats</p> <p>Exposure to HIV AIDS/teenage sexually transmitted industry</p>